



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: March 4, 2016 RESPONSE DEADLINE: March 25, 2016

CASE INFORMATION: **Modification to the Walden Lake Community Unit District** (revised plan dated 3/2/16).

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. Visions Golf LLC has requested to rezone approximately 127± acres of the Hills Golf Course in Walden Lake to single family detached [Unit 63 - 146 Dwelling Units] and multifamily [Units 62 - 156 Dwelling Units] homes, along with a proposed assisted living facility [Unit 61]. 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.

S/T/R: See Attached FOLIO #: See Attached Tentative 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
- √ Bighthouse Network, Lewis Conti
- √ Florida Public Utilities - Gas, Tim O'Connor
- Chastain-Skillman, Mike Benton
- √ Hills. Co. Public Works - Transportation, Bob Campbell
- √ Hills. Co. EPC, Christina Bryant
- √ 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
- √ FWC, Geoff Lokuta
- √ FDEP, Ryan Greenawalt

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
MAR 04 2016
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**

Agency: EPC Signature: Coyne Date: 3/24/16

COMMISSION
Kevin Beckner Lesley "Les" Miller, Jr.
Victor D. Crist Sandra L. Murman
Ken Hagan Stacy White
Al Higginbotham



EXECUTIVE DIRECTOR
Janet L. Dougherty

DIVISION DIRECTORS
Legal & Admin. Richard Tschantz, Esq.
Air Management Jerry Campbell, P.E.
Waste Management Hooshang Boostani, P.E.
Water Management Sam Elrabi, P.E.
Wetlands Management Kelly Bishop, P.G.

March 23, 2016

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 / REVISED PLAN RECEIVED BY EPC MARCH 4, 2016 / STR 01-29S-21E

Dear Ms. Ham:

Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) has reviewed the above-referenced application and the revised site plan received by EPC on March 4, 2016. A review of EPC files, aerial photography, soils survey data indicate that wetlands/other surface waters (OSW) are located within the project area.

The site plan depicts unauthorized wetland impacts for internal roadways. Please note that the construction and location of any proposed wetland/other surface water impacts and mitigation plan must be reviewed separately by EPC pursuant to Chapter 1-11 and Basis or Review, Wetlands, Rules of the EPC.

EPC staff has no objections to the rezoning, provided the following statements are included as final zoning conditions.

Recommended Zoning Conditions:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11, Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland/OSW line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area".
- Upon final site plan design and wetland impact approval, the property owner agrees to convey a conservation easement over the remaining wetlands to the EPC.

Informational Comments:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for proposed access roads. Chapter 1-11, Rules of the EPC, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- All approved wetland lines must be incorporated into the development of a site plan. The wetland line must appear on all site plans, labeled as "Wetland Line" with a "25-foot Wetland Conservation Area Setback" line, and the wetland area contained within must be labeled as "Wetland Conservation Area".
- Within the limits of the City of Plant City, a minimum setback of fifteen (15) feet and an average of twenty-five (25) feet shall be required from all wetlands, consistent with Section 102-1375 (10), City of Plant City Code of Ordinances and the State of Florida Environmental Resource Permitting (ERP) Rules. The setback line should also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, Rules of the Commission, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11, Rules of the EPC.

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

Sincerely,



Kelly Bishop, PG
Division Director, Wetlands Management
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, Applicant (steve@waldenlakegolf.com)
Mr. David Smith, Applicant's Representative (dsmith@stearnsweaver.com)
Mr. Ronald Weaver, Applicant's Representative (rweaver@stearnsweaver.com)

kmt/cb