

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

File

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May 7, 2015

Via U. S. Mail and
Via e-mail to mHUDSON@plantcitygov.com

Mark P. Hudson, AICP, Director
Planning and Zoning Division
City of Plant City Government
302 W. Reynolds Street
Plant City, FL 33563

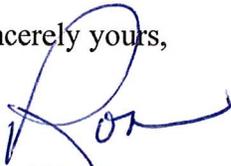
Re: Visions Golf, LLC

Dear Mr. Hudson:

Please find enclosed correspondence from Brian A. Acken, P.E. of Advantage Engineering, Inc., dated May 7 2015, in which Mr. Acken responds to the questions raised in your correspondence to me, dated May 5, 2015. We are providing this response to you at this time recognizing that the detail of the issues you have raised are customarily considered in connection with permitting after the design phase. As indicated in Mr. Acken's letter, Visions Golf, LLC will assure compliance with all state and local regulations as it moves through the design and permitting phases, subsequent to the rezoning.

Please let us know if you have any further questions.

Sincerely yours,



Ronald L. Weaver

cc: Steve Mercer (w/enclosure - steve@waldenlakegolf.com)
Bill Martin (w/enclosure - billmartin@sent.com)
David M. Smith (w/enclosure - dsmith@stearnsweaver.com)



May 7, 2015

Mr. Ronald L. Weaver, Esquire
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
401 East Jackson Street
Suite 2200
Tampa, Florida 33602

**Re: Questions from the City of Plant City
Rezoning of Walden Lakes Community**

Dear Mr. Weaver:

This letter is in reply to the letter dated May 5, 2015 from Mr. Mark P. Hudson, AICP, Director, Plant City Planning & Zoning Division with the City of Plant City. The responses to the following comments were requested. We have restated the comment for clarification.

1. On page 4 of the drainage report prepared by Advantage Engineering, Inc., it states:

"Given the amount of attenuation needed, the existing control structures at Wetland A and Walden Lake may need to be adjusted to demonstrate no increase in discharge downstream at the Outfall point (Node 361680). It is understood that Visions Golf, LLC has the ownership and authority to make adjustments to these control structures as long as there is no adverse (any significant rise in stage) impact to the surrounding residents."

Please provide documentation of ownership and authority to make adjustments to these control structures and to increase flood stages within "Wetland A" and "Walden Lake".

Response: Per the survey, it is our understanding that Visions Golf, LLC has ownership over Wetland A and Loral Lake and the control structures in these water bodies, and if necessary, can make the adjustments to these structures by demonstrating no significant rise in stage that would create any impact to adjacent residents. The control structure at Golfview Drive is owned by the HOA, and if necessary, Visions Golf, LLC, may request to improve this control structure without causing any adverse impacts to surrounding residents. During the design and permitting phase, it will be determined if additional storage will be required on the project site to reduce or eliminate adjustments to these structures. All state and local regulations will apply to the future design phase.

2. Please provide how you are going to handle the preservation and/or provisions for conveyance of offsite stormwater discharge.

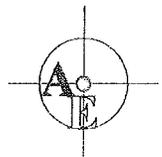
Response: Any offsite discharges to the site will be preserved and conveyed to their respective outfalls pre and post condition per local and state regulations. The outfall for the site pre and post conditions is through the control structure at Timberlane Drive. Based on our preliminary drainage study, there is no significant rises in stages and no significant increase in flows downstream. Please see the Summary Table 3.1 and 3.2 in the Drainage Report. During the future design and permitting phase, all state and local regulations will be adhered to though the City of Plant City, Southwest Florida Water Management District (SWFWMD), Hillsborough County Environmental Protection Commission (EPC), and the United States Army Corp of Engineers (ACOE).

3. Please state how you are going to address the impacts to the existing wetlands both onsite and offsite.

Response: Prior to development of the property, specific approval for wetland impacts will be obtained from the US Army Corps of Engineers, the Southwest Florida Water Management District and the Hillsborough County EPC. Each of these agencies require the demonstration of avoidance and minimization of impacts to wetlands to the greatest extent practicable, and mitigation for the loss of functions for any wetland that cannot be reasonably avoided. Wetland functions will be quantitatively assessed via the Uniform Mitigation Assessment Method (UMAM) and the functions will be replaced either via on-site wetland creation or by the purchase of credits from an approved mitigation bank. Thus the project will not result in any loss in wetland functions.

4. Please state how you are going to address adequate depictions of connectivity of existing and proposed storm sewers, natural resources, and historic storage volumes.

Response: Based on the information we have to date, the report documents historic storage, existing and proposed outfalls, and natural conveyances and storages as shown. For clarification, the preliminary drainage study area as shown in the attached exhibit depicts the connectivity of the model to date. As we obtain further topographical and detailed survey, we will update the model accordingly during the future design phase. As mentioned in Response to Comment #1 above, the existing control structures may be adjusted as necessary. If future concerns and issues arise during the design and permitting phase, additional storage will be designed on the project site to reduce or eliminate any adjustment to these control structures. We comply and adhere with all state and local regulations though the City of Plant City, Southwest Florida Water Management District (SWFWMD), Hillsborough County Environmental Protection Commission (EPC), and the United States Army Corp of Engineers (ACOE).



Please contact us with any questions or if you need additional information. You can reach me at directly at (813) 267-8980 or Carl H. Irwin, P.E. at (813) 267-8976.

Advantage Engineering, Inc.
Sincerely,



Brian A. Acken, P.E.
Project Engineer

cc: Steve Mercer, Visions Golf, LLC
Carl H. Irwin, P.E., Advantage Engineering, Inc.





Green Area Highlighted - Walden Lake Community Expansion
 Dark Blue Line - Defines Watershed Limits for Study



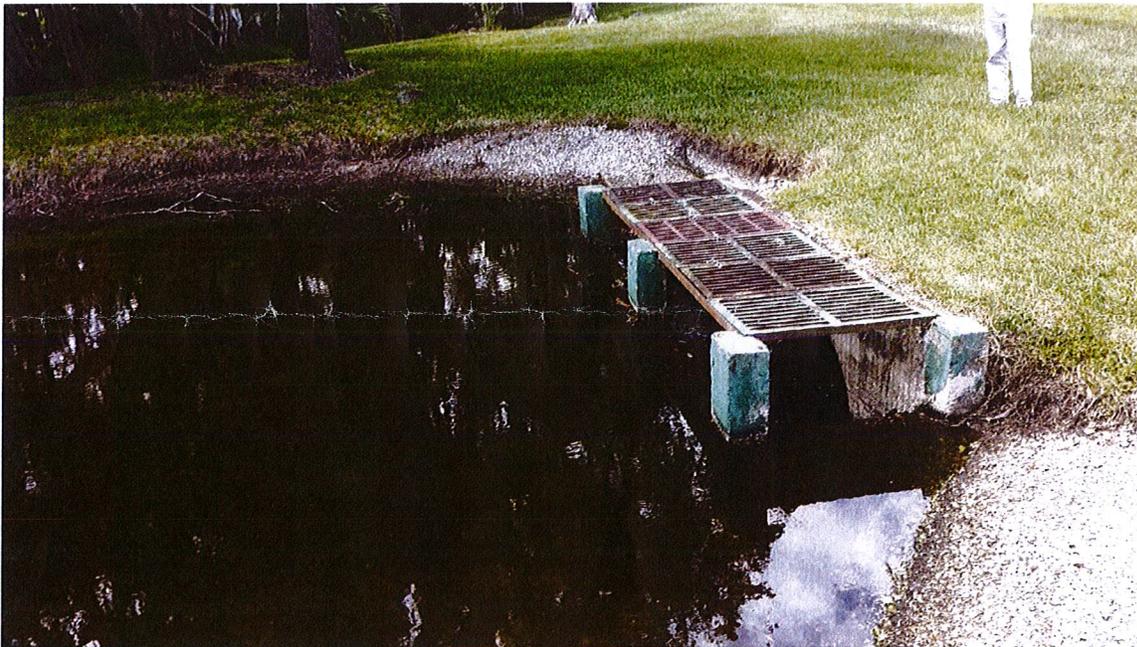
Looking at the existing control structure from Wetland A west from Timberlane Drive



Looking north towards the existing Control Structure at Wetland A. Based on the Preliminary Modeling, it appears this structure will need to be modified.



Control Structure for Walden Lake located on the west side of Golfview Drive



Looking north at the Existing Control Structure for Walden Lake. Based on Preliminary Modeling, this structure will need some modifications.