

Mark Hudson

To: David Smith
Cc: collinsj@plancom.org; Tapley, Kimberly (tapleyk@epchc.org); Phillip Scearce; Julie Ham
Subject: RE: Walden Lake Visions Golf PD Modification

David, Per your email, staff performed a cursory review of the revised draft proposal for Visions Golf LLC, PB 2014-06. Staff noted this revised draft contains more detail than was previously provided, which addressed a number of the comments in our staff report dated July 24, 2015. The following are a few additional comments:

Comments from City of Plant City

Note #1 - Unit 61 – Assisted Living Facility [ALF]:

- As the proposed ALF has been relocated, please reanalyze to verify this location meets the criteria of Housing Policy E.5.
- Please note the cross-section of the buffer(s) will be to the minimum specifications detailed in Example #1 or #2.
- Please note the location and size of any proposed free standing signage for the ALF.
- A 30' buffer has been proposed on the golf course side [eastern] of the ALF, will similar buffers be provide on the western property line and along the railroad tracks [north] operated by CSX Transportation?
- The condition notes the ALF will be *"...designed to reflect a residential character..."*, will you provide more detail how this will be accomplished?

Note #2 - Unit 62 – Multi-Family:

- The note states *"...development may include townhome and duplex forms of development..."* in Unit 62. If the intent of this condition is to propose for this area townhomes or duplexes exclusively, the word "may" will need to be revised to "shall", otherwise staff will evaluate the compatibility of all forms and types of multifamily units with the surrounding neighborhoods of Walden Lake.
- The note states *"...no buffer shall be required between Unit 62 and Unit 63."* A minimum 10' wide buffer consisting of walls, fencing and/or landscaping is required between single-family and multifamily developments by the Plant City Code of Ordinances.
- Please note the cross-section of the buffer(s) between new and existing development will be to the minimum specifications detailed in Example #1 or #2.
- The note states the multifamily units *"...must have rooflines reasonably in character with adjacent residential development..."*, please elaborate on what is meant by "reasonably".

Note #3 – Unit 63 – Single Family

- The note states the single family units *"...must have rooflines reasonably in character with adjacent residential development..."* again please elaborate on what is meant by "reasonably".
- Except for between Units 28 and 63, please note the cross-section of the buffer(s) between new and existing development will be to the minimum specifications detailed in Example #1 or #2

Note #7

- We would recommend revising “...*final design of buildings...*” to “...*final location of buildings...*”

Other

- A note should be added that states “*the provision of potable water, wastewater as well as reclaimed water improvements shall be provided by the developer, subject to the approval of the Utilities Director.*”

Comments from the Planning Commission

Upon review of the draft proposal for Visions Golf LLC [PB 2014-06], Planning Commission staff concurs with the comments made by City of Plant City staff and wish to reiterate the following:

- The proposed ALF has been relocated and as such must meet locational criteria as expressed by Housing Element Policy E.5. The applicant should provide evidence of compliance.
- The proposed residential uses should be of similar form, mass and scale to those of the existing neighborhood to ensure compatibility. The use of the words “may” or “reasonably” to describe the type of residential use and design of the residence does not infer compatibility.

Comments from the Environmental Protection Commission

To date we have not received comments from EPC, but based on our conversations we expect them very soon, therefore once received we will forward them under separate Email.

Conclusion

These comments are provided to assist the applicant in finalizing their resubmittal of the rezoning of Visions Golf LLC, PB 2014-06. We stress, this should not be construed as a finding of consistency or a recommendation for approval and upon official submittal additional questions or comments may be forthcoming from the City of Plant City or other departments/agencies of Hillsborough County. This preliminary set of comments is designed to assist you in providing a more complete submittal package. Of course, a final review will not be performed until a full and complete application is submitted, and again it is possible that we will have additional comments based on the draft provided and any changes that are made.

Mark

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From: David Smith [mailto:DSmith@stearnsweaver.com]
Sent: Thursday, October 15, 2015 2:42 PM
To: Mark Hudson; 'Tapley, Kimberly'; 'Melissa Zornitta'; Jay Collins; garciat@plancom.org
Cc: Alice Huneycutt; Ronald Weaver; 'Steve Mercer'
Subject: Walden Lake Visions Golf PD Modification

Attached is a draft of the Walden Lake PD site plan modified to respond to questions and reflect comments made in meetings with the City, Planning commission and EPC staff. I have also included a separate notes attachment which reflects the notes added on to the Draft PD plan but in an easier to review format. As we discussed in our meetings I am forwarding this Draft in order to receive your feedback on how we propose to address your comments. We appreciate any feedback you can provide.

We have shared the attached with the WLCA Board and advised that we would be forwarding this draft to you but would continue to meet with the Board to discuss areas of common interest.

We look forward to hearing back from you and resubmitting once we are comfortable that your comments are addressed. If I can answer any questions please do not hesitate to call.

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