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February 3, 2015

**VIA HAND DELIVERY**

Mark Hudson, AICP  
Director  
Plant City Planning and Zoning Division  
PO Box C  
Plant City, FL 33564-9003

Re: Additional Information Submittal

Dear Mark:

The attached responds to the questions raised in your March 19, 2014 letter as well as provides the reports/analysis requested by the City Engineer.

As required, I have provided two copies of the materials as well as a flash drive.

We respectfully request that the amendment requested be set for hearing at the next available date. Please call me or Ronald L. Weaver at 813-222-5002 with any questions.

Sincerely,



David M. Smith  
Director of Development and Zoning

DMS:lp  
Enclosures



## RESPONSE TO MARK HUDSON'S MARCH 19, 2014 LETTER

Shape files with defined projections for the rezoning proposal (including unit boundaries) submitted by Visions Golf, LLC including:

- Identification and location of all existing watercourse, storm water ponds, lakes and other significant natural features.

Provided.

- Identification and location of proposed fences, walls and buffering to be provided on the project periphery.

Provided.

- Identification and location of all proposed points of ingress/egress and roads to serve new residents and the assisted living facility.

Provided.

- Identify the maximum number of units planned for the assisted living facility, to determine compliance with Policy 1.B.3 of the Plant City's Future Land Use Element. This information will need to be reflected in the notes of the CU Community District (or PD).

The maximum number of ALF units proposed is 100 units with no more than 282 beds based upon the 2010 census information updated provide by the Planning Commission.

- Identification and location of the proposed (if applicable) Club House.

Provided.

- Identify the size and location of existing and proposed recreation and open space areas being planned to serve the residents of these new developments.

Approximately 7-acre park is being provided in addition to that provided with Walden Lake.

- Show the typical lot size, general layout and lot configurations for both the proposed single and multi-family areas.

Provided.

- A statement and analysis of the anticipated impacts to jurisdictional wetlands, floodplains and other environmentally sensitive areas.

Provided.

- 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.

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Provided.

- 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.

It will insure conformance with the agreement by maintaining an 18-hole golf course that will disburse the required contracted amount of an average of 5.25 million gallons a month. An 18-hole golf course averages 7.5 million gallons a month in water use. The development will also provide the financial resources to repair and maintain the golf course irrigation system that is used to disburse the reclaimed water.

- A general phasing plan for the proposed development, including an expected build-out date to be used in the required transportation analysis.

The study was worst case analysis with 100% of the development being built in a single phase.

- 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.

The proposed amendment is an in-fill project that utilizes the currently-approved density within the CU allocating density to a portion of the Golf Course which has a comprehensive plan designation of R-6. The proposed dwelling units are of type and density similar to adjacent residential development and provide buffers and lot sizes similar to or greater than adjacent properties.

- 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 storm water treatment/attenuation areas.

Provided.

- As it appears possible and even likely, that the development of the lands identified by the rezoning application will impact both existing storm water 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.

Provided.

- An analysis verifying the sanitary sewer collection system is sufficient to service the proposed developments as outlined in the rezoning for Visions Golf, LLC.

Provided.