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Chair

April 2, 2014

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Plant City Planning and Zoning Division
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Plant City, Fl 33564

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Brian P. Hollands
Gary Pike

Dear Mr. Hudson,

Jacqueline S. Wilds
Ray Young

Re: Rezoning Application PB 2014-06, submitted by Visions Golf, LLC,
(the "Rezoning Application")

Christina Hummel (Ex-Officio)
MacDill AFB

Cathy Valdes (Ex-Officio)
School District

Ramond A. Chiamonte, AICP
Executive Director

In response to your letter dated March 19, 2014, we have reviewed the Rezoning Application for the sole purpose of determining whether a plan amendment may be necessary for consideration of the Rezoning Application. The following comments **do not** constitute a consistency finding. Our review is preliminary, and is limited to the information received with your letter. Subsequent modifications to the proposed site plan may alter our initial conclusion.

OBSERVATION 1: The location of the assisted living facility (ALF) does not meet the requirement of Housing Element Policy E.5.

Policy E.5:

Assisted Elderly Housing shall be located within all land use categories allowing residential uses except Residential - 4 (R-4) as depicted on the Future Land Use Map, provided that such housing meets the following locational standards:

- 1. If Assisted Elderly Housing is located within Residential - 6 (R-6), Residential - 9 (R-9), Residential - 12 (R-12), or Residential - 20 (R-20), it shall be within one-half (1/2) mile of either the Downtown Core, Midtown or any Commercial or Mixed-Use Land Use Plan Categories; and*
- 2. Assisted Elderly Housing shall be within one mile of shopping, restaurant(s) or public recreation site(s).*

The location of the ALF is not "within one-half mile of either the Downtown Core, Midtown or any Commercial or Mixed-Use Land Use Plan Categories".

Mr. Mark P. Hudson, AICP

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OBSERVATION 2: The project, presented as an independent rezoning within the overall master plan, includes 133 acres, with 123 acres being used for single family and multi-family development. Based upon that information, the project's gross allowable density is calculated as follows: 123 acres x 6 du/ac = 738 total units. However, the project calls for 768 total residential units, which Staff calculates to be 6.24 dwelling units per acre. This number exceeds the allowable density of the Residential-6 Land Use Category, and the petitioner has not requested a density credit or other provision to exceed the allowed density for Residential-6. The petitioner should review "Residential Density Credits for Infill Development" on page 116 of the Future Land Use Element.

The proposed Rezoning Application is in conflict with the above referenced provisions of the Comprehensive Plan for the City of Plant City, and as presented, will require a plan amendment. This determination **does not** enumerate all of the issues that may be considered in our consistency finding, simply those clearly necessitating a plan amendment. If you have any further questions on this matter, do not hesitate to call me at (813) 272-5940.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Chiamonte". The signature is fluid and cursive, with a large initial "R" and a long, sweeping tail.

Ramond A. Chiamonte, AICP

Executive Director

Hillsborough County City-County Planning Commission

Cc: Ronald L. Weaver, Esq.