



The Villages of
WALDEN LAKE
Polo and Country Club

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/ac
Unplatted Single Family	379.0	1103	2.91 du/ac
SINGLE FAMILY SUB-TOTAL	1028.76	2683	2.60 du/ac
Platted Multi Family	30	120	4.0 du/ac
Unplatted Multi Family	221	1755	7.9 du/ac
MULTI FAMILY SUB-TOTAL	251	1875	6.6 du/ac
Commercial	30.5		
Industrial	53.5		
School	34.0		
Golf Course	290.0		
Open Space	392.04		
SUB-TOTAL	800.24		
TOTAL	2080	4558	2.19 du/ac

Specific Unit Notes
Continued

- Unit 22 - Single Family (+/-) 76 acres, 239 units maximum, 3.15 units per acre maximum. Minimum setbacks shall be 10' front, 20' rear and 30' side. Maximum building height shall be 28'.
- Unit 28 - Single Family (+/-) 31 acres, 45 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 (+/-) 34 acres, 306 units maximum, 9 units per acre maximum. Minimum setbacks shall be 25' 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 36 - Multi Family (+/-) 58 acres, 313 unit maximum, 5.4 units per acre maximum. Minimum setbacks shall be 25' front, 20' rear and 10' side yards. The wall 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 37 - Single Family (Zero Lot Line) (+/-) 30 acres, 105 units maximum, 3.5 units per acre maximum. Minimum setbacks shall be 10' to one side, 0' to other, 25' setbacks 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 (+/-) 19 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 44 - Office/Commercial/Residential (+/-) 10 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 Plant City Code) shall be limited to 10,000 square feet per acre. Residential uses shall be limited to 62 townhomes. Maximum uses within commercial and 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 townhome development. Development of 56B will be as per detailed site plan/preliminary plat as well as the attached noise Mitigation Plan.

NOTES:

- Denotes indicated are maximum densities allowed and are to be applied to gross unit (pool) acreage, including conservation areas and open space within those pools. The total number of dwelling units allowed for any unit (pool), may be clustered and the open space, retention/retention and/or conservation area within the unit (pool) used in the density calculation.
- In subdivisions where estate lots are provided, bridge path easements may be allowed as well as 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 used regulations. When horses are fed grain 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 provided, when horses are not pastured, but are fed indoors in a dry lot, the minimum pasture area per horse shall be required.

The following minimum setbacks shall be provided: stables, corrals and piles of manure, feed and bedding shall be located seventy-five (75) feet from any street or non-residential lot line, fifty (50) feet from any neighboring residential lot line, one hundred (100) feet from any residence and seventy-five (75) feet from any neighboring land use (either existing or proposed), other than waterways and open spaces, in order to minimize odor and nuisance problems. Pile areas may extend to the lot line; however, when all of the runoff from a corral or exercise area is contained and directed over a one hundred (100) foot long grass swale before reaching the property line, the use of an un-vegetated exercise area may be located a minimum of forty (40) feet from any street or lot line. Manure piles shall be stored, removed and/or applied in accordance with Hillsborough County Health Department regulations; however, manure shall not be applied on land that is closer than one hundred (100) feet to a residential lot line.

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 denitrification. Corral, un-vegetated exercise areas, manure piles, and manure application areas are prohibited in areas with slopes greater than five (5%) percent, in ten (10) year floodplains, in waterways and open spaces, and in any area zoned for the State Professional Service 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 upgraded or there is adequate grading 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, at his own expense, shall pay to the City an additional \$100,000 or before the first business day of June 1992.

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

Access to Units 15 & 42 from Alexander Street shall be restricted to existing median cuts.

Platted Units

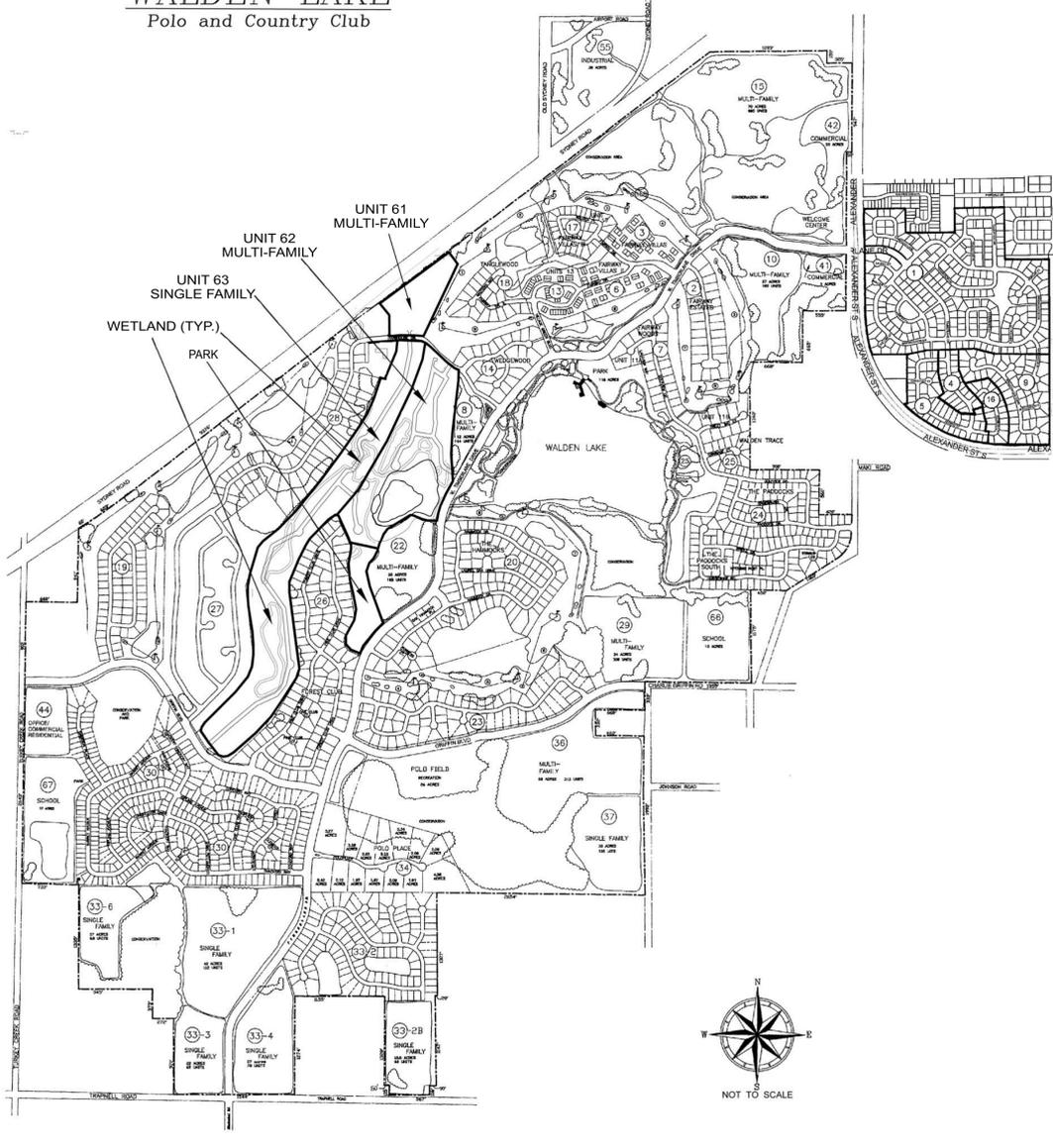
Unit No.	Platted name, page and plat book number	Units	Acres	Referenced Name
1	Walden Lake Subdivision, Unit 1, Page 92, Plat Book 45	275	97.02	Eastgate
2	Walden Lake Farway Estates, Page 14, Plat Book 45	28	20.51	Farway Estates
3	Walden Lake Unit 13, Page 24, Plat Book 50	40	6.71	Farway Villas
4	Woodfield Village Unit 7, Page 15, Plat Book 48	21	6.53	Woodfield
5	Walden Lake Unit 14, Page 20, Plat Book 54	47	8.89	Farway Villas
6	Walden Lake Farway Villas Unit 8, page 36, Plat Book 51	38	10.10	Farway Villas
7	Walden Lake Unit 15, Page 25, Plat Book 52	21	12.42	Farway Woods
8	Eastgate Extension, Page 19, Plat Book 52	58	21.81	Galewood
9	Walden Lake Unit 16, Page 42, Plat Book 48	4	2.87	Farway Woods
11	Walden Lake Unit 11-8, Page 43, Plat Book 48	14	9.81	Farway Woods
13	Walden Lake Unit 13, Page 24, Plat Book 50	42	11.12	Forest Green Townhomes
14	Walden Lake Unit 14, Page 20, Plat Book 54	28	14.89	Wedgewood
15	Walden Lake Unit 15, Page 25, Plat Book 52	22	6.33	Wedgewood
17	Walden Lake Unit 17, Page 8, Plat Book 54, Page 20, Plat Book 59	35	10.83	Walden Place
18	Walden Lake Unit 18, Page 12, Plat Book 59	22	4.45	Wedgewood
20	Walden Lake Unit 20, Page 43, Plat Book 56	112	48.2	Hammocks
24	Walden Lake Unit 24, Page 43, Plat Book 57	80	48.88	Pastocks
25	Walden Lake Unit 25, Page 36, Plat Book 61	47	17.92	Pastocks
26	Walden Lake Unit 26, Page 16, Plat Book 62	39	22.1	Forest Club
28	Walden Lake Unit 28, Phase 1, Section A, Page 15, Plat Book 62	12	60.03	Westwood
29	Walden Lake Unit 29, Phase 1, Section B, Page 15, Plat Book 62	26	13.8	Westwood
30	Walden Lake Unit 30, Phase 1, Section C, Page 15, Plat Book 62	142	37.0	Westwood
34	Walden Lake Unit 34, Phase 2, Section C, Page 24, Plat Book 67	32	37.0	Westwood
35	Walden Lake Unit 35, Phase 2, Section A, Page 24, Plat Book 67	17	10.0	Parkwood
37	Walden Lake Unit 37, Phase 2, Section B, Page 24, Plat Book 66	12	13.8	Parkwood
40	Walden Lake Unit 40, Phase 2, Section A, Page 24, Plat Book 66	62	35.01	Aston Woods
43	Walden Lake Unit 43, Phase 2, Section B, Page 13, Plat Book 68	112	34.00	Parkwood
55	Walden Lake Unit 55, Page 2, Plat Book 69	9	16.67	Industrial Park

Definitions of use types are as follows:

- Single Family - units which shall be detached single family residences including, but not limited to zero lot line path 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 described in general guidelines.

Specific Unit Notes

- Unit 1 (Farway Estates) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 7.5' for side yards.
- Unit 8 - 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 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 - Multi Family, 70 acres, 665 units maximum, 9.5 units per acre maximum. Setbacks shall be: Front - 25', Rear - 60' between bldgs or 40' from R.O.W., side - 40' between bldgs, or 25' 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 per acre maximum. Minimum setbacks shall be 10' side yards, 20' front and rear yards. Maximum building heights 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 per acre maximum. Minimum setbacks shall be 25' front and 30' rear, and 10' side yard setbacks. Maximum building height shall be 28'.
- Unit 24 - (Pastocks, 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.

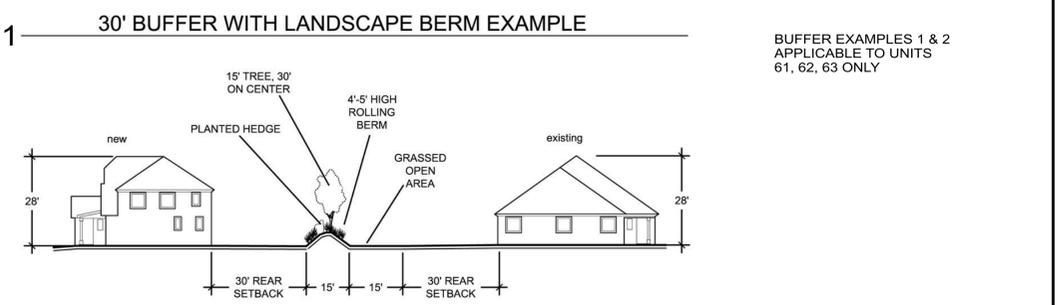


DEVELOPMENT REQUIREMENTS

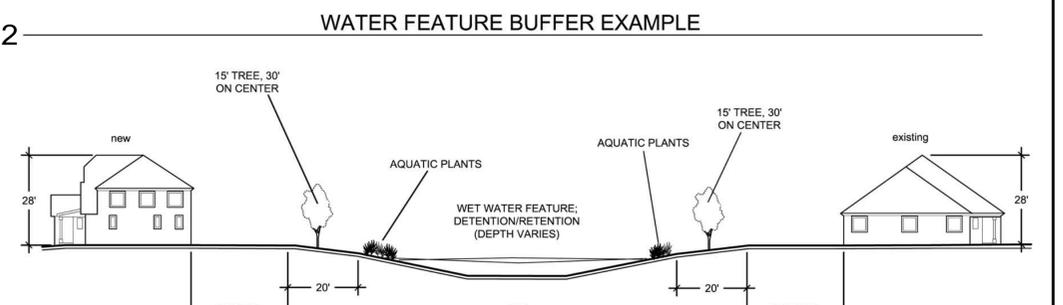
- Storm water, drainage and retention requirements shall meet the specifications of the approved Walden Lake Master Drainage Plan file with the Plant City Engineering Office.
- Potential environmentally sensitive lands have been identified based on the locations of hydric soils as shown on the soils map and 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 (where 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. Identified wetlands 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 trails, overlook parks, and other similar recreational amenities which do not require the use of impervious surfaces. Conservation areas may be used as unpaved, passive recreational areas.
- 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 dedicated 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 bike path/trail network in the approved CU plan. Bridge path easements in approved subdivisions shall be laid 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 shop, small scale farming and horse trails, unpaved recreational fields and the like. All pastures 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 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 new 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 Calculators (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 dedicated 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 shall be determined as per the criteria used by the school board at that time. These school sites will be dedicated 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.
 - If a classroom facility has not been started within that time, the property will revert back to Walden Lake, Inc. ownership and in the case of Units 65 and 66, be developed into active recreational facilities for the residents of Walden Lake. In either event, these sites must be connected to the bike path network.
 - Walden Lake reserves the right of site and architectural approval of all facilities constructed, but will not unreasonably withhold this approval.
 - If the School needs thresholds as set by the school board are not reached by Walden Lake's population of a building for unit #67, or the school board declines use of this site, it shall revert to a single family detached designation as 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 as 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 credited by the planning staff towards fulfillment of all or part of the buffering requirements.
- Setbacks and building heights shall be 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. Sales offices shall be removed upon completion of all sales in that subdivision. Notes: (Sept. - Dec. '87 Revisions 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 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 regulatory 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 Grant 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.



BUFFER EXAMPLES 1 & 2
APPLICABLE TO UNITS
61, 62, 63 ONLY



WATER FEATURE BUFFER EXAMPLE