

## Midtown Redevelopment Vision Plan

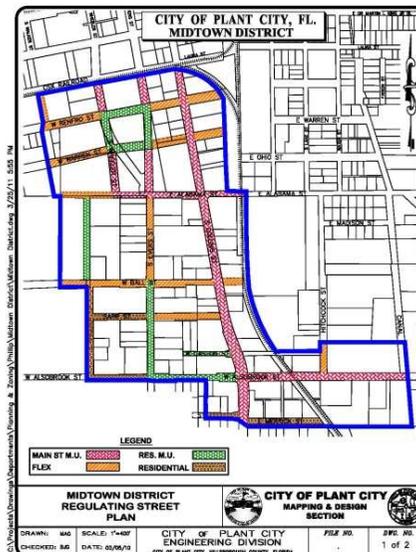
The City Commission adopted the *Midtown Redevelopment Vision Plan*, in 2007. Within the eighty-five acres that are identified as Midtown, this *Vision Plan* champions a pedestrian-friendly mixed use environment that creates a “sense of place” within Plant City. This *Plan* calls for the development of townhouses and multi-family homes that will support a mix of retail shops and offices. A central component of this *Plan* is the establishment of a village green, which will not only serve as a community gathering spot with opportunities for passive recreation, but in turn be a local attractor that anchors adjacent neighborhood-oriented businesses, such as coffee shops, restaurants and the like. Once completed, this dynamic mix of uses will become a vibrant community, whose assets builds upon and supports the historic Downtown.

In the intervening years since its adoption, the City has been working diligently to implement the *Midtown Redevelopment Vision Plan*. For example, to prime and facilitate future development, land has been acquired and assembled, incompatible buildings have been removed along with addressing environmental concerns and stormwater attenuation permitting issues. The planning for the village green is underway and the realignment of Wheeler Street has been completed north of Alabama Street, which improves the overall transportation system and grid pattern of Midtown.

## Midtown Development Standards

After the completion of the Vision Plan, City staff began the process of formulating the Midtown development standards. Instead of relying on the traditional “use” zoning, the City developed a Form-Based Code which emphasizes building form and aesthetics. At the heart of the form based code is the regulating street plan (below). Streets are classified as:

- **Main Street Mixed-Use:** Buildings designed entirely for commercial and office use, and upper story residential use.
- **Flex Street:** Buildings designed entirely for commercial and office use, entirely for residential use, or a mix of both.
- **Residential Mixed Use Street:** Multi-family buildings, and buildings with ground floor commercial or residential use (live/work buildings), and upper stories that are devoted to residential use.
- **Residential Street:** Buildings devoted only to residential use.



## Midtown Architectural Standards



The purpose of the Midtown Architectural Standards is to establish minimum architectural design within the Midtown District to ensure its future redevelopment achieves the adopted vision and guiding principles that were formulated for this area by the City in 2007, and later articulated in the Midtown Redevelopment Vision Plan.

In concert with the form-based code, the primary emphasis of the architectural standards is the design and appearance of buildings from the street view. The provisions of the architectural and design standards shall apply to all new and redevelopment projects within the Midtown District.

The Midtown Architectural Standards address the accepted materials and appearance of the following building elements:

- Building Composition
- Building Walls and Facades
- Entryways
- Windows
- Awnings, Arcades, and Colonnades
- Roofs
- Walls and Fences
- Landscaping
- Signage

## Midtown District Rezoning

The City of Plant City is initiating a rezoning of properties within the Midtown district boundaries. CURRENTLY, THE REZONING PROCESS ONLY AFFECTS PROPERTIES NORTH OF BALL STREET.

How would the rezoning affect you as a property owner within the Midtown District?

- The Midtown District development regulations only apply to new development or redevelopment.
- New development on vacant lots will be required to meet the Midtown Development and Architectural requirements.
- Existing buildings or uses within the Midtown District which are classified as existing non-conforming and may continue until such time as the property is redeveloped.
- Repairs and structural changes which do not increase the degree of nonconformity are allowed.
- Most of the current permitted uses will remain.



The *Midtown Redevelopment Vision Plan* and the language of the Midtown [Zoning] District can be found on the City's website at [www.plantcitygov.com](http://www.plantcitygov.com) on the homepage under *News & Announcements*.

## Please Address Questions or Comments to:

City of Plant City  
Planning & Zoning Division

PH: (813) 659-4200 ext. 4125

E-Mail: [planning@plantcitygov.com](mailto:planning@plantcitygov.com)

Comments: \_\_\_\_\_

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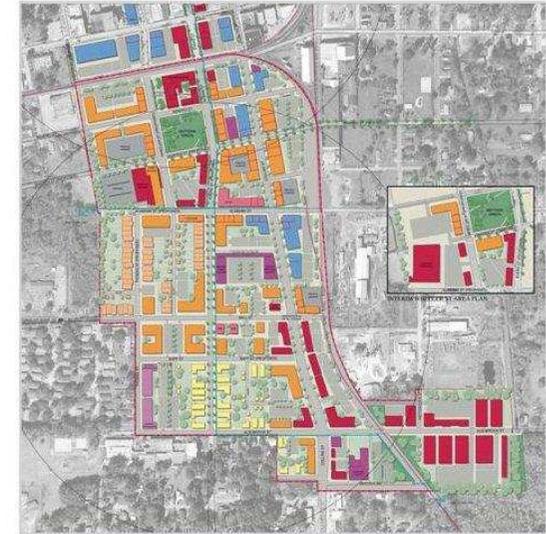
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Your E-mail (Optional):

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# City of Plant City



## Midtown Redevelopment District

April 2014