

LOCATION MAP

DEVELOPMENT TOTALS	
NON-RESIDENTIAL USES:	
4,059,257 S.F.	LIGHT INDUSTRIAL .4 F.A.R.
150,000 S.F.	MINI-WAREHOUSE .35 F.A.R.
401,950 S.F.	OFFICE .35 F.A.R.
338,301 S.F.	COMMERCIAL .3 F.A.R.
4,949,508 S.F.	TOTAL NON-RESIDENTIAL S.F.
RESIDENTIAL USES:	
	MULTI-FAMILY/TOWNHOUSE/CONDO
	SINGLE FAMILY
900 D.U.s	TOTAL RESIDENTIAL UNITS

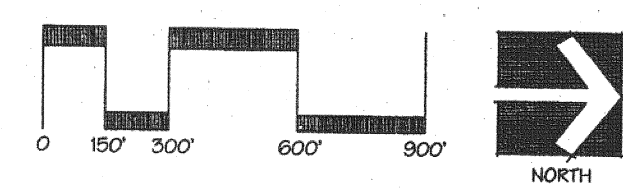
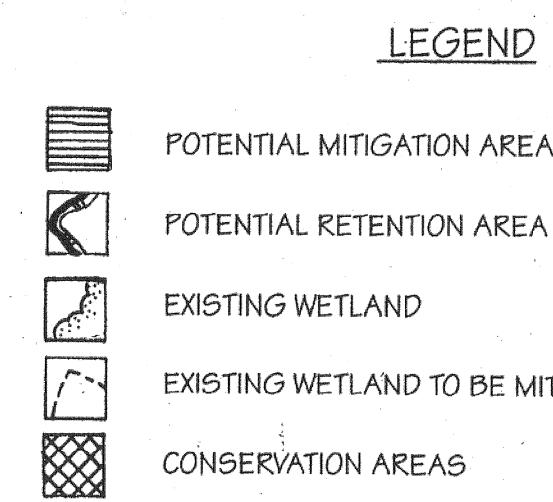
Light industrial land use may be increased at a rate of 722 square feet for each Townhouse dwelling unit (or 1,235 square feet for each Single Family unit) that is not developed.

FLOOR AREA RATIO (F.A.R.) IS MAXIMUM ALLOWED. NOT TO EXCEED TOTAL SQUARE FOOTAGE GIVEN.

**NOTE:**  
 The conditions set forth herein shall control the development of the property defined herein. In addition, conditions of the related Development of Regional Impact (DRI) Development Order shall control the development of this property, as if those conditions are fully set forth herein. To the extent that there are any inconsistencies between the conditions set forth herein and those contained in the DRI Development Order, the more restrictive conditions shall control.

Wetland areas as per E.P.C., sign off dated 11-10-88 and incorporated by reference, as if fully set forth herein.

Provisions for service roads and/or drives will be shown on the detailed site plan for Area 2. Such service roads will create a loop system to bring the long cul-de-sac (which is shown schematically) into conformance with City codes.



Dec. 2-2018 3/12/18  
*[Signature]*  
 Rick A. Kott, Mayor  
*[Signature]*  
 Keith J. Miller, City Clerk

GENERAL SITE PLAN

# Walden Woods Industrial Park

PD-PLANNED DEVELOPMENT  
 1 of 2

**DEVELOPMENT NOTES:**

- Building setbacks shall be 35' from any R.O.W. line or project boundary except that it shall be 50' from any residential area. Side and rear yards internally shall be a minimum of 10' and internal front yards shall be 20' feet. Setbacks for mini-warehouses uses in Unit 3 shall be 20' for front yard, 0' for rear yards abutting other commercial or industrial, 20' for rear yard abutting residential (including apartments); 15' for side yard abutting street right-of-way. Townhouse and/or manor townhouse development including setbacks from R.O.W. line and project boundary shall be in accordance with Article IV, Division 6, Section 102-353 of Chapter 102 Plant City Code as amended.
- Maximum building heights shall be 65 feet.
- Off-site water and sanitary sewer system improvements shall be subject to the City Engineer's approval. Such service shall be extended to the site prior to issuance of a certificate of occupancy. It is not the City's responsibility to install these improvements.
- All on-site water and sanitary sewer system improvements shall be provided by the developer. Size and location of lines shall be subject to the City Engineer's approval in accordance with development regulations of Plant City as identified in the Master Utility Plan.
- All utilities shall be placed underground in accordance with development regulations of Plant City (and /or approved Utility Plans).
- No site preparation and/or construction of facilities (underground or surface) shall occur until final approval of utility plans and a Unit Detailed Site Plan.
- Off-Street parking shall meet or exceed the requirements of the Plant City Code of Ordinances.
- On-site buffering and landscaping shall meet or exceed the requirements of the Plant City Code of Ordinances.
- Areas indicated as "Potential Mitigation Area" and "Existing Wetland to be Mitigated" are conceptual only. All wetland encroachments/mitigation are subject to approval by the appropriate jurisdictional agencies.
- Potential retention areas are conceptual only. Retention shall be provided as per the requirements of the City of Plant City and other appropriate jurisdictional agencies.
- Access onto the Alexander Street extension shall be limited to shared driveways or roads.
- Unit 2A west of the proposed North/South Road shall be limited to Office/Showroom, Office, land uses and 21,000 square feet of Commercial.
- Unit 3 west of the proposed North/South Road shall be limited to Office/Showroom, Office, Residential, Mini-warehouse/self-storage, and Commercial land uses.
- Unit 3 Commercial land use shall be limited to a maximum of 72,000 square feet, residential land used shall be limited to a maximum of 700 units, and mini-warehouse uses shall be limited to a maximum of 150,000 s.q.ft.
- Unit 7 may be revised to show the currently proposed Park Road Grant improvements when plans and commitments become final. Necessary rights-of-way for the proposed Park Road Grant improvements shall be dedicated to the City in accordance with applicable law.
- Unit 8 may be used for provision of local government public services.
- Bicycle paths and jogging/walking trails shall be encouraged within the Walden Wood development. Pedestrian access shall be provided from residential areas in Unit 3 to the "Recreation Area" located south of Unit 4, to the extent allowed by the Hillsborough County Environmental Protection Commission (EPC) and other regulatory agencies.
- Light Industrial uses shall be limited to those allowed in the City of Plant City Zoning Ordinance Section 102-696, Light Industrial District, as defined in the time of adoption of this CU Ordinance for the Walden Woods Community Unit, and mini-warehouse/self-storage uses.
- The developer shall obtain verification that adequate wastewater and potable water quantities and services can and will be provided prior to building permit issuance. It is acknowledged by the developer that availability of wastewater and potable water capacity is subject to permit limitations by DEP and SWFWMD, respectively. No development shall be authorized if adequate water and wastewater capacity and availability does not exist.
- Effluent permits may require pretreatment and other conditions relating to wastewater discharge pursuant to Chapter 74, Plant City Municipal Code.
- The north-south street through Unit 3 (connecting Alexander Street and Park Road), shall be constructed in its entirety prior to the issuance of Certificates of Occupancies (CO's) for development within Unit 3. An east to north bound left turn-lane on Alexander Street shall be built by the developer after approval of the design by the City Engineer.
- The driveway access point on Alexander Street into Unit 3 shown on the site plan is limited to a directional median controlled access drive. The exact location of this driveway shall be determined at the time of construction-plan review.

23. The Residential uses permitted on Unit 3 is Multi Family/townhouse, Manor in townhouse in type or Single Family with the standards below:

- Permitted Use: Single-family detached dwelling units
- Minimum Lot Area: 4,500 square feet
- Minimum Floor Area: 1,000 square feet
- Minimum Lot Width: 45 feet for up to 6 acres of the northern portion of Unit 3 and 50 feet for Southern portion of Unit 3
- Minimum Lot Depth: 90 feet
- Maximum Building Height: 35 feet

**Setbacks:**

Front	Main Structure:	20 feet
	Front Porch:	15 feet
Rear	Main Structure:	15 feet
	Pool or porch deck:	5 feet
Side	15 feet between buildings for the 6 usable acres in the northern portion of Unit 3 and 20 feet between buildings for Southern portion of Unit 3.	
Side Street	12.5 feet	

**Additional Lot Standards:**

- Streetscape: Minimum of 1 - 3" caliper hardwood or Native trees every 40 feet of road right of way.
- Landscape: Minimum 2 - 3" caliper hardwood or Native trees per lot, when possible a minimum of two trees visible from the street.
- Front Elevation: ¼ of the front fascia on the first floor, not including windows or doors or soffits, shall be finished with Stone, brick or other natural like or similar material.
- Single Story Homes: Houses constructed with front elevations without windows shall have garage doors with the appearance of windows and the facade shall contain a minimum of one decorative feature( i.e shutter(s) giving the appearance of a window on the first floor or a front door with sidelight).

The Permitted commercial use is located on the southeast quadrant of Unit 3 (Northeast corner of the Alexander Street and Walden Woods Drive).

24. Residential uses permitted in Units 2B and 6B shall be screened and buffered from adjacent non-residential land uses in accordance with the requirements of the Plant City Code of Ordinances. Notwithstanding anything therein to the contrary, the closest point of any habitable structure within Unit 6B, to the adjacent CSX Railroad trackage, and the boundary with lot 2 of Walden Woods Unit 6A as recorded in the public record Plat Book 70 Page 42, shall be no less than fifty (50) feet.

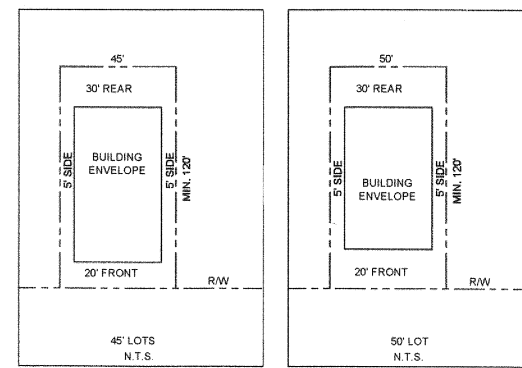
As a buffer to lot 2 of Walden Woods Unit 6A, during construction of that adjacent portion of Unit 6B, a concrete wall six feet in height is to be constructed on the property line adjacent to the existing parking area, and a solid wood or PVC fence six feet in height along the portion adjacent to the existing building. Additionally the area adjacent to the wall on unit 6B side is to be Supplemented with trees and landscaping consistent with Division 10 of Plant City Zoning Code Chapter 102.

25. Unit 6B shall allow single-family and multi-family uses. The Multi-family uses shall be developed pursuant to the R-3 (Multi-Family) zoning district standards, townhomes to R-2 multi-family standards.

**Single Family Lot standards for Unit 6B shall be:**

- Permitted Use: Single-family detached dwelling units
- Minimum Lot Area: 5,400 square feet
- Minimum Floor Area: 1,000 square feet
- Minimum Lot Width: 45 feet; with no less than 25% of Lots 50' or larger
- Lots shall be a variety of 45', and 50' lot widths with no more than 75% of the lots at one width, if the plan has lot widths of 50' or smaller lots.
- Minimum Lot Depth: 120 feet
- Maximum Building Height: 35 feet

**TYPICAL LOT DETAILS**



**Setbacks:**

Front	Main Structure:	20 feet
	Front Porch:	15 feet

For streets sections without variation in the curve of the road (straight line with less than 2 degrees of change) for a distance of more than 200 feet will require the front setbacks to vary 2.5 feet to 5 feet every third lot from West to East and South to North.

**25-Continued:**

Rear	Main Structure:	30 feet Rear with 60 feet between buildings when lots are rear to rear and 35 feet Rear to Side
	Pool or porch deck:	15 feet for lots abutting open space or conservation area, and 50 feet adjacent to railroad and Alexander Street.
		5 feet
Side	5 feet with 10 feet between buildings	
Side Street	12.5 feet	

**Additional Lot Standards:**

- Streetscape: Minimum of 1 - 3" caliper hardwood or Native trees every 40 feet of road right of way.
- Landscape: Minimum 2 - 3" caliper hardwood or Native trees per lot, when possible a minimum of two trees visible from the street.
- Front Elevation: ¼ of the front fascia on the first floor, not including windows or doors or soffits, shall be finished with Stone, brick or other natural like or similar material.
- Single Story Homes: Houses constructed with front elevations without windows shall have garage doors with the appearance of windows and the facade shall contain a minimum of one decorative feature( i.e shutter(s) giving the appearance of a window on the first floor or a front door with sidelight).

26. Single Family Lot standards for Unit 2B shall be:

- Permitted Use: Single-family detached dwelling units
- Minimum Lot Area: 6,000 square feet
- Minimum Floor Area: 1,000 square feet
- Minimum Lot Width: 55 feet
- Minimum Lot Depth: 110 feet
- Maximum Building Height: 40 feet

**Setbacks:**

Front	Main Structure:	20 feet
	Front Porch:	15 feet
Rear	Main Structure:	20 feet
	Pool or porch deck:	5 feet

Side	7.5 feet or 15 feet between buildings	
Side Street	12.5 feet	

27. Unit 2B's present allocation of 200 units can be transferred to Unit 6B on a one-to-one basis up to 75 dwelling units, as long as the overall number of units of the Walden Woods Industrial Park does not exceed the 900 multi-family and single family units allocated to the project.

28. Unit 2B recreational amenities shall be required per Section 102-445-(2)-(10)-(ii) and Section 102-1375 (3). The required playground shall be constructed at a permanent or temporary location prior to the issuance of the first certificate of occupancy. All other required recreational amenities, including the proffered nature trail shall be completed prior to the issuance of the 75th certificate of occupancy.

29. Dwelling units within Unit 2 shall utilize the minimum design criteria established within the Walden Woods Unit 2 (Whispering Woods) Design Guidelines.

30. Unit 6B recreational amenities shall be required per Section 102-445-(2)-(10)-(ii) and Section 102-1375 (3). The required playground shall be constructed at a permanent or temporary location prior to the issuance of the first certificate of occupancy. All other required recreational amenities, including the proffered nature trail shall be completed prior to the issuance of the 75th certificate of occupancy.

31. See Section 102-445 (Property Development Criteria) of Plant City Zoning Ordinances for additional criteria.

**OPEN SPACE NOTES**

Total Area: 503.2 acres  
 Total Open Space Provided: 203.24 acres (40.3%)  
 Usable Open Space Provided: 10%  
 Total Land Area Utilizing Reduced Sideyard Setbacks of 10' between buildings : 48 Acres

Note:  
 Usable open space will be in the form of Lakes being open for Fishing, Conoeing & Kayaking, Pocket Parks, Walking Trails, Lake Access Areas, and Wetland adjacent to recreational Lakes.