

ZONING NOTES

1. Unit 61 Assisted Living Facility 10.41 acres, the number of units shall be no more than 60 units with kitchens or 121 units without kitchens or combination thereof and shall be consistent with the density and setbacks set forth in the R-2 requirements applicable to Assisted Living Facilities in Division 6 of Article IV of Chapter 102 of the Plant City Code of Ordinances. Maximum building height shall be 35' however only two livable floors shall be permitted within the 35' height. Parking and circulation shall be consistent with Division 11 of Article VII of Chapter 102 of the Plant City Code of Ordinances. The development shall be designed to reflect a residential character and have a pitched roof. The development shall be oriented so that service entrances are located on the north and west sides of the Unit. A minimum 30 foot landscaped buffer will be provided along the golf course side of the Unit.
2. UNIT 62 - Multi-Family 54.83 acres, 156 units, multi-family setbacks and building separations shall be consistent with Section 102-445, as amended. Development may include townhome and duplex forms of development. If townhomes are developed, no more than 4 townhomes shall be grouped together in one building footprint provided however where townhomes abut condominium units in Unit 8, townhomes will be restricted to groupings of no more than 3 units per building footprint. Development may be built to a height of 35 feet but may only contain two livable floors and must have rooflines (pitched and/or gabled) reasonably in character with adjacent residential development. A minimum landscaped buffer of 30 feet shall be provided where the Unit abuts existing residences or existing road ROW. This buffer shall be maintained by the HOA(s) or Condominium Association(s) formed for Unit 62. No buffer shall be required between Unit 62 and Unit 63.
3. UNIT 63 - Single Family 61.86 acres, 146 lots, minimum setbacks shall be 25' front, 30' rear, 10' side yards, 20' street side-yard setback. Development shall have a minimum lot size of 10,000 square feet and a minimum lot width of 85 feet. Development may be built to a height of 28 feet but may only contain two livable floors and must have rooflines (pitched and/or gabled) reasonably in character with adjacent residential development. A minimum landscaped buffer of 30 feet containing an earthen berm shall be provided where Unit 63 abuts existing single family residences. Where a new water feature abuts existing single family residences a greater separation shall be provided. Such buffer shall not be part of a platted residential lot. However, due to the significant vegetation that exists between Unit 28 and Unit 63 a buffer is not required. Buffers provided shall be maintained by the HOA created by the new subdivision.
4. Multi-family Unit 62 contains a 5 acre park with Lake Access which will be open for use by all residents of Walden Lake Polo and Country Club. The park will be maintained by the HOA(s) and Condominium Association(s) established for the new development. The park shall be a passive park and may include playground equipment.
5. Approval of this PD Modification creating Units 61, 62 and 63 by Plant City does not constitute a guarantee that Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

6. Prior to the issuance of any building or land alteration permits or other development permits, associated with this zoning modification the approved wetland/OSW line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line".
7. Final design of buildings, stormwater retention areas, and ingress/egress points are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.