



April 22, 2020 May 28, 2020

**REVISED 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~~ 319.22 ± 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).

The overall 2,080-acre 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~~ equals to 2.5 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~~ 159.6 +/- 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. Of the total acreage of open space, there will be approximately 30 acres of usable open space which represents 20% of the open space, greater than the required 10%.

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.

The following table depicts the acreage of each areas:

<u>POD</u>	<u>Acreage</u>	<u>POD</u>	<u>Acreage</u>	<u>POD</u>	<u>Acreage</u>
<u>56</u>	<u>15.58</u>	<u>61</u>	<u>13.49</u>	<u>Village Center</u>	<u>44.67</u>
<u>57</u>	<u>18.3</u>	<u>62</u>	<u>7.69</u>		
<u>58</u>	<u>3.52</u>	<u>63</u>	<u>10.15</u>		
<u>59</u>	<u>10.37</u>	<u>64</u>	<u>31.52</u>		
<u>60</u>	<u>9.58</u>	<u>65</u>	<u>9.83</u>		

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.