



REVIEW AGENCY RESPONSE SHEET

City of Plant City

Please review material and respond to:

Julie Ham, Sr. Planner, PO Box C, Plant City, FL 33564-9003
(813) 659-4200 ext. 4125 Fax: (813) 659-4206
e-mail: jham@plantcitygov.com

CASE #PB-2014-06

DATE SENT: May 26, 2015 RESPONSE DEADLINE: June 16, 2015

CASE INFORMATION: **Modification to the Walden Lake Community Unit District.** Visions Golf LLC has requested to rezone approximately 130.5± acres of the Hills Golf Course in Walden Lake to single family detached [Unit 63 - 154 Dwelling Units] and multifamily [Units 61 & 62 - 156 Dwelling Units] homes, along with a proposed location for a new club house and assisted living facility [Unit 60]. Please reference the attached proposed modifications to the Walden Lake Community Unit District [or PD] and additional information is available for review at www.plantcitygov.com. If you have questions, please call the Planning and Zoning Division at 813-659-4200 ext. 4125.

GENERAL LOCATION: North of Griffin Boulevard, south of Village Green Boulevard, west of Timberlane Drive and east of the CSX railroad tracks, within Walden Lake, City of Plant City.

Tentative

S/T/R: See Attached FOLIO #: See Attached PB Meeting Date: TBD

This is a request for a formal review of the referenced project. If we do not receive a reply, this will be interpreted as your agency having no comment on the proposed request.

State, County and Other Reviewers

- 911, Inez Ortiz
- √ Brighthouse Network, Lewis Conti
- √ Florida Public Utilities - Gas, Tim O'Connor
- Chastain-Skillman, Mike Benton
- √ Hills. Co. Public Works - Transportation, Bob Campbell
- √ Hills. Co. EPC, Margaret Hagar-Shrieves
- √ Hills. Co. Development Services – Planning/Zoning, Joe Moreda
- √ Hills Co. Planning Commission, Melissa Zornitta
- Polk County, Eric Peterson
- √ Hills. Co. School District, Lorraine Duffy-Suarez
- √ Florida DOT, Dan Santos
- √ TECO, Melissa Douglas
- √ Verizon, Bryan Lantz
- √ HC Aviation Authority, Tony Mantegna
- √ SWFWMD, Jason Mickel

Plant City Departments and Divisions

- √ City Manager, Mike Herr [Information Only]
- √ City Attorney, Ken Buchman [Information Only]
- √ Building Div., Jesse Carr
- √ Engineering Div., Mike Schenk [Information Only]
- √ Fire and Rescue Dept., Chief Azzariti
- √ Police Dept., Chief Duncan
- √ Public Works Dept., Frank Coughenour
- √ Recreation and Parks Dept., Jack Holland

RECEIVED

MAY 26 2015

EPC OF H.C.
WETLANDS

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues**

Please see attached comments.

Agency: EPC-Wetlands Signature: Tim Duple Date: 7/13/2015

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Waste Management Hooshang Boostani, P.E.
Water Management Sam Elrabi, P.E.
Wetlands Management Scott Emery, Ph.D.

July 13, 2015

Ms. Julie Ham, Sr. Planner
City of Plant City
P.O. Box C
Plant City, FL 33564-9003

**SUBJECT: EPC REVIEW OF REZONING PETITION # PB-2014-06 FOR THE VISIONS GOLF LLC
PROPERTY / A PORTION OF FOLIO # 2032740550 / PLAN RECEIVED BY EPC MAY
26, 2015 / REVIEW FEE RECEIVED BY EPC JUNE 29, 2015 / STR 01-29S-21E**

Dear Ms. Ham:

Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) has completed a review of the above referenced project and **objects** to the site plan as proposed based on the following:

- A site inspection conducted by EPC staff October 30, 2014 revealed that wetlands pursuant to Chapter 1-11, Rules of the EPC, exist on site. The onsite wetland areas appear to be more extensive than those depicted on the subject plan. As a result, the development as proposed would likely result in wetland impacts which have not been authorized by the Executive Director of the EPC, as required under Chapter 1-11, Wetlands, Rules of the EPC.
- To receive a recommendation of approval from the EPC Wetlands Management Division, EPC staff recommends that the applicant redesign this site plan to utilize the available upland areas and avoid impacts to the wetlands, pursuant to Chapter 1-11 and Basis of Review, Wetlands, Rules of the EPC.

EPC staff welcomes the opportunity to work with the City and the applicant to quantify the wetland acreages and work toward the elimination/minimization of wetland impacts.

If you have any questions or need further assistance, feel free to contact Kim Tapley at 627-2600, extension 1359.

Sincerely,

Scott Emery, Ph.D.
Wetlands Division Director
Environmental Protection Commission
of Hillsborough County

cc: jham@plantcitygov.com
Mr. Mark Hudson, City of Plant City (mhudson@plantcitygov.com)
Ms. Janet Dougherty, EPC
Visions Golf, LLC (steve@waldenlakegolf.com)

kmt/se