

CITY OF PLANT CITY

PLANNING & ZONING DIVISION

PO BOX C

PLANT CITY, FL 33564-9003

Telephone (813) 659-4200 ext. 4125 Fax (813) 659-4220

e-mail: planning@plantcitygov.com

PLANNING & ZONING DIVISION STAFF REPORT	
CASE #	PB 2014-12
SUBJECT	Rezone properties north of Ball Street in Midtown Redevelopment District
APPLICANT	City of Plant City
REQUEST TYPE	Rezoning
PB MEETING DATE	August 14, 2014
STAFF RECOMMENDATION	APPROVAL
PLANNING BOARD RECOMMENDATION	

PROPOSAL:

Rezone the first phase of the Midtown District, which includes 35.5± acres [47 Parcels] of land north of Ball Street to the recently established Midtown [Zoning] District. Please reference the attached map series: 1) Aerial/Official Boundary Map, 2) Aerial/Public Ownership, 3) Future Land Use, 4) Zoning and 5) Existing Land Use.

BACKGROUND:

As you may recall, the City Commission adopted the *Midtown Redevelopment Vision Plan*, in 2007. Within 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; derelict buildings have been removed, along with addressing environmental

concerns and stormwater attenuation permitting issues. The creation of the village green is well underway and the realignment of Wheeler Street is complete, which improves the overall transportation system and grid pattern of Midtown.

Late last year, the City Commission adopted a form based code called the Midtown District [MTD], as part of Division 20, Article IV of Chapter 102, Zoning Code. The intent of this district is to promote the redevelopment of this area consistent with the principles and neighborhood development pattern set forth in the *Midtown Redevelopment Vision Plan*. The language for the Midtown District articulates the concepts and regulations needed to create the desired building and development pattern for Midtown.

Even though Midtown is being planned as a single district, it is not treated homogenously throughout and will be governed by a *Regulating Street Plan*. The intent is to promote a building pattern that creates a vibrant and interconnected community, utilizing four corridor types, which include:

- *Main Street Mixed-Use*: Buildings designed entirely for commercial and office use, or ground story 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 commercial and residential use (live/work buildings), and upper stories that are devoted to residential use.
- *Residential Street*: Buildings devoted only to residential use.

This form based zoning code details the building type standards for Midtown. Four frontage types are allowed for buildings facing a primary street, they are Shopfront, Stoop, Dooryard and Arcade. It also details the seven building types allowed in Midtown, which include Mixed-Use, Live/Work, Apartment, Rowhouse, Townhouse, Single Family and Civic. Other topics that are addressed include: Building Composition, Building Walls/Facades, Building Frontage Types, Entryways, Windows, Awnings/Arcades/Colonnades, Roofs, Fences, Perimeter Landscaping, Screening Building Elements, and prohibited Building Elements/Details/Materials.

DESCRIPTION AND ANALYSIS:

The next step in this endeavor is to rezone the first phase of the Midtown District, which includes all lands north of Ball Street. Please refer to the map series and analysis below:

Description:

- Area: 35.5± Acres, South of the Downtown, north of Ball Street.
- Legal Description and Folio #s See Attached.
- Parcels: 30 Privately Owned [18.7± Acres – 28 Individual Owners], 17 Public Ownership [16.8± Acres].
- Existing Zoning: C-1 [General Commercial – 16.3± Acres], C-2 [General Commercial – 18.9± Acres] and R-1 [Single Family Dwelling - 0.3± Acres].
- Future Land Use: Commercial [35.5± Acres].
- Existing Land Use: Public, Commercial, Vacant and one multifamily complex on Ball Street. *[Please note that on the attached existing land use map areas [within Midtown] shown as multifamily are in fact vacant and owned by the City of Plant City. This is due to the property being part of a Community Redevelopment Area and how this classification is grouped by the Planning Commission.]*

Surrounding Future Land Use/Zoning: The adjacent future land use designations and zoning districts surrounding the area are:

- North: Downtown Core & Commercial/C-1 [General Commercial].
- South: Commercial/C-1A [Neighborhood Business] & C-2 [General Commercial].
- East: Industrial/M-1 [Industrial].
- West: Commercial & Residential-12/C-1 [General Commercial] & R-1 [Single Family Dwelling].

Surrounding Existing Land Use: The existing uses surrounding the subject area are:

North: Light Commercial/Downtown.

South: Light Commercial, Private School.

East: Light Industrial, Agriculture [Support Uses].

West: Light Commercial, Vacant [Single Family], Religious Institution.

Infrastructure: Capacity is currently available and the site is served by water, sewer, stormwater and solid waste facilities provided by the City of Plant City. As the rezoning affects more of the form of development rather than the allowed uses and entitlements, it is not expected to have a significant impact of the provision and capacity of public utilities [including transportation] or schools in Plant City. The current level of service of the roadway system in Midtown is as follows:

<u>Roadway</u>	<u>Standard</u>	<u>Level of Service</u>
Alabama Street [Evers Street to Park Road]	D	B
Collins Street [Alsobrook Street to Baker Street]	D	D
Evers Street [Grant Street to Reynolds Street]	D	C
Wheeler Street [Evers Street to Dr. Martin Luther King St.]	D	C

Environmental: A small wetland area is present on the periphery of the area in Folio #208693.0100, which is the current location of a mini-warehouse facility, just north of Ball Street. Any disturbance of the wetland area will require approval from the Environmental Protection Agency (EPC) of Hillsborough County. Also, a small area in the northwest of the study area may be located with the one-hundred year floodplain; as such future development in this area will need to comply with all the floodplain management regulations of the Southwest Florida Water Management District and the City of Plant City.

Public Outreach: To explain the rezoning process and the overall vision of Midtown to the affected property owners, staff conducted a community meeting on this issue at City Hall, on May 15, 2014. Approximately, fourteen property owners/individuals attended the event with the majority expressing their support for the concepts expressed as part of the Midtown [Zoning] District. Property owners within 250 feet of the affected parcels were notified of this hearing and those of the City Commission on September 8 and 22, 2014.

Analysis: All the parcels have a Commercial Future Land Use Designation, which is consistent and supports the proposed Midtown [Zoning] District. The rezoning request is also consistent with Plant City's *Strategic Guide, Midtown Redevelopment Vision Plan*, and the vision map contained with the *Comprehensive Plan*. In addition, a partial listing of the Future Land Use Element's Goals, Objectives and Policies of the *Comprehensive Plan for the City of Plant City* that support this rezoning, include:

Future Land Use Element - Goal 4: *Promote the Downtown and Midtown areas of Plant City.*

Objective 4.B: *Continue to implement incentive programs and urban design guidelines that will promote high quality private and public development in the Downtown and Midtown areas of Plant City.*

Policy 4.B.6: *The City shall promote Downtown and Midtown redevelopment through the use of zoning or other incentives, which will encourage mixed use of residential, office and commercial developments, thereby reducing the number of trips generated through internal capture.*

Today, Midtown is a collection of under-utilized assets. As noted previously, the rezoning, if approved, is not expected to have adverse impacts on the affected/surrounding uses, infrastructure or environmentally sensitive areas within or adjacent to Midtown. Furthermore, based on the work done thus far, the future of this area holds great promise as a mixed use, pedestrian-friendly area with multiple options for residential, business, and entertainment venues that also supports the revitalization of Downtown. This rezoning is a significant step, one of many, that will implement the "vision" adopted for Midtown, in 2007. The rezoning promotes the principles contained within the adopted "vision", which are:

- *Walkable Design*
- *Sense of Place*
- *Mixed-Use Development*
- *Civic/Green Space*
- *Sustainability*

The Planning Commission projects that Plant City will grow to over 70,000 residents by 2040. Along with the northeast expansion area, it is expected a considerable portion of this residential growth will occur in Midtown. This rezoning will provide a choice for some of these new residents to live in a more urban setting than what is currently available or is planned for elsewhere in Plant City.

The vast majority of uses that exist today [such as retail sales, restaurants, business/professional/contractor offices and automotive sales/repair/part sales] in this area will continue to be allowed in the proposed Midtown [Zoning] District. However, it should be noted that along with the form of development that is required within this District, it does not provide for warehouses or most uses that require outside storage, please reference the allowed uses in the C-1 & C-2 [General Commercial Zoning Districts]. However, any buildings or uses that legally exist within the affected area today will be allowed to continue in operation, as a legal non-conforming use, until such time as they transition and come into conformance with the Midtown [Zoning] District.

The next major step, once the rezoning process is complete, will be to identify a firm to develop the publicly owned portions of Midtown, utilizing the form based code, as adopted by the City Commission, on December 9, 2013.

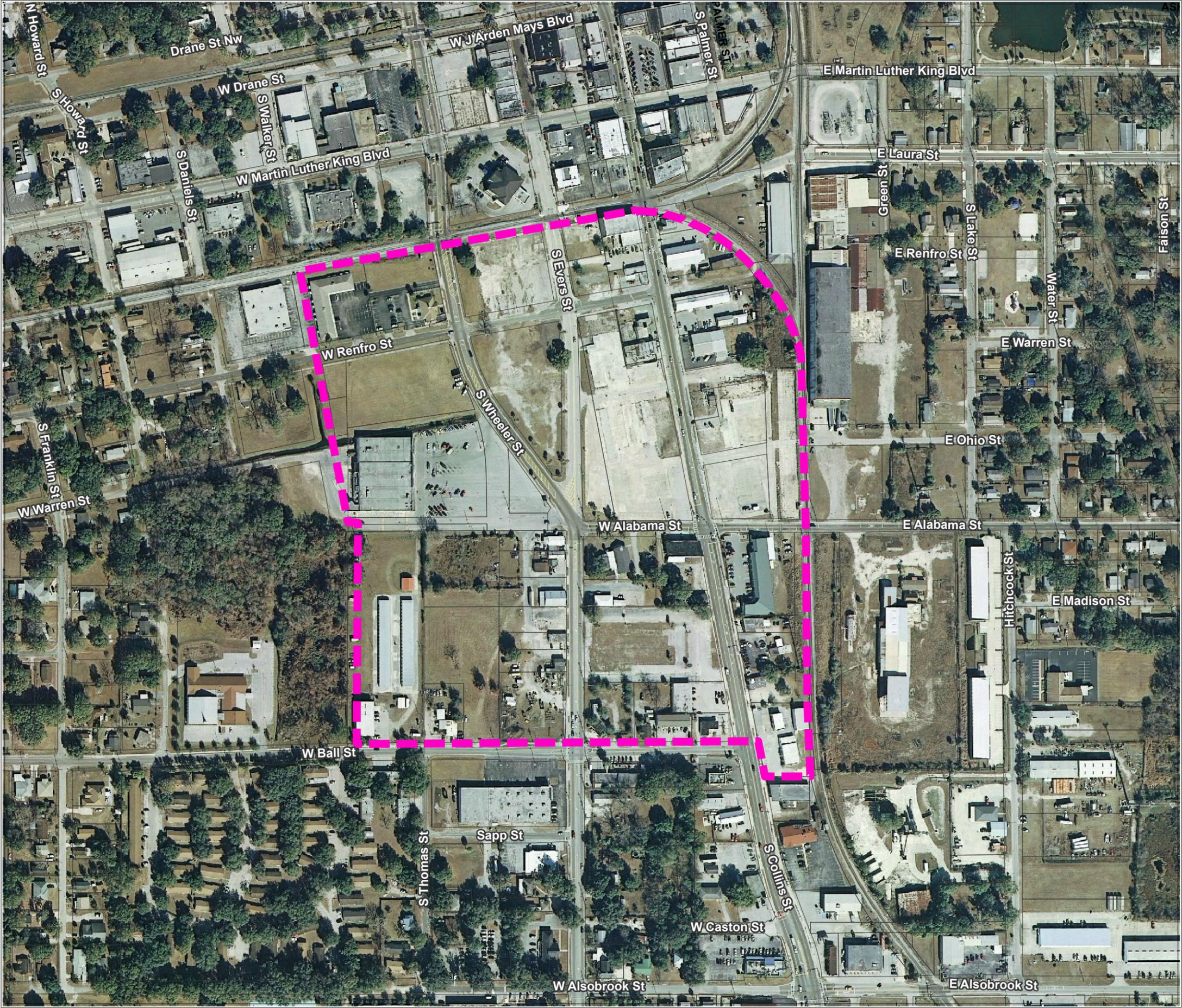
CONCLUSION:

Based on the facts noted in this report, staff concludes that the proposed rezoning [PB 2014-12] is consistent with Chapter 102, Zoning, of the Plant City Code of Ordinances, and the *Comprehensive Plan of the City of Plant City*. In addition, staff finds that:

- a. *The proposed rezoning will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare, or quality of life.*
- b. *Public facilities, such as streets, potable water, sanitary sewer, fire protection, police protection, and transportation, will not be unduly burdened and are adequate to serve the proposed uses.*
- c. *The proposed rezoning will not substantially or permanently depreciate the value of surrounding property, create a nuisance, or deprive adjoining properties of adequate light and air.*

RECOMMENDATION:

The Planning Board recommends rezoning the parcels north of Ball Street [in the Midtown District] to the newly established Midtown [Zoning] District consistent with the *Comprehensive Plan for the City of Plant City*.

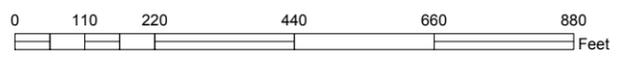


**PLANT CITY
MIDTOWN REDEVELOPMENT DISTRICT - PHASE 1
AERIAL PHOTOGRAPHY**

LEGEND

 MIDTOWN REDEVELOPMENT DISTRICT STUDY AREA - PHASE 1

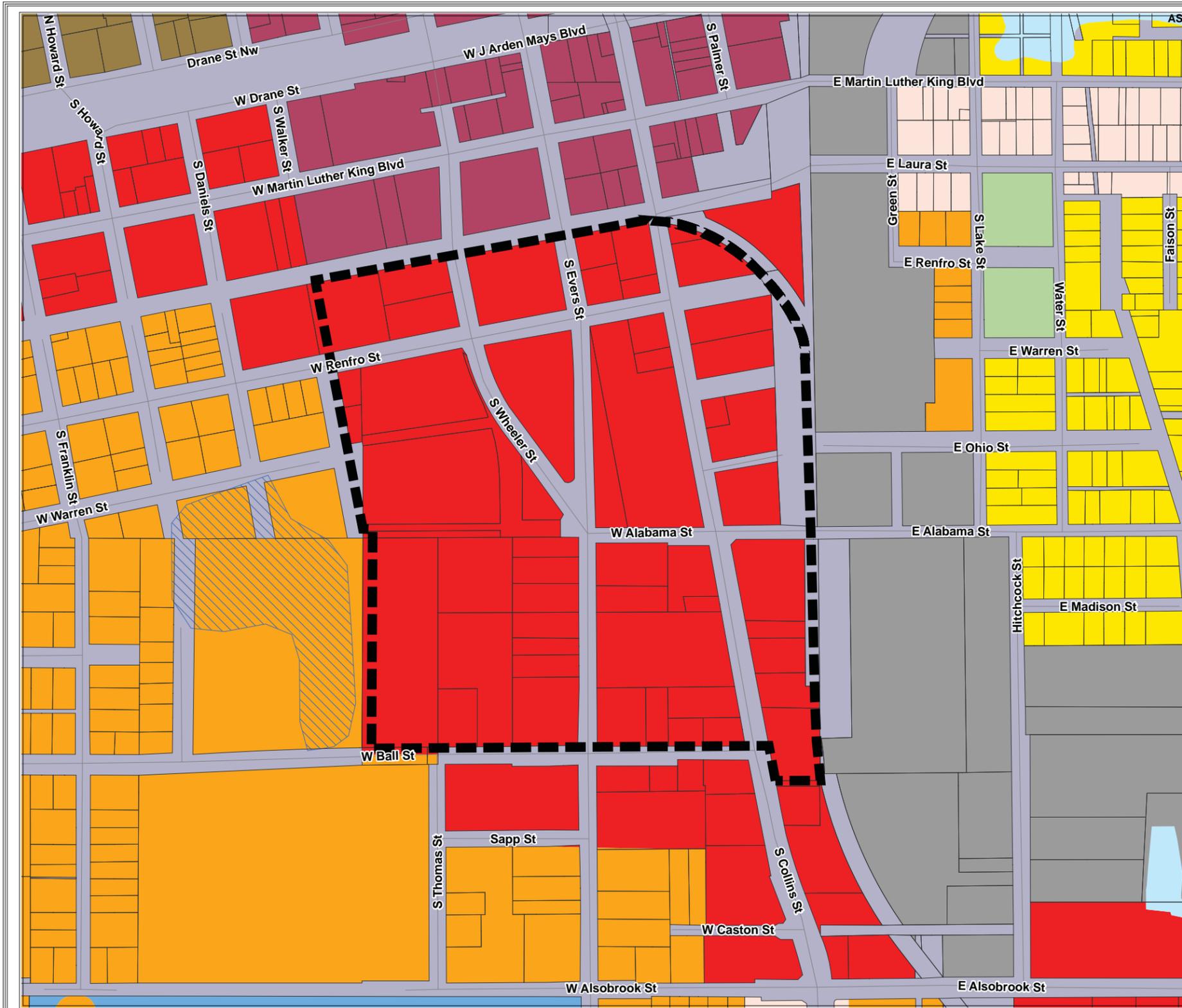
DATA SOURCES: Parcel lines and data from Hillsborough County Property Appraiser. Wetlands from SWFWMD. Significant Wildlife Habitat from Hillsborough County Geomatics.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.



AUTHOR: WELSH
Date: 7/25/2014

Path: G:\gisroot\Projects\Cathy\Arcmap\NEW_MXD\PlantCity\PC_Mid_Town_Redev_AERIAL.mxd





**PLANT CITY
MIDTOWN REDEVELOPMENT DISTRICT - PHASE 1
ADOPTED 2025 FUTURE LAND USE
EFFECTIVE: AUGUST 23, 2013**

LEGEND

- PLANT CITY FLUE**
- RESIDENTIAL - 4 (4 DU/ACRE)
 - RESIDENTIAL - 6 (6 DU/ACRE, FAR.25)
 - RESIDENTIAL - 9 (9 DU/ACRE, FAR.35)
 - RESIDENTIAL - 12 (12 DU/ACRE, FAR.35)
 - RESIDENTIAL - 20 (20 DU/ACRE, FAR.35)
 - MIXED USE-RESIDENTIAL/COMMERCIAL (20 ACRE MINIMUM) MINIMUM AND MAXIMUM PERCENTAGE REQUIREMENTS FOR THE FOLLOWING USES:
RESIDENTIAL: 65% MINIMUM AND 85% MAXIMUM
COMMERCIAL: 15% MINIMUM AND 35% MAXIMUM
MAXIMUM INTENSITY AND DENSITY REQUIREMENTS FOR THE FOLLOWING USES:
RESIDENTIAL: 12 DU/ACRE
COMMERCIAL: FAR.35
 - MIXED USE-RESIDENTIAL/COMMERCIAL/INDUSTRIAL (1000 ACRE MINIMUM) MINIMUM AND MAXIMUM PERCENTAGE REQUIREMENTS FOR THE FOLLOWING USES:
RESIDENTIAL: 10% MINIMUM AND 50% MAXIMUM
COMMERCIAL: 5% MINIMUM AND 35% MAXIMUM
LIGHT INDUSTRIAL: 45% MINIMUM AND 85% MAXIMUM
MAXIMUM INTENSITY AND DENSITY REQUIREMENTS FOR THE FOLLOWING USES:
RESIDENTIAL: 12 DU/ACRE
COMMERCIAL: FAR.35
LIGHT INDUSTRIAL: FAR.50
 - MIXED USE - GATEWAY (16 DU/ACRE, FAR.35) REQUIRES A MINIMUM OF TWO TYPES OF USES, NO SINGLE USE CAN EXCEED 80% OF THE TOTAL DEVELOPMENT
 - LIGHT COMMERCIAL/OFFICE (10 DU/ACRE, FAR.35)
 - COMMERCIAL (16 DU/ACRE, FAR.35)
 - DOWNTOWN CORE
 - INDUSTRIAL (FAR.50)
 - PUBLIC/SEMI PUBLIC
 - PARKS, RECREATION AND OPEN SPACE
 - NATURAL PRESERVATION
 - TRANSITIONAL AREA (DUE TO ANNEXATION)
 - WATER
- ENVIRONMENTALLY SENSITIVE AREAS**
- WETLANDS
- RIGHT - OF - WAY AND ROADS**
- RIGHT - OF - WAY
 - ROADS
- BOUNDARY LINES**
- COUNTY BOUNDARY
 - JURISDICTION BOUNDARY
 - MIDTOWN REDEVELOPMENT DISTRICT STUDY AREA - PHASE 1

DATA SOURCES: Parcel lines and data from Hillsborough County Property Appraiser. Wetlands from SWFWMD. Significant Wildlife Habitat from Hillsborough County Geomatics.

REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only for the cities of Tampa, Temple Terrace and Plant City.



AUTHOR: WELSH
DATE: 3/27/13
PROJECT: g:\gisroot\projects\cathy\arcmap\pcpa\pcpa1301_proposed.mxd



PLANT CITY MIDTOWN REDEVELOPMENT DISTRICT - PHASE 1 ZONING

LEGEND

PLANT CITY ZONING

- R-1A SINGLE-FAMILY DWELLING
- R-1 SINGLE-FAMILY DWELLING
- R-1B SINGLE-FAMILY DWELLING
- R-1C SINGLE-FAMILY DWELLING
- R-2 MULTIPLE-FAMILY DWELLING
- R-3 MULTIPLE-FAMILY DWELLING
- C-U COMMUNITY UNIT
- C-1A NEIGHBORHOOD BUSINESS
- C-1B NEIGHBORHOOD BUSINESS
- C-1C NEIGHBORHOOD BUSINESS
- C-1 GENERAL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- M-AP AIRPORT INDUSTRIAL
- M-1 INDUSTRIAL
- M-1A LIGHT INDUSTRIAL
- CC COMMUNITY COLLEGE
- MU-A MIXED USE - AGRICULTURE

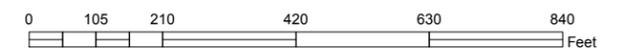
BOUNDARY LINES

- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- MIDTOWN REDEVELOPMENT DISTRICT STUDY AREA - PHASE 1

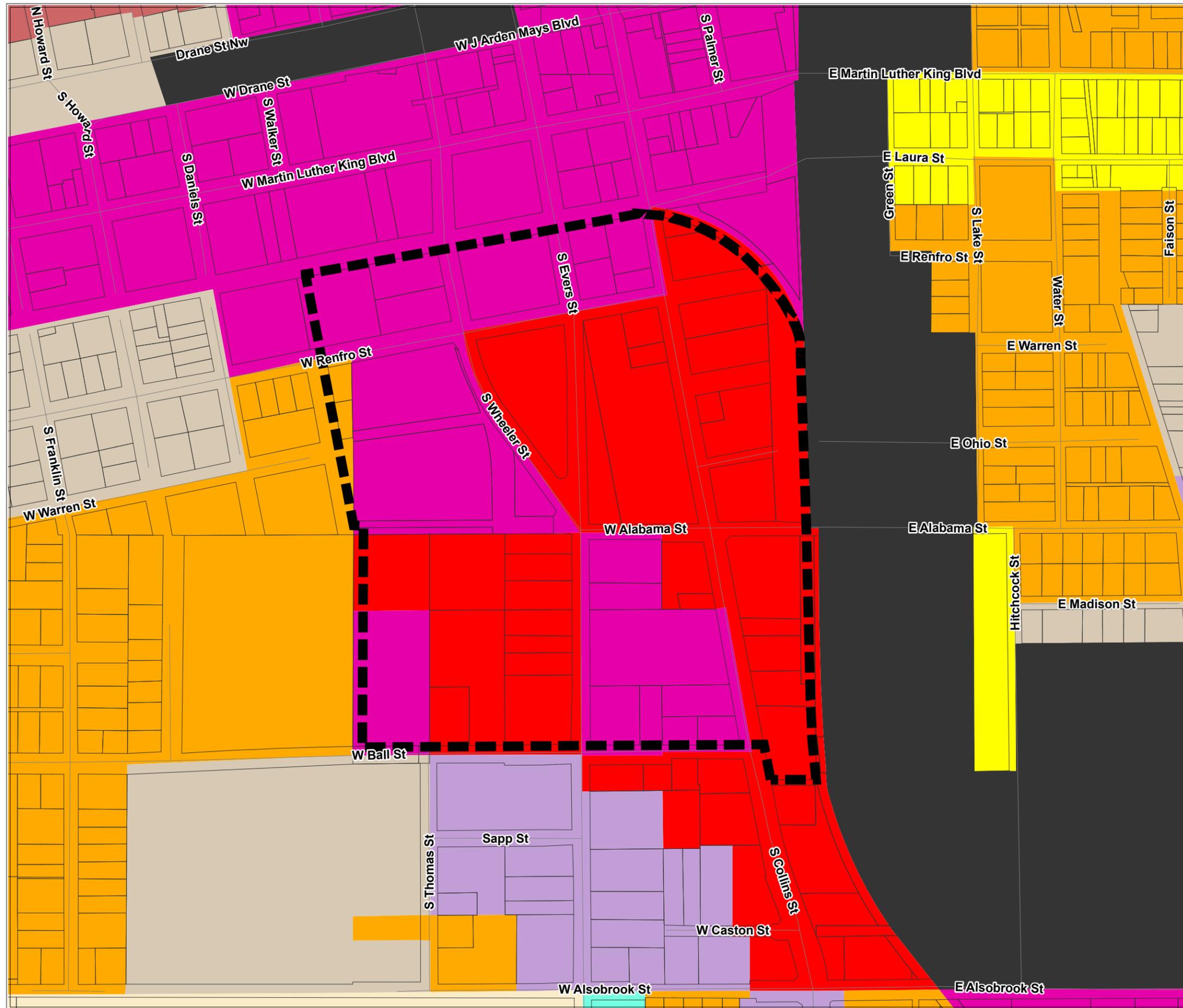
DATA SOURCES: Zoning from Hillsborough County City-County in cooperation with Plant City. Planning Commission Parcel lines and data from Hillsborough County Property Appraiser. Wetlands from SWFWMD. Significant Wildlife Habitat from Hillsborough County Geomatics.

REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only for the cities of Tampa, Temple Terrace and Plant City.



AUTHOR: WELSH
DATE: 3/27/13
PROJECT: g:\gisroot\projects\cathy\arcmap\pcca\pcca1301_zone.mxd



PLANT CITY MIDTOWN REDEVELOPMENT DISTRICT - PHASE 1

EXISTING LAND USE Derived from Property Appraiser Parcels and NAL DOR Codes

LEGEND

- SINGLE FAMILY / MOBILE HOME
- TWO FAMILY
- MULTI-FAMILY
- MOBILE HOME PARK
- VACANT
- PUBLIC / QUASIPUBLIC / INSTITUTIONS
- PUBLIC COMMUNICATIONS / UTILITIES
- RIGHT OF WAY/ROADS/HIGHWAYS
- EDUCATIONAL
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- HEAVY INDUSTRIAL
- LIGHT INDUSTRIAL
- MINING
- RECREATION / OPEN SPACE
- AGRICULTURAL
- NATURAL
- WATER
- UNKNOWN
- NOT CLASSIFIED

BOUNDARY LINES

- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- MIDTOWN REDEVELOPMENT DISTRICT STUDY AREA - PHASE 1

DATA SOURCES: Parcel lines and data from Hillsborough County Property Appraiser. Wetlands from SWFWMD, Significant Wildlife Habitat from Hillsborough County Geomatics.

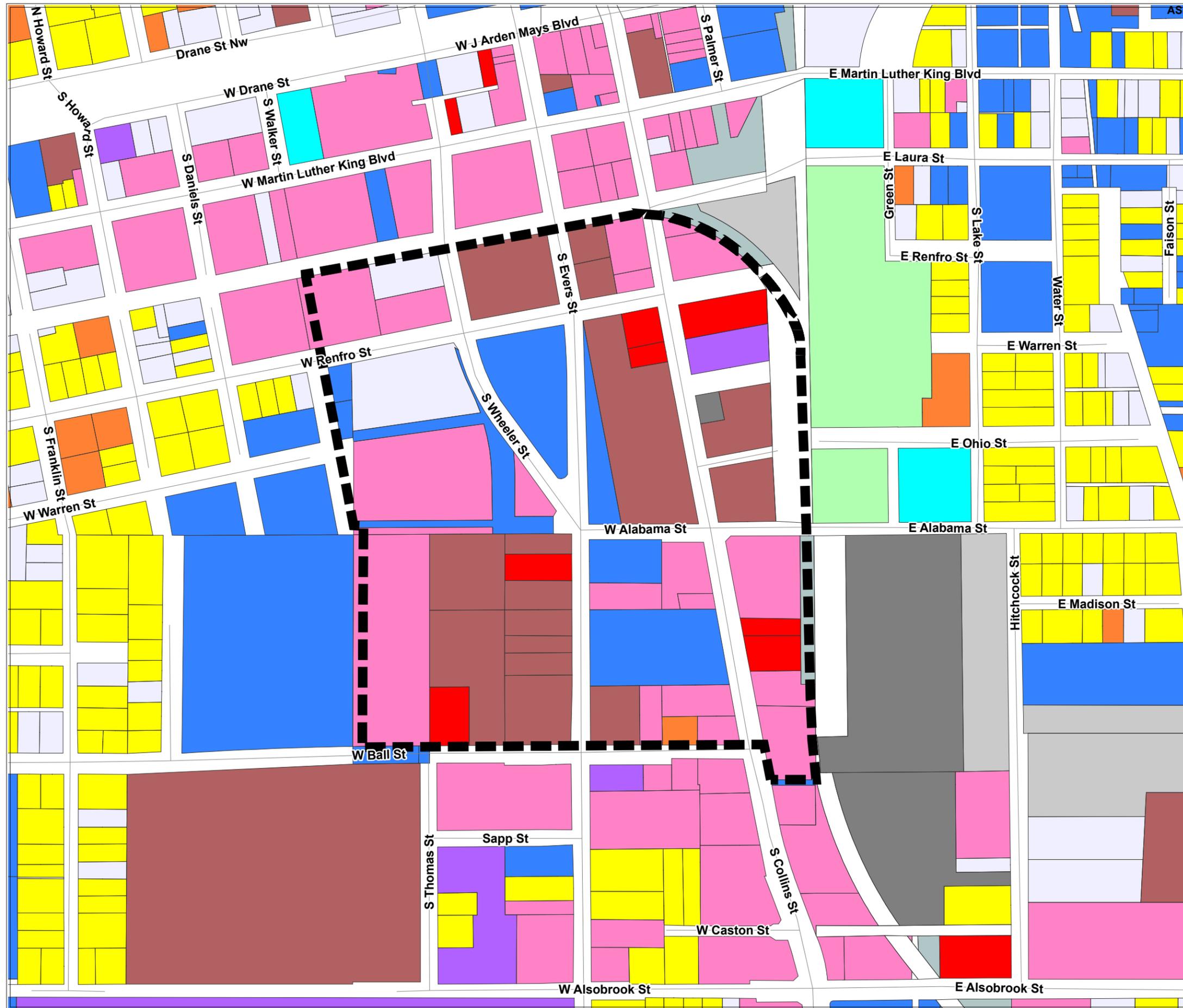
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only for the cities of Tampa, Temple Terrace and Plant City.



AUTHOR: WELSH
Date: 7/25/2014

Path: G:\gisroot\Projects\Cathy\Arcmap\NEW_MXD\PlantCity\PC_Mid_Town_Redevel_ELU.mxd



July 23, 2014

Midtown District Legal Description for Rezoning North of Ball Street:

For a Point of Beginning commence at the intersection of the West right of way line of South Collins Street and the Southerly right-of-way line of the CSX Railroad; thence run Southwesterly along the Southerly right-of-way line of CSX Railroad to a point 9.00 feet Southwesterly of the centerline of vacated 60.00 foot right of way for South Walker Street (Sparkman St. by plat), of Warren's Survey of Plant City as recorded in Deed Book "K", page 315 of the Public Records of Hillsborough County, Florida; thence run Southeasterly along a line being 21.00 feet Easterly of and parallel with the Easterly boundary of Lots 1 and 4 in Block 30 of said Warren's Survey of Plant City, to a point on an Easterly extension of the Northern right-of-way line of West Renfro Street; thence run Southwesterly to the intersection of the Southerly right-of-way line of West Renfro Street with the Westerly right-of-way line of South Walker Street at the Southwest corner of West Renfro Street and South Walker Street; thence run Southeasterly along the Westerly right-of-way line of South Walker Street to the Southeast corner of Block 41 of said Warren's Survey at the Southerly boundary of South Walker Street; thence run Easterly along the Southerly boundary of South Walker Street to the Northwest corner of Lot 3 in Block 2 of D. L. Crum's Subdivision, as recorded in Deed Book "K", Page 532 of the Public Records of Hillsborough County, Florida; thence run Southerly along the West boundary line of Lots 3, 4 and 9 in Block 2, and its Southerly extension thereof, to the South right-of-way of West Ball Street; thence run Easterly along the South right-of-way line of West Ball Street to its intersection with the Westerly right-of-way line of South Collins Street at the Southwest corner of West Ball Street and South Collins Street; thence run East along a projection of the South right-of-way of West Ball Street to the Eastern right-of-way line of South Collins Street; thence run Southerly along the Easterly right-of-way line of South Collins Street to the Southwest corner of Lot 3 in Block 1 of H. B. Wordehoff Subdivision, as recorded in Plat Book 9, Page 17 of the Public Records of Hillsborough County, Florida; thence continue Southerly along the Eastern boundary of South Collins Street, a distance of 10 feet to the intersection with the Southern boundary line of the 10 foot alley in said H. B. Wordehoff Subdivision; thence East along said Southern line of said alley and its Eastern extension to an intersection with the centerline of the CSX Railroad main track; thence Northerly along said centerline of CSX Railroad track to an intersection of said main track with the centerline of a side track to the Northwest connecting the North-South main track with the East-West main track; thence Northwesterly along said centerline of connecting track to an intersection with the West right-of-way line of South Collins Street; thence Southerly along said West right-of-way line to the point of beginning.

Folio	Owner	Owner Addr1	Owner Addr2	Owner City	Owner State	Owner Zip	Site Address
208208.0000	WALDEN INVESTMENT CO INC	PO BOX 1569		PLANT CITY	FL	33564-1569	408 W RENFRO ST
208210.0000	CITY OF PLANT CITY	PO BOX C		PLANT CITY	FL	33564-9003	0
208211.0000	TIITF/STATE OF FLORIDA	3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399-3000	0
208284.0000	CAMERON SHANE WRIGHT	402 S COLLINS ST		PLANT CITY	FL	33563-5536	402 S COLLINS ST
208285.0000	MARILYN G LEWIS TRUSTEE	17509 TALLY HO CT		ODESSA	FL	33556-1816	410 S COLLINS ST
208292.0000	KATHLEEN H YOUNG REVOCABLE TRUST	16912 DORMAN RD		LITHIA	FL	33547-1722	302 S COLLINS ST
208295.0000	CITY ADVENTURES LLC	2410 E US HIGHWAY 92		PLANT CITY	FL	33566-7528	314 S COLLINS ST
208329.0000	WALDEN INVESTMENT CO INC	PO BOX 1569		PLANT CITY	FL	33564-1569	0
208329.0100	VALRICO STATE BANK	1815 E STATE ROAD 60		VALRICO	FL	33594-3623	305 S WHEELER ST
208331.0000	COMMUNITY REDEV AGENCY FOR THE CITY OF PLANT CITY	PO BOX C		PLANT CITY	FL	33564-9003	307 S EVERS ST
208333.0000	HEMISPHERE TOWER APARTMENTS AT PEMBROKE PINES LLC	5655 S PARK AVE		HAMBURG	NY	14075-3020	301 S COLLINS ST
208335.0000	THOMAS BRAXTON COVINGTON / TRUSTEE	1902 LAKEVIEW DR		BRANDON	FL	33511-6225	315 S COLLINS ST
208336.0000	COMMUNITY REDEV AGENCY FOR THE CITY OF PLANT CITY	PO BOX C		PLANT CITY	FL	33564-9003	306 S EVERS ST
208337.0000	COMMUNITY REDEV AGENCY FOR THE CITY OF PLANT CITY	PO BOX C		PLANT CITY	FL	33564-9003	0
208338.0000	RAMCO SERVICE CENTER INC	3408 KING GEORGE LN		SEFFNER	FL	33584-6116	401 S COLLINS ST
208339.0010	CHRISTOPHER S STEPP	5570 HARVEY TEW RD		PLANT CITY	FL	33565-6106	409 S COLLINS ST
208345.0000	COMMUNITY REDEVELOPMENT AGENCY OF PLANT CITY	CITY OF PLANT CITY	PO BOX C	PLANT CITY	FL	33564-9003	511 S COLLINS ST
208346.0000	CITY OF PLANT CITY	PO BOX C		PLANT CITY	FL	33564-9003	0
208347.0000	PLANT CITY HISTORIC DISTRICT DEVELOPERS LLC	PO BOX 2290		TAMPA	FL	33601-2290	507 S WHEELER ST
208347.0100	JJFK COMPANY LLC	PO BOX 2290		TAMPA	FL	33601-2290	0
208347.0200	CITY OF PLANT CITY	PO BOX C		PLANT CITY	FL	33564-9003	0
208360.0000	JOHN BRADLEY AND DAWN D CLINE	3615 E STERLING CIR		TAMPA	FL	33629-8734	504 S COLLINS ST
208669.0000	CSX TRANSPORTATION INC-ASSESSED BY DEPT OF REVENUE	TAX DEPT (C-910)	500 WATER ST	JACKSONVILLE	FL	32202-4445	0
208670.0000	RYDER HOMES AND GROVES CO	PO BOX 1118		PLANT CITY	FL	33564-1118	602 S COLLINS ST
208672.0000	JOTHER INC	PO BOX 2636		BRANDON	FL	33509-2636	601 S COLLINS ST
208677.0000	DONALD WILLETS TRUSTEE	412 ALONDRA CT		LAKELAND	FL	33809-4204	609 S COLLINS ST
208681.0000	INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL	602 S EVERS ST		PLANT CITY	FL	33563-5422	602 S EVERS ST
208683.0000	TERRY O AND DAPHNE C BALLARD	407 E VIRGINIA AVE		PLANT CITY	FL	33563-7023	606 S EVERS ST
208684.0000	CITY OF PLANT CITY	PO BOX C		PLANT CITY	FL	33564-9003	611 S COLLINS ST
208686.0000	AMAZING AUTO'S INC	610 S COLLINS ST		PLANT CITY	FL	33563-5514	618 S COLLINS ST
208688.0000	AMAZING AUTO'S INC	610 S COLLINS ST		PLANT CITY	FL	33563-5514	610 S COLLINS ST
208689.0000	COMMUNITY REDEV AGENCY FOR THE CITY OF PLANT CITY	PO BOX C		PLANT CITY	FL	33564-9003	624 S EVERS ST
208690.0000	JOSE M AND IRMA A GARCIA	3103 MURRAY FARMS LOOP		PLANT CITY	FL	33566-0366	110 W BALL ST
208691.0000	COMMUNITY REDEV AGENCY FOR THE CITY PLANT CITY	PO BOX C		PLANT CITY	FL	33564-9003	601 S EVERS ST
208691.0100	CARLO'S BRAKE AND RADIATOR INC	603 S EVERS ST		PLANT CITY	FL	33563-5421	603 S EVERS ST
208691.0200	COMMUNITY REDEV AGENCY FOR THE CITY PLANT CITY	PO BOX C		PLANT CITY	FL	33564-9003	607 S EVERS ST
208692.0000	COMMUNITY REDEV AGENCY FOR THE CITY OF PLANT CITY	PO BOX C		PLANT CITY	FL	33564-9003	507 S EVERS ST
208693.0100	VIKING LIVING LLC	710 W BAY ST		TAMPA	FL	33606-2765	402 W BALL ST
208694.0000	COMMUNITY REDEV AGENCY FOR THE CITY OF PLANT CITY	PO BOX C		PLANT CITY	FL	33564-9003	0 W BALL ST
208694.0050	COMMUNITY REDEVELOPMENT AGENCY OF PLANT CITY	CITY OF PLANT CITY	PO BOX C	PLANT CITY	FL	33564-9003	611 S EVERS ST
208694.0100	COMMUNITY REDEVELOPMENT AGENCY OF PLANT CITY	CITY OF PLANT CITY	PO BOX C	PLANT CITY	FL	33564-9003	617 S EVERS ST
208695.0000	COMMUNITY REDEVELOPMENT AGENCY OF PLANT CITY	CITY OF PLANT CITY	PO BOX C	PLANT CITY	FL	33564-9003	609 S EVERS ST
208697.0000	COMMUNITY REDEVELOPMENT AGENCY OF PLANT CITY	CITY OF PLANT CITY	PO BOX C	PLANT CITY	FL	33564-9003	619 S EVERS ST
208698.0000	ALEX S AND SHERYL A ODOM	314 W BALL ST		PLANT CITY	FL	33563-5410	314 W BALL ST
208731.0000	AMAZING AUTOS INC	610 S COLLINS ST		PLANT CITY	FL	33563-5514	620 S COLLINS ST
208733.0000	CHARLES PULLEN	711 S COLLINS ST		PLANT CITY	FL	33563-5515	622 S COLLINS ST
208734.0000	RANDY J POLK/ TRUSTEE	625 S COLLINS ST		PLANT CITY	FL	33563-5513	625 S COLLINS ST
208735.0000	PETROL MART INC	C/O JACK CACCARELLI	PO BOX 1327	BRANDON	FL	33509-1327	627 S COLLINS ST
208737.0000	RANDY J AND SONYA D POLK	625 S COLLINS ST		PLANT CITY	FL	33563-5513	108 W BALL ST