



**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](mailto:jham@plantcitygov.com)

**CASE #PB-2014-06**

DATE SENT: April 4, 2016 RESPONSE DEADLINE: April 18, 2016

CASE INFORMATION: Modification to the Walden Lake Community Unit District (revised plan dated 4/4/16).

GENERAL LOCATION: Attached is a revised proposal for a modification to the Walden Lake Community Unit District, which you previously reviewed in March 2016. The applicant has subsequently removed an option for an Assisted Living Facility in Unit 61. Therefore, sixty multifamily units are proposed for Unit 61. If you would like to revise your review and comments based on this revision, please provide those by April 18, 2016. Additional information is available for review at [www.plantcitygov.com](http://www.plantcitygov.com). If you have questions, please call the Planning and Zoning Division at 813-659-4200 ext. 4125.

Tentative

S/T/R: See Attached FOLIO #: See Attached PB Meeting Date: June 16, 2016

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, 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
- √ FRONTIER COMMUNICATIONS, Mike Little
- √ HC Aviation Authority, Tony Mantegna
- √ SWFWMD, Jason Mickel
- √ FWC, Geoff Lokuta

**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

- 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: *Kim Dapley* Date: 4/15/2016

**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.

April 15, 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 APRIL 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 April 4, 2016. A review of EPC files, aerial photography, soils survey data and a site inspection 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 the City of Plant City 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 "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.

*Environmental Excellence in a Changing World*

**Roger P. Stewart Center**

3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

*An Affirmative Action / Equal Opportunity Employer*

**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,



*for*  
Kelly Bishop, PG  
Division Director, Wetlands Management  
Environmental Protection Commission  
of Hillsborough County

cc: [jham@plantcitygov.com](mailto:jham@plantcitygov.com)  
Mr. Mark Hudson, City of Plant City ([mhudson@plantcitygov.com](mailto:mhudson@plantcitygov.com))  
Ms. Janet Dougherty, EPC  
Visions Golf, LLC, Applicant ([steve@waldenlakegolf.com](mailto:steve@waldenlakegolf.com))  
Mr. David Smith, Applicant's Representative ([dsmith@stearnsweaver.com](mailto:dsmith@stearnsweaver.com))  
Mr. Ronald Weaver, Applicant's Representative ([rweaver@stearnsweaver.com](mailto:rweaver@stearnsweaver.com))

kmt/cb