



**CITY OF PLANT CITY**  
PLANNING & ZONING DIVISION  
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March 19, 2014

Mr. Ronald L. Weaver, Esq.  
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.  
401 E. Jackson Street, Suite 2200  
Tampa, FL 33602

Dear Mr. Weaver,

Reference: Rezoning application [PB 2014-06] of Visions Golf, LLC

Staff has completed an initial review for the completeness of the rezoning application [PB 2014-06] you submitted on behalf of Visions Golf, LLC. Based on this review, please provide the additional required information listed below:

- *A letter of transmittal officially submitting the proposed modification of the Villages of Walden Lake CU Community Unit District [or PD], signed by the owner or the authorized representative for Visions Golf, LLC.*
- *Shape files with defined projections for the rezoning proposal [including unit boundaries] submitted by Visions Golf, LLC, including;*
  - *Identification and location of all existing watercourses, stormwater ponds, lakes and other significant natural features.*
  - *Identification and location of proposed fences, walls and buffering to be provided on the project periphery.*
  - *Identification and location of all proposed points of ingress/egress and roads to serve the new residents and the assisted living facility.*
  - *Identify the maximum number of units planned for the assisted living facility, to determine compliance with Policy 1.B.3 of Plant City's Future Land Use Element. This information will need to be reflected in the notes of the CU Community Unit District [or PD].*
  - *Identification and location of the proposed [if applicable] Club House.*
  - *Identify the size and location of existing and proposed recreation and open space areas being planned to serve the residents of these new developments.*
  - *Show the typical lot size, general layout and lot configurations for both the proposed single and multi-family areas.*

- *A statement and analysis of the anticipated impacts to jurisdictional wetlands, floodplains and other environmentally sensitive areas.*
- *A statement describing the type [i.e. townhomes, mid-rise apartments, etc.] and form [i.e. height, length, area, etc.] of the proposed buildings in the area designated for multi-family development.*
- *A statement as to how this proposed development will affect conformance with the reclaimed water agreement between Visions Golf, LLC and the City of Plant City.*
- *A general phasing plan for the proposed development, including an expected build-out date to be used in the required transportation analysis.*
- *A statement and analysis as to whether the proposed project is internally consistent with the existing CU Community Unit District [or PD] and how the applicant believes the request is consistent with the Comprehensive Plan for the City of Plant City.*
- *Also submit information and data that will allow the rezoning application to be evaluated for impacts to public facilities, as required by the City Engineer. This information and data at a minimum shall include:*
  - *The location of proposed lots, rights-of-way and stormwater treatment/attenuation areas.*
  - *As it appears possible, and even likely, that the development of the lands identified by the rezoning application will impact both existing stormwater facilities and wetlands, an analysis is required demonstrating how these impacts will be mitigated within the project area without affecting areas downstream or upstream of the site. This will need to be accomplished through a comprehensive modeling effort, which takes into account the off-site contributions, along with the available historic basin storage.*
  - *An analysis verifying the sanitary sewer collection system is sufficient to service the proposed development as outlined in the rezoning for Visions Golf, LLC.*

Once this information is received, staff will begin formulating a processing schedule for the rezoning, including projecting hearing dates for both the Planning Board and City Commission. As discussed with Mr. David Smith, a transportation study is required for this rezoning, which will be performed by a consultant hired by the City and paid for by the applicant; please coordinate this analysis with Mr. Phillip Searce, AICP at (813) 659-4127. In addition, please direct any questions you may have about the stormwater attenuation/public facilities analysis with Mr. Brett Gocka, P.E. at (813) 659-4154.

Also, staff will forward a copy of this application [as submitted] to the Hillsborough County City-County Planning Commission and request a determination as to whether a corresponding amendment would be required of the *Comprehensive Plan for the City of Plant City*. Once received, staff will keep you abreast of their recommendation.

In addition, the applicant should be advised that if the rezoning is approved, the developer will be responsible for extending potable water, sanitary sewer and reclaimed water lines to the proposed development. Also, potable water and sanitary sewer capacity is not reserved until a certificate of capacity is issued by the City of Plant City. A certificate of capacity is issued either with the approval of a final plat or the issuance of a building permit, whichever occurs first. The certificate of capacity is valid for nine months, subject to construction plan approval.

In conclusion, the complexity of the proposal and lack of detail provided in the rezoning application [as submitted] does not allow staff to ascertain whether the project complies with the requirements of Plant City's Land Development Code and Comprehensive Plan. In particular, the additional information is required to determine the project's compatibility with adjoining developed properties, and its impacts on the local roadways and stormwater attenuation systems within Walden Lake. The information and data requested above is designed to provide the detail necessary to determine such compliance. Furthermore, the applicant may wish to consider submitting a detailed site plan [at this time] to improve the overall understanding of the proposal and to proactively address impacts to adjacent properties and public facilities within the Villages of Walden Lake CU Community Unit District [or PD]. Thank you for your attention to completing the rezoning application for Visions Golf, LLC.

Sincerely,



Mark P. Hudson, AICP  
Director  
Plant City Planning and Zoning Division  
(813) 659-4231

CC: Mr. David Smith