

**CITY OF PLANT CITY**  
**Rezoning Application**  
Planning and Zoning Division  
302 W Reynolds Street, Plant City FL 33563  
(813) 659-4258  
e-mail: [planning@plantcitygov.com](mailto:planning@plantcitygov.com)

REZONING FEE:\$ \_\_\_\_\_ DATE RECEIVED/BY: \_\_\_\_\_ CASE # PB-2020-17  
Advertising Fee is at cost and paid at time of Advertising in the newspaper-Prior to the City Commission public hearing.

**PLEASE PRINT OR TYPE. ALL INFORMATION MUST BE COMPLETED & FURNISHED PRIOR TO ACCEPTANCE.**

PHYSICAL LOCATION: 2001 Clubhouse Dr, Plant City, FL  
FOLIO NUMBER: 203274-0550 ATTACH A SURVEY (CONTAINING THE LEGAL DESCRIPTION)  
LAND USE PLAN CLASSIFICATION: Village Town Center ACREAGE: 425.540  
EXISTING ZONING: PD (application under review) PROPOSED ZONING: PD

REASON/PROPOSED USE FOR THIS REQUEST: \_\_\_\_\_  
Request is for residential and commercial in areas previously occupied by golf course.

**The following must be provided:**

- A) Survey, and a separate copy of the legal description in digital format (Microsoft Word)
- B) Certification of ownership (copy of a tax receipt or deed)
- C) General location map
- D) Site development plan - 5 paper copies, (if required for proposed district or use) **ALL PAPERS OVER 8.5"x11" MUST BE FOLDED TO APPRX. 8.5"x11"**; and one digital copy in .pdf file format.

PETITIONER: Isabelle Albert, AICP, Halff Assoc. OWNER:(if different) Walden Lake, LLC  
ADDRESS: 1000 N Ashley Drive, Suite 900 ADDRESS: 4800 N Federal Hwy Suite 103 A  
CITY/ST/ZIP: Tampa, FL 33611 CITY/ST/ZIP: Boca Raton, FL 33431  
PHONE & FAX: 813-620-4500 PHONE & FAX: 813-620-4500  
E-MAIL ADDRESS: ialbert@halff.com E-MAIL ADDRESS: ialbert@halff.com


The above information, together with all attachments and other statements and information provided for the subject application, are to the best of my knowledge true, correct, and complete. The advertising fees will be paid as noted above.

SIGNATURE: Isabelle Albert on behalf of \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
the applicant

Sworn to and subscribed before me this 22<sup>nd</sup> day of April, 2020. Sworn to and subscribed before me this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public - STATE OF FLORIDA  
My Commission expires: 7/15/2023

Notary Public - STATE OF FLORIDA  
My Commission expires: \_\_\_\_\_

(seal)   
Amanda White  
Amanda White

(seal)

Rezoning Application

SPEAKING LIMITATIONS: At the public hearing, the applicant (including their agents and representatives), the City (including staff and consultants) and any other governmental agency (including staff and consultants) shall each be allowed 5 minutes. The Chair of the Planning Board ("Chair") shall determine the time allowed for all Party-Intervenors (including their agents and representatives). All other speakers shall be limited to three (3) minutes. In the event speaker(s) request additional time the determination of the amount of time to be allowed shall be at the discretion of the Chair.

If any person wishes to be a Party-Intervenor, the person shall request the Chair to intervene at least 7 days prior to the public hearing and include with the request: (a) a detailed outline of their interest in the application and argument in favor or against it; and (b) the amount of time required for the Party-intervenor's presentation, and the justification for the time required. Notwithstanding, upon proper showing, the Chair shall have the discretion, even without a prior request, to grant Party-Intervenor status at the public hearing.

VERBATIM TRANSCRIPT MAY BE REQUIRED TO APPEAL: Any person deciding to appeal any decision made by the Planning Board, with respect to any matter considered at such meeting, will need a record of that proceeding, and for such purpose, may need to ensure that a verbatim record be made which record includes the testimony and evidence upon which the appeal is to be made.

SPECIAL ACCOMMODATIONS: In accordance with the Americans with Disabilities Act (ADA), any person with a disability requiring reasonable accommodation in order to participate in this meeting should call City Hall at (813) 659-4200 ext. 4237 at least 48 hours prior to the meeting.

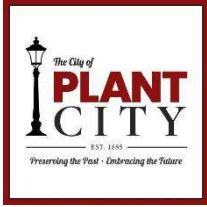
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**OFFICE USE ONLY**

THE FOLLOWING ITEMS HAVE BEEN RECEIVED AND ARE ACCEPTABLE WITH THIS REQUEST:

A)\_\_\_ B)\_\_\_ C)\_\_\_ D)\_\_\_ E)\_\_\_ BY/DATE: \_\_\_\_\_





**CITY OF PLANT CITY  
PLANNED DEVELOPMENT SUBMITTAL & CHECKLIST**

**Planning & Zoning Division  
302 W Reynolds Street, 2<sup>nd</sup> Floor, Plant City FL 33563  
(813) 659-4258**

**e-mail: [planning@plantcitygov.com](mailto:planning@plantcitygov.com)**

**LETTER OF TRANSMITTAL:**

Name of PD Walden Lake Village Town Center  
Petitioner Isabelle Albert, Halff Assoc. Owner Walden Lake, LLC

**SCALED GENERAL SITE DEVELOPMENT PLAN (5 COPIES REQUIRED)**

- X  Boundary lines, survey, legal description, acreage
- X  Names streets (9-1-1 approved)
- X  Easements, natural features
- X  Zoning/land use within 250'
- X  Location, arrangement, height of proposed structures
- X  Setbacks for development
- X  Uses of proposed structures
- X  Number of residential units, overall density
- X  Non-residential sq. ft./ FAR
- X  Ingress & egress
- X  Fences or walls, buffering
- N/A  Staging/sequence

**THE FOLLOWING DEVELOPMENT NOTES SHALL BE INCLUDED:**

X  Development Standards: Development Standards shall meet or exceed all development standards and be consistent with all adopted regulations of the City, including access management and parking, buffering and landscaping, drainage and storm water management, and signage. Additionally, development shall be consistent with the regulations of all other applicable agencies having jurisdiction.

N/A  The provision for offsite and onsite water, sanitary sewer and reclaimed water improvements shall be provided by the developer subject to approval of the Utilities Director in accordance with the requirements of the Plant City Comprehensive Plan.

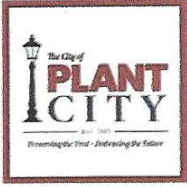
N/A  A note stating that all utilities will be placed underground except where connection to existing above ground utilities. Placement of utilities on the site shall be subject to approval of the Utilities Director.

X  No site clearance or land alteration shall occur prior to approval of the detailed site plan and final plat (if required), nor prior to receiving a tree removal permit and/or land alteration permit.

**SUMMARY**

- |   |  |
|---|--|
| <u> X </u> Compatibility within project   | <u> X </u> Compatibility with adjacent land uses |
| <u> X </u> Conforms to Comprehensive Plan | <u> X </u> Impact on traffic/lighting/noise      |
| <u> X </u> Environmental concerns         | <u> X </u> Protection of natural features        |
| <u> X </u> Open space adequate            |  |

**TRANSPORTATION ANALYSIS RESULTS:**



**CITY OF PLANT CITY**  
**PLANNED DEVELOPMENT SUBMITTAL & CHECKLIST**  
 Planning & Zoning Division  
 302 W Reynolds Street, 2<sup>nd</sup> Floor, Plant City FL 33563  
 P O Box C, Plant City, FL 33564-9003  
 (813) 659-4258

**LETTER OF TRANSMITTAL PLANNED DEVELOPMENT REZONING REQUEST**

Date received/By: April 22, 2020 Fee \$ 2,250.00 Case # \_\_\_\_\_

TO: CITY OF PLANT CITY PLANNING/ZONING DIVISION  
 FROM Half Associates and Walden Lake, LLC

DATE: \_\_\_\_\_ PROPOSED PD NAME: Walden Lake Village Town Center

Submitted for your review and approval is the enclosed proposal for the above referenced Planned Development rezoning. The property is located at 2001 Clubhouse Dr, Plant City, FL (as shown on the attached survey with legal description).

The current zoning is PD, and the Land Use designation is Village Town Center (application under review). The proposed PD zoning consists of residential and commercial in areas previously occupied by golf course.

Included with this request are 5 copies of the scaled general site development plan of the entire parcel in accordance with the attached checklist and a rezoning fee. Upon receipt, a transportation analysis will be performed by a traffic analyst selected by the city, and **the costs shall be prepaid by the owner** [Section 102-446(2)(j).] **All advertising fees will be paid by the owner.** ALL PAPERS OVER 8.5 X 11" MUST BE FOLDED TO APPRX. 8.5 X 11". **Must provide a cd with legal description in Word format and the PD plan in .pdf format.**

The above information, together with attachments and all other statements provided for this request, to the best of my knowledge and belief are true, correct, and complete.

PETITIONER: Isabelle Albert, AICP, Half Assoc. OWNER:(if different) Walden Lake, LLC

ADDRESS: 1000 N Ashley Dr, Suite 900 ADDRESS: 4800 N Federal Hwy Suite 103 A

CITY/ST/ZIP: Tampa, FL 33602 CITY/ST/ZIP: Boca Raton, FL 33431

PHONE & FAX: 813-620-4500 PHONE & FAX: 813-620-4500

E-MAIL ADDRESS: ialbert@half.com E-MAIL ADDRESS: ialbert@half.com

The above information, together with all attachments and other statements and information provided for the subject application, are to the best of my knowledge true, correct, and complete. The advertising fees will be paid as noted above.

SIGNATURE: Isabelle Albert SIGNATURE: \_\_\_\_\_

on behalf of the applicant

Sworn to and subscribed before me this 21<sup>st</sup> day of April, 2020. Sworn to and subscribed before me this \_\_\_ day of \_\_\_\_\_, 20\_\_

Notary Public - STATE OF FLORIDA  
 My Commission expires: 7/15/2023

Notary Public - STATE OF FLORIDA  
 My Commission expires: \_\_\_\_\_

(seal) Amanda White  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 Comm# GG354790  
 Expires 7/15/2023

(seal)



April 22, 2020

**Written Statement for a Modification to an Existing Planned Development  
Walden Lake Community Unit District**

The applicant and owner, Walden Lake LLC (“**Applicant**”), is requesting a modification to a portion of the existing 2,080 ± acre Walden Lake Community Unit District Planned Development. The subject parcels encompass approximately 425.54 ± acres and were developed as the Walden Lake Golf Course and Country Club, which is currently a 36-hole golf course that is not operational, with various abandoned improvements and open space (the “**Property**” is shown on Exhibit 1).

Walden Lake Community Unit District (the “**Community Unit**”) is a mixed-use development approved for 4,558 residential units, 30.5 acres of commercial use, 53.5 acres of industrial uses, 34 acres for school use, 290 acres of golf course and 392.24 acres of open space (Exhibit 2). The existing development surrounding the subject site and Walden Lake community includes various types of residential styles, including single-family homes, villas, and multi-family developments. Industrial, commercial, and office development exists within the overall Community Unit. To the east, along Alexander Street, at the entrance of Walden Lake, are commercial/office centers, a doctor’s office, and a day care facility. Plant City High School is further to the east on Alexander Street. To the west and north, along Turkey Creek Road and Sydney Road, are industrial uses, commercial /office uses, and the Walden Lake Elementary School. Timberland Drive, the main internal roadway in Walden Lake, connects Alexander Street to Trapnell Road.

As shown on Exhibit 3, the subject site is designated by the Comprehensive Plan as Residential (RES-6), which allows consideration of up to 6.0 dwelling units per acre and a maximum Floor Area Ratio of 0.25; however, the approved Walden Lake Community Unit District site plan provides that the overall Community Unit total project density shall not exceed 5.0 units/acre. Although the existing Residential (RES-6) category allows neighborhood commercial use, RES-6 does not provide for vertically integrated, mixed-use development, which is conducive for a new town center. To create the community’s new town center, the Applicant has submitted two small-

scale comprehensive plan amendment applications. These applications are under review (PC/CPA 20-001 and 20-002). If granted, they will create a new Comprehensive Plan Future Land Use category, Village Town Center (VTC), to permit integrated mixed-use development.

Since the purchase of the Property, the Applicant has hosted numerous workshops and meetings with the Board of Directors of the Walden Lake Community Association, the Walden Lake Resident Advisory Council, and members of the community. Included among these meetings was a well-attended town hall meeting on November 7, 2019, which introduced the proposed development that is reflected with this submittal. Further details on the relationship between the Applicant and the Walden Lake Community Association are included in the summary attached as Exhibit 4.

The community's feedback at these meetings over the past year yielded a plan that is proposed to develop up to 800 residential units, which is less than 2.0 units per acre on the Applicant's Property. A portion of these units will be within a new community town center, which will potentially have up to 20,000 square feet of vertically integrated retail commercial space. This proposed town center/village area will be located in the same general vicinity as the existing clubhouse structure on Clubhouse Drive. The type of residential proposed in this town center is a blend of single-family homes, townhomes, villas, and multi-family units, all of which are currently permitted by right within the Community Unit District and, further, all of which are reflective of the existing residential patterns within the Walden Lake community. The two small-scale comprehensive plan amendment applications, if approved, would have no bearing on the types of residential units permitted within the Community Unit District and only result in the possibility of the limited, neighborhood-oriented commercial retail space for which community stakeholders have voiced their support.

The Village Town Center is being proposed as a mixed-use development with various housing types. The limited retail commercial use in the village center is proposed to be developed with the proposed multi-family residential above the retail, creating the vertically integrated development. No standalone commercial is being proposed, nor



would such standalone commercial be allowed under proposed PC/CPA 20-01 (Exhibit 5). Town centers typically are clustered developments, such as is included in the instant proposal, with a mixture of townhomes, villas, and single-family development.

The development standards for the proposed residential development types are as follows:

	Single-Family (Detached)			Townhomes	Villas (2 Attached Units)	Multi- Family (Town Center)
	4,000	5,000	6,000			
Minimum Width	40 feet	50 feet	60 feet	18 feet	70 feet	n/a
Minimum Front Yard Setback	10 feet*	20 feet	20 feet	10 feet*	20' feet	0 feet
Minimum Rear Yard Setback	10 feet	15 feet	15 feet	15 feet	15 feet	30 feet**
Minimum Side Yard Setback	5 feet	5 feet	5 feet	10 feet	10 feet	20 feet**
Maximum Height	35 feet/ 2-stories					65 feet
* Front yard functioning as side yard with garages shall have a minimum setback of 20 feet						
** From adjacent properties that are not in the town center- otherwise 0 feet						

New principal residential structures that back to existing residential homes shall have a minimum of sixty feet of separation between principal existing and proposed residential structures. This separation does not apply to pool cages or outdoor patios / porches (enclose or open).

Division 8, PD Planned Development District, of the Plant City zoning code (Chapter 102 is the “**Code**”) identifies the minimum setback standards for principal structures. The proposed setbacks listed above are in compliance with the Code setbacks for townhomes and villas development. Section 102-445 (2) a. 1. and 4. requires for single-family buildings to have a minimum distance between buildings of 20 feet of total side yard setbacks (10 feet each side) with 60 feet separation on the rear which back onto existing single family (30 feet each rear yard) and each detached single family residence shall have a minimum front yard setback of 20 feet. To create and reinforce the town center with multi-family over retail, that fronts pedestrian-oriented sidewalks there are no internal setbacks. The setbacks shown in the table for the multi-family, are the setbacks from Property boundaries.

The Code allows for revised or reduced setbacks as part of a rezoning to the existing Planned Development. The current Code also provides that the reduced setbacks cannot be more than fifty percent throughout the entire planned development while providing an additional ten percent of usable open space above to the required thirty percent of the entire development.

Exhibit 6 identifies the number of existing platted residential lots, which appears to be approximately 3,247 lots. Approximately 114 of these lots appear to have side yard setbacks that are less than 10 feet in width, which is set forth in the Specific Unit Notes added to the site plan identifying setbacks. This application proposes to add approximately 300 single-family lots. Each of these lots will have a side yard setback less than 10-feet in width. When combined, the total of proposed and existing single-family lots which have less than 10-foot side yard setbacks will total 414 lots, which is less the 50 percent of the total lots throughout the entire planned development.

The current Community Unit plan was adopted prior to the current code requirement of 30 percent open space and identified 392.24 acres of open space, which represents approximately 18.8 percent of the overall development. To meet the intent of the existing PD, this proposed zoning application will provide that a minimum of 50 percent (212.5 +/- acres) of the Property will be committed to open space and buffers which results in additional open space to compensate for the requested reduced setbacks.

The village center is designed to have dense development with different residential types to meet all needs. Residential development south of Clubhouse Drive is envisioned having townhome units near the village center, transitioning to villas, and then to single-family lots towards the south, as depicted on the site plan. These single-family homes will be developed on 40-foot lots, furthering the goal of providing more residential units within walking distance to enhance the sustainability of the village center and preserving more land as open space in the overall development. The amenity center is proposed to be located north of Clubhouse Drive, making it more accessible to all Walden Lake residents. Around the town square is mixed-use commercial and residential within vertically-integrated buildings to the north and west. Townhomes and villas will be developed in the remainder of this area.

The remainder of the property owned by the Applicant is proposed as open space. This open space will have the potential of being improved with paths and trails meandering throughout the Property, amenities, stormwater ponds, playgrounds, dog parks, potential exercise areas and miscellaneous architectural elements.

This overview demonstrates the final plan submitted is an exciting and workable project that was created in close collaboration by a team of experts from different professions, and with significant guidance and input from the Walden Lake community.

The overall concept was designed with the assistance of an environmental firm, which performed preliminary environmental analysis to identify listed wildlife, wetland delineation, seasonal high-water elevation, all of which helped guide the final layout. A preliminary wetland and listed species report is found in Exhibit 7.

Stormwater management also played a major role in the design of the project. Through the working evolution of the plan, a stormwater management specialist analyzed the area and provided input into each step of the design. A summary report is found in Exhibit 8.

A traffic engineer provided input on road network in order to minimize impact on existing traffic pattern. It should be noted that that any access improvements that may be required such as addition of turn lanes, modifications to existing medians, or minor lot layout and road location will be reviewed at the time of permitting. A summary report is found in Exhibit 9.

As stated, the final plan for submittal has been a work of progress with a team of experts for approximately one year and reflects significant feedback submitted by the Walden Lake Community Association and its member residents. The proposal is mindful of compatibility with the existing structures, and consistency with current Residential-6 and proposed Village Town Center future land use categories, as well as with Division 8, Planned Development District regulations of the Code.





2017 FDOT IMAGERY  
HILLSBOROUGH COUNTY, FL

**GENESIS | HALFF**

Genesis|Half  
1000 N. Ashley Drive,  
Suite 900  
Tampa, FL 33602  
(813) 620-4500  
www.GenesisHalf.com

**Walden Lake  
Golf Course**

Exhibit 1: Aerial of Subject Site for Zoning Amendment



WALDEN LAKE  
REVISED COMMUNITY UNIT PLAN  
(12-1-86)

UPDATED DEVELOPMENT DATA AS PER PROPOSED C.U. MODIFICATION  
DATED DECEMBER 1, 1988

Unit Type	Average	Dwelling Units	Gross Acre Density
Planned Single Family	649.76	1500	2.43 dw/acre
Unplanned Single Family	379.0	1183	2.61 dw/acre
<b>SINGLE FAMILY SUB-TOTAL</b>	<b>1028.76</b>	<b>2683</b>	<b>2.60 dw/acre</b>
Planned Multi Family	30	120	4.0 dw/acre
Unplanned Multi Family	21	180	7.9 dw/acre
<b>MULTI-FAMILY SUB-TOTAL</b>	<b>51</b>	<b>300</b>	<b>6.0 dw/acre</b>
Commercial	30.5		
Industrial	13.5		
School	34.0		
Golf Course	290.0		
Open Space	392.4		
<b>SUB-TOTAL</b>	<b>602.4</b>		
<b>TOTAL</b>	<b>2080</b>	<b>4508</b>	<b>2.19 dw/acre</b>

NOTES:

- Densities indicated are maximum densities allowed and are to be applied to gross (net) acreage, including conservation areas and open spaces within the CU. The total number of dwelling units allowed for any unit type shall not exceed the maximum number of units per acre conversion area within the unit (used in the density calculation).
- In subdivisions where setbacks are provided, single lot assessments may be allowed as the spacing of houses within lot areas is a minimum of 15 feet. "Strip" (including narrow, corner, and other) lots and lots used for other purposes shall be allowed at a density of three per acre. Any such strip lots shall also be subject to a maximum density of three per acre. Strip lots shall be provided in the proposed subdivision. When houses are to be placed on strip lots, the minimum lot width shall be 15 feet. Strip lots shall be provided in the proposed subdivision. When houses are to be placed on strip lots, the minimum lot width shall be 15 feet. Strip lots shall be provided in the proposed subdivision. When houses are to be placed on strip lots, the minimum lot width shall be 15 feet.



- Specific Unit Notes:**
- Unit 22 - Single Family (4) 78 units, 294 units maximum, 3.15 units per acre maximum. Minimum setbacks shall be 10' side, 20' front and 30' rear. Maximum building height shall be 20'.
  - Unit 23 - Single Family (4) 31 units, 123 units maximum, 1.48 units per acre maximum. Minimum setbacks shall be 10' side, 20' front and 30' rear. Maximum building height shall be 20'.
  - Unit 24 - Multi-Family (4) 34 units, 306 units maximum, 0.9 units maximum per acre. Minimum setbacks shall be 10' side, 20' front and 30' rear. Maximum building height shall be 20'.
  - Unit 25 - Single Family (4) 1774 units, 500 units maximum, 2.8 units per acre. Minimum setbacks shall be 10' side, 20' front and 30' rear. Maximum building height shall be 20'.
  - Unit 26 - Multi-Family (4) 193 units, 313 units maximum, 6.4 units per acre maximum. Minimum setbacks shall be 25' front, 30' rear, 30' side and 30' rear. Maximum building height shall be 40'. Parking spaces shall be provided at a minimum of 2.0 spaces per unit.
  - Unit 27 - Single Family (4) 14 units, 34 units, 100 units maximum, 3.4 units per acre maximum. Minimum setbacks shall be 10' side, 20' front and 30' rear. Maximum building height shall be 20'.
  - Unit 28 - Commercial (4) 8 units, 16 units, 160 units maximum (as defined in Plant City Code) may be located in the surrounding area. Total square footage of retail sales (as defined in Plant City Code) may be located in the surrounding area. Total square footage of retail sales (as defined in Plant City Code) may be located in the surrounding area.
  - Unit 29 - Neighborhood Commercial (4) 16 units, 16 units, 160 units maximum (as defined in Plant City Code) may be located in the surrounding area. Total square footage of retail sales (as defined in Plant City Code) may be located in the surrounding area.
  - Unit 30 - Office/Commercial/Residential (4) 10 units, 10 units, 100 units maximum (as defined in Plant City Code) may be located in the surrounding area. Total square footage of retail sales (as defined in Plant City Code) may be located in the surrounding area.
  - Unit 31 - Light Industrial (4) 28 units, 28 units, 280 units maximum (as defined in Plant City Code) may be located in the surrounding area. Total square footage of retail sales (as defined in Plant City Code) may be located in the surrounding area.
  - Unit 32 - Light Industrial (4) 81 units, 81 units, 810 units maximum (as defined in Plant City Code) may be located in the surrounding area. Total square footage of retail sales (as defined in Plant City Code) may be located in the surrounding area.

DEVELOPMENT REQUIREMENTS

- Storm water drainage and retention requirements shall meet the specifications of the approved Walden Lake Master Drainage Plan for the site. The Plant City Engineering Office, Environmental Services, Hazardous and Open Space Areas.
- Individual lot recreation and open space requirements have generally been met within the overall CU design through provision of open space, recreation, golf course and conservation areas. Each subdivision shall be provided with adequate recreation and open space requirements within the boundaries of the existing and proposed lake systems. Site plans shall be submitted to the Plant City Engineering Office for review and approval. The subdivisions shall be provided with adequate recreation and open space requirements within the boundaries of the existing and proposed lake systems. Site plans shall be submitted to the Plant City Engineering Office for review and approval.

- Individual lot recreation and open space requirements have generally been met within the overall CU design through provision of open space, recreation, golf course and conservation areas. Each subdivision shall be provided with adequate recreation and open space requirements within the boundaries of the existing and proposed lake systems. Site plans shall be submitted to the Plant City Engineering Office for review and approval.
- Storm water drainage and retention requirements shall meet the specifications of the approved Walden Lake Master Drainage Plan for the site. The Plant City Engineering Office, Environmental Services, Hazardous and Open Space Areas.
- As an agreement between Walden Lake, Inc. and the Hillsborough County Public School System and approved by the City of Plant City, Walden Lake, Inc. will provide three (3) school sites in the subdivision. Each school site shall be at least 10 acres and shall be located within the subdivision. The school sites shall be provided to the school board of Hillsborough County. The school sites shall be provided to the school board of Hillsborough County. The school sites shall be provided to the school board of Hillsborough County.
- Walden Lake shall be responsible for the construction of the school sites. The school sites shall be provided to the school board of Hillsborough County. The school sites shall be provided to the school board of Hillsborough County. The school sites shall be provided to the school board of Hillsborough County.

Access to Lots 15 & 4 from Alexander Street shall be restricted to existing median cuts.

**Platted Units**

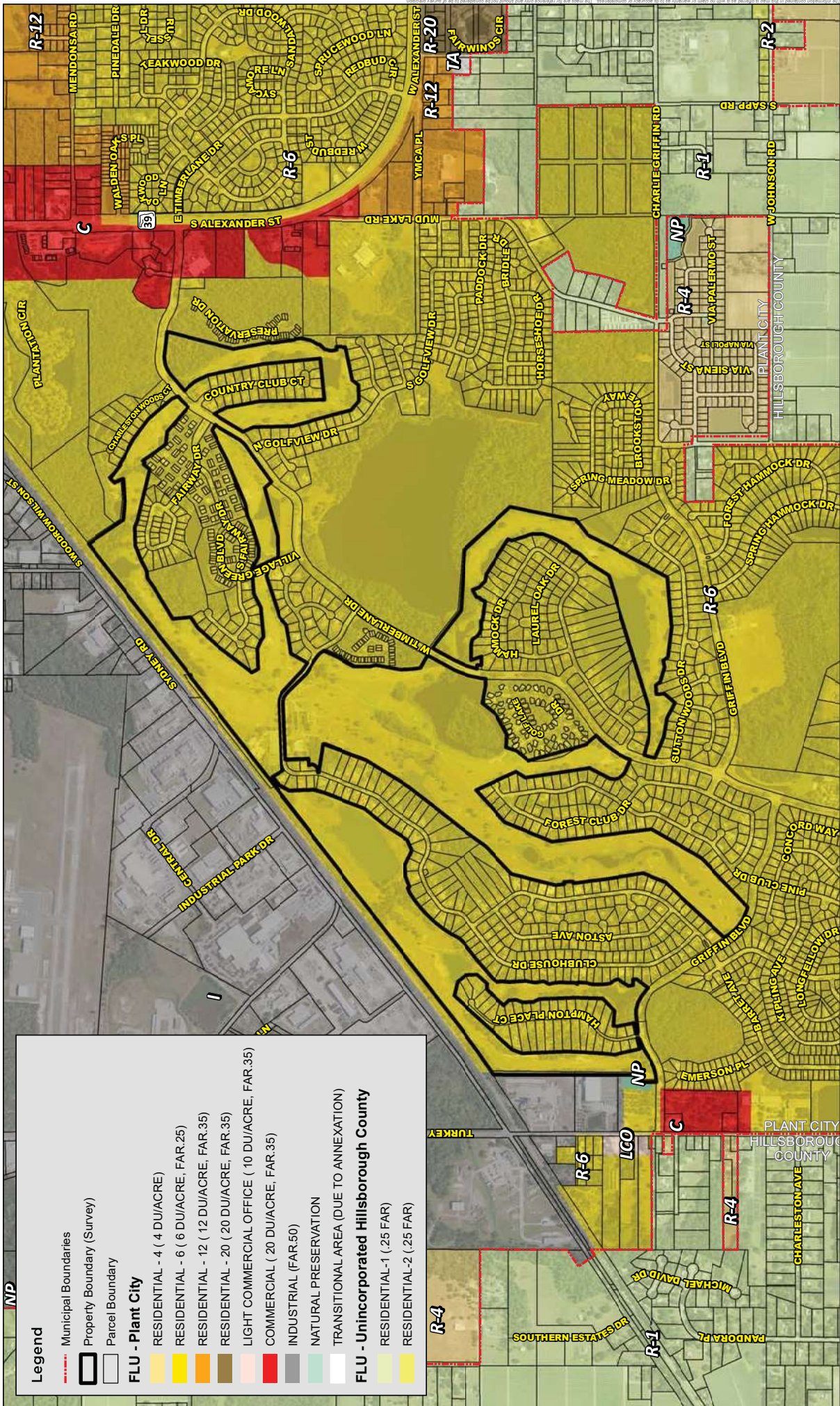
Lot	Platted Name, Page and Plat Book Number	1976	2006	Referred Name
1	Walden Lake Subdivision, Unit 1, Page 29, Plat Book 45	275	97	Eastgate
2	Walden Lake Subdivision, Unit 2, Page 30, Plat Book 45	28	22-21	Farmway Mills
3	Walden Lake Subdivision, Unit 3, Page 31, Plat Book 45	49	9-11	Farmway Mills
4	Walden Lake Subdivision, Unit 4, Page 32, Plat Book 45	21	6-2	Woodland
5	Walden Lake Subdivision, Unit 5, Page 33, Plat Book 45	11	4-8	Woodland
6	Walden Lake Subdivision, Unit 6, Page 34, Plat Book 45	18	10	Woodland
7	Walden Lake Subdivision, Unit 7, Page 35, Plat Book 45	18	10	Woodland
8	Walden Lake Subdivision, Unit 8, Page 36, Plat Book 45	18	10	Woodland
9	Walden Lake Subdivision, Unit 9, Page 37, Plat Book 45	18	10	Woodland
10	Walden Lake Subdivision, Unit 10, Page 38, Plat Book 45	18	10	Woodland
11	Walden Lake Subdivision, Unit 11, Page 39, Plat Book 45	18	10	Woodland
12	Walden Lake Subdivision, Unit 12, Page 40, Plat Book 45	18	10	Woodland
13	Walden Lake Subdivision, Unit 13, Page 41, Plat Book 45	18	10	Woodland
14	Walden Lake Subdivision, Unit 14, Page 42, Plat Book 45	18	10	Woodland
15	Walden Lake Subdivision, Unit 15, Page 43, Plat Book 45	18	10	Woodland
16	Walden Lake Subdivision, Unit 16, Page 44, Plat Book 45	18	10	Woodland
17	Walden Lake Subdivision, Unit 17, Page 45, Plat Book 45	18	10	Woodland
18	Walden Lake Subdivision, Unit 18, Page 46, Plat Book 45	18	10	Woodland
19	Walden Lake Subdivision, Unit 19, Page 47, Plat Book 45	18	10	Woodland
20	Walden Lake Subdivision, Unit 20, Page 48, Plat Book 45	18	10	Woodland
21	Walden Lake Subdivision, Unit 21, Page 49, Plat Book 45	18	10	Woodland
22	Walden Lake Subdivision, Unit 22, Page 50, Plat Book 45	18	10	Woodland
23	Walden Lake Subdivision, Unit 23, Page 51, Plat Book 45	18	10	Woodland
24	Walden Lake Subdivision, Unit 24, Page 52, Plat Book 45	18	10	Woodland
25	Walden Lake Subdivision, Unit 25, Page 53, Plat Book 45	18	10	Woodland
26	Walden Lake Subdivision, Unit 26, Page 54, Plat Book 45	18	10	Woodland
27	Walden Lake Subdivision, Unit 27, Page 55, Plat Book 45	18	10	Woodland
28	Walden Lake Subdivision, Unit 28, Page 56, Plat Book 45	18	10	Woodland
29	Walden Lake Subdivision, Unit 29, Page 57, Plat Book 45	18	10	Woodland
30	Walden Lake Subdivision, Unit 30, Page 58, Plat Book 45	18	10	Woodland
31	Walden Lake Subdivision, Unit 31, Page 59, Plat Book 45	18	10	Woodland
32	Walden Lake Subdivision, Unit 32, Page 60, Plat Book 45	18	10	Woodland
33	Walden Lake Subdivision, Unit 33, Page 61, Plat Book 45	18	10	Woodland
34	Walden Lake Subdivision, Unit 34, Page 62, Plat Book 45	18	10	Woodland
35	Walden Lake Subdivision, Unit 35, Page 63, Plat Book 45	18	10	Woodland
36	Walden Lake Subdivision, Unit 36, Page 64, Plat Book 45	18	10	Woodland
37	Walden Lake Subdivision, Unit 37, Page 65, Plat Book 45	18	10	Woodland
38	Walden Lake Subdivision, Unit 38, Page 66, Plat Book 45	18	10	Woodland
39	Walden Lake Subdivision, Unit 39, Page 67, Plat Book 45	18	10	Woodland
40	Walden Lake Subdivision, Unit 40, Page 68, Plat Book 45	18	10	Woodland
41	Walden Lake Subdivision, Unit 41, Page 69, Plat Book 45	18	10	Woodland
42	Walden Lake Subdivision, Unit 42, Page 70, Plat Book 45	18	10	Woodland

WALDEN LAKE COMMUNITY UNIT DISTRICT

Definitions of Use Types as follows:  
 Single Family - Units which shall be detached single family residences including, but not limited to, town and patio homes and estate lots.  
 Multi-Family - Units which shall be detached or attached multi-family residences including, but not limited to, town and patio homes, condominiums, townhomes and duplexes.  
 Commercial - As defined for specific use.  
 Industrial - As defined for specific use.  
 School - As defined in general purposes.

Section 14-104 (b) (1) - Single Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.  
 Section 14-104 (b) (2) - Multi-Family. Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.  
 Section 14-104 (b) (3) - Commercial. Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.  
 Section 14-104 (b) (4) - Industrial. Minimum setbacks shall be 25' front, 30' rear, and 10' for side yards.





**Legend**

- Municipal Boundaries
- Property Boundary (Survey)
- Parcel Boundary

**FLU - Plant City**

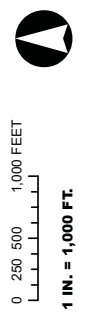
- RESIDENTIAL - 4 ( 4 DU/ACRE)
- RESIDENTIAL - 6 ( 6 DU/ACRE, FAR.25)
- RESIDENTIAL - 12 ( 12 DU/ACRE, FAR.35)
- RESIDENTIAL - 20 ( 20 DU/ACRE, FAR.35)
- LIGHT COMMERCIAL OFFICE ( 10 DU/ACRE, FAR.35)
- COMMERCIAL ( 20 DU/ACRE, FAR.35)
- INDUSTRIAL (FAR.50)
- NATURAL PRESERVATION
- TRANSITIONAL AREA (DUE TO ANNEXATION)

**FLU - Unincorporated Hillsborough County**

- RESIDENTIAL-1 ( .25 FAR)
- RESIDENTIAL-2 ( .25 FAR)

**Future Land Use**

Genesis I Halff  
 1000 N. Ashley Dr., Suite 900  
 Tampa, FL 33602  
 813.620.4500  
 www.GenesisHalff.com



2017 FDOT AERIAL IMAGERY  
 HILLSBOROUGH COUNTY, FL

Exhibit 3: Future Land Use Category

Printing Date: 6/4/2019 1:41:49 PM  
 File: F:\018800\GIS\MXD\20190604\_FLU\_11x17.mxd

## **History of Property and Community Engagement**

The applicant, Walden Lake, LLC, a Florida limited liability company (the “**Applicant**”), acquired the subject property on March 28, 2020, from Today’s Bank of Arkansas. Today’s Bank acquired title in a foreclosure action against the previous owner, Visions Golf. The subject property consists of approximately 425 acres (the “**Property**”) and was formerly operated as the Walden Lake Golf Course and Country Club (the “**Club**”).

As a brief history, Visions Golf defaulted on its loan with Today’s Bank when its attempt to redevelop the Property failed during its 2015 rezoning application process amid litigation with the Walden Lake Community Association (the “**WLCA**”). During this period of turmoil, the Club was shut down and the golf courses fell fallow. Early proposals estimate that it would cost more than \$7 million to restore eighteen holes of golf and approximately \$1 million thereafter to maintain the course. The national decline in the popularity of golf renders unlikely any restoration of the golf course that could ever be profitable or justify the massive investment necessary for a restoration.

The master plan of the Walden Lake community has always contemplated that the Property could be built for residential development. Under the Master Declaration, the original developer had the right, at its discretion, to incorporate the Property into the Association (which incorporation did not occur). Instead of developing the land, the original developer entered into an agreement not to develop for a period of twenty-five years, which expired in December 2018.

Before the Applicant closed its purchase of the Property, its principals reached out to the WLCA with the intent to collaborate on plans for redevelopment. Since February 7, 2019, on no fewer than five occasions, the Applicant has met with the WLCA Board of Directors and its Walden Lake Resident Advisory Council (the “**RAC**”), an advisory board that was set up to provide feedback to the Applicant. Among these meetings was a well-attended public town hall at the Plant City Church of God on November 7, 2019.

From the first meeting between the Applicant and the WLCA, the Applicant shared its intent to develop a mixed-use town center with apartment and light retail space along Clubhouse Drive. The Applicant also explained that green space with bike and walking trails and community parks would be more sustainable than the return of golf. The Applicant made clear that if golf were to return, it would need to be paid by the WLCA or its designee due to the economics discussed above.

The subject plans have been tweaked and tailored many times over the last year to address concerns brought by the WLCA and the RAC. Notably, the total number of proposed new residential units has been reduced from 1,011 units to 760 units. The unit mix has evolved to include far more single family lots (279 in the current proposal) and fewer apartments (258 in the current proposal, as opposed



to the 860 originally contemplated). These changes have been in direct response to thoughtful feedback received from the WLCA, the RAC, and the of Walden Lake community.

The Applicant's maintenance contractor, together with its team of planners and engineers, have also actively worked to address the Walden Lake community's immediate and longer-term concerns. The Applicant's maintenance contractor has continued to maintain the Property in compliance with Plant City's Code of Ordinances, and the contractor has met with residents to understand and address their particular concerns with potential hazards on the Property that could affect their own properties. The Applicant has also committed to co-funding, together with the WLCA, repairs of certain bridges that have historically been jointly maintained by the Property owner and the WLCA. Finally, the Applicant's planning and engineering contractors have been keenly aware of the community's voiced concerns with drainage, traffic, and wetlands, and the Applicant has been able to proactively address these issues.

Over the last year, the WLCA and the Applicant were able to effectively collaborate on plans for development. The two parties were largely in agreement on the extent of new units for the community. At the WLCA's request, the Applicant generated another proposal (different from the submitted proposal) that effectively maintained the number of units while shifting the locations of green space in order to accommodate a contiguous golf course. The Applicant understood that the WLCA intended to allow the residents of Walden Lake to vote on the two proposals, and the Applicant was prepared to submit the winning plan to the City for approvals. Unfortunately, a change in the dynamic of the WLCA prevented this vote from occurring.

From the Applicant's perspective, either of the plans generated with the WLCA's collaboration would have been acceptable as both plans maintained the intended development. In fact, the village center component of the plans was identical. The reasons that the Applicant chose to move forward with the submitted plan were simple:

- **The submitted plan impacts far fewer Walden Lake residents.** This plan largely focuses on developing the portion of the Property that is along the northern boundary, whereas the other plan would have focused development down the main thoroughfares of the neighborhood.
- **The submitted plan better preserves historic wetlands.** This plan does not contemplate development in areas that have historic wetlands, whereas the other plan did.
- **The submitted plan provides for less complicated stormwater drainage engineering.**
- **The submitted plan establishes stability for Walden Lake.** The Applicant has started the process to place conservation easements on those areas of the Property that are not designated for development, which will forever prevent further development of the land. On these preserved green spaces, the Applicant intends to provide community amenities, which will include walking paths, jogging trails, and playgrounds, all of which will enhance the Walden Lake community. The alternative plan would

have provided for the return of golf. As discussed above, any restoration of golf could not guarantee its success. If someone could be encouraged to fund the massive sums of money to restore golf, then that person would expect a return on their investment, which cannot easily be determined. The community has already endured the Club's failure, and the Applicant believes that its plan to develop permanent community amenities is far more sustainable than exposing Walden Lake to the likelihood of a second failure of golf and the tremendous burden that would accompany such failure.

The Applicant and the WLCA were in agreement on the extent of new development, but the WLCA's inability to reach a consensus regarding undeveloped land limited its ability to help the Applicant make the final decision regarding which plan to submit.

Ultimately, the Applicant is confident that its extensive collaboration with the WLCA helped craft this submitted plan into a proposal that will be sustainable for the community and enrich its residents.

## VILLAGE TOWN CENTER (VTC)

### *Description*

This category is intended to provide for integrated mixed-use development within a Planned Development District determined to be appropriate for a suitable mix of uses due to existing development patterns and the availability of adequate public facilities. The VTC is generally urban in intensity and density, with vertically integrated uses, and a maximum size of 10 acres.

Development shall be considered for approval through a Planned Development rezoning process, which requires, at a minimum, an integrated site plan controlled through site-specific design features and specified development conditions to achieve developments that are compatible with the Goals, Objectives, and Policies of the *Plant City Comprehensive Plan*.

Uses permitted within this district are residential and neighborhood commercial / office uses, which shall be vertically integrated within a structure and accessible to the general public. Standalone neighborhood commercial / office is not permitted; however, all residential use is not required to be vertically integrated with neighborhood commercial / office.

Neighborhood-serving uses, such as personal service, small office, low-intensity retail, where manufacturing, wholesale distribution, warehousing and mini-storage, outside storage, or other visible signs of intensive-commercial enterprise will not be permitted. Examples of neighborhood commercial / office uses include:

- Professional business offices for low-traffic professions, such as attorneys, accountants, professional engineers, mental-health professionals, small-practice medical offices (not multiple medical-discipline clinics), and uses associated with a golf course (such as pro shop, golf cart storage, etc.) etc.
- Low-traffic personal-service establishments, such as barber and beauty shops, nail salons, photography studios, dry cleaners, mortgage companies, insurance agents, interior decorators, electronic-equipment repair, shoe repair, daycare centers, etc.
- Low-volume retail stores, such as florists, grocery sales (including wine and spirits), clothing shops, quick-print shops, cell-phone outlets or repairs, bicycle shops, locksmiths, etc.
- Neighborhood-scale, limited-seating restaurants (such as cafés, sandwich shops, sweets shops, bakeries, taverns/pubs etc.
- Vehicular drive-throughs are prohibited for all uses.

### *Relationship to Other Areas of Use and the Street System:*

- If the VTC is developed solely as residential use (i.e.: no vertically integrated development), a density of up to six (6) units per gross acre is permitted. Type of residential uses permitted are single-family, townhomes, and villas, but no multi-family development.
- If developed as an integrated mixed-use development (residential and neighborhood commercial / office), an intensity of up to 0.90 Floor Area Ratio (FAR) shall be allowed, as calculated by the area of the entire VTC; however, neighborhood commercial / office square footage shall not exceed 20,000 square feet.
- To qualify for the 0.90 Floor Area Ratio (FAR) over the entire VTC acreage, a minimum of 10,000 square feet of neighborhood commercial / office uses must be provided.
- No single-use neighborhood commercial / office use shall be greater than 5,000 square feet.

- Integrated neighborhood commercial / office uses do not require internal buffering from adjacent residential uses.
- Integrated commercial and residential uses shall have direct frontage on local and or collector roads.
- Provide bicycle and pedestrian interconnection with non-gated public roads.

***Relationship to Facilities, Services, Natural Resources, and Features:***

- Maximum size of the VCT category is 10 acres.
- Implemented within a Planned Development District of a minimum size of 1,000 acres.
- Public water and wastewater service must be available or available concurrent with development.
- In Fire, Police, and EMS service areas.
- Requires transportation analysis as part of the Planned Development rezoning.
- Public spaces should be provided for leisure opportunities and integrated into overall design.
- Protects Environmental Areas.
- Well drained areas where soils are suitable for structures, streets and parking.
- Adheres to all Land Development Regulations.



*Sketch & Description*  
*Walden Lakes CPA*  
*Section 1, Township 29 South, Range 21 East*  
*Hillsborough County, Florida*

**Walden Lakes CPA: As Written by SurvTech Solutions**

A parcel of land and being lying in Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at a point marking the Northeast corner of Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, thence coincident with the North boundary of said Section 1, S 89°30'51" W a distance of 28.08 feet to a point coincident with the Southeasterly right-of-way boundary of CSX Railroad; thence departing said North boundary, coincident with said Southeasterly right-of-way boundary, S 52°26'41" W a distance 761.46 feet to the POINT OF BEGINNING; thence departing said Southeasterly right-of-way boundary, N 88°11'16" E a distance of 413.22 feet; thence S 00°22'54" E a distance of 596.57 feet to a point coincident with the Northerly right-of-way boundary of Clubhouse Drive, said point also being coincident with a non-tangent curve concave to the South, said curve having a radius of 200.00 feet, a delta angle of 34°58'00" and being subtended by a chord bearing N 74°46'47" W for a distance of 120.17 feet; thence coincident with said Northerly right-of-way boundary the following three (3) courses: 1.) coincident with the arc of said curve a distance of 122.06 feet; 2.) thence S 87°44'13" W a distance of 699.16 feet to a point coincident with a tangent curve concave to the South, said curve having a radius of 165.00 feet, a delta angle of 27°32'03" and being subtended by a chord bearing S 73°58'12" W for a distance of 78.53 feet; 3.) thence coincident with the arc of said curve a distance of 79.29 feet to a point marking the Southeast corner of Lot 2, Block 5 of WALDEN LAKES UNIT 28 PHASE 2, as recorded in Plat Book 76, page 69 of the Public Records of Hillsborough County, Florida; thence departing said Northerly right-of-way boundary, coincident with the Easterly boundary said Lot 2, and the Northerly extension thereof, N 29°47'33" W a distance of 190.04 feet a point coincident with the aforementioned Southeasterly right-of-way boundary of CSX Railroad; thence departing said Northerly extension and coincident with said Southeasterly right-of-way boundary, N 52°26'41" E a distance of 715.82 feet to the POINT OF BEGINNING.

Containing an area of 431,382.22 square feet, 9.903 acres, more or less.

**Curve Information**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	200.00'	122.06'	34°58'00"	N 74°46'47" W	120.17'	63.00'
C2	165.00'	79.29'	27°32'03"	S 73°58'12" W	78.53'	40.43'

THIS IS NOT A BOUNDARY SURVEY.

Stacy L. Brown PSM No. 6516  
 SurvTech Solutions, Inc. LB No. 7340

- 1.) Paper copies of this survey are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this sketch is based on a Florida West State Plane grid bearing of S 87°44'13" W for the Southerly Boundary of subject property and the North Right-of-way boundary of Clubhouse Drive.

SURVEYING TODAY WITH  
 TOMORROW'S TECHNOLOGY



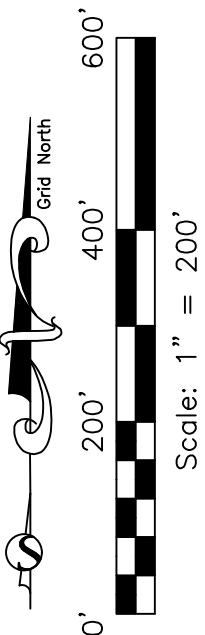
**SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS**  
 10220 U.S. Highway 92 East, Tampa, FL 33610  
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Project No.: 20190035  
 Phase: 3  
 Drawing Name: 20190035\_3K  
 Last Field Date: N/A  
 Field Book/Page: N/A  
 Drafted By: M. Rook  
 Date Drafted: 12/19/20  
 Revision Date: N/A  
 Approved By: S. Brown  
 Date Approved: 12/20/20

**Sketch & Description**  
**Walden Lakes CPA**  
 Section 1, Township 29 South,  
 Range 21 East  
 Hillsborough County, Florida

North Boundary of  
 Section 1-29S-21E

Point of  
 Commencement  
 Northeast Corner of  
 Section 1-29S-21E



Line Information:

LINE	BEARING	DISTANCE
L1	S 89°30'51" W	28.08'
L2	S 52°26'41" W	761.46'
L3	N 88°11'16" E	413.22'
L4	S 00°22'54" E	596.57'
L5	S 87°44'13" W	699.16'
L6	N 29°47'33" W	190.04'
L7	N 52°26'41" E	715.82'

Southeasterly Right-of-way  
 Boundary of CSX Railroad

Point of Beginning  
 Walden Lakes CPA

Total Acreage  
 431,382.22 Square Feet  
 9.903 Acres

Portion of  
 Folio #20374-0550

Portion of  
 Folio #20374-0550

Northerly Right-of-way  
 Boundary of  
 Clubhouse Drive

Easterly Boundary  
 of Lot 2 Block 5

Lot 2  
 Block 5

Lot 3  
 Block 5

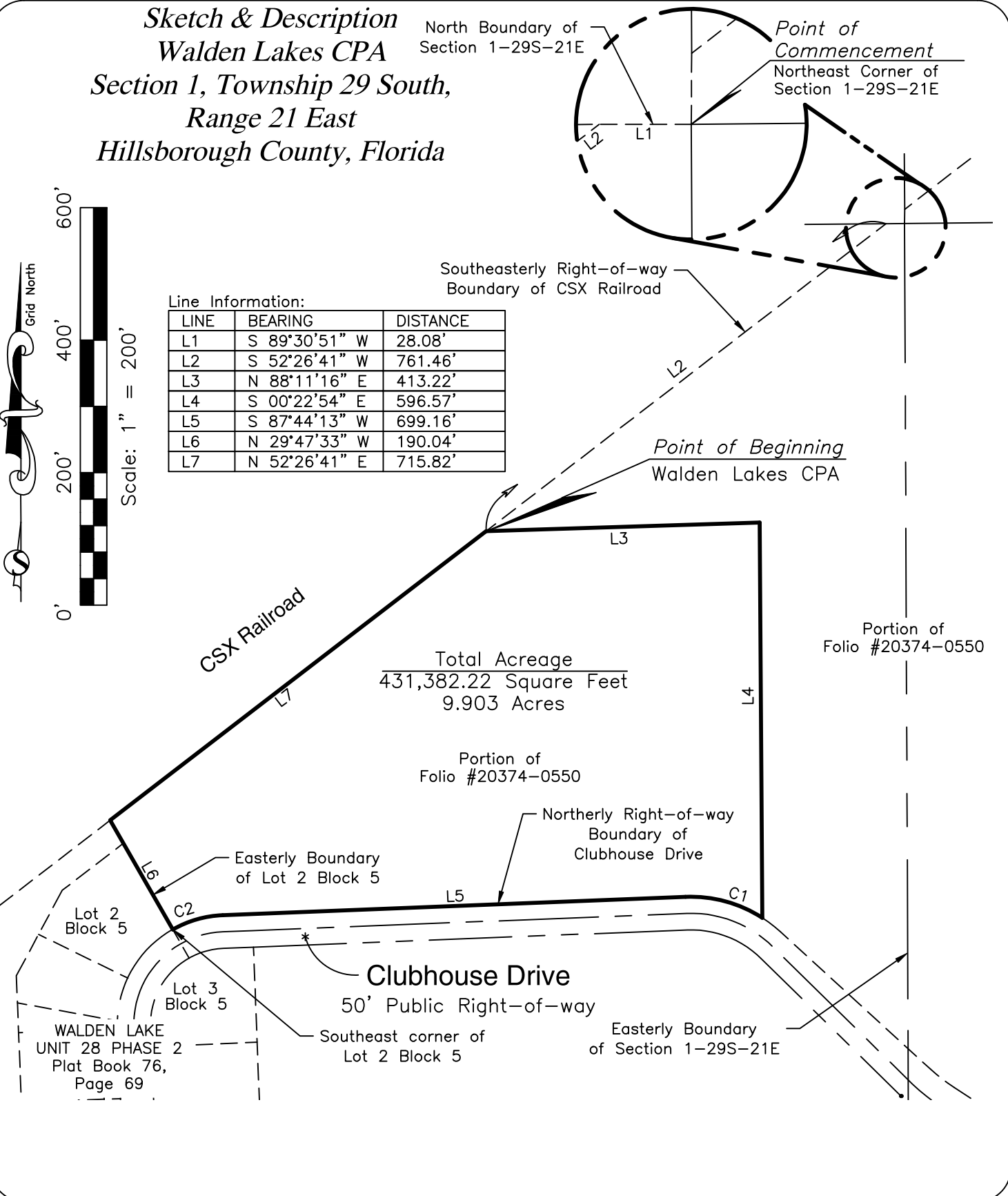
WALDEN LAKE  
 UNIT 28 PHASE 2  
 Plat Book 76,  
 Page 69

Southeast corner of  
 Lot 2 Block 5

**Clubhouse Drive**

50' Public Right-of-way

Easterly Boundary  
 of Section 1-29S-21E



PROJECT NO.: 20190035  
 PHASE: 3  
 LAST FIELD DATE: N/A



**SURVTECH SOLUTIONS, INC.** SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610  
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>









April 21, 2020

Carmine Zayoun  
Walden Lake, LLC  
4800 N. Federal Hwy, Suite A-103  
Boca Raton, FL 33431

**RE: Preliminary Wetland and Listed Species Review  
Walden Lake Property  
Hillsborough County, Florida**

Dear Mr. Zayoun:

Horner Environmental Professionals, Inc. (HEP) has visited the referenced property multiple dates from April 2019 to March 2020 for various environmental tasks. The purpose was to provide guidance pertaining to listed wildlife species, wetland line establishment, seasonal high-water elevation assessments and review for the possible existence of other environmental constraints on site. This correspondence offers a summary of our efforts to date.

The 425 acre Walden Lake Property is comprised primarily of lands that were altered for the construction of a golf course surrounded by residential and industrial development. This alteration began in the 1970s and has resulted in almost complete disturbance of the pre-existing land cover.

Prior to our field review, the Florida Fish and Wildlife Conservation Commission (FWC), U.S. Fish and Wildlife Service (USFWS), and Florida Natural Areas Inventory (FNAI) databases were analyzed to assess what species were likely to occur in the project vicinity. Additionally, site specific data was reviewed with respect to soils and cover types as well as current uses.

According to the FWC database the nearest known bald eagle (*Haliaeetus leucocephalus*) nest HL050 is approximately 0.49 miles southeast of the subject property.

During site reviews, special consideration was given to the potential presence of gopher tortoises (*Gopherus polyphemus*). The gopher tortoise is listed as a “threatened” species by the FWC and the animals and their burrows are protected from disturbance. During our site reviews, multiple gopher tortoise burrows were observed. FWC permits will need to be obtained prior to the disturbance of any gopher tortoise burrows on site. No other direct observations of listed species or their occurrence on site has yet been made during our site visits.

The wetland lines on the property have been delineated according to 62-340 F.A.C. and are currently under review for permitting of a Petition for a Formal Determination of the Landward Extent of Wetlands and Other Surface Waters (Petition No. 795690). Upon completion of these efforts, the verification of delineation will be memorialized through a certified survey of the wetland lines, reviewed by and submitted to the Southwest Florida Water management District (SWFWMD) for approval and completion of the petition.

Any necessary wetland impacts that are required for development of the project will be subject to review and approval by the Environmental Protection Commission (EPC) of Hillsborough County, SWFWMD and potentially the U.S. Army Corps of Engineers (USACE). These wetland impacts will be subject to reduction and elimination criteria of each agency, as well as compensatory efforts to offset any environmental impacts. These mitigation efforts will be required to take place through onsite wetland creation, restoration, enhancement or preservation of sensitive lands, mitigation bank credit purchase, or potentially a combination thereof to meet mitigation requirements.

In summary, the Walden Lake Property is a highly disturbed site surrounded by significant residential and industrial uses. This has significantly limited its benefits to listed wildlife species and has also left remaining wetlands in a compromised state, as most of the historic wetlands on site have been displaced or altered.

HEP appreciates the opportunity to assist you with this project. Please don't hesitate to call if you need anything additional.

Sincerely,

**HORNER ENVIRONMENTAL PROFESSIONALS, INC.**



W. Perry Horner  
President

## **STORMWATER MANAGEMENT**

The project will design a quality Stormwater Management Plan (SWMP) which satisfies the requirements of the owners, the City of Plant City and the Southwest Florida Water Management District (SWFWMD).

The project is located within the headwaters of the Spartman Branch basin. This is a tributary of the Pemberton Creek which in turn flows to Lake Thonotosassa and eventually to the Hillsborough River.

The basin has been designated by SWFWMD and Plant City as an "Open Basin". This will require that the pre-development peak discharge rate for the 25-year/24-hour storm event is not exceeded by the post development peak discharge rate for the same design storm event after construction. The Florida Department of Environmental Protection (FDEP) has designated Spartman Branch as "impaired" for Coliform and Nutrients and has set Total Maximum Daily Loads (TMDLs) for the watershed.

The Federal Emergency Management Agency (FEMA) through the National Flood Insurance Program has determined portions of the property lies within the 100-year floodplain Zones A and AE. The 100-year flood event is a storm that has a one percent chance of being equaled or exceeded in any given year.

The most important aspect of any SWMP is the proper representation of current flooding conditions throughout the watershed. A good understanding of basin-wide hydrologic and hydraulic processes is necessary to determine the most effective means to control flooding and protecting public safety and environmental resources.

The Hillsborough County Stormwater Management Model utilizing a modified version of the Environmental Protection Agency (EPA) Stormwater Management Model V.5.1 (SWMM) will be used to evaluate not only the required 25-year storm event but also the 2.33-, 5-, 10-, 50- and 100-year storm events. This will ensure the development will not result in adverse impacts to properties within the watershed throughout a variety of possible storm events. Water quality criteria will be addressed using retention/detention, residence time and treatment trains. Best management practices will be implemented to exceed minimum requirements for the safety of the residents and the health of the environment.

## **PRELIMINARY TRAFFIC ANALYSIS**

The traffic resulting from The Walden Lakes Community Unit District Modification is being reviewed to identify potential impacts and mitigation measures that may be appropriate. This review is being undertaken using traffic analysis methods typical for such analysis and approved by Plant City. The traffic review includes the following steps:

- Prediction of the number of trips resulting from the change in land use. Methodologies developed by the Institute of Transportation Engineers and adopted by the city and county are being used to develop the traffic projections.
- Distribution of the generated trips. Intersection volume counts were taken for this study. These will be used to identify existing travel patterns. The existing patterns will then be applied to the new trips.
- Analysis of the existing and future operations of impacted intersections within and adjacent to the site. Highway Capacity Software is being used for this analysis as required by the city and county.
- Recommendation of appropriate mitigation measures to enhance traffic operations.

On-site roadways will be designed based upon the City's Standard Guide Manual for Construction and Development. Residential streets shall be designed with a target speed limit of 25 mph and shall be designed to incorporate traffic calming techniques and promote safe pedestrian and bicycle safety.



Prepared by and return to:

Jonathan Leder  
Miami Title Group, Inc.  
150 SE 2nd Avenue  
Suite PH1  
Miami, FL 33131  
(305) 514-0600  
File No 7431888

Parcel Identification No 203274-0550

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 28th day of March, 2019 between Today's Bank, an Arkansas Banking Corporation, whose post office address is 432 Harmony Road, Huntsville, AR 72740, Grantor, to Walden Lake, LLC, a Florida Limited Liability Company, whose post office address is 4800 North Federal Highway, Suite A-103, Boca Raton, FL 33431, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough County, Florida, to-wit:

**See attached Exhibit "A"**

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.**

**TO HAVE AND TO HOLD the same in fee simple forever.**

**And Grantor hereby covenant with the Grantee that the Grantor are lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.**

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS Gaston Fontela  
[Signature]  
WITNESS Jonathan Leck

Today's Bank, an Arkansas Banking Corporation

By: [Signature]  
Kevin Beasley, Senior Vice President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 27 day of March, 2019 by Kevin Beasley, Senior Vice President of Today's Bank, an Arkansas Banking Corporation, on behalf of the Corporation.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Gaston Fontela  
COMMISSION #FP246702  
EXPIRES: July 18, 2019  
WWW.AARONNOTARY.COM

Personally known: \_\_\_\_\_  
OR Produced Identification: X

Type of Identification Produced: Driver License

**Exhibit "A"****Legal Description****PARCEL A**

A parcel of land lying within Section 6, Township 29 South, Range 22 East, and Section 31, Township 28 South, Range 22 East, Hillsborough County, Florida, more particularly described as follows:

Begin at the most Northerly corner of Lot 1, Block 1, of WALDEN LAKE FAIRWAY ESTATES UNIT II, as recorded in Plat Book 51, Page 31, of the Public Records of Hillsborough County, Florida, said point being on the Southerly right-of-way boundary of West Timberlane Drive; thence on said Southerly right-of-way boundary, North 31 degrees 59 minutes 30 seconds East, a distance of 390.37 feet to the West boundary of WALDEN LAKE FAIRWAY ESTATES, as recorded in Plat Book 48, Page 14, of the Public Records of Hillsborough County, Florida; thence departing said Southerly right-of-way boundary and on this Westerly, Southerly, and Easterly boundaries of said WALDEN LAKE FAIRWAY ESTATES the following eight courses: 1) South 26 degrees 00 minutes 00 seconds East, a distance of 167.38 feet; 2) thence South 10 degrees 23 minutes 12 seconds East, a distance of 391.60 feet; 3) thence South 00 degrees 45 minutes 11 seconds East, a distance of 743.94 feet; 4) thence North 85 degrees 00 minutes 00 seconds East, a distance of 480.00 feet; 5) thence North 05 degrees 00 minutes 00 seconds West, a distance of 670.00 feet; 6) thence North 11 degrees 00 minutes 00 seconds West, a distance of 650.00 feet; 7) thence North 26 degrees 00 minutes 00 seconds West, a distance of 165.00 feet; 8) thence North 39 degrees 33 minutes 07 seconds West, a distance of 165.00 feet to the aforesaid Southerly right-of-way boundary of West Timberlane Drive; thence on said Southerly right-of-way boundary the following three courses: 1) North 50 degrees 26 minutes 53 seconds East, a distance of 244.83 feet to the beginning of a curve, concave Southerly, having a radius of 309.00 feet and a central angle of 46 degrees 43 minutes 37 seconds, 2) thence Northeasterly along the arc of said curve to the right, a distance of 252.00 feet, said arc subtended by a chord which bears North 73 degrees 48 minutes 42 seconds East, a distance of 245.08 feet to the curve's end; thence South 82 degrees 49 minutes 30 seconds East, a distance of 261.62 feet to a point on the Westerly boundary of THE PRESERVE, A CONDOMINIUM, as recorded in Condominium Plat Book 14, Page 30, Public Records of Hillsborough County, Florida; thence departing said Southerly right-of-way boundary and on said Westerly boundary the following six courses: 1) South 15 degrees 03 minutes 14 seconds West, a distance of 796.53 feet; 2) thence South 09 degrees 56 minutes 19 seconds East, a distance of 403.94 feet; 3) thence South 02 degrees 59 minutes 11 seconds West, a distance of 50.99 feet; thence 4) South 06 degrees 54 minutes 14 seconds East, a distance of 250.35 feet; 5) thence South 27 degrees 00 minutes 45 seconds East, a distance of 26.63 feet; 6) thence South 06 degrees 15 minutes 48 seconds East, a distance of 61.23 feet; thence departing said Westerly boundary, South 12 degrees 57 minutes 43 seconds West, a distance of 102.83 feet; thence South 21 degrees 37 minutes 42 seconds West, a distance of 50.79 feet; thence South 32 degrees 15 minutes 11 seconds West, a distance of 49.97 feet; thence South 14 degrees 37 minutes 03 seconds West, a distance of 34.97 feet; thence South 46 degrees 39 minutes 45 seconds West, a distance of 70.10 feet; thence South 13 degrees 32 minutes 19 seconds West, a distance of 66.59 feet; thence South 01 degrees 55 minutes 22 seconds West, a distance of 24.39 feet; thence South 10 degrees 18 minutes 13 seconds East, a distance of 47.81 feet; thence North 89 degrees 51 minutes 40 seconds East, a distance of 35.59 feet to the most Northwesterly corner of Lot 19, of WALDEN LAKE UNIT II-B, as recorded in Plat Book 53, Page 43, of the Public Records of Hillsborough County, Florida; thence on the Northerly



boundary of said WALDEN LAKE UNIT II-B, the following 6 courses: 1) South 00 degrees 08 minutes 20 seconds East, a distance of 109.96 feet; 2) thence South 78 degrees 42 minutes 00 seconds West, a distance of 390.95 feet; 3) thence South 38 degrees 40 minutes 00 seconds West, a distance of 90.00 feet; 4) thence North 90 degrees 00 minutes 00 seconds West, a distance of 185.00 feet; 5) thence North 48 degrees 58 minutes 16 seconds West, a distance of 134.76 feet; 6) thence North 15 degrees 30 minutes 00 seconds West, a distance of 25.00 feet to the Southeast corner of Lot 11, Block 1, of the aforesaid WALDEN LAKE FAIRWAY ESTATES UNIT II; thence departing said Northerly boundary and on the Easterly boundary of said WALDEN LAKE FAIRWAY ESTATES UNIT II the following three courses: 1) North 15 degrees 30 minutes 00 seconds West, a distance of 683.87 feet; 2) thence North 00 degrees 45 minutes 11 seconds West, a distance of 450.00 feet; 3) thence North 21 degrees 12 minutes 55 seconds West, a distance of 137.51 feet to the POINT OF BEGINNING

#### PARCEL B

A parcel of land lying in Section 6, Township 29 South, Range 22 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the Southwest corner of WALDEN LAKE FAIRWAY VILLAS UNIT II, as recorded in Plat Book 51, Page 36, Public Records of Hillsborough County, Florida; thence North 80 degrees 24 minutes 02 seconds East, a distance of 133.34 feet; thence North 67 degrees 56 minutes 51 seconds East, a distance of 552.24 feet to a point on the aforesaid Southerly boundary of WALDEN LAKE FAIRWAY VILLAS; thence on said Southerly boundary North 63 degrees 39 minutes 54 seconds East, a distance of 379.75 feet; thence South 62 degrees 08 minutes 13 seconds East, a distance of 74.24 feet to the Northerly right-of-way boundary of West Timberlane Drive; thence on said Northerly right-of-way boundary South 31 degrees 59 minutes 30 seconds West, a distance of 316.95 feet to the beginning of a curve concave Northwesterly, having a radius of 300.00 feet and a central angle of 23 degrees 30 minutes 30 seconds; thence on the arc of said curve and the Northerly right-of-way boundary of West Timberlane Drive, a distance of 123.09 feet, said arc subtended by a chord which bears South 43 degrees 44 minutes 45 seconds West, a distance of 122.23 feet to the curve's end; thence continue on said Northerly right-of-way boundary of West Timberlane Drive, South 55 degrees 30 minutes 00 seconds West, a distance of 505.00 feet; thence departing said Northerly boundary of West Timberlane Drive, North 41 degrees 26 minutes 34 seconds West, a distance of 102.28 feet; thence South 75 degrees 37 minutes 14 seconds West, a distance of 578.98 feet; thence South 89 degrees 59 minutes 47 seconds West, a distance of 243.55 feet to the Easterly right-of-way boundary of Village Green Boulevard, said point being on a curve concave Westerly, having a radius of 1040.00 feet and a central angle of 2 degrees 45 minutes 21 seconds; thence on the arc of said curve and the Easterly right-of-way boundary of Village Green Boulevard, a distance of 50.02 feet; said arc subtended by a chord which bears North 23 degrees 37 minutes 20 seconds West, a distance of 50.02 feet to the curve's end; thence continue on said Easterly right-of-way boundary of Village Green Boulevard, North 25 degrees 00 minutes 00 seconds West, a distance of 276.56 feet to the South boundary of WALDEN LAKE UNIT 13A, as recorded in Plat Book 59, Page 6, of the Public Records of Hillsborough County, Florida; thence on said South boundary of WALDEN LAKE UNIT 13A, the following five courses; North 86 degrees 34 minutes 12 seconds East, a distance of 8.89 feet; thence South 60 degrees 36 minutes 17 seconds East, a distance of 155.71 feet; thence South 88 degrees 01 minutes 48 seconds East, a distance of 99.00 feet; thence North 73 degrees 52 minutes 52 seconds East, a distance of 247.74 feet; thence North 67 degrees 27 minutes 14 seconds East, a distance of 159.03 feet to the POINT OF BEGINNING.

## PARCEL C

A parcel of land lying in Section 6, Township 29 South, Range 22 East, and Section 31, Township 28 South, Range 22 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Section 31; thence on the West boundary thereof, North 00 degrees 42 minutes 45 seconds East, a distance of 21.42 feet to a point on the Southeasterly right-of-way boundary of the Seaboard System Railroad; thence on said Southeasterly right-of-way boundary, North 52 degrees 56 minutes 39 seconds East, a distance of 1,238.70 feet; thence North 52 degrees 57 minutes 33 seconds East, a distance of 673.05 feet; thence departing said Southeasterly right-of-way boundary, South 34 degrees 00 minutes 00 seconds East, a distance of 483.97 feet; thence South 84 degrees 08 minutes 54 seconds East, a distance of 217.60 feet; thence North 86 degrees 24 minutes 06 seconds East, a distance of 261.53 feet; thence North 24 degrees 45 minutes 30 seconds West, a distance of 110.74 feet; thence North 47 degrees 57 minutes 20 seconds East, a distance of 69.45 feet; thence South 52 degrees 50 minutes 18 seconds East, a distance of 193.90 feet; thence North 31 degrees 13 minutes 08 seconds East, a distance of 10.00 feet; thence South 58 degrees 46 minutes 52 seconds East, a distance of 135.91 feet; thence South 61 degrees 32 minutes 17 seconds East, a distance of 192.72 feet; thence South 53 degrees 06 minutes 21 seconds East, a distance of 293.96 feet; thence South 40 degrees 26 minutes 27 seconds East, a distance of 361.72 feet; thence South 22 degrees 02 minutes 30 seconds East, a distance of 69.10 feet to the Northerly right-of-way boundary of West Timberlane Drive and the beginning of a curve concave Southeasterly, having a radius of 1050.00 feet and a central angle of 9 degrees 32 minutes 49 seconds; thence on the arc of said curve on the Northerly right-of-way boundary of West Timberlane Drive, a distance of 174.96 feet, said arc subtended by a chord which bears South 45 degrees 40 minutes 29 seconds West, a distance of 174.75 feet to the curve's end and the Northerly boundary of WALDEN LAKE FAIRWAY VILLAS, as recorded in Plat Book 50, Page 18, Public Records of Hillsborough County, Florida; thence departing said Northerly right-of-way boundary of West Timberlane Drive and on said Northerly boundary of WALDEN LAKE FAIRWAY VILLAS, the following six courses: North 49 degrees 00 minutes 00 seconds West, a distance of 375.00 feet; thence North 82 degrees 00 minutes 00 seconds West, a distance of 149.50 feet; thence North 35 degrees 29 minutes 04 seconds West, a distance of 322.68 feet; thence South 41 degrees 00 minutes 00 seconds West, a distance of 30.99 feet; thence North 49 degrees 00 minutes 00 seconds West, a distance of 25.00 feet; thence South 41 degrees 00 minutes 00 seconds West, a distance of 94.45 feet; thence departing said Northerly boundary of WALDEN LAKE FAIRWAY VILLAS, North 76 degrees 13 minutes 30 seconds West, a distance of 257.32 feet to a point on the Northerly boundary of WALDEN LAKE UNIT 17, as recorded in Plat Book 54, Page 6, of the Public Records of Hillsborough County, Florida; thence continue North 76 degrees 13 minutes 30 seconds West on said Northerly boundary of WALDEN LAKE UNIT 17, a distance of 350.86 feet; thence North 66 degrees 49 minutes 00 seconds West, a distance of 83.50 feet; thence South 88 degrees 30 minutes 00 seconds West, a distance of 27.21 feet to a point on the Northerly boundary of WALDEN LAKE UNIT 17 - PHASE 2, as recorded in Plat Book 59, Page 20, of the Public Records of Hillsborough County, Florida; thence on said Northerly boundary of WALDEN LAKE UNIT 17 - PHASE 2, the following three courses; South 88 degrees 30 minutes 00 seconds West, a distance of 182.00 feet; thence South 69 degrees 00 minutes 00 seconds West, a distance of 185.00 feet; thence South 63 degrees 30 minutes 34 seconds West, a distance of 140.32 feet to a point on the Northerly boundary of WALDEN LAKE UNIT 18, as recorded in Plat Book 61, Page 32, of the Public Records of Hillsborough County, Florida; thence on said Northerly, Westerly and Southerly boundaries of



said WALDEN LAKE UNIT 18 the following twelve courses; South 86 degrees 32 minutes 58 seconds West, a distance of 77.37 feet; thence South 56 degrees 26 minutes 47 seconds West, a distance of 151.12 feet; thence South 59 degrees 52 minutes 59 seconds West, a distance of 405.24 feet; thence South 05 degrees 06 minutes 06 seconds East, a distance of 213.19 feet; thence South 57 degrees 15 minutes 51 seconds West, a distance of 148.45 feet; thence South 43 degrees 09 minutes 27 seconds West, a distance of 289.97 feet; thence South 38 degrees 31 minutes 31 seconds West, a distance of 520.66 feet; thence South 28 degrees 37 minutes 55 seconds East, a distance of 82.54 feet; thence North 88 degrees 12 minutes 16 seconds East, a distance of 275.89 feet; thence South 53 degrees 10 minutes 00 seconds East, a distance of 121.04 feet; thence North 85 degrees 21 minutes 00 seconds East, a distance of 339.81 feet; thence North 63 degrees 55 minutes 04 seconds East, a distance of 179.58 feet; thence North 86 degrees 34 minutes 12 seconds East, a distance of 174.15 feet to a point on the Southerly boundary of the aforesaid WALDEN LAKE UNIT 13A; thence on said Southerly boundary of WALDEN LAKE UNIT 13A, North 86 degrees 34 minutes 12 seconds East, a distance of 20.09 feet to the West right-of-way boundary of Villas Green Boulevard; thence departing said Southerly boundary of WALDEN LAKE UNIT 13A and on said West right-of-way boundary, South 25 degrees 00 minutes 00 seconds East, a distance of 198.38 feet to the Northerly boundary of WALDEN LAKE UNIT 14, as recorded in Plat Book 54, Page 20, of the Public Records of Hillsborough County, Florida; thence departing said West-right-of-way boundary and on said Northerly boundary of WALDEN LAKE UNIT 14 the following six courses: thence North 72 degrees 38 minutes 37 seconds West, a distance of 78.43 feet; thence South 72 degrees 24 minutes 03 seconds West, a distance of 502.00 feet; thence South 49 degrees 18 minutes 20 seconds West, a distance of 119.24 feet; thence South 80 degrees 49 minutes 57 seconds West, a distance of 258.76 feet; thence South 82 degrees 17 minutes 36 seconds West, a distance of 75.09 feet; thence South 30 degrees 58 minutes 33 seconds West, a distance of 216.27 feet to the Northerly right-of-way boundary of Clubhouse Drive; thence departing said Northerly boundary of WALDEN LAKE UNIT 14 and on said Northerly right-of-way boundary of Clubhouse Drive the following six courses; North 56 degrees 30 minutes 00 seconds West, a distance of 73.05 feet to the beginning of a curve concave Northeasterly, having a radius of 270.00 feet and a central angle of 10 degrees 26 minutes 39 seconds; thence on the arc of said curve a distance of 49.22 feet, said arc subtended by a chord which bears North 51 degrees 16 minutes 40 seconds West, a distance of 49.15 feet to the curve's end; thence North 46 degrees 03 minutes 21 seconds West, a distance of 99.81 feet; thence North 47 degrees 41 minutes 33 seconds West, a distance of 175.07 feet; thence North 46 degrees 03 minutes 21 seconds West, a distance of 25.00 feet to the beginning of a curve concave Southwesterly, having a radius of 200.00 feet and a central angle of 26 degrees 42 minutes 14 seconds; thence on the arc of said curve a distance of 93.21 feet; said arc subtended by a chord which bears North 59 degrees 24 minutes 28 seconds West, a distance of 92.37 feet; thence departing said Northerly right-of-way boundary of Clubhouse Drive North 13 degrees 50 minutes 36 seconds East, a distance of 249.34 feet; thence North 21 degrees 23 minutes 16 seconds East, a distance of 358.88 feet; thence North 07 degrees 01 degrees 35 seconds East, a distance of 249.26 feet; thence North 15 degrees 04 minutes 16 seconds East, a distance of 205.60 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the lands described in Official Records Book 9225, Page 1725, of the Public Records of Hillsborough County, Florida.

PARCEL D

A parcel of land lying in Section 6, Township 29 South, Range 22 East, and Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the Northern most point in WALDEN LAKE UNIT 26, as recorded in Plat Book 60, Page 15, of the Public Records of Hillsborough County, Florida; thence North 48 degrees 10 minutes 20 seconds East, a distance of 578.67 feet; thence North 25 degrees 28 minutes 54 seconds East, a distance of 712.19 feet; thence North 54 degrees 30 minutes 12 seconds East, a distance of 217.26 feet; thence North 27 degrees 49 minutes 54 seconds East, a distance of 921.23 feet to the South right-of-way boundary of Clubhouse Drive and the beginning of a curve concave Northeasterly having a radius of 330.00 feet and a central angle of 10 degrees 26 minutes 39 seconds; thence on said South right-of-way boundary of Clubhouse Drive and on the arc of said curve a distance of 60.15 feet, said arc subtended by a chord which bears South 51 degrees 16 minutes 40 seconds East, a distance of 60.07 feet to the curve's end; thence South 56 degrees 30 minutes 00 seconds East, a distance of 201.94 feet to the beginning of a curve concave Southwesterly, having a radius of 170.00 feet and a central angle of 25 degrees 00 minutes 00 seconds; thence on the arc of said curve a distance of 74.18 feet; said arc subtended by a chord which bears South 44 degrees 00 minutes 00 seconds East, a distance of 73.59 feet to the curve's end; thence South 31 degrees 30 minutes 00 seconds East, a distance of 33.09 feet; thence departing said South right-of-way boundary of Clubhouse Drive; South 57 degrees 02 minutes 30 seconds West, a distance of 7.87 feet; thence South 25 degrees 12 minutes 31 seconds West, a distance of 136.10 feet; thence South 29 degrees 22 minutes 53 seconds West, a distance of 245.60 feet; thence South 00 degrees 17 minutes 17 seconds West, a distance of 102.59 feet; thence South 00 degrees 47 minutes 13 seconds West, a distance of 84.38 feet; thence South 13 degrees 07 minutes 28 seconds East, a distance of 67.54 feet; thence South 10 degrees 51 minutes 20 seconds West, a distance of 285.98 feet; thence South 01 degrees 34 minutes 28 seconds East, a distance of 137.90 feet; thence South 08 degrees 40 minutes 11 seconds East, a distance of 97.54 feet; thence South 60 degrees 30 minutes 00 seconds East, a distance of 165.83 feet to the Westerly right-of-way boundary of West Timberlane Drive; thence on said Westerly right-of-way boundary South 29 degrees 30 minutes 00 seconds West, a distance of 295.51 feet to the beginning of a curve concave Easterly, having a radius of 1050.00 feet and a central angle of 23 degrees 36 minutes 56 seconds; thence on the arc of said curve a distance of 432.77 feet; said arc subtended by a chord which bears South 17 degrees 41 minutes 31 seconds West, a distance of 429.72 feet to the curve's end; thence departing said Westerly right-of-way boundary of West Timberland Drive, North 89 degrees 41 minutes 41 seconds West, a distance of 82.78 feet; thence North 79 degrees 19 minutes 46 seconds West, a distance of 203.19 feet; thence South 39 degrees 36 minutes 01 seconds West, a distance of 210.18 feet; thence South 62 degrees 32 minutes 38 seconds West, a distance of 262.81 feet; thence North 87 degrees 14 minutes 34 seconds West, a distance of 149.80 feet; thence South 17 degrees 25 minutes 46 seconds West, a distance of 120.03 feet; thence South 40 degrees 24 minutes 06 seconds West, a distance of 185.15 feet; thence South 15 degrees 03 minutes 17 seconds East, a distance of 549.05 feet; thence South 17 degrees 15 minutes 21 seconds East, a distance of 144.30 feet; thence South 40 degrees 34 minutes 42 seconds East, a distance of 157.11 feet to the aforesaid Westerly right-of-way boundary of West Timberlane Drive and a point on a curve concave Southeasterly, having a radius of 1050.00 feet and a central angle of 26 degrees 39 minutes 18 seconds; thence on said Westerly right-of-way boundary of West Timberlane Drive on the arc of said curve a distance of 488.48 feet; said arc subtended by a chord which bears South 36 degrees 05 minutes 39 seconds West, a distance of 484.08 feet, said point being the most Easterly corner of Lot 64, of said WALDEN LAKE UNIT 26; thence departing said Westerly right-of-way boundary of West Timberlane Drive



and on the Easterly boundary of said WALDEN LAKE UNIT 26, the following six courses; North 67 degrees 14 minutes 00 seconds West, a distance of 141.50 feet to the beginning of a curve concave Northeasterly, having a radius of 150.00 feet and a central angle of 95 degrees 36 minutes 00 seconds; thence on the arc of said curve a distance of 250.28 feet; said arc subtended by a chord which bears North 19 degrees 26 minutes 00 seconds West, a distance of 222.24 feet to the curve's end; thence North 28 degrees 22 minutes 00 seconds East, a distance of 236.53 feet; thence North 08 degrees 07 minutes 00 seconds West, a distance of 752.30 feet; thence North 32 degrees 36 minutes 13 seconds East, a distance of 131.94 feet; thence North 24 degrees 26 minutes 12 seconds West, a distance of 507.01 feet to the POINT OF BEGINNING.

**PARCEL "E"**

A parcel of land lying in Section 1, Township 29 South, Range 21 East, Section 6, Township 29 South, Range 22 East, Section 7, Township 29 South, Range 22 East and Section 12, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the most Westerly point in WALDEN LAKE UNIT 20, as recorded in Plat Book 56, Page 43, of the Public Records of Hillsborough County, Florida; thence on the Southerly boundaries thereof the following three courses; South 74 degrees 32 minutes 31 seconds East, a distance of 239.28 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 305.00 feet; thence North 73 degrees 53 minutes 00 seconds East, a distance of 1566.00 feet to the Southeast corner of Lot 32, Block 2, of said WALDEN LAKE UNIT 20; thence continue North 73 degrees 53 minutes 00 seconds East, a distance of 44.57 feet; thence North 32 degrees 57 minutes 35 seconds East, a distance of 299.39 feet; thence North 45 degrees 47 minutes 17 seconds East, a distance of 119.10 feet; thence North 25 degrees 04 minutes 01 seconds East, a distance of 91.96 feet; thence North 46 degrees 08 minutes 06 seconds East, a distance of 91.18 feet; thence North 29 degrees 53 minutes 24 seconds East, a distance of 90.68 feet; thence North 25 degrees 35 minutes 54 seconds East, a distance of 107.08 feet; thence South 53 degrees 05 minutes 30 seconds East, a distance of 0.07 feet; thence North 21 degrees 40 minutes 40 seconds East, a distance of 110.65 feet; thence North 00 degrees 12 minutes 34 seconds East, a distance of 118.50 feet; thence South 76 degrees 02 minutes 40 seconds West, a distance of 0.10 feet; thence North 16 degrees 57 minutes 43 seconds West, a distance of 254.02 feet; thence North 20 degrees 48 minutes 44 seconds East, a distance of 46.15 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 60.00 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 72.52 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 109.89 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 109.89 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 98.87 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 85.53 feet; thence North 57 degrees 20 minutes 30 seconds West, a distance of 46.84 feet; thence North 79 degrees 04 minutes 44 seconds West, a distance of 81.89 feet; thence North 46 degrees 46 minutes 54 seconds West, a distance of 78.98 feet; thence North 32 degrees 12 minutes 45 seconds East, a distance of 0.11 feet; thence North 46 degrees 33 minutes 41 seconds West, a distance of 26.16 feet; thence North 20 degrees 30 minutes 09 seconds West, a distance of 77.55 feet; thence South 62 degrees 25 minutes 08 seconds West, a distance of 92.91 feet; thence South 13 degrees 29 minutes 28 seconds West, a distance of 37.12 feet; thence South 61 degrees 59 minutes 46 seconds West, a distance of 20.47 feet; thence South 23 degrees 02 minutes 50 seconds West, a distance of 59.73 feet; thence North 79 degrees 22 minutes 00 seconds West, a distance of 123.05 feet to the Northerly extension of the East boundary of Lot 15, Block 2, of said WALDEN LAKE UNIT 20;



thence on said Northerly extension, South 13 degrees 52 minutes 55 seconds West, a distance of 6.01 feet to the Northeast corner of said Lot 15, Block 2; thence on the North boundary of said Lot 15, Block 2, North 79 degrees 22 minutes 00 seconds West, a distance of 103.48 feet to the Northwest corner of said Lot 15; Block 2; thence on the Northerly extension of the Westerly line of said Lot 15, Block 2; North 05 degrees 57 minutes 40 seconds East, a distance of 14.40 feet; thence departing said Northerly extension, South 90 degrees 00 minutes 00 seconds West, a distance of 77.79 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 25.50 feet; thence North 63 degrees 49 minutes 30 seconds West, a distance of 45.28 feet; thence North 53 degrees 28 minutes 00 seconds West, a distance of 28.73 feet; thence North 43 degrees 15 minutes 42 seconds West, a distance of 38.34 feet; thence North 28 degrees 40 minutes 00 seconds West, a distance of 34.82 feet; thence North 70 degrees 06 minutes 31 seconds West, a distance of 36.20 feet; thence North 79 degrees 42 minutes 13 seconds West, a distance of 39.90 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 172.31 feet to a point on the Northerly extension of the West line of Lot 11, Block 2, of said WALDEN LAKE UNIT 20; thence on said Northerly extension, South 19 degrees 50 minutes 40 seconds East, a distance of 122.26 feet to the Northwest corner of said Lot 11; thence on the North boundary of Lot 10, Block 2, of said WALDEN LAKE UNIT 20, North 90 degrees 00 minutes 00 seconds West, a distance of 101.69 feet; thence departing said North boundary, North 00 degrees 00 minutes 00 seconds East, a distance of 50.00 feet; thence South 90 degrees 00 minutes 00 seconds West, a distance of 40.52 feet to the Easterly right-of-way boundary of West Timberlane Drive and a point on a curve concave Easterly, having a radius of 950.00 feet and a central angle of 17 degrees 13 minutes 58 seconds; thence on said Easterly right-of-way boundary on the arc of said curve a distance of 285.73 feet; said arc subtended by a chord which bears North 20 degrees 53 minutes 01 seconds East, a distance of 284.66 feet to the curve's end; thence North 29 degrees 30 minutes 00 seconds East, a distance of 287.63 feet; thence South 52 degrees 18 minutes 00 seconds East, a distance of 544.99 feet; thence South 85 degrees 51 minutes 00 seconds East, a distance of 699.72 feet; thence South 43 degrees 03 minutes 00 seconds East, a distance of 729.40 feet; thence South 12 degrees 18 minutes 18 seconds West, a distance of 682.92 feet; thence South 05 degrees 55 minutes 39 seconds West, a distance of 89.65 feet; thence South 52 degrees 39 minutes 38 seconds West, a distance of 225.06 feet; thence South 27 degrees 17 minutes 36 seconds West, a distance of 310.08 feet; thence South 29 degrees 02 minutes 26 seconds West, a distance of 733.43 feet; thence South 85 degrees 59 minutes 41 seconds West, a distance of 406.96 feet; thence South 84 degrees 17 minutes 41 seconds West, a distance of 170.48 feet; thence North 82 degrees 16 minutes 32 seconds West, a distance of 354.84 feet; thence North 32 degrees 47 minutes 05 seconds West, a distance of 65.59 feet; thence South 78 degrees 16 minutes 59 seconds West, a distance of 76.79 feet; thence North 73 degrees 25 minutes 30 seconds West, a distance of 177.46 feet; thence North 38 degrees 54 minutes 12 seconds West, a distance of 64.89 feet; thence South 85 degrees 37 minutes 14 seconds West, a distance of 102.95 feet; thence South 01 degrees 32 minutes 08 seconds East, a distance of 90.41 feet; thence South 41 degrees 46 minutes 26 seconds West, a distance of 159.23 feet; thence North 62 degrees 09 minutes 42 seconds West, a distance of 196.10 feet; thence North 80 degrees 01 minutes 55 seconds West, a distance of 223.86 feet; thence North 66 degrees 15 minutes 32 seconds West, a distance of 260.46 feet to the aforesaid Easterly right-of-way boundary of West Timberlane Drive; said point being on a curve concave Easterly, having a radius of 650.00 feet and a central angle of 8 degrees 09 minutes 55 seconds; thence on said Easterly right-of-way boundary of West Timberlane Drive on the arc of said curve a distance of 92.63 feet; said arc subtended by a chord which bears North 12 degrees 47 minutes 01 seconds East, a

distance of 92.55 feet to the curve's end; thence North 16 degrees 52 minutes 00 seconds East, a distance of 41.55 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the lands described in Official Records Book 8107, Page 1644, of the Public Records of Hillsborough County, Florida.

**NEW PARCEL F**

A parcel of land lying within Sections 1 and 12, Township 29 South, Range 21 East, Hillsborough County, Florida, more particularly described as follows: Commence at the Southwest corner of said Section 1; thence on the South boundary of said Section 1, South 88 degrees 57 minutes 29 seconds East, a distance of 25.00 feet; thence departing said South boundary, North 00 degrees 35 minutes 43 seconds East, parallel with the West boundary of said Section 1, a distance of 402.11 feet; thence South 89 degrees 24 minutes 17 seconds East, a distance of 660.00 feet to the POINT OF BEGINNING; thence North 00 degrees 35 minutes 43 seconds East parallel with the aforesaid West boundary of said Section 1, a distance of 1440.61 feet to the Southerly right-of-way boundary of the C.S.X. Railroad; thence on said Southerly right-of-way boundary the following three courses; 1) North 57 degrees 15 minutes 43 seconds East, a distance of 60.47 feet to the beginning of a curve, concave Northwesterly, having a radius of 8694.42 feet and a central angle of 04 degrees 17 minutes 58 seconds, 2) thence Northeasterly along the arc of said curve to the left, a distance of 652.42 feet, said arc subtended by a chord which bears North 55 degrees 06 minutes 44 seconds East, a distance of 652.27 feet to the curve's end; 3) thence North 52 degrees 57 minutes 45 seconds East, a distance of 3583.91 feet; thence departing said Southerly right-of-way boundary, South 29 degrees 16 minutes 29 seconds East, a distance of 40.04 feet; thence South 52 degrees 57 minutes 45 seconds West, a distance of 116.48 feet; thence South 28 degrees 46 minutes 12 seconds West, a distance of 146.39 feet; thence South 01 degrees 44 minutes 43 seconds East, a distance of 40.97 feet; thence South 79 degrees 48 minutes 11 seconds East, a distance of 153.86 feet to the West right-of-way boundary of Clubhouse Drive and a point of intersection with a non-tangent curve, concave Easterly, having a radius of 165.00 feet and a central angle of 04 degrees 33 minutes 30 seconds; thence on said West right-of-way boundary, Southerly along the arc of said curve to the left, from which local tangent at the beginning point bears South 02 degrees 48 minutes 38 seconds West, a distance of 13.13 feet, said arc subtended by a chord which bears South 00 degrees 31 minutes 53 seconds West, a distance of 13.12 feet to a point on the Northerly boundary of WALDEN LAKE UNIT 28, as recorded in Plat Book 72, Page 57, of the Public Records of Hillsborough County, Florida and the point of intersection with a non-tangent line; thence on said Northerly and Westerly boundaries of said WALDEN LAKE UNIT 28 the following two courses: 1) South 88 degrees 15 minutes 17 seconds West, a distance of 150.00 feet; 2) thence South 01 degrees 44 minutes 43 seconds East, a distance of 203.00 feet; thence departing said Westerly boundary and on an extended line thereof, South 16 degrees 28 minutes 51 seconds West, a distance of 27.43 feet to a point on the aforesaid Westerly boundary of WALDEN LAKE UNIT 28; thence on said Westerly boundary the following eight courses; 1) South 16 degrees 28 minutes 51 seconds West, a distance of 96.43 feet; thence 2) South 21 degrees 46 minutes 04 seconds West, a distance of 500.00 feet; 3) thence South 39 degrees 29 minutes 32 seconds West, a distance of 309.52 feet; 4) thence South 33 degrees 59 minutes 27 seconds West, a distance of 306.38 feet; 5) thence South 66 degrees 43 minutes 17 seconds West, a distance of 130.87 feet; 6) thence North 63 degrees 54 minutes 44 seconds West, a distance of 183.91 feet; 7) thence South 87 degrees 07



minutes 58 seconds West, a distance of 135.08 feet; 8) thence South 69 degrees 14 minutes 26 seconds West, a distance of 131.19 feet; thence departing said Westerly boundary North 20 degrees 45 minutes 38 seconds West, a distance of 24.11 feet; thence South 69 degrees 26 minutes 14 seconds West, a distance of 58.76 feet; thence South 58 degrees 34 minutes 25 seconds West, a distance of 67.97 feet; thence South 55 degrees 25 minutes 48 seconds West, a distance of 45.50 feet; thence South 53 degrees 43 minutes 19 seconds West, a distance of 99.32 feet; thence South 48 degrees 39 minutes 23 seconds West, a distance of 90.25 feet; thence South 45 degrees 07 minutes 07 seconds West, a distance of 126.28 feet; thence South 38 degrees 42 minutes 58 seconds West, a distance of 155.37 feet; thence South 33 degrees 58 minutes 18 seconds West, a distance of 82.95 feet; thence South 29 degrees 07 minutes 41 seconds West, a distance of 123.72 feet; thence South 47 degrees 47 minutes 56 seconds West, a distance of 90.36 feet; thence South 52 degrees 39 minutes 51 seconds West, a distance of 180.00 feet; thence South 52 degrees 08 minutes 22 seconds West, a distance of 90.01 feet; thence South 50 degrees 32 minutes 23 seconds West, a distance of 117.71 feet; thence South 50 degrees 21 minutes 12 seconds West, a distance of 130.59 feet; thence South 36 degrees 26 minutes 13 seconds West, a distance of 57.60 feet; thence South 04 degrees 56 minutes 40 seconds East, a distance of 63.52 feet; thence South 06 degrees 16 minutes 55 seconds West, a distance of 79.59 feet; thence South 03 degrees 14 minutes 21 seconds East, a distance of 198.91 feet; thence South 11 degrees 12 minutes 24 seconds West, a distance of 112.91 feet; thence South 11 degrees 02 minutes 07 seconds East, a distance of 92.61 feet; thence South 28 degrees 35 minutes 29 seconds West, a distance of 75.19 feet; thence South 13 degrees 56 minutes 25 seconds East, a distance of 68.26 feet; thence South 01 degrees 21 minutes 05 seconds East, a distance of 81.41 feet; thence South 02 degrees 06 minutes 29 seconds West, a distance of 64.21 feet; thence South 00 degrees 54 minutes 40 seconds East, a distance of 25.92 feet; thence South 00 degrees 46 minutes 58 seconds East, a distance of 49.73 feet; thence South 00 degrees 48 minutes 58 seconds East, a distance of 40.61 feet; thence South 01 degrees 46 minutes 53 seconds West, a distance of 90.07 feet; thence South 13 degrees 26 minutes 52 seconds West, a distance of 91.22 feet; thence South 00 degrees 18 minutes 16 seconds West, a distance of 100.44 feet; thence South 03 degrees 57 minutes 13 seconds East, a distance of 49.80 feet; thence South 08 degrees 47 minutes 33 seconds East, a distance of 40.93 feet; thence South 08 degrees 49 minutes 30 seconds East, a distance of 7.06 feet; thence South 38 degrees 13 minutes 13 seconds East, a distance of 57.13 feet; thence South 15 degrees 45 minutes 38 seconds East, a distance of 40.26 feet; thence South 05 degrees 50 minutes 46 seconds West, a distance of 18.00 feet; thence South 35 degrees 53 minutes 42 seconds West, a distance of 88.16 feet; thence South 29 degrees 06 minutes 37 seconds West, a distance of 47.81 feet; thence South 08 degrees 35 minutes 12 seconds East, a distance of 48.57 feet; thence South 89 degrees 15 minutes 50 seconds East, a distance of 67.25 feet to a point on the West boundary of WALDEN LAKE UNIT 27, PHASE 1, as recorded in Plat Book 66, Page 37, of the Public Records of Hillsborough County, Florida; thence on said West boundary the following two courses; 1) South 00 degrees 43 minutes 46 seconds West, a distance of 42.74 feet; 2) thence South 38 degrees 17 minutes 00 seconds West, a distance of 160.00 feet to a point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 650.00 feet and a central angle of 15 degrees 58 minutes 37 seconds; thence Northwesterly along the arc of said curve to the left, from which the local tangent at the beginning point bears North 46 degrees 49 minutes 27 seconds West, a distance of 181.25 feet, said arc subtended by a chord which bears North 54 degrees 48 minutes 45 seconds West, a distance of 180.66 feet to a point of compound curvature with a curve, concave Southerly, having a radius of 300.00 feet and a central angle of 31 degrees 53 minutes 14 seconds; thence Northwesterly

along the arc of said curve to the left, a distance of 166.96 feet, said arc subtended by a chord which bears North 78 degrees 44 minutes 40 seconds West, a distance of 164.81 feet to the curve's end; thence South 85 degrees 18 minutes 43 seconds West, a distance of 158.33 feet to the beginning of a curve, concave Southerly, having a radius of 650.00 feet and a central angle of 03 degrees 12 minutes 28 seconds; thence Westerly along the arc of said curve to the left, a distance of 36.39 feet, said arc subtended by a chord which bears South 83 degrees 42 minutes 29 seconds West, a distance of 36.39 feet to a point of reverse curvature with a curve, concave Northeasterly, having a radius of 25.00 feet and a central angle of 85 degrees 45 minutes 07 seconds; thence Westerly along the arc of said curve to the right, a distance of 37.42 feet, said arc subtended by a chord which bears North 55 degrees 01 minutes 12 seconds West, a distance of 34.02 feet to the point of intersection with a non-tangent line; thence North 77 degrees 51 minutes 22 seconds East, a distance of 130.00 feet; thence North 12 degrees 08 minutes 38 seconds West, a distance of 180.00 feet; thence North 04 degrees 37 minutes 19 seconds East, a distance of 59.84 feet; thence South 85 degrees 22 minutes 41 seconds East, a distance of 172.85 feet; thence North 48 degrees 07 minutes 48 seconds East, a distance of 196.75 feet; thence North 01 degrees 59 minutes 37 seconds East, a distance of 322.26 feet; thence North 01 degrees 38 minutes 57 seconds West, a distance of 410.39 feet; thence North 25 degrees 08 minutes 52 seconds West, a distance of 75.24 feet; thence North 01 degrees 38 minutes 57 seconds West, a distance of 132.00 feet; 6 seconds E, Thence Northwesterly along the arc of said curve to the left, from which the local tangent at the beginning point bears North thence North 23 degrees 10 minutes 28 seconds East, a distance of 71.46 feet; thence North 01 degrees 38 minutes 57 seconds West, a distance of 90.08 feet; thence North 46 degrees 41 minutes 40 seconds West, a distance of 82.17 feet; thence North 43 degrees 18 minutes 20 seconds East, a distance of 270.00 feet; thence South 90 degrees 00 minutes 00 seconds East, a distance of 68.71 feet; thence North 43 degrees 18 minutes 20 seconds East, a distance of 153.53 feet; thence North 01 degrees 44 minutes 58 seconds West, a distance of 134.66 feet; thence North 38 degrees 37 minutes 10 seconds West, a distance of 120.00 feet; thence North 75 degrees 29 minutes 21 seconds West, a distance of 166.46 feet; thence South 43 degrees 18 minutes 20 seconds West, a distance of 916.13 feet; thence South 22 degrees 48 minutes 32 seconds West, a distance of 121.25 feet; thence South 01 degrees 38 minutes 57 seconds East, a distance of 521.49 feet; thence South 01 degrees 46 minutes 25 seconds West, a distance of 176.63 feet; thence South 04 degrees 37 minutes 19 seconds West, a distance of 270.00 feet; thence South 06 degrees 53 minutes 02 seconds West, a distance of 104.24 feet; thence South 12 degrees 08 minutes 38 seconds East, a distance of 298.75 feet; thence North 77 degrees 51 minutes 22 seconds East, a distance of 130.00 feet to a point of intersection with a non-tangent curve concave Northwesterly, having a radius of 25.00 feet and a central angle of 85 degrees 45 minutes 07 seconds; thence Southerly along the arc of said curve to the right, from which the local tangent at the beginning point bears South 12 degrees 07 minutes 31 seconds East, a distance of 37.41 feet, said arc subtended by a chord which bears South 30 degrees 43 minutes 56 seconds West, a distance of 34.02 feet to a point of reverse curvature with a curve, concave Southeasterly, having a radius of 650.00 feet and a central angle of 18 degrees 40 minutes 24 seconds; thence Westerly along the arc of said curve to the left, a distance of 211.84 feet, said arc subtended by a chord which bears South 64 degrees 16 minutes 17 seconds West, a distance of 210.91 feet to a point of reverse curvature with a curve, concave Northerly, having a radius of 550.00 feet and a central angle of 33 degrees 50 minutes 48 seconds; thence Southwesterly along the arc of said curve to the right, a distance of 324.91 feet, said arc subtended by a chord which bears South 71 degrees 51 minutes 24 seconds West, a distance of 320.20 feet to the point of intersection with a non-tangent line; thence



North 00 degrees 35 minutes 43 seconds East, a distance of 163.58 feet; thence North 65 degrees 15 minutes 50 seconds East, a distance of 91.73 feet; thence North 00 degrees 35 minutes 43 seconds East, a distance of 246.87 feet to the POINT OF BEGINNING.

LESS AND EXCEPT lands described in Official Records Book 7903, Page 340, of the Public Records of Hillsborough County, Florida.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A tract of land in Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 1, Block 2, of WALDEN LAKE UNIT 27, PHASE 2, SECTION B, as recorded in Plat Book 71, Page 58, of the Public Records of Hillsborough County, Florida; thence run North 85 degrees 53 minutes 10 seconds West along the prolongation of the South line of said Lot 1, Block 2, a distance of 38.39 feet to the POINT OF BEGINNING; thence continue North 85 degrees 53 minutes 10 seconds West, a distance of 20.18 feet; thence North 26 degrees 33 minutes 59 seconds East, a distance of 43.78 feet; thence South 00 degrees 46 minutes 58 seconds East, a distance of 40.61 feet to the POINT OF BEGINNING.

TOGETHER with the following:

A tract of land in Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida being more particularly described as follows:

Begin at the Northeasterly most corner of Lot 17, Block 2 of WALDEN LAKE UNIT 28, as recorded in Plat Book 72, Page 57, of the Public Records of Hillsborough County, Florida, thence run North 80 degrees 37 minutes 49 seconds West, 157.31 feet along the Northerly boundary line of said Lot 17, Block 2; thence North 16 degrees 29 minutes 05 seconds East, 27.43 feet; thence North 88 degrees 15 minutes 17 seconds East, a distance of 150.00 feet to a point on the Westerly right-of-way line of Clubhouse Drive; thence along said right-of-way line South 01 degrees 44 minutes 43 seconds East, a distance of 13.00 feet to the beginning of a curve concave Westerly having a radius of 225.00 feet and a central angle of 11 degrees 06 minutes 54 seconds, thence 43.65 feet along the arc of said curve; said arc also being the Westerly right-of-way line of Clubhouse Drive; said arc subtended by a chord of 43.58 feet which bears South 03 degrees 48 minutes 44 seconds West to the POINT OF BEGINNING.

LESS AND EXCEPT the lands described in Official Records Book 8879, Page 444, of the Public Records of Hillsborough County, Florida.

PARCEL G

A parcel of land lying in Section 1, Township 29 South, Range 21 East and Section 12, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Begin at the Southern most point in WALDEN LAKE UNIT 27 PHASE 1, as recorded in Plat Book 66, Page 37, of the Public Records of Hillsborough County, Florida; thence on the Easterly boundary thereof and the Easterly boundary of the proposed Unit 27, Phase 2 the following seven courses: North 43 degrees 29 minutes 39 seconds East, a distance of 939.93 feet; thence North 21 degrees 58 minutes 40 seconds East, a distance of 280.33 feet; thence North 08 degrees 38 minutes 00 seconds West, a distance of

412.52 feet; thence North 06 degrees 27 minutes 32 seconds West, a distance of 599.30 feet; thence North 14 degrees 35 minutes 30 seconds East, a distance of 529.88 feet; thence North 47 degrees 30 minutes 50 seconds East, a distance of 440.41 feet; thence North 36 degrees 35 minutes 30 seconds East, a distance of 73.58 feet; thence departing said Easterly boundary and continue North 36 degrees 35 minutes 30 seconds East, a distance of 281.55 feet; thence North 39 degrees 05 minutes 23 seconds East, a distance of 770.11 feet; thence North 32 degrees 30 minutes 24 seconds East, a distance of 579.43 feet; thence North 20 degrees 58 minutes 43 seconds East, a distance of 527.66 feet; thence North 79 degrees 12 minutes 06 seconds East, a distance of 220.76 feet; thence North 14 degrees 52 minutes 26 seconds West, a distance of 81.19 feet; thence South 58 degrees 20 minutes 04 seconds East, a distance of 94.09 feet; thence North 82 degrees 19 minutes 01 seconds East, a distance of 100.39 feet; thence North 20 degrees 53 minutes 53 seconds East, a distance of 92.47 feet; thence North 39 degrees 32 minutes 18 seconds West, a distance of 17.64 feet; thence North 13 degrees 23 minutes 11 seconds East, a distance of 56.14 feet; thence North 74 degrees 27 minutes 58 seconds East, a distance of 49.71 feet; thence South 74 degrees 47 minutes 40 seconds East, a distance of 43.29 feet; thence North 80 degrees 32 minutes 14 seconds East, a distance of 117.72 feet; thence South 56 degrees 47 minutes 08 seconds East, a distance of 5.60 feet; thence South 43 degrees 18 minutes 58 seconds East, a distance of 186.56 feet; thence South 27 degrees 49 minutes 54 seconds West, a distance of 820.48 feet; thence South 54 degrees 30 minutes 12 seconds West, a distance of 217.26 feet; thence South 25 degrees 28 minutes 54 seconds West, a distance of 712.19 feet; thence South 48 degrees 10 minutes 20 seconds West, a distance of 578.67 feet to the most Northerly point of WALDEN LAKE UNIT 26, as recorded in Plat Book 60, Page 15, of the Public Records of Hillsborough County, Florida; thence on the Westerly boundary thereof the following five courses: South 48 degrees 10 minutes 20 seconds West, a distance of 497.73 feet; thence South 23 degrees 16 minutes 44 seconds West, a distance of 591.08 feet; thence South 06 degrees 47 minutes 43 seconds East, a distance of 1159.00 feet; thence South 30 degrees 47 minutes 26 seconds West, a distance of 673.34 feet; thence South 47 degrees 25 minutes 00 seconds West, a distance of 778.69 feet to the Northerly right-of-way boundary of Griffin Boulevard and a point on a curve concave Northerly having a radius of 550.00 feet and a central angle of 43 degrees 45 minutes 02 seconds; thence on said Northerly right-of-way boundary on the arc of said curve a distance of 419.98 feet; said arc subtended by a chord which bears North 53 degrees 15 minutes 31 seconds West, a distance of 409.85 feet to the curve's end; thence North 31 degrees 23 minutes 00 seconds West, a distance of 30.31 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the lands described in Official Records Book 8967, Page 720, of the Public Records of Hillsborough County, Florida.

#### PARCEL H

The Easterly 60 feet of the following described land:

A parcel of land lying in Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 1; thence on the North boundary thereof, North 89 degrees 35 minutes 39 seconds West, a distance of 27.85 feet to a point on the Southeasterly right-of-way boundary of the Seaboard System Railroad; thence departing said North boundary and on said Southeasterly right-of-way boundary, South 52 degrees 57 minutes 45 seconds West, a distance of 1477.58 feet; thence departing said Southeasterly right-of-way boundary on a radial line, South 29



degrees 16 minutes 29 seconds East, a distance of 240.03 feet to a point on the Southerly right-of-way boundary of Clubhouse Drive; said point also being on a curve concave Southeasterly, having a radius of 115.00 feet and a central angle of 27 degrees 32 minutes 10 seconds; thence on said Southerly right-of-way boundary, on the arc of said curve, a distance of 55.27 feet; said arc subtended by a chord which bears North 74 degrees 29 minutes 12 seconds East, a distance of 54.74 feet to the curve's end; thence North 88 degrees 15 minutes 17 seconds East, a distance of 104.41 feet to the POINT OF BEGINNING; thence departing said Southerly right-of-way boundary of Clubhouse Drive; South 01 degrees 40 minutes 52 seconds East, a distance of 263.53 feet; thence South 88 degrees 19 minutes 02 seconds West, a distance of 219.12 feet to the Easterly right-of-way boundary of Clubhouse Drive; thence on said Easterly and Southerly right-of-way boundary of Clubhouse Drive; North 01 degrees 44 minutes 43 seconds West, a distance of 148.29 feet to the beginning of a curve concave Southeasterly, having a radius of 115.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence on the arc of said curve a distance of 180.64 feet; said arc subtended by a chord which bears North 43 degrees 15 minutes 17 seconds East, a distance of 162.63 feet to the curve's end; thence North 88 degrees 15 minutes 17 seconds East, a distance of 104.41 feet to the POINT OF BEGINNING.

#### PARCEL I

A parcel of land lying in Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida; thence on the North boundary thereof, North 89 degrees 35 minutes 59 seconds West, a distance of 27.85 feet to a point on the Southerly right-of-way boundary of the Seaboard System Railroad; thence departing said North boundary and on said Southeasterly right-of-way boundary, South 52 degrees 57 minutes 45 seconds West, a distance of 1477.58 feet; thence departing said Southeasterly right-of-way boundary on a radial line, South 29 degrees 16 minutes 29 seconds East, a distance of 240.03 feet to a point on the Southerly right-of-way boundary of Clubhouse Drive; said point also being on a curve concave Southeasterly, having a radius of 115.00 feet and a central angle of 27 degrees 32 minutes 10 seconds; thence on said Southerly right-of-way boundary, on the arc of said curve, a distance of 55.27 feet; said arc subtended by a chord which bears North 74 degrees 29 minutes 12 seconds East, a distance of 54.74 feet to the curve's end; thence North 88 degrees 15 minutes 17 seconds East, a distance of 104.41 feet to the POINT OF BEGINNING; thence continue on said Southerly right-of-way boundary, North 88 degrees 15 minutes 17 seconds East, a distance of 594.78 feet to the beginning of a curve concave Southwesterly, having a radius of 150.00 feet and a central angle of 45 degrees 41 minutes 22 seconds; thence on the arc of said curve a distance of 119.62 feet, said arc subtended by a chord which bears South 68 degrees 54 minutes 02 seconds East, a distance of 116.47 feet to the curve's end; thence South 46 degrees 03 minutes 21 seconds East, a distance of 25.00 feet; thence South 44 degrees 25 minutes 09 seconds East, a distance of 175.07 feet; thence South 46 degrees 03 minutes 21 seconds East, a distance of 99.81 feet; thence departing said Southerly right-of-way boundary, South 27 degrees 49 minutes 54 seconds West, a distance of 100.76 feet; thence North 43 degrees 18 minutes 58 seconds West, a distance of 186.56 feet; thence North 56 degrees 47 minutes 08 seconds West, a distance of 5.60 feet; thence South 80 degrees 32 minutes 14 seconds West, a distance of 117.72 feet; thence North 74 degrees 47 minutes 40 seconds West, a distance of 43.29 feet; thence South 74 degrees 27 minutes 58 seconds West, a distance of 49.71 feet; thence South 13 degrees 23 minutes 11 seconds West, a distance of 56.14 feet; thence South 39 degrees 32 minutes 18 seconds East, a distance



of 17.64 feet; thence South 20 degrees 53 minutes 53 seconds West, a distance of 92.47 feet; thence South 82 degrees 19 minutes 01 seconds West, a distance of 100.39 feet; thence North 58 degrees 20 minutes 04 seconds West, a distance of 94.09 feet; thence South 14 degrees 52 minutes 26 seconds East, a distance of 81.19 feet; thence South 79 degrees 12 minutes 06 seconds West, a distance of 220.76 feet; thence North 80 degrees 37 minutes 49 seconds West, a distance of 337.02 feet to the Easterly right-of-way boundary of Clubhouse Drive and a point on a curve concave Westerly having a radius of 275.00 feet and a central angle of 11 degrees 06 minutes 54 seconds; thence on said Easterly right-of-way boundary, on the arc of said curve a distance of 53.36 feet; said arc subtended by a chord which bears North 03 degrees 49 minutes 27 seconds East, a distance of 53.27 feet to the curve's end; thence North 01 degrees 44 minutes 43 seconds West, a distance of 67.71 feet; thence departing said Easterly right-of-way boundary, North 88 degrees 19 minutes 02 seconds East, a distance of 219.12 feet; thence North 01 degrees 40 minutes 52 seconds West, a distance of 263.53 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the lands described in Official Records Book 8407, Page 544, of the Public Records of Hillsborough County, Florida.

**PARCEL J**

A parcel of land lying in Section 1, Township 29 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of Section 1, thence South 15 degrees 04 minutes 16 seconds West, a distance of 205.60 feet; thence South 07 degrees 01 minutes 35 seconds West, a distance of 249.26 feet; thence South 21 degrees 23 minutes 16 seconds West, a distance of 358.88 feet; thence South 13 degrees 50 minutes 36 seconds West, a distance of 249.34 feet to the Northerly right-of-way boundary of Clubhouse Drive; said point also being on a curve concave Southerly having a radius of 200.00 feet and a central angle of 18 degrees 59 minutes 08 seconds; thence on said Northerly right-of-way boundary on the arc of said curve, a distance of 66.27 feet; said arc subtended by a chord which bears North 82 degrees 15 minutes 09 seconds West, a distance of 65.97 feet to the curve's end; thence South 88 degrees 15 minutes 17 seconds West, a distance of 699.19 feet to the beginning of a curve concave Southerly, having a radius of 165.00 feet and a central angle of 27 degrees 32 minutes 03 seconds; thence on the arc of said curve, a distance of 79.29 feet; said arc subtended by a chord which bears South 74 degrees 29 minutes 16 seconds West, a distance of 78.53 feet to the curve's end; thence departing said Northerly right-of-way boundary on a radial line, North 29 degrees 16 minutes 29 seconds West, a distance of 190.03 feet to a point on the Southeasterly right-of-way boundary of the Seaboard System Railroad; thence on said Southeasterly right-of-way boundary North 52 degrees 57 minutes 45 seconds East, a distance of 1477.58 feet to a point on the North boundary of said Section 1; thence departing said Southeasterly right-of-way boundary and on said North boundary, South 89 degrees 35 minutes 59 seconds East, a distance of 27.85 feet to the POINT OF BEGINNING.

LESS AND EXCEPT FROM PARCELS A THROUGH J ABOVE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10602, PAGE 354, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE EASEMENT:

NO. 1:

A non-exclusive easement over and on an Easement Parcel as contained in Official Records Book 5927, Page 1840, for the purposes of installing and constructing and repairing an asphalt golf cart path and for ingress and egress along the Easement Parcel, said Easement Parcel being described as follows:

ON AND ACROSS the 40 foot Buffer Easement on Lot 63, WALDEN LAKE UNIT 26, as shown on the recorded plat, Plat Book 60, Page 15, of the Public Records of Hillsborough County, Florida.

NO. 2:

A non-exclusive easement over and on an Easement Parcel as contained in Official Records Book 5126, Page 1931, of the Public Records of Hillsborough County, Florida, for the purposes of installing and constructing and repairing an asphalt golf cart path and for ingress and egress along the Easement Parcel, said Easement Parcel being described as follows:

ON AND ACROSS the 40 foot Buffer Easement on Lot 64, WALDEN LAKE UNIT 26, as shown on the recorded plat, Plat Book 60, Page 15, of the Public Records of Hillsborough County, Florida.

NO. 3:

Non-Exclusive Easement for drainage and maintenance of Easement Parcel as contained in Official Records Book 5927, Page 1943, described as follows:

(LAKE DRAINAGE EASEMENT E-4)

A parcel of land lying in Sections 6 and 7, Township 29 South, Range 22 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the most Westerly point in WALDEN LAKE UNIT 20, as recorded in Plat Book 56, Page 43, of the Public Records of Hillsborough County, Florida; said point also being on the Easterly right-of-way boundary of West Timberlane Drive; run thence on said Easterly right-of-way boundary, South 16 degrees 52 minutes 00 seconds West, a distance of 41.55 feet to the point of curvature with a curve concave Easterly, having a radius of 650.00 feet and a central angle of 08 degrees 09 minutes 55 seconds; thence on said Easterly right-of-way boundary on the arc of said curve a distance of 92.63 feet; said arc subtended by a chord which bears South 12 degrees 47 minutes 01 seconds West, a distance of 92.55 feet to the curve's end; thence departing said Easterly right-of-way boundary South 66 degrees 15 minutes 32 seconds East, a distance of 260.46 feet; thence South 80 degrees 01 minutes 55 seconds East, a distance of 223.86 feet; thence South 62 degrees 09 minutes 42 seconds East, a distance of 196.10 feet; thence North 41 degrees 46 minutes 26 seconds East, a distance of 159.23 feet; thence North 01 degrees 32 minutes 08 seconds West, a distance of 90.41 feet; thence North 85 degrees 37 minutes 14 seconds East, a distance of 102.95 feet; thence South 38 degrees 54 minutes 12 seconds East, a distance of 64.89 feet; thence South 73 degrees 25 minutes 30 seconds East, a distance of 177.46 feet; thence North 78 degrees 16 minutes 59 seconds East, a distance of 76.79 feet; thence South 32 degrees 47 minutes 05 seconds East, a distance of 65.59 feet; thence South 82 degrees 16 minutes 32 seconds East, a distance of 354.84 feet; thence North 84 degrees 17 minutes 41 seconds East, a distance of 170.48 feet; thence North 60 degrees 41 minutes 33 seconds East, a distance of 244.48 feet; thence South 64 degrees 40 minutes 14 seconds East, a distance of 213.28 feet; thence North 29 degrees 02 minutes 26 seconds East, a distance of 30.00 feet to the POINT OF BEGINNING; thence North 87 degrees 00 minutes 00 seconds East, a distance of 75.00 feet; thence North 32 degrees 00 minutes 00 seconds

East, a distance of 130.00 feet; thence North 42 degrees 00 minutes 00 seconds East, a distance of 165.00 feet; thence North 30 degrees 30 minutes 00 seconds East, a distance of 245.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 100.00 feet; thence North 55 degrees 00 minutes 00 seconds West, a distance of 65.34 feet; thence South 29 degrees 02 minutes 26 seconds West, a distance of 669.55 feet to the POINT OF BEGINNING.

NO. 4:

Non-Exclusive Easements as set out in Paragraph No. 6, No. 7 and No. 10 of Restrictions and Easement Agreement recorded in Official Records Book 7220, Page 195, of the Public Records of Hillsborough County, Florida.

NO. 5:

Non-Exclusive Easement by and between David and Ellen Bland, Grantor and Sun City Center Corp., Grantee, as set out by Easement Agreement recorded in Official Records Book 7220, Page 393, of the Public Records of Hillsborough County, Florida.











April 22, 2020

Ms. Julie Ham  
City of Plant City  
302 W Reynolds Street  
Plant City, FL 33563

RE: Walden Lake Redevelopment  
Waiver from the Subdivision Guidelines Request  
Plant City, Florida

Dear Ms. Ham:

The applicant and owner, Walden Lake LLC ("**Applicant**") proposes a redevelopment project of a non-operational golf course, that was once a supplemental amenity to the Walden Lake Subdivision. The applicant is filing an amendment to the Walden Lake Community Unit District to allow residential development including a village center on the 425.54 +/- acre site.

The purpose of this narrative is to request a waiver from the Subdivision Regulations, more specifically from, §94-166 (c) *Street right of way width*: "The minimum street right-of-way width shall be 50 feet" which is necessary due to physical constraints of the subject property.

There is an existing geometric constraint creating a non-conformity in the proposed Right-of-way that is throttling the required 50-ft Right-of-way to a maximum width of 39.67-ft for a length of approximately 120 linear feet. In accordance with §94-34 *Waivers and Variations*, "...the City commission may waive the requirements of this chapter where compliance would be a practically impossibility or would cause unnecessary hardship and/or where the owner proposes an alternative which conforms to the general intent and spirit of the chapter". This narrative further describes the "practical impossibility" and how the solution the Applicant's Design Team "conforms to the general intent and spirit of this chapter".

The geometric constraint causing non-conformity is located between the CSX railroad right-of-way to the north, and the last residential lot immediately adjacent to the existing tennis courts to the south (Folio No. 203274-2814), with an existing width of 39.67-feet (Figure 1). The proposed roadway will provide an additional point of access and connectivity between the existing development and the proposed amenity area from Griffin Boulevard. This will alleviate existing traffic and the project driven trip generation along Clubhouse Drive resulting in a reduced impact to the existing residents. Below we have outlined the cross-section requirements as outlined by §94-166 (c) *Street right of way width* and where the proposal deviates but continues to meet the general intent of the design standards.

REQUIRED RIGHT-OF-WAY COMPONENTS PER STANDARD DRAWING NO. SS-10:

- 50-ft total width
- 22-ft pavement width and 26-ft width to rear of curbs;

- 8.0-ft grass buffer with 5.0-ft sidewalk along the right-of-way line; and
- 11-ft width along opposite side of roadway with a minimum 2.0-ft sod strip along rear of curb.

As discussed above, it is not feasible to geometrically implement full aspects of the design criteria set forth in §94-166 (c) of the Plant City ordinance given the constraints at this location. Below we have outlined the most appropriate design to meet the intent of the City design criteria.

PROPOSED RIGHT-OF-WAY COMPONENTS DUE TO REDUCED AVAILABLE WIDTH OF RIGHT-OF-WAY:

- 39.67-ft total width (10.33-ft reduction);
- 22-ft pavement width and 26-ft width to rear of curbs (no change);
- 2.0-ft grass buffer with 5.0-ft sidewalk, and 3.67-ft vegetative buffer along the right-of-way line; and
- 3.0-ft sod strip along opposite side of roadway (reduced 8.0-ft width but meet and exceed sod strip requirement).

This design accommodates and includes all independent facets of the Plant City Residential cross section but in a way to focus both safety and aesthetic components appropriately in the reduced space available. The 2.0-ft minimum sod strips are a necessary clearance along the entire right-of-way and as such that design component remains along the rear of curb on both sides of the roadway. The reduced right-of-way width does not allow for the required 8.0-ft buffer between the roadway and the sidewalk; this area was reduced to 2.0-ft and as such we were able to create a vegetative buffer to the rear of the sidewalk to screen the roadway from the existing single family resident to the south.

ATTACHED HEREIN FOR REFERENCED:

- City of Plant City Engineering Division, Residential Roadway Standard Detail, Dwg. No. SS-10, dated 06/21/03;
- *Partial Site Plan and roadway Section entitled "Limited Roadway Width" prepared by Landis Evans + Partners, dated 01/20/20.*

Thank you for your review and consideration of the above request. Please contact me if you have any questions or concerns at (813) 331-0970. Thank you for your consideration.

Sincerely,

HALFF ASSOCIATES, INC.



Michael J. Sanders, Jr. P.E.  
Sr. Project Manager



FIGURE 1: AREA OF WAIVER REQUEST

