



Bringing Golf, Community & Open Space Back to Walden Lake

A Stronger Course. A Better Community.

What is being proposed?

Walden Lake, LLC has submitted an updated plan to the City of Plant City for approximately 319 acres of the former Walden Lake Golf Course and Country Club property. The plan would bring golf back to Walden Lake, add new community amenities and homes, preserve substantial open space, and make significant stormwater improvements.

Is golf really coming back?

Yes. The plan includes a new 9-hole golf course and golf clubhouse, returning golf to Walden Lake and the City of Plant City after years without an operating course.

Plant City Country Club, LLC, owned and managed by lifelong Plant City residents and business owners Luke Keene and Taylor G. Clark, plans to restore the property as a place for golf, recreation and community gathering.

How much new residential development is proposed?

The current plan includes:

- 280 single-family homes
- 60 villas
- 340 total residences

The proposed residential density is well below what is permitted for a property of this size under Walden Lake's existing planned development entitlements.

How much open space will remain?

A majority of the property is anticipated to remain open and green.

- Minimum 40% open space guaranteed
- Approximately 60% open space estimated
- Approximately 192 acres expected to remain as golf areas, open space, wetlands, stormwater areas, floodplain preservation, parks and pathways

What is planned for parks, trails and amenities?

The plan includes a new golf clubhouse and community amenity area, along with an interconnected system of pathways, trails, parks and open spaces for residents to enjoy.

Will the project address Walden Lake's stormwater concerns?

Yes. Stormwater improvements are a major component of the plan. Updated watershed modeling following redevelopment is expected to demonstrate that a majority of Walden Lake homes currently within the FEMA floodplain can apply for removal from the floodplain maps, potentially reducing flood insurance costs for affected homeowners.

WALDEN LAKE, LLC

Q&A

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How will existing neighborhoods be protected?

The plan incorporates:

- Significant buffering between existing and proposed homes
- Minimum 30-foot buffers in some areas
- Wetland and surface-water preservation
- Stormwater and floodplain improvements
- Extensive open-space corridors

What about additional traffic?

The number of proposed homes has been significantly reduced from earlier plans, resulting in substantially lower projected traffic. Compared with the 2023 proposal, the current plan is projected to generate 1,286 fewer daily trips, including 354 fewer a.m. peak-hour trips and 372 fewer p.m. peak-hour trips.

Will the new development affect current residents' WLCA or subdivision HOA fees? Will new residents become part of the WLCA?

The proposed development is not expected to increase existing residents' WLCA or subdivision HOA fees. All common expenses associated with the new development — including landscaping and other community costs — will be the responsibility of the new residents and the golf facilities, as applicable.

Ideally, the new residents would become dues-paying members of the Walden Lake Community Association (WLCA), allowing the entire community to operate within a more unified structure and providing additional dues revenue to support the WLCA's annual budget. However, the WLCA has advised Walden Lake, LLC through its counsel that admitting the new residences as members is not currently possible.

Should the WLCA choose to revisit the issue, Walden Lake, LLC remains open and willing to work collaboratively with the association to identify a path forward.

Is this consistent with the original vision for Walden Lake?

Yes. Walden Lake was originally approved as a master-planned community that included golf, residential neighborhoods, commercial uses, schools, recreation and open space. The current proposal continues that mixed-use vision while revitalizing property that has been inactive for years.

What are the primary benefits for Walden Lake residents?

- Return of golf to Walden Lake
- New clubhouse and gathering spaces
- Community parks, trails and pathways
- Preservation of substantial open space
- Stormwater and floodplain improvements
- Additional buffering and landscape preservation
- Revitalization of the long-vacant former golf course property
- New investment in community amenities

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How has the plan evolved?

The proposal reflects more than seven years of planning and more than a dozen revisions, incorporating community input and agency review. The current plan is designed to balance recreation, open space, neighborhood compatibility, stormwater improvements and responsible residential development while preserving the character and legacy of Walden Lake.

Comments/Questions?

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