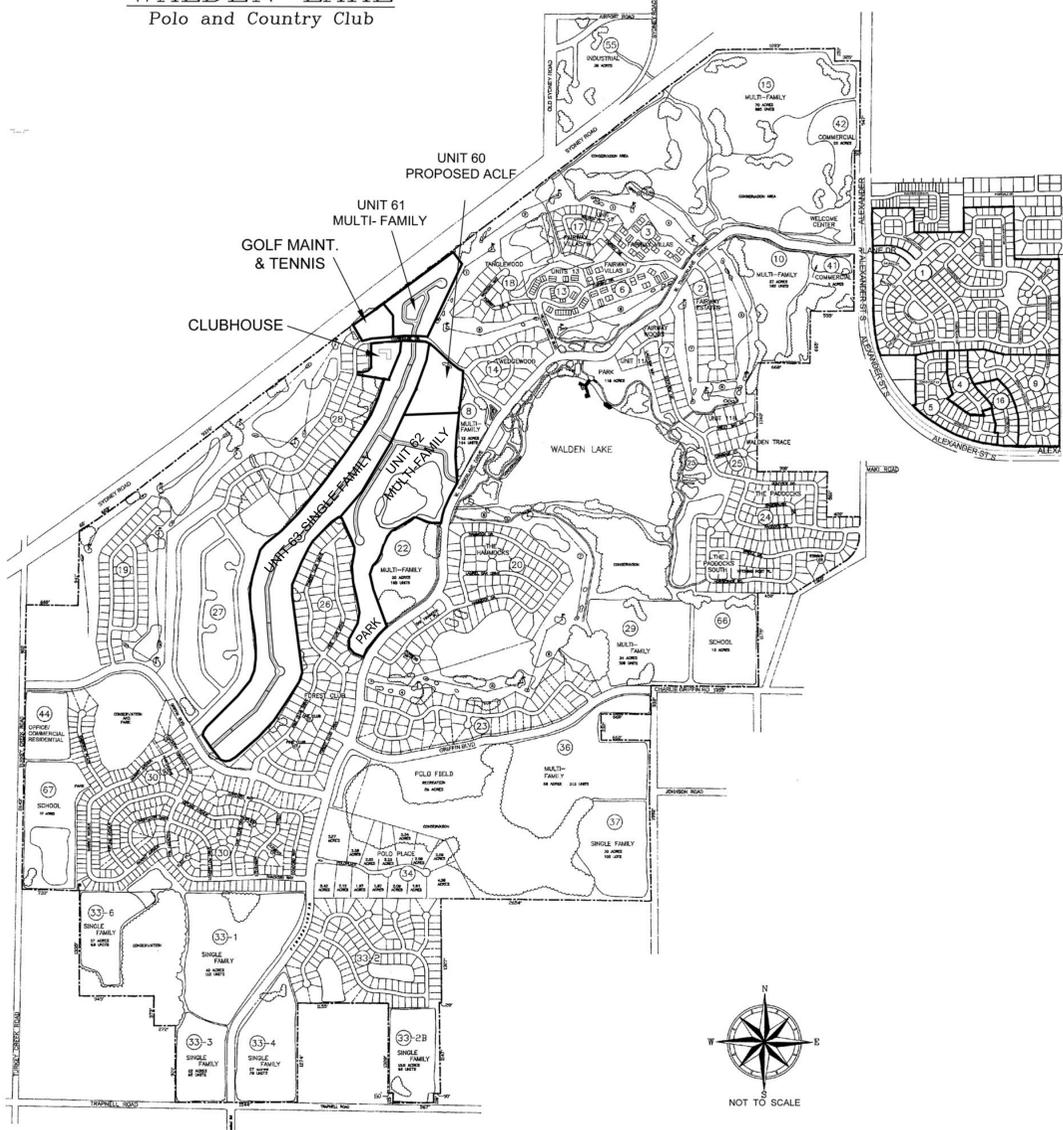




The Villages of  
**WALDEN LAKE**  
Polo and Country Club



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

WALDEN LAKE  
REVISED COMMUNITY UNIT PLAN  
(12-1-89)

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

| Land Use                       | Acreage        | Dwelling Units | Gross Avg. Density  |
|--------------------------------|----------------|----------------|---------------------|
| Platted Single Family          | 649.76         | 1580           | 2.43 du/acre        |
| Unplatted Single Family        | 379.0          | 1103           | 2.91 du/acre        |
| <b>SINGLE FAMILY SUB-TOTAL</b> | <b>1028.76</b> | <b>2683</b>    | <b>2.60 du/acre</b> |
| Platted Multi Family           | 30             | 120            | 4.0 du/acre         |
| Unplatted Multi Family         | 221            | 1755           | 7.9 du/acre         |
| <b>MULTI FAMILY SUB-TOTAL</b>  | <b>251</b>     | <b>1875</b>    | <b>6.6 du/acre</b>  |
| Commercial                     | 30.5           |                |                     |
| Industrial                     | 53.5           |                |                     |
| School                         | 34.0           |                |                     |
| Golf Course                    | 290.0          |                |                     |
| Open Space                     | 362.24         |                |                     |
| <b>SUB-TOTAL</b>               | <b>800.24</b>  |                |                     |
| <b>TOTAL</b>                   | <b>2080</b>    | <b>4558</b>    | <b>2.19 du/acre</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, reforestation and/or conservation area within the unit (pod) used in the density calculation.
  - In subdivisions where estate lots are provided, bridge easements may be allowed as may the keeping of horses where lot sizes are a minimum of 1.5 acres. "Horses" (including horses, ponies, mules, donkeys and other animals used 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) stall 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 any surface water or well, in order to minimize runoff, prevent erosion, and promote quick nitrogen absorption. Corral, un-vegetated exercise areas, manure piles, and manure application are prohibited in areas with slopes greater than five (5%) percent in (10) 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 to any surface water, unless the water is vegetated or there is adequate diving to comply with Hillsborough County Health Department and all other jurisdictional standards.
- A one hundred (100) foot wide area of vegetation cover, exclusive of pasture area, shall be maintained between any corral, 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. Corral, un-vegetated exercise areas, manure piles, and manure application are prohibited in areas with slopes greater than five (5%) percent in (10) 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 to any surface water, unless the water is vegetated or there is adequate diving to comply with Hillsborough County Health Department and all other jurisdictional standards.
- In lieu of providing land for a fire station site within this C.U. the Developer shall pay to the City of Plant City \$25,000 on the effective date of the ordinance approving the 1989-1990 C.U. modification. Further, the Developer, his successors or assigns, shall pay to the City an additional \$100,000 on or before the first business day of June 1990.
- Mendall Road shall be vacated prior to the development of any subsection of Unit 33 which includes or lies immediately adjacent to R.O.W.
- Access to Units 54 & 52 from Alexander Street shall be restricted to existing median dikes.

Platted Units

| Unit | Platted name, page and plat book number                      | Units | Acres | Reference Name          |
|------|--|-------|-------|-------------------------|
| 1    | Walden Lake Subdivision, Unit 1, Page 92, Plat Book 45       | 275   | 97.02 | Eastgate                |
| 2    | Walden Lake Fairway Estates, Page 14, Plat Book 50           | 26    | 20.51 | Fairway Estates         |
| 3    | Walden Lake Fairway Villas, Page 18, Plat Book 50            | 40    | 9.71  | Fairway Villas          |
| 4    | Woodfield Village Unit 1, Page 24, Plat Book 49              | 21    | 6.03  | Woodfield               |
| 5    | Woodfield Village Unit 2, Page 34, Plat Book 49              | 47    | 14.89 | Woodfield               |
| 6    | Walden Lake Fairway Villas, Page 18, Plat Book 51            | 38    | 10.10 | Fairway Villas          |
| 7    | Walden Lake Fairway 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   | Walden Lake Unit I-A, Page 42, Plat Book 48                  | 4     | 2.87  | Fairway Woods           |
| 11-B | Walden Lake Unit I-B, 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    | 9.99  | Westwood                |
| 16   | Woodfield Village Unit III, Page 20, Plat Book 52            | 20    | 6.33  | Redbud Circle           |
| 17   | Walden Lake Unit 17, Page 30, Plat Book 54                   | 35    | 10.32 | Westwood                |
| 18   | Walden Lake Unit 18, Page 32, Plat Book 61                   | 22    | 19.45 | Tanglewood              |
| 20   | Walden Lake Unit 20, Page 38, Plat Book 62                   | 58    | 11.2  | Hammocks                |
| 24   | Walden Lake Unit 24-A, Page 50-52, Plat Book 53              | 86    | 58.88 | Paddock                 |
| 24   | The Paddocks Phase A, Page 43, Plat Book 57                  | 47    | 31.02 | Paddock                 |
| 24   | The Paddocks Phase B, Page 28, Plat Book 58                  | 39    | 12.21 | Paddock                 |
| 25   | Walden Lake Unit 25, Page 15, Plat Book 62                   | 12    | 8.37  | Hillside                |
| 26   | Walden Lake Unit 26, Page 16, Plat Book 62                   | 122   | 60.03 | Forest Club             |
| 27   | Walden Lake Unit 27, Page 17, Plat Book 62                   | 12    | 14.98 | Westwood                |
| 28   | Walden Lake Unit 28, Page 18, Plat Book 62                   | 26    | 14.2  | Westwood                |
| 30   | Walden Lake Unit 30 Phase 1, Page 16, Plat Book 67           | 16    | 37.0  | Polo Place              |
| 30   | Walden Lake Unit 30 Phase 2, Page 17, Plat Book 67           | 2     | 1.6   | Total                   |
| 30   | Walden Lake Unit 30 Phase 2 Section A, Page 38, Plat Book 66 | 17    | 13.0  | Parkwood                |
| 30   | Walden Lake Unit 30 Phase 2 Section B, Page 39, Plat Book 66 | 12    | 138   | Parkwood                |
| 30   | Walden Lake Unit 30 Phase 2 Section C, Page 40, Plat Book 66 | 12    | 138   | Parkwood                |
| 30   | Walden Lake Unit 30 Phase 2 Section D, Page 41, Plat Book 66 | 12    | 138   | Parkwood                |
| 30   | Walden Lake Unit 30 Phase 2 Section E, Page 42, Plat Book 66 | 12    | 35.01 | Aston Woods             |
| 30   | Walden Lake Unit 30 Phase 2 Section F, Page 43, Plat Book 66 | 12    | 138   | Parkwood                |
| 30   | Walden Lake Unit 30 Phase 2 Section G, Page 44, Plat Book 66 | 43    | 16.67 | Industrial Park         |
| 30   | Walden Lake Unit 30 Phase 2 Section H, Page 45, Plat Book 66 | 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 #2).

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 3 - Multi Family (+/-) 12 acres, 144 units maximum, 12 units per acre maximum. Minimum setbacks shall be 30' front, side and rear. Maximum height shall be 40'. Parking spaces shall be provided at 1.8 spaces per unit minimum.
- Unit 10 - Multi Family - 27 acres, 192 units maximum, 6 units per acre maximum. Minimum setbacks shall be 30' 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 - Multi Family, 70 acres, 695 units maximum, 9.5 units/acre maximum. Setbacks shall be: Front 25', Rear 40' between bldgs or 40' from R.O.W., side 40' between bldgs, or 20' from R.O.W., 60' max. bldg height, 2 parking spaces per unit. Primary entrance on Airport Road.
- Unit 15B - (Charleston Woods) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.
- Unit 18 - (Tanglewood) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.
- Unit 19 - Single Family (+/-) 27.5 acres, 83 lots, 3 units per acre maximum. Minimum setbacks shall be 25' front, 30' rear, and 10' side yard. Maximum building height shall be 28'.
- Unit 20 - (Hammocks) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.
- Unit 22 - Multi Family (+/-) 20 acres, 165 units maximum, 8.25 units maximum per acre. Minimum setbacks shall be 10' side yards, 20' front and rear yards. Maximum building height shall be 45'. Parking spaces shall be provided at 1.8 spaces per unit minimum.
- Unit 23 - Single Family (+/-) 37 acres, 130 units maximum, 3.5 units maximum per acre. Minimum setbacks shall be 25' front and 30' rear, and 10' side yard setbacks. Maximum building height shall be 28'.
- Unit 24 - (Paddocks, including Phases 2 & 3) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 7.5' for side yards.
- Unit 26 - (Forest Club) - Single Family. Minimum setbacks shall be 25' front, 30' rear. Side yard setbacks to be 10' on one side of structure and 12' on other side of structure so there is a minimum of 22' between structures.

- Specific Unit Notes (Continued)
- Unit 27 - Single Family (+/-) 76 acres, 239 units maximum, 3.15 units per acre maximum. Minimum setbacks shall be 10' side, 25' front and 30' rear. Maximum building height shall be 28'.
- Unit 28 - Single Family (+/-) 31 acres, 46 lots, 1.48 units per acre maximum. Minimum setbacks shall be 10' side, 25' front and 30' rear. Maximum building height shall be 28'.
- Unit 29 - Multi Family (+/-) 24 acres, 306 units maximum, 9 units maximum per acre. Minimum setbacks shall be 20' front, 20' rear, 10' side yards. Maximum building height shall be 45'. Parking spaces shall be provided at 1.8 spaces per unit, minimum.
- Unit 33 - Single Family (+/-) 177.5 acres, 500 units maximum, 2.8 units per acre. Minimum setbacks shall be 10' side yards, 25' setback for front and 30' rear yards. Maximum building height shall be 28'.
- Unit 33-2A - Setback remains as per detailed site plan and preliminary plat.
- Unit 38 - Multi Family (+/-) 58 acres, 315 units maximum, 5.4 units per acre maximum. Minimum setbacks shall be 25' front, 30' rear unless abutting a street right-of-way where the rear yard shall be 40', and 20' side unless abutting a street right-of-way where the side setback shall be 25'. Parking spaces shall be provided at a minimum of 2.0 spaces per unit.
- Unit 39 - Single Family/Zero Lot Line (+/-) 30 acres, 105 units maximum, 3.5 units per acre maximum. Minimum setbacks shall be 10' on one side, 0' on other, 25' setback for front and 20' rear yards. Maximum building height shall be 28'.
- Unit 41 - Commercial (+/-) 4.5 acres. Total square footage of retail space (as defined in Plant City Code) shall not exceed 10,000 square feet per acre. Uses shall be limited to those uses which have as their major function the sale of convenience goods and personal services, serving the residents and workers in the surrounding area.
- Unit 42 - Neighborhood Commercial (+/-) 16 acres. Total square footage of retail space (as defined in Plant City Code) shall not exceed 10,000 square feet per acre. Uses shall be limited to those uses which have as their major function the sale of convenience goods and personal services, serving the residents and workers in the surrounding area.
- Unit 43 - Office/Commercial/Residential (+/-) 39 acres. Commercial uses shall be limited to those uses which have as their major function the sale of convenience goods and personal services, serving the residents and workers in the surrounding area. Total square footage of retail space (as defined in the Plant City Code) shall be limited to 10,000 square feet per acre. Residential uses shall be limited to 82 town homes. Maximum uses whether commercial and/or residential shall not exceed 5,000 average daily trips (ADT).
- Unit 55 - Light Industrial (+/-) 39 acres. As per detailed site plan and preliminary plat.
- Unit 56A - Light Industrial (+/-) 8.1 acres. As per detailed site plan and preliminary plat.
- Unit 56B - (+/-) 6.4 acres limited to 42 town homes. Development of 56B will be as per detailed site plan/preliminary plat as well as the attached noise Mitigation Plan.

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

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

(B) Site Design and Layout: The closest point of any habitable structure to the north property line will be no less than 10' feet south of the South property line of M & N. The closest habitable structures will be oriented with their sides toward the South property line of M & N. The layout of all habitable structures shall be such as to mitigate any noise level standard exceedances, at each structure location on the site, to the maximum extent practicable and feasible. For example, side walls shall be facing north and related outdoor amenities shall be located on the southern side or backs of residential structures.

(C) Construction Techniques: All habitable structures shall be designed and constructed of materials and in a manner to minimize any noise level standard exceedances at the location of the habitable structure, to the maximum extent practicable and feasible. Any penetration to the northern side of the closest habitable structure to the North property line shall be tied and dual pane sound rated windows, or otherwise designed to meet sound of an intensity exceeding the levels established in the various controlling regulations. South rated windows shall have an STC rating of 35 db to 40 db, according to tests conducted in accordance with ASTM E90-10 in a National Voluntary Accreditation Program certified acoustical laboratory. The sidewalk of the closest habitable structures to the North property line shall be full height concrete and mortar wall.

Notes: May - August 1988 Revision to CU Zoning

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

The extension of Charlie Griffin Road to Mud Lake Road shall be concurrent with the submittal of the final Plat of Unit 29 and Unit 35, whichever comes first.

The extension of Timberlane Drive to Trapnell Road shall be concurrent with the submittal of the Final Plat of Unit 33-3 or Unit 33-4, whichever comes first.

REVISED: MARCH 25, 1988  
REVISED: JANUARY 31, 1989  
REVISED: NOVEMBER 25, 1989  
REVISED: MARCH 13, 2000  
REVISED: JUNE 20, 2006  
REVISED: APRIL 12, 2010 (ORD 11-2010)

- DEVELOPMENT REQUIREMENTS
- Storm Retention and Drainage
- Storm water, drainage and retention requirements shall meet the specifications of the approved Walden Lake Master Drainage Plan on file with the Plant City Engineering Office.
- Environmentally Sensitive, Recreations and Open Space Areas
- Potential environmentally sensitive lands have been identified based on the locations of hydric soils as shown on the soils map and is incorporated in this development approval by reference. The wetlands which have been shown on the master development plan as conservation areas may not constitute the full extent of the development's wetlands system. Therefore, development in any hydric soils area will require pre-development EPC and/or DER inspection and staking of any jurisdictional areas identified by the appropriate regulatory agencies. When wetlands are identified on or adjacent to a development site, they shall be labeled as "conservation areas" on the detailed site plan and subdivision plans (when applicable). Individual site plans shall conform to all applicable rules and regulations that may be imposed by the appropriate jurisdictional agencies, and the City of Plant City, including required setbacks from areas determined to be wetlands. Identified setbacks shall remain undisturbed during and following development.
  - Wetlands and wetland setback areas may be used for stormwater management systems or construction of minor recreational improvements, such as elevated boardwalks, unpaved 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 path network in the approved CU plan. Bldg path easements in appropriate subdivisions shall be tied together by bridge paths through wetlands setback and other open space areas. Bridge paths shall be maintained in an unpaved 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, small scale farming and horse trails, unpaved 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.

- Individual unit recreation and open space requirements have generally been met within the overall CU plan through provisions of open space, recreation, golf course and conservation areas. Each subdivision will be provided access to active and passive recreation areas within Walden Lake by extension of the existing and proposed bike path system. Bike paths will be extended to rear subdivisions as they are developed and will interconnect with the entire bike path network. The bike path network will be constructed in such a manner as to create minimal traffic conflicts with major arterial roads, any crossing of such roads will be provided with adequate safety measures.
- Public Facilities and Utilities
- Sewer and water requirements shall meet the specifications of the approved Walden Lake Master Sewer Collection and Waste Distribution Plan and Systems Calculations (dated May 4, 1982) on file with the Plant City Engineering Office. All development within the project shall be served by Plant City Sewer and Water.
  - As per agreement between Walden Lake, Inc. and the Hillsborough County Public School System and required by the City of Plant City, Walden Lake, Inc. will provide three (3) school sites as shown on the general plan. Specifically, two (2) elementary school sites of at least 15 acres each in size and one (1) middle school site of at least 25 acres in size shall be deeded to the school board within 180 days of notice by the school board that the threshold of Walden Lake's population requires use of the site. This threshold will be determined as per the criteria used by the school board at that time. These school sites will be deeded to the school board for the purpose of classroom facilities to be constructed on the site which will primarily serve the needs of the Walden Lake development. School construction shall commence on the designated sites no less than 5 years after Walden Lake's population warrants their need.
  - Walden Lake reserves the right of site and architectural approval of all facilities constructed, but will not unreasonably withhold its approval.
  - If the school needs thresholds as set by the school board are not reached by Walden Lake's population at buildout for unit #67, or the school board declines use of the site, it shall revert to a single family detached designation at a maximum density of 5 units/acre.

- 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 a temporary use in residential subdivisions. Such offices shall be limited to one per residential subdivision and use as a residence is prohibited. Sites 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 stations 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 signalization 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 for construction by the City of Plant City.