

# CITY OF PLANT CITY

## PLANNING & ZONING DIVISION

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### PLANNING & ZONING DIVISION STAFF REPORT

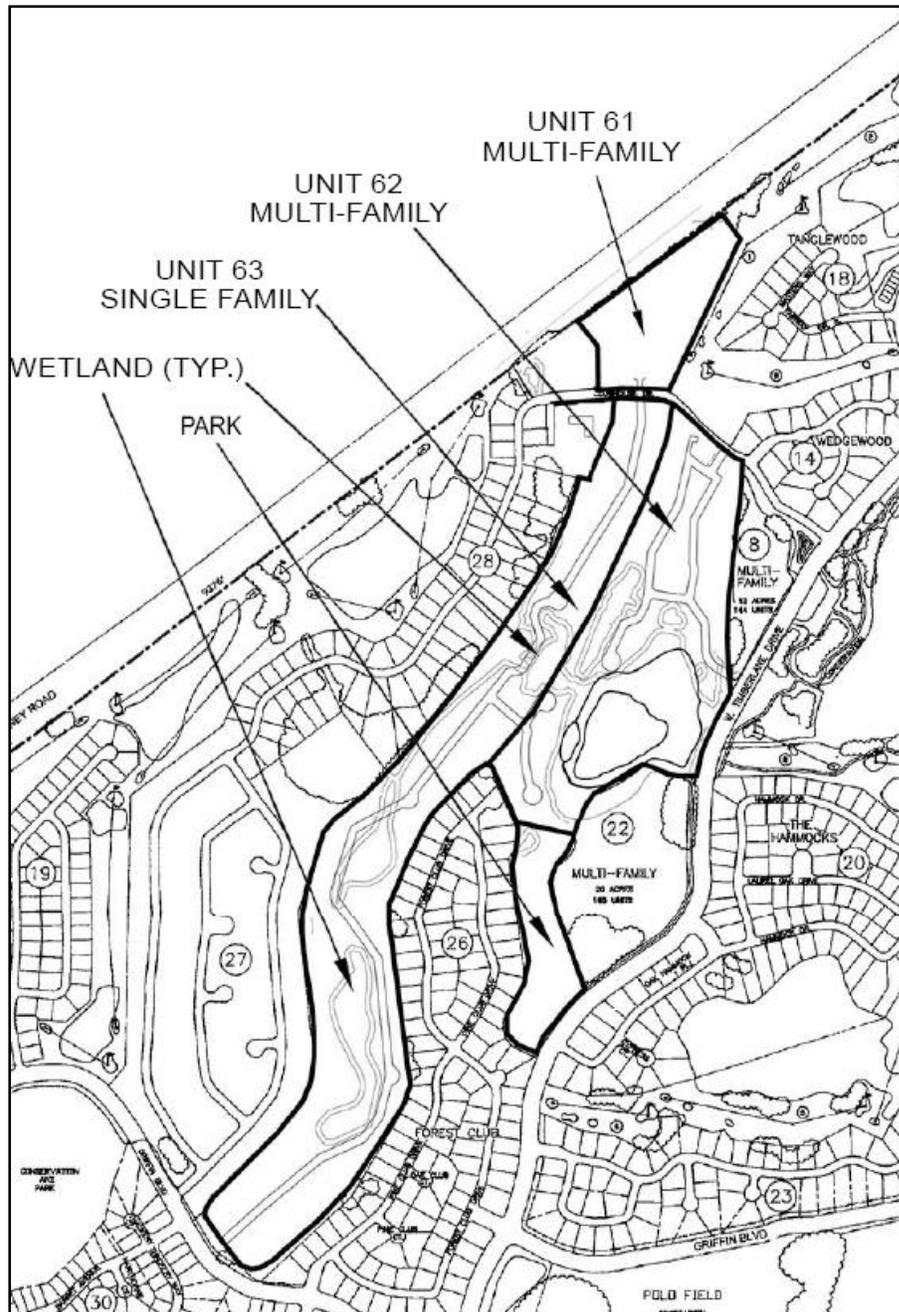
<b>CASE NUMBER</b>	<b>PB-2014-06</b>
<b>SUBJECT</b>	Walden Lake Community Unit (CU) District
<b>APPLICANT</b>	Visions Golf LLC
<b>REQUEST TYPE</b>	Rezoning – Modification to a Community Unit (CU) or Planned Development (PD)
<b>PLANNING BOARD MEETING DATE</b>	Thursday, June 16, 2016, 6:00pm at the Trinkle Center, located at 1206 North Park Road, Plant City, Florida
<b>STAFF RECOMMENDATION</b>	Approval with the modified and additional zoning conditions noted in this staff report on the proposed revisions to the Walden Lake Community Unit (CU) District
<b>PLANNING BOARD RECOMMENDATION</b>	To be formulated by the Planning Board

#### **Summary of Applicant's Request**

Visions Golf LLC latest request is to rezone approximately 127.1± acres of the Hills Golf Course in Walden Lake to allow for the development of single-family detached [up to 146 Dwelling Units] and multifamily homes [up to 216 Dwelling Units], along with a proposed park on Timberlane Drive. The redevelopment of a portion of this golf course and open space is the most notable aspect of this request and involved the review, analysis and application of several policies of the *Imagine 2040, Plant City Comprehensive Plan* and the requirements of the *Plant City Code of Ordinances*. Please reference the proposed modifications [dated April 1, 2016] to the *Walden Lake Community Unit District*. [The application and related background documents may be viewed at [www.plantcitygov.com](http://www.plantcitygov.com).]

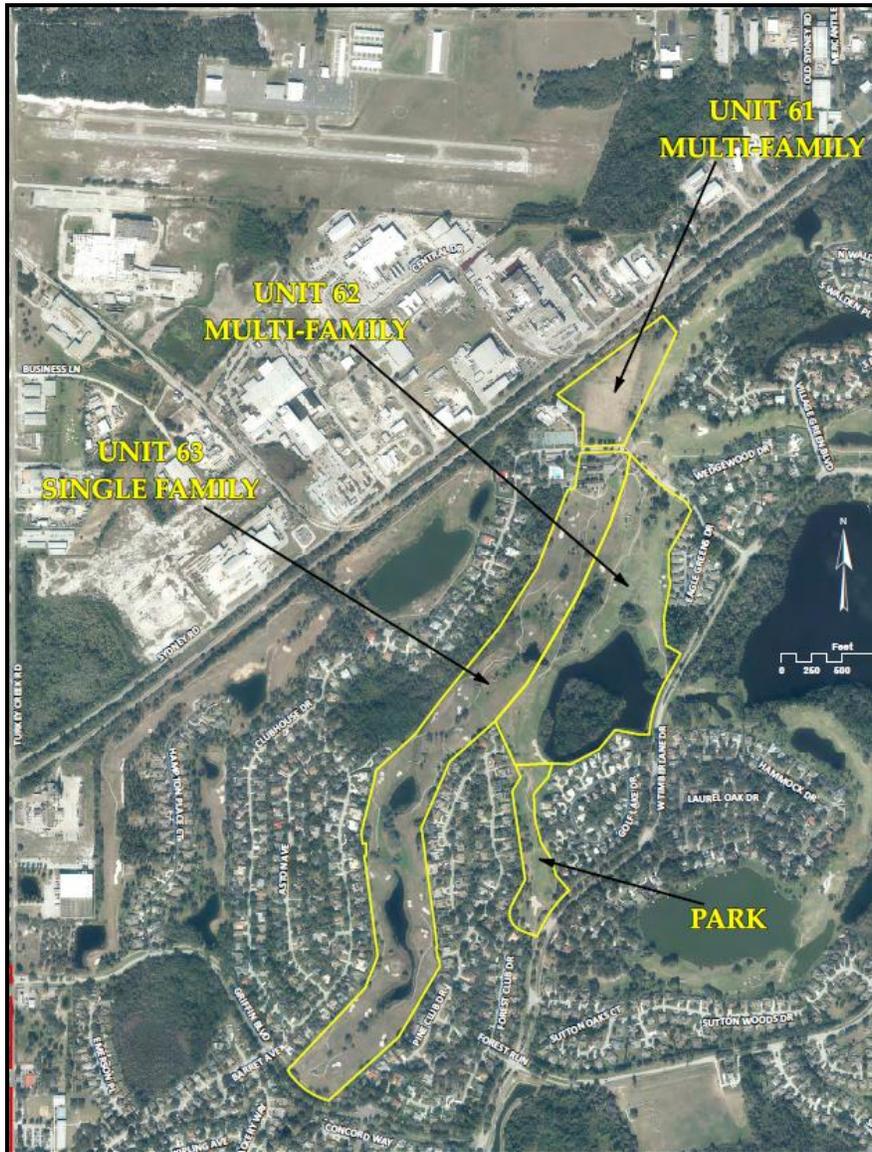
The requested single-family detached homes [Unit 63] would be located along a proposed road, which connects Clubhouse Drive and Griffin Boulevard. This new road would run generally north and south between Clubhouse Drive/Barret Avenue and Pine Club/Forrest Club Drives. Multifamily homes [Unit 62] are proposed in a pod [up to 156 Dwelling Units] that is southwest of the intersection of Clubhouse Drive and West Timberlane Drive. The applicant also proposes some additional multifamily homes [60 Dwelling Units] generally located [Unit 61] across Clubhouse Drive from the existing Walden Lake Country Club. Finally, the applicant proposes a new park along Timberlane Drive. On the following page, please reference a map depicting the locations of the proposed modifications to the Walden Lake Community Unit District and the proposed zoning conditions in Appendix B.

This staff report and the recommendation that follows is primarily based on a comparative analysis between the policy direction and regulatory language as provided in the *Plant City Code of Ordinances* and the *Imagine 2040, Plant City Comprehensive Plan* and the modifications proposed by the applicant to the *Walden Lake Community Unit District*, dated April 1, 2016. For the reader's information, a partial listing of the policies from the *Imagine 2040, Plant City Comprehensive Plan* related to residential compatibility, neighborhood protection, infill development and open space are shown in Appendix C.



**Proposed modifications to Walden Lake Community Unit District**

Staff also sought input from other reviewing agencies which, in part, included: the Environmental Protection Commission of Hillsborough County, Hillsborough County City-County Planning Commission, Hillsborough County School District, Hillsborough County Aviation Authority, Florida Department of Transportation, Hillsborough County Development Services and the Southwest Florida Water Management District.



**Aerial of Walden Lake Community Unit District**

It is expected as this application goes through the public hearing process, proponents and opponents may offer additional competent evidence concerning this rezoning during these proceedings, some of which may be in addition to that contained within this report, which will add to the body of information to be taken under consideration by the Plant City Planning Board and City Commission.

### **Overview and Background**

During the 1970's, the City annexed lands in the southwest quadrant of the municipality for future residential development, a part of which is known today as Walden Lake. Historically, the community has been anchored by its two eighteen-hole golf courses [the Lakes and Hills] and the recreational amenities that surround the sixty-two acre Walden Lake. The roadways within this development are all local streets, the closest regulated roadways being Alexander Street, Turkey Creek Road, Trapnell Road, Mud Lake Road and Charlie Griffin Road. Two local streets that serve as spine roads for most of the development and bisect Walden Lake are Timberlane Drive and Griffin Boulevard. The development proved popular, incorporating over 2,200 homes by 2002.

The reason stated in the application for the rezoning request is to *“provide for future redevelopment of identified portions of the golf course property for residential uses.”* The current future land use designation for the vast majority of Walden Lake, including the entire area encompassed by the Golf and Country Club and the Hills and Lakes Golf Courses is Residential-6 [see description in Appendix A]. A partial description of the uses that may be considered in Residential-6 is as follows:

*“...single-family homes on individual lots are the predominant use in these areas, although other housing and development approaches can also be integrated at lower densities...”*

Based on the analysis provided by the Planning Commission, the proposed project would not necessitate an amendment to the Future Land Use Map of the City of Plant City. However, development within Walden Lake is also governed by a Community Unit [also known as a Planned Development] zoning designation, which is entitled the *“Walden Lake Community Unit District”*. This site plan specifically designates the location and limits of the Country Club and Golf Courses. Therefore, uses other than those listed require the owner to petition the City for a modification to the *“Walden Lake Community Unit District”*.

Staff reviewed the initial rezoning application and determined it to be incomplete and subsequently informed Visions Golf LLC. Visions Golf LLC submitted these required materials on February 4, 2015. After further review, staff asked some additional questions to clarify the previously provided stormwater analysis and to correct some inconsistencies between other submitted materials, all of which was supplied by the applicant on or before June 2, 2015.

As the application was now deemed complete, staff scheduled for it to be heard by the Plant City Planning Board on August 13, 2015. Based, in part, on the comments supplied by the Hillsborough County City-County Planning Commission and the Environmental Protection Commission of Hillsborough County, staff recommended the proposed rezoning be found inconsistent with the *Plant City Comprehensive Plan* and to be denied by the City Commission. Shortly thereafter the applicant requested the rezoning application be continued

to allow sufficient time to address the concerns raised by the Hillsborough County City-County Planning Commission, Environmental Protection Commission of Hillsborough County and Plant City.

Visions Golf LLC submitted a revised proposal, which they believe addressed the previously raised concerns in February and March, which was further refined in their submittal in April 2016. This revised proposal is the focus of this report and has been scheduled to be heard by the Plant City Planning Board on June 16, 2016. To ensure the public's knowledge and participation in the rezoning process for this request, pertinent review materials were placed on the City's website, property owners within a minimum of two-hundred and fifty feet of the rezoning were notified via mail and signs noting this meeting date have been strategically placed at different locations affected by the rezoning applied for by Visions Golf LLC. Staff conducted an in-depth review of the proposal and to gain further expertise and insight into potential transportation and stormwater impacts contracted for consultant services with Sprinkle Consulting and Applied Sciences, respectively. The following staff report focuses on development issues and potential impacts in the following topical areas:

- *Adjacent Neighborhoods and Transportation Facilities;*
- *Potable, Waste and Reclaimed Water Facilities;*
- *Stormwater and Drainage;*
- *Police, Fire and Emergency Services;*
- *Public School Facilities, and;*
- *Recreation, Open Spaces and Environmental Systems.*

The Planning Board's review and recommendation on this rezoning application will, in part, be guided by Section 102-447 of the Plant City Code of Ordinances [see: [www2.municode.com/library/fl/plant\\_city/codes/code\\_of\\_ordinances](http://www2.municode.com/library/fl/plant_city/codes/code_of_ordinances)], which states: *"...the Planning Board shall review the proposed PD Planned Development District general site development plan to determine its appropriateness to the particular location and its conformity with the purpose of the PD Planned Development District, its relationship to adjacent land uses and to the existing transportation system, and consistency with the Comprehensive Plan. The recommendation of the Planning Board shall indicate approval, approval with conditions or disapproval. When the recommendation is for approval with conditions, those conditions shall be specifically stated in the recommendation. A recommendation for approval or approval with conditions shall constitute the general acceptability of the general site development plan by the Planning Board, subject to review and approval of future detailed site plans..."*

### **Character/Compatibility with Adjacent Neighborhoods**

The *Plant City Comprehensive Plan* defines Compatibility as: *"...a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly impacted directly or indirectly by another use or condition..."*. As it relates to residential

development, the plan further notes “...compatible densities need not be interpreted as “comparable” or “the same as” surrounding developments, if adequate provision for transitioning to higher densities is required and met by, but not limited to, such means as buffering, setbacks, and graduated height restrictions...”. The *Plant City Comprehensive Plan* also requires the City to “...encourage the development of a wide variety of housing types consistent with the housing needs...”, in Future Land Use Policy 1.1.3, but also provides that “higher density residential uses shall be located in close proximity to office and commercial activity centers to minimize the use of the automobile”, in Future Land Use Policy 1.3.1.” In general, if the proposal was approved and constructed it would not cause the overall density of Walden Lake to exceed 5 dwelling units per gross acre [du/ga] as required by the *Walden Lake Community Unit District* or its’ future land use designation of Residential-6. However, there are significant differences in the densities of some of the new development units being proposed and therefore each unit requires a detailed analysis.

**Single-Family Detached Homes [Unit 63 – 61.86± Acres]**

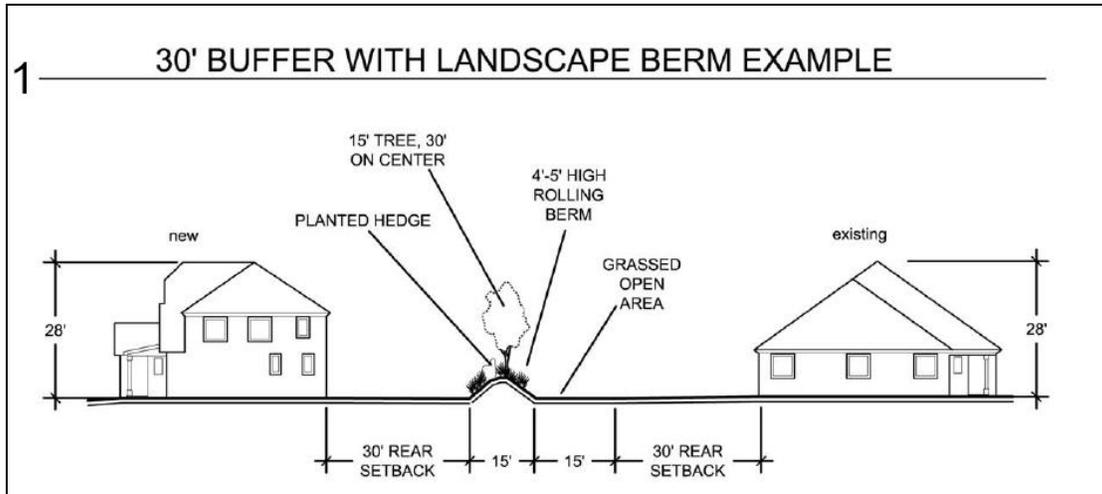
The proposed 146 single-family [2.36 du/ga] detached homes would be slightly denser than the surrounding neighborhoods in Walden Lake. Maximum height would be 28 feet and the noted setbacks [Front 25’, Rear 30’, Side Yard 10’] are consistent with the R-1A Single-Family Dwelling District. New homes would have a maximum of two livable floors and rooflines [pitched and/or gabled] would be required to reflect the residential character of Walden Lake. In addition, lots will be a minimum 85 feet wide and 10,000 square feet in Unit 63. The applicant has reduced the originally requested 154 single-family detached homes in Unit 63 that was evaluated in July 2015. The revised rezoning application, if approved, would require a separation between the new single-family homes and the adjacent neighborhoods utilizing a combination of stormwater detention/retention areas, berms, landscaping and a minimum buffer depth of 30’. Two typical cross sections [on the next page] of these buffers are shown as Example #1 and #2. Due the presence of a wetland and significant vegetation an additional buffer is not proposed between the planned new homes and Clubhouse Woods [Unit 28]. These buffers would be maintained by the new development’s homeowners association [HOA].



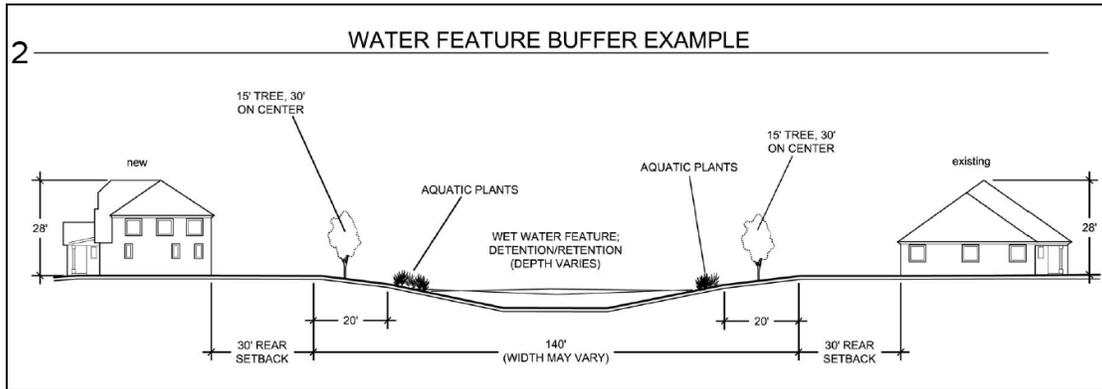
Looking south at Unit 63



Looking north at Unit 63



**Example #1**



**Example #2**

Staff finds the proposed development pattern, building form and buffering for Unit 63 to be compatible and in character with the adjacent neighborhoods, which are exclusively single-family detached homes that include Clubhouse Woods [1.77 du/ga], Aston Woods [2.07 du/ga] and Forest Club [2.03 du/ga].



**Clubhouse Woods**



**Aston Woods**



**Forest Club**

The Hillsborough County City-County Planning Commission had similar findings noted in their review dated April 14, 2016, which states, in part: *...the applicant has met the standard and intent of the above policies as they relate to the proposed single family detached and multifamily attached residential uses in relation to the prevailing scale, form and mass to the existing residential uses within the Walden Lake community. The proposed single family and multifamily residential uses proposed for Units 61, 62 and 63 are consistent with the Imagine 2040, Plant City Comprehensive Plan...*. Their complete review is included in Appendix D.

Also, it should be known that Note 11 of the proposal states, in part: *“...in the event residences are not developed in all or a portion of Units 61, 62, and 63 such portion or portions not developed for residential use may still be utilized for golf course or open space purposes...”*. It should also be noted, the existing Walden Lake Clubhouse is proposed to be removed and rebuilt slightly to the west on a 3.39± parcel, in proximity to where the pool is currently located south of Clubhouse Drive. Although outside of this zoning request, the ultimate form and mass of this structure will need to be evaluated and approved through the development review process once submitted by Visions Golf LLC.

### **Multifamily Homes [Units 62 – 54.83± Acres]**

Being of a different development form and housing type than its surroundings, the proposed multifamily homes are more difficult to assess and raises other issues as to whether they further the overall character of Walden Lake. The community is predominantly comprised of single-family homes, with some apartments and a neighborhood serving commercial area on its periphery to the north, along Alexander Street. There are also some approved [but not yet built] townhomes at the intersection of Griffin Boulevard and Turkey Creek Road.

The proposed 156 multifamily homes [Unit 62] to the southwest on the intersection of Clubhouse Drive and West Timberlane Drive would have a density of 2.85 du/ga. In part due to existing water features and open space, this proposed multifamily unit has a lower density than adjacent neighborhoods to the

east, such as Eagle Greens [3.33 du/ga] and Laurel Lakes [3.25 du/ga]. It should be noted that Eagle Greens and Laurel Lakes were originally approved for multifamily homes, along with a couple of other units on the eastern periphery of Walden Lake. However, all of these neighborhoods eventually developed in a low density development pattern; one of the last to build-out was Spring Meadow [2.64 du/ga]. As compared to the originally reviewed proposal of Unit 62, it now includes an area that once was proposed for an assisted living facility that has since been dropped in favor on increasing the multifamily unit count from 96 to 156.



**Looking south at Unit 62**



**Looking north at Unit 62**

These multifamily homes are proposed to be centrally located within the development and though they would directly abut a limited number of existing homes, staff is sensitive to the introduction of this type of housing, if not properly scaled and buffered, in these more internal locations within Walden Lake. There are several policies that promote infill development, a variety of housing types and the discouragement of urban sprawl within the *Plant City Comprehensive Plan*, for example:

*Future Land Use Policy 1.1.1: Through its land development review and counseling processes, promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map.*

*Future Land Use Policy 1.1.3: Encourage the development of a wide variety of housing types consistent with the housing needs characteristic of the socio-economic profiles of households through the provision of varying residential densities in the Comprehensive Plan and Land Development Regulations.*

*Future Land Use Objective 7.1: In all actions, urban sprawl shall be discouraged and a compact urban pattern of development shall be provided for in a manner which will promote the conservation of energy resources, the reduction of greenhouse gases, the full utilization of existing public infrastructure, and allow for the orderly extension and expansion of municipal facilities in a fiscally responsible manner within Plant City.*

It should be noted, this is not vacant land in the traditional sense, as the property has been previously developed as a golf course, but the purpose and intent of the policies above appear to be relevant to a development of this type. However, in general staff needs to weigh this policy consideration against whether a proposed project is compatible and furthers the overall character of established neighborhoods in Plant City, and in this case with Walden Lake. Under the Plan's adopted "Future Land Use Implementation Section" it states: *"...the character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category..."*. This section goes on further to state: *"...the compatibility of new development in relation to existing development is not necessarily a limiting factor, and compatibility issues should be addressed through more stringent review of site plans and application of site specific land development regulations, such as buffering, rather than simply making new development compatible with the existing development densities and uses..."* Further direction is provided in Division 8 - Planned Development District, Section 102-443 - Uses Permitted, which, in part, states: *"...uses proposed must be found to be of such types and to be so located and arranged as to ensure complete compatibility among themselves and with adjacent existing or future land uses upon adjacent property..."*.

This proposed pod of multifamily homes would be served by local streets and have direct access to Timberlane Drive, along with Clubhouse Drive. Within this area, duplexes and townhomes are the forms of multifamily development being proposed by Visions Golf LLC. Townhomes would be limited to groupings of four, except this would be reduced to groups of not more than three units in areas that abut Eagle Greens [Unit 8]. Examples of three and four unit townhomes in nearby Walden Woods are shown below, however the applicant has not committed to this or any other particular architectural style or detail.



**Three Unit Townhomes**



**Four Unit Townhomes**

The proposed maximum height of this multifamily development would be 35 feet, limited to two livable floors and rooflines [pitched and/or gabled] would be required to reflect the residential character of Walden Lake. Like the proposed single-family areas, the revised rezoning application would require a separation between the new multifamily homes and the adjacent neighborhoods utilizing a combination of stormwater detention/retention areas, berms, landscaping and a minimum buffer depth of 30'. Two typical cross sections of these buffers are shown elsewhere in this report, as Example #1 and #2. Between the proposed single-family [Unit 63] and multifamily [Unit 62] units a minimum 10' wide buffer consisting of walls, fencing and/or landscaping will be provided, as required by the Plant City Code of Ordinances.

Since the last submittal, the applicant has more clearly defined the types of multifamily units proposed for Unit 62. Therefore, staff finds the proposed townhomes and duplexes, limited to two livable floors, with pitched and/or gabled rooflines and well buffered, are compatible and in character with this internal area of Walden Lake that has predominantly developed as single-family neighborhoods, such as Wedgewood, Eagles Greens, Forest Club and Laurel Lake.



**Eagles Greens**



**Laurel Lake**



**Wedgewood**

Again, the Hillsborough County City-County Planning Commission had similar findings noted in their review dated April 14, 2016, which, in part, states: *...the proposed single family and multifamily residential uses proposed for Units 61, 62 and 63 are consistent with the Imagine 2040, Plant City Comprehensive Plan...*. Their complete review is included in Appendix D.

As before, it should be known that Note 11 of the proposal, in part, states: *“...in the event residences are not developed in all or a portion of Units 61, 62, and 63 such portion or portions not developed for residential use may still be utilized for golf course or open space purposes...”*.

### **Multifamily Homes [Unit 61 – 10.41± Acres]**

In addition, the applicant at one time proposed to move the Assisted Living Facility [March 2016] to this location, but has since dropped this idea and has continued with his original request for 60 multifamily homes in Unit 61. Unit 61 is located along Clubhouse Drive, generally across from the Walden Lake Country Club, and would back-up to the railroad tracks operated by CSX Transportation. Existing industrial uses lie to the north of Unit 61.

These new dwelling units would be built to the same standards and conditions set forth for the multifamily homes in Unit 62. Like the proposed single-family areas, the revised rezoning application would require a separation between these new multifamily homes and adjacent neighborhoods utilizing a combination of stormwater detention/retention areas, berms, landscaping and a minimum buffer depth of 30'. Two typical cross sections of these buffers are shown elsewhere in this report, as Example #1 and #2.



**Looking north Unit 61**

The density of the adjacent neighborhood to the south, which is separated by the existing tennis courts and pool facility [proposed location of the new Country Club], is Clubhouse Woods that stands at 1.77 du/ga, while to the east, separated by one of the links of the golf course, is Tanglewood whose density is 1.13 du/ga.



**Clubhouse Woods**



**Tanglewood**

If developed as multifamily homes, Unit 61 would have the highest density [5.76 du/ga] of all the areas noted in the proposed rezoning of the Walden Lake Community Unit District. As noted earlier, Future Land Use Policy 1.3.1 provides that “higher density residential uses shall be located in close proximity to office and commercial activity centers to minimize the use of the automobile”. The density of the adjacent neighborhood to the south, which is separated by the existing tennis courts and the Country Club, is Clubhouse Woods that stands at 1.77 du/ga, while to the east, separated by one of the links of the golf course, is Tanglewood whose density is 1.13 du/ga. Therefore, this unit would have over three times the density of the adjacent neighborhoods in Walden Lake.

However, the applicant has provided more details for this scenario than the last submittal in the summer of 2015. In particular, the residential units would be duplexes and townhomes [maximum grouping of four units], limited to two livable stories, with pitched and/or gabled rooflines and well buffered from the adjacent neighborhoods in Walden Lake. Therefore, per the same policy direction noted for Unit 62, staff believes if this unit were to be developed with duplexes and townhomes, it would prove to be compatible and in character with this internal area of Walden Lake. Similar findings for this development pattern were offered by the Hillsborough County City-County Planning Commission in their letter dated April 14, 2016, see Appendix D.

If approved, the developer at a future date may choose to modify the requested multifamily homes in Units 61 and/or 62 to single family units, which may be approved administratively by staff, per Section 102-453. To proactively address this issue and to provide clarity, staff recommends [see Conclusion/Staff Recommendations] language be added to zoning conditions 1 and 2 to ensure that if this occurs the single family development pattern meets the same standards noted in Unit 63.

## **Transportation Facility Impacts**

Staff requested Sprinkle Consulting to reevaluate the potential transportation impacts of the project based on the latest proposal submitted in early April 2016. As a result, in Technical Addendum #3 [May 2016] – Sprinkle Consulting noted the revised project “...yields a lower total trip generation...” than the previously evaluated proposal of Vision Golf LLC. In fact the daily trip count has fallen from 3,887 to 2,920 and they later note the proposed project “... will not introduce the need for any transportation impact mitigation requirements...” for Walden Lake. Sprinkle Consulting also reviewed the transportation analysis provided in the previous staff report of July 2015, and determined the noted transportation findings are still valid for the revised proposal from Visions Golf LLC. This analysis, in part, is included below:

In January 2015, a transportation analysis [see report at [www.plantcitygov.com](http://www.plantcitygov.com)] was conducted by Sprinkle Consulting for the proposed modification of the Walden Lake Community Unit District. During the development of the methodology, staff and the traffic consultant identified the following key intersections for the analysis of PB-2014-06. Therefore, turning movement counts were performed at each of the study intersections as outlined below:

### Primary Development Access Points/Intersections:

- *Alexander Street at Timberlane Drive*
- *Timberlane Drive at Trapnell Road*
- *Griffin Boulevard at Turkey Creek Road*
- *Griffin Boulevard at Mud Lake Road*

### Internal Development Intersections:

- *Clubhouse Drive at Timberlane Drive*
- *Griffin Boulevard at Timberlane Drive*  
(2 Separately Operating Offset Intersections)

### Other Impacted Intersections:

- *Alexander Street at Airport Road/Grant Street*
- *Alexander Street at Mud Lake Road*
- *Alexander Street at YMCA Place*
- *Charlie Griffin Road at James L. Redman Parkway (SR 39)*
- *Turkey Creek Road at Sydney Road*
- *Mud Lake Road at Charlie Griffin Road*
- *Turkey Creek Road at Martin Luther King Jr. Boulevard (SR 574)*
- *Turkey Creek Road at Trapnell Road*
- *Mud Lake Road at Trapnell Road*

The results of this traffic impact study indicate that the trips generated by the proposed development would not significantly degrade the existing levels-of-service at the nearby analyzed intersections within Plant City. Only three intersections suffer a decline in their overall level-of-service score: Alexander Street at Timberlane Drive would fall from a “C” to a “D” during AM Peak

Conditions; Griffin Boulevard at Mud Lake Road would fall from an “A” to a “B” during AM Peak Conditions; and Turkey Creek Road at Sydney Road would fall from an “E” to a “F” during PM Peak Conditions.

In regards to the intersection of Turkey Creek Road at Sydney Road, falling from a level-of-service “E” to “F”, staff requested Sprinkle Consulting to re-analyze this intersection based on its planned signalization by Hillsborough County. The signalization of this intersection is anticipated to be completed prior to the commencement of construction of the proposed units, if approved by the City Commission. In a technical addendum dated March 2015, the results indicate that signalization of the intersection is expected to significantly reduce delays and improve the intersection’s overall level-of-service to an acceptable level. In addition, the addendum did not include the potential turn lane improvements, meaning this analysis likely represents a worst-case scenario based on existing traffic characteristics. Once these planned improvements are implemented it would not be expected to fail if these additional units were approved within Walden Lake.

Initially the methodology did not include analysis of the two new intersections created by the proposed roadway connecting Clubhouse Drive and Griffin Boulevard. Therefore, staff asked Sprinkle Consulting to analyze these potentially two new intersections within Walden Lake. The base condition was assumed that the new roadway would be designed as a local street and that these two new intersections would be two-way stop controlled “T” intersections (no turn lanes) at both ends.

For each of those intersections, Sprinkle Consulting conducted an estimated capacity analysis. The volumes for this analysis were taken from the PM peak turning movement counts (specifically, the movements that would lead to the new intersections) at several nearby intersections and the trips generated by the new homes. The analysis was designed as a worst-case scenario in which none of the vehicle count from the nearby intersection turn off elsewhere and the majority of the existing and new trips make turns at these new intersections (especially left turns, which create the most delay). The estimated results suggest that both intersections would operate at level-of-service “B”. Even if the assumed volumes at the Griffin Boulevard intersection, the busier of the two, were increased by a factor of 1.5, the level-of-service would still be “C.” The adopted level-of-service for these intersections is “D” and therefore the proposed development is not projected to cause level-of-service issues.

In summary, this analysis is supported by Transportation Policy 1.2.1, which states:

*“...using professionally accepted techniques, the City shall maintain a development review system to evaluate, and identify required mitigation of land use impacts of a development’s access point(s) to the transportation system...”*

### **Stormwater & Drainage Impacts**

Staff also requested Applied Science to reevaluate the potential stormwater and drainage impacts of the project based on the latest proposal submitted by Visions Golf LLC. Their latest memorandum dated May 24, 2016 is attached in Appendix D. In general they recommended seven zoning conditions be modified or added [see Conclusion/Staff Recommendation] to address issues related to the maintenance of offsite drainage patterns, hydrologic and hydraulic modeling, wetland and/or surface water impacts and water quality in Walden Lake. Most of these conditions would be implemented either during the design of the final site plan, development of construction plans or permitting processes if the rezoning was approved by the City Commission. Through mechanisms such as these the applicant/developer would be required to address stormwater drainage, surface water and water quality impacts prior to the construction of these new homes in Walden Lake. As an example, the berm noted in one of the typical buffer examples may not be permitted or required to be modify in some areas during final site plan design or the development of construction plans, if it is determined that it would block the drainage and impact adjacent properties. These findings are supported by several polices in the *Plant City Comprehensive Plan*, which include:

Environmental Policy 1.2.7: *Require that redevelopment projects provide appropriate treatment of runoff within the drainage basin potentially impacted by redevelopment.*

Environmental Policy 1.3.3: *Through the land planning and development review processes and in cooperation with the state and local agencies [SWFWMD, EPC, etc.] continue to prohibit unmitigated encroachment into wetlands and the 100-year floodplain of riverine systems.*

Public Facilities Policy 1.1.8: *Continue to implement regulations which provide site alteration procedures prior to building construction that protects the natural drainage features of the land. Review the function of the natural drainage features of the land proposed for development through the development review process (including, but not limited to, rezonings and subdivision reviews).*

Public Facilities Policy 2.1.8: *Adequate wastewater, solid waste, stormwater drainage and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy, consistent with Chapter 163, F.S.*

### **Potable, Waste and Reclaimed Water Facility Impacts**

As stated in the previous report, the proposed development is not projected to have any adverse impact on the potable water, wastewater, or reclaimed water systems of the City of Plant City. The annual average demand is expected to be on the order of 80,000 gallons per day for potable water and wastewater, and 100,000 gallons per day on the reclaimed water system of Plant City. This

demand represents no more than 2% of the existing systems' available capacities, as estimated by the Plant City Utilities Department.

The areas proposed for development would be expected to be supplied with reclaimed water for irrigation and potentially other non-potable uses. New reclaimed water users typically consume more reclaimed water than they generate in wastewater, which plays a valuable role in reducing the need to otherwise dispose of excess reclaimed water in Plant City.

The pipeline infrastructure systems that would serve the proposed units may require adjustments such as the relocation of existing sewage force mains from the current golf course rough areas, modification of existing sewage pump station(s) and force main(s), and the extension of a reclaimed water transmission main through the north-south extent of proposed Unit 63. An extension of this type would help provide cost effective reclaimed water service to more areas in and south of Walden Lake. In summary, water, wastewater and reclaimed water capacity is projected to be available and needed utility lines will be designed during final design, engineering and site plan development, if the rezoning is approved by the City Commission.

#### **Police, Fire and Emergency Service Impacts**

Police, fire and emergency services are currently available and in place to serve the proposed development, if approved by the City Commission. Comments concerning such topics as fire hydrant placement, roadway widths and vehicle turning radii would be reviewed and commented on during final design, engineering and site plan development, by the Plant City Fire and Police Chiefs.

#### **Recreation and Open Space Impacts**

The most significant impact of the proposal is the elimination of the 127.1± acres of golf course and open space, which will change some aspects of the nature and character of the community from what was originally approved in the Walden Lake Community Unit District. As detailed below, the applicant is proposing an approximant five acre park within Unit 62.

Plant City's Recreation and Open Space Element - Policy 1.3.2 states:

*...provide recreation space through subdivision reviews, planned unit developments, development of regional impacts (DRIs), impact fees and other mechanisms...*



Overall, the municipality currently has adequate recreational land and amenities to serve its residents and if approved, this project would not cause a drop below the adopted level-of-service standard for parks in Plant City. However, this site was approved as a recreational

amenity as part of the development of Walden Lake. Further, there are few public parks in the southwest quadrant of Plant City. In lieu of public parks, many nearby residents take advantage of the private park facilities managed by the Walden Lake Homeowners Association. It is unclear to staff, if these new homes were approved would their residents have access to these private amenities. Recreation and Open Space Policy 2.2.1 requires *“the provision of open space in the private development process through various incentives, which may include, but are not limited to ... planned development review...”*.

As noted earlier, the applicant proposes a new park associated with Unit 62, near the intersection of Hammock Drive and West Timberlane Drive. The proposed park would be approximately five acres, have access to a nearby lake, be passive in nature [no overhead lighting or parking], may include playground equipment and will be maintained by a newly formed homeowners association [HOA]. However, it should be known that Note 11 of the proposal states, in part: *“...in the portion of Unit 62 designated as park the area may be utilized for open space or golf course if a park is not developed (no residences permitted in the park designated portion of Unit 62)...”*.

Note 11 of the proposal goes on further to state, in part: *“...in the event a park is not developed recreational amenities consistent with Sec. 102-1375 of the City code will be provided proportionate to the residential units developed...”*. Therefore, it will be required that prior to approval of the final site plan, these recreational areas will need to be identified and amenities installed or constructed on timetable consistent with the schedule contained with Section 102-1375.

In addition, it should be noted that the originally approved Walden Lake Community Unit District exceeded minimum open space requirements and even with the proposed redevelopment of a portion of the Hills Golf Course, the overall development still exceeds these requirements of Plant City. Based on the densities proposed, there appears to be adequate lands to meet the open space requirements noted in Section 102-445(2)e, which is normally verified during the final site plan approval process by the City of Plant City.

### **Public School Facility Impacts**

On March 25, 2016, the Hillsborough County School District provided their review of the proposal of Visions Golf LLC. The proposed development is projected to generate 56 elementary school students, 32 middle school students and 35 high school students for a total of 123. Based on the current capacity of surrounding facilities there is adequate capacity to serve these students at Walden Lake Elementary, Tomlin Middle and Plant City High Schools. Their report can be viewed in Appendix D.

### **Environmental Systems Impacts**

Staff predominately relied on the environmental impact analysis for this proposed rezoning from the review provided by the Environmental Protection Commission (EPC) of Hillsborough County. In their review dated April 15, 2016, EPC *“...has*

*no objections to the rezoning, provided the following statements are included as final zoning conditions...*. These zoning conditions have been included as 7, 8, 9 and 10. This review is consistent with the following policies of the *Plant City Comprehensive Plan*, which include:

Environmental Policy 1.3.1: *Through the land use planning and development review processes, and in cooperation with state and local agencies [SWFWMD, EPC, etc.] continue to conserve and protect wetlands and floodplains from detrimental physical and hydrological alteration.*

Environmental Policy 1.3.9: *The development review process, part of a comprehensive program for the protection of wetlands, shall make every effort to maintain natural undisturbed wetlands by way of a sequential review process that, in cooperation with EPC, first evaluates all means of avoiding wetland impacts in regard to a particular project; if necessary, secondly, evaluates and requires measures to minimize wetland impacts; and if necessary, thirdly, evaluates and requires the mitigation of wetland impacts.*

Therefore, if the zoning is approved, wetland and surface waters impacted by the proposed development will need to meet the regulatory permitting requirements of Environmental Protection Commission (EPC) of Hillsborough County, Southwest Florida Water Management District (SWFWMD) and the United States Army Corps of Engineers (ACOE), as well as any other regulatory agency having jurisdiction. Each agency will follow their regulatory guidelines with respect to avoidance, elimination, reduction and mitigation of wetland and surface water impacts.

In addition, there may be protected species (gopher tortoises) and/or habitat (wood stork foraging areas) on the site and if the project was approved, these issues will need to be discussed and addressed in consultation with the affected environmental agencies, including the Florida Fish and Wildlife Conservation Commission. This is consistent with Environmental Policies 1.6.1 and 1.6.4, which states:

*"...recommend consultation with, and will consider the recommendations of, the FWC in determining the issuance of land development approvals that would impact upon threatened and endangered species or species of special concern and their essential habitats..."*

*"...consult, coordinate with, and consider the recommendations of the Florida Department of Environmental Protection, the FWC, and the U.S. Fish and Wildlife Service to ensure the protection of wildlife and wildlife habitat. Furthermore, ensure that development is directed away from areas of protected wildlife and wildlife habitat..."*

### **Conclusion/Staff Recommendation**

As stated earlier, there are several policies that favor this proposed infill and redevelopment project, such as those promoting a variety of housing types and discouragement of urban sprawl, as already noted from the *Plant City Comprehensive Plan*.

Also, preliminary analysis appears to indicate that transportation impacts, stormwater drainage, protection of environmental amenities, the availability of utilities [potable water, wastewater and reclaimed water] and emergency services [police and fire protection], public school capacity, the provision of recreational facilities and required open space have been or will be required to be, adequately addressed during the final design, engineering, construction and site plan development for this proposed project, if approved by the City Commission.

However, as the potential impacts of this project are long-lasting; this needs to be balanced with the determination as to whether this project furthers the overall *character* of the area and is *compatible* with the surrounding neighborhoods of Walden Lake. The revised application has significantly more detail than what was submitted in the summer of 2015. By providing details such as maximum heights, architectural features [rooflines], setbacks, lot sizes, conceptual roadway alignments and typical buffers, staff believes the proposed single-family and multifamily development will be in character with the surrounding neighborhoods and in keeping with several policies, including Future Land Use Policy 7.4.5, which states:

*“...development and redevelopment shall be integrated with adjacent land uses through:*

- *Creation of like uses;*
- *Creation of complementary uses; or*
- *Mitigation of adverse impacts...”*

Staff would recommend that the header for these new zoning conditions be modified [see below] to indicate they affect only Units 61, 62 and 63. Also, add language to zoning conditions 1 and 2 to ensure if these multifamily areas convert to single family they will be held to the same standards as Unit 63. In addition, since there has been concerns raised about potential stormwater drainage, surface water and water quality impacts that may arise if these areas were to develop, staff would also recommend modifying note 1 under Development Requirement - Storm Retention and Drainage and further add the following zoning conditions noted below as 12 through 17.

The conclusions contained within this report were not arrived at without significant thought, and staff appreciates the efforts of the applicant to respond to and address planning and preliminary engineering issues raised during our review of the proposed modification to the *Walden Lake Community Unit District* [PB-2014-06]. Staff would also like to thank and acknowledge the input provided

by the Walden Lake Homeowners Association and individual residents of Walden Lake.

As stated in the last report, at its heart, the analysis needs to focus on and ensure the proposed redevelopment project complies with the requirements of the *Plant City Code of Ordinances* and the *Plant City Comprehensive Plan*, does not degrade protected environmentally sensitive areas and is in character to this internal area of Walden Lake. **Based on the revisions from the original proposal, the greater detail provided by the applicant and with the modified and additional zoning conditions described below, staff recommends the rezoning be found consistent with the *Plant City Comprehensive Plan* and for approval by the Plant City Commission.**

Recommended revisions [new text is shown underlined] to Zoning Conditions:

*Development Requirement – Storm Retention and Drainage*

1. *Storm water, drainage and retention requirements shall meet the specifications of the approved Walden Lake Master Drainage Plan on file with the Plant City Engineering Office-, along with the specifications and requirements of the City of Plant City, Southwest Florida Water Management District, Hillsborough County Environmental Protection Commission and any other agency having jurisdiction over the stormwater, drainage and retention for the proposed development.*

Staff recommends the following new Zoning Conditions for Units 61, 62, and 63. The text reflects the applicant's proposed conditions and staff recommended amendments are shown as added (underlined) or deleted (strikethrough).

Header: *The following Zoning ~~Notes~~-Conditions are applicable to Units 61, 62 and 63*

1. *Unit 61 - Multi-Family 10.41 acres, 60 units maximum, multi-family setbacks and building separations shall be consistent with Section 102-445, as amended. Development shall include townhome and/or duplex forms of development. If townhomes are developed, no more than 4 townhomes shall be grouped together in one building footprint. Development may be built to a height of 35 feet but may only contain two livable floors and must have rooflines (pitched and/or gabled) reflecting a residential character. A minimum landscaped buffer of 30 feet shall be provided where the Unit abuts existing residences or existing road ROW. This buffer shall be maintained by the HOA(s) or Condominium Association(s) formed for Unit 61. The cross-section of the buffer(s) between new and existing development will be to the minimum specifications detailed in Example #1 or #2. If Unit 61 is converted to single family homes it will be developed to the same standards as Unit 63.*

2. *Unit 62 - Multi-Family 54.83 acres, 156 units maximum, multi-family setbacks and building separations shall be consistent with Section 102-445, as amended. Development shall include townhome and/or duplex forms of development. If townhomes are developed, no more than 4 townhomes shall be grouped together in one building footprint provided however where townhomes abut condominium units in Unit 8, townhomes will be restricted to groupings of no more than 3 units per building footprint. Development may be built to a height of 35 feet but may only contain two livable floors and must have rooflines (pitched and/or gabled) reflecting a residential character. A minimum landscaped buffer of 30 feet shall be provided where the Unit abuts existing residences or existing road ROW. This buffer shall be maintained by the HOA(s) or Condominium Association(s) formed for Unit 62. The cross-section of the buffer(s) between new and existing development will be to the minimum specifications detailed in Example #1 or #2. A minimum 10' wide buffer consisting of walls, fencing and/or landscaping shall be provided between Unit 62 and Unit 63. If Unit 62 is converted to single family homes it will be developed to the same standards as Unit 63.*
3. *Unit 63 - Single Family 61.86 acres, 146 lots maximum, minimum setbacks shall be 25' front, 30' rear, 10' side yards, 20' street side-yard setback. Development shall have a minimum lot size of 10,000 square feet and a minimum lot width of 85 feet. Development may be built to a height of 28 feet but shall contain no more than two livable floors and must have rooflines (pitched and/or gabled) reflecting a residential character. A minimum landscaped buffer of 30 feet containing an earthen berm shall be provided where Unit 63 abuts existing single family residences. The cross-section of the buffer(s) between new and existing development will be to the minimum specifications detailed in Example #1 or #2. Where a new water feature abuts existing single family residences a greater separation shall be provided. Such buffer shall not be part of a platted residential lot. However, due to the significant vegetation that exists between Unit 28 and Unit 63 a buffer is not required. Buffers provided shall be maintained by the HOA created by the new subdivision.*
4. *Multi-family Unit 62 contains a 5 acre park with Lake Access which will be open for use by all residents of Walden Lake Polo and Country Club. The park will be maintained by the HOA(s) and Condominium Association(s) established for the new development. The park shall be a passive park and may include playground equipment. No lighting of the park (other than potential security lighting) is permitted and parking spaces will not be provided.*
5. *Final location of buildings, storm water retention areas, and ingress/egress points are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries, approval by the appropriate regulatory agencies and design of improvements. All*

*roadway alignments and access points are conceptual and subject to design and permitting.*

6. *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.*
7. *Approval of this PD zoning Modification by 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.*
8. *The construction and location of any proposed wetland impacts are not approved 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.*
9. *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."*
10. *The applicant/property owner agrees to convey a conservation easement to the EPC over the remaining wetlands after the final site development has been determined and the final approved wetland impacts have been authorized for the site.*
11. *In the event residences are not developed in all or a portion of Units 61, 62, and 63 such portion or portions not developed for residential use may still be utilized for golf course or open space purposes with such open space or golf course maintained by the property owner or his successors and assigns. In the portion of Unit 62 designated as park the area may be utilized for open space or golf course if a park is not developed (no residences permitted in the park designated portion of Unit 62). In the event a park is not developed recreational amenities consistent with Sec. 102-1375 of the City code will be provided proportionate to the residential units developed.*
12. *Sufficient information must be provided during the design of the construction plans to identify and preserve existing conveyances, or provide alternate conveyance facilities for the offsite contributing areas and to demonstrate no adverse impact to any adjacent properties.*

13. Hydrologic and hydraulic calculations for existing and proposed conditions should be sufficiently detailed to effectively identify specific elevations at, or near, the property boundaries in order for impact assessments to adjacent/offsite properties to be appropriately made. Accurate simulations of existing, and proposed conditions, flood stages which address model connectivity, existing and future storm sewer collection systems, existing and future natural conveyances, historic storage volumes and any proposed loss thereto, must be adequately included in the design calculations.
14. Ownership and control over any structures proposed for modification and over all areas proposed for any resulting increased stage must be demonstrated along with acceptance of the increased flood risks associated with any proposed increases in flood stage as a condition of design approval.
15. The proposed development must follow the Southwest Florida Water Management District (SWFWMD) and the City of Plant City regulatory guidelines as appropriate, as well as those associated with any other regulatory agency having jurisdiction with respect to stormwater attenuation design.
16. Wetlands and other surface waters proposed for impact by the development must follow the Hillsborough County Environmental Protection Commission (EPC), Southwest Florida Water Management District (SWFWMD), and the US Army Corps of Engineers (ACOE) regulatory guidelines as appropriate, as well as those associated with any other regulatory agency having jurisdiction, with respect to avoidance, elimination, reduction of, and mitigation for wetland and surface water impacts.
17. The proposed development must follow the Southwest Florida Water Management District (SWFWMD) regulatory guidelines as appropriate, as well as those associated with any other regulatory agency having jurisdiction, with respect to Water Quality Treatment.

As noted elsewhere in this report, staff review is focused primarily on the proposed project's consistency with the *Imagine 2040, Plant City Comprehensive Plan* and the Plant City Code of Ordinances. However, it should be understood that different interpretations for some of these policy statements and other provisions contained within these documents may be taken by the Planning Board or City Commission. These appointed and elected bodies may also take into account additional competent evidence provided by the applicant, consultants [including those engaged by the municipality, the applicant and other groups], party-interveners, local residents or other affected parties during each of the two hearings on the rezoning proposed by Visions Golf LLC. Through this deliberative process, new insights will be gained from each of these groups that

will ensure an appropriate decision is ultimately made that promotes an outcome that is in the best interest of Walden Lake and the City of Plant City.

Furthermore, it should be noted that many of the residents of this community bought, made improvements to and generally invested in their homes with the expectation of the continued existence of each of the golf courses as designated in the currently approved Walden Lake Community Unit (CU) District. Staff does not take this lightly and would note the areas affected by this rezoning are shown as parks and open space on Plant City's [non-adopted] Vision Map, which is part of the map series of the *Plant City Comprehensive Plan*. Since its original development in 2009, this map has provided a generalized big picture view of the future and is not intended to be detailed, but rather to provide guidance and support the policy direction contained within the *Plant City Comprehensive Plan*.

Finally, it should be understood these findings and recommendation does not mean the project will not have an impact on this neighborhood and if approved, it will result in a different community than the one we know today as Walden Lake. This of course is quite typical on infill development projects, however in this case it is particularly true, as the rezoning modifies a long standing planned development that was considered to be built-out [except for the townhomes on Turkey Creek Road] around 2002. As with all rezonings, staff has provided a recommendation based on the topics noted in this report; however the Planning Board and ultimately the City Commission are not bound by this recommendation and has a wider purview to evaluate the proposal of Visions Gold LLC [PB-2014-06].

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# **Appendix A**

## **Description of Residential-6 (R-6)**

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**[Except from the *Imagine 2040, Plant City Comprehensive Plan*]**

## **B. Residential-6 (R-6)**

### **Description:**

These areas should offer safe, quiet and attractive environments for people to live. An important aim in Residential-6 areas is to allow individuals to enjoy personal space and time with greater opportunities to control their exposure to people and activities outside their home.

Single-family homes on individual lots are the predominant use in these areas, although other housing and development approaches can also be integrated at lower densities. Residential development within Residential-6 will be no more than six (6) units per gross acre. Neighborhood parks, scenic open space, institutional uses (e.g. churches) and public facilities serving neighborhood residents are often integral parts of these residential areas. Convenience commercial establishments can also be accommodated under controlled conditions that protect the basic quality of the residential environment. Mixed use residential developments that are planned projects designed to serve the local residents may be considered in accordance with the Goals, Objectives, and Policies of the Comprehensive Plan and applicable Land Development Regulations. Agricultural uses are supported in accordance with the Goals, Objectives, and Policies of the Future Land Use Element and applicable Land Development Regulations.

### **Relationship to Other Areas of Use and the Street System:**

- Perimeters should be buffered from other use areas by open space, streets and/or visual screening techniques used in site planning.
- Work, trade and community service activities should be readily accessible via collector and arterial streets. Arterials, however, should be at or beyond the edge of areas designated as Residential-6.
- Local street systems in these areas should be designed to discourage through traffic.
- Neighborhood office/commercial uses shall be located only at intersections of arterials, arterials with collectors or collectors and developed at a maximum intensity of 0.25 FAR in accordance with locational criteria and development standards of the Comprehensive Plan and applicable Land Development Regulations.

**Relationship to Facilities and Services:**

- Public water and wastewater service available or programmed for the area.
- In fire, police and EMS service areas.
- Schools, neighborhood recreation, and small scale semi-public uses such as churches and home daycare facilities integrated into area and accessible via collector streets.

**Relationship to Natural Resources and Features:**

- Areas where most land is not subject to flooding and where soil conditions are suitable for bearing structures, streets, etc.
- Areas where land contour, tree cover and views can be used in site design to add scenic amenity and diversity to the residential neighborhood.

# **Appendix B**

**Proposed Zoning Conditions [as submitted by the applicant] to be added to  
the Walden Lake Community Unit District**

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1. Unit 61 - Multi-Family 10.41 acres, 60 units maximum, multi-family setbacks and building separations shall be consistent with Section 102-445, as amended. Development shall include townhome and/or duplex forms of development. If townhomes are developed, no more than 4 townhomes shall be grouped together in one building footprint. Development may be built to a height of 35 feet but may only contain two livable floors and must have rooflines (pitched and/or gabled) reflecting a residential character. A minimum landscaped buffer of 30 feet shall be provided where the Unit abuts existing residences or existing road ROW. This buffer shall be maintained by the HOA(s) or Condominium Association(s) formed for Unit 61. The cross-section of the buffer(s) between new and existing development will be to the minimum specifications detailed in Example #1 or #2.
2. Unit 62 - Multi-Family 54.83 acres, 156 units maximum, multi-family setbacks and building separations shall be consistent with Section 102-445, as amended. Development shall include townhome and/or duplex forms of development. If townhomes are developed, no more than 4 townhomes shall be grouped together in one building footprint provided however where townhomes abut condominium units in Unit 8, townhomes will be restricted to groupings of no more than 3 units per building footprint. Development may be built to a height of 35 feet but may only contain two livable floors and must have rooflines (pitched and/or gabled) reflecting a residential character. A minimum landscaped buffer of 30 feet shall be provided where the Unit abuts existing residences or existing road ROW. This buffer shall be maintained by the HOA(s) or Condominium Association(s) formed for Unit 62. The cross-section of the buffer(s) between new and existing development will be to the minimum specifications detailed in Example #1 or #2. A minimum 10' wide buffer consisting of walls, fencing and/or landscaping shall be provided between Unit 62 and Unit 63.
3. Unit 63 - Single Family 61.86 acres, 146 lots maximum, minimum setbacks shall be 25' front, 30' rear, 10' side yards, 20' street side-yard setback. Development shall have a minimum lot size of 10,000 square feet and a minimum lot width of 85 feet. Development may be built to a height of 28 feet but shall contain no more than two livable floors and must have rooflines (pitched and/or gabled) reflecting a residential character. A minimum landscaped buffer of 30 feet containing an earthen berm shall be provided where Unit 63 abuts existing single family residences. The cross-section of the buffer(s) between new and existing development will be to the minimum specifications detailed in Example #1 or #2. Where a new water feature abuts existing single family residences a greater separation shall be provided. Such buffer shall not be part of a platted residential lot. However, due to the significant vegetation that exists between Unit 28 and Unit 63 a buffer is not required. Buffers provided shall be maintained by the HOA created by the new subdivision.

4. Multi-family Unit 62 contains a 5 acre park with Lake Access which will be open for use by all residents of Walden Lake Polo and Country Club. The park will be maintained by the HOA(s) and Condominium Association(s) established for the new development. The park shall be a passive park and may include playground equipment. No lighting of the park (other than potential security lighting) is permitted and parking spaces will not be provided.
5. Final location of buildings, storm water retention areas, and ingress/egress points are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries, approval by the appropriate regulatory agencies and design of improvements. All roadway alignments and access points are conceptual and subject to design and permitting.
6. 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.
7. Approval of this PD zoning Modification by 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.
8. The construction and location of any proposed wetland impacts are not approved 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.
9. 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."
10. The applicant/property owner agrees to convey a conservation easement to the EPC over the remaining wetlands after the final site development has been determined and the final approved wetland impacts have been authorized for the site.

11. In the event residences are not developed in all or a portion of Units 61, 62, and 63 such portion or portions not developed for residential use may still be utilized for golf course or open space purposes with such open space or golf course maintained by the property owner or his successors and assigns. In the portion of Unit 62 designated as park the area may be utilized for open space or golf course if a park is not developed (no residences permitted in the park designated portion of Unit 62). In the event a park is not developed recreational amenities consistent with Sec. 102-1375 of the City code will be provided proportionate to the residential units developed.

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# Appendix C

**Partial listing of policies and definitions related to residential compatibility, neighborhood protection, infill development and open space from the *Imagine 2040, Plant City Comprehensive Plan*.**

For the complete document go to [www.planhillsborough.org/city-of-plant-city-2040-comprehensive-plan/](http://www.planhillsborough.org/city-of-plant-city-2040-comprehensive-plan/)

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**[Except from the *Imagine 2040, Plant City Comprehensive Plan*]**

**Notable Policies**

**LU Policy 1.1.1:** *Through its land development review and counseling processes, promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map.*

**LU Policy 1.1.3:** *Encourage the development of a wide variety of housing types consistent with the housing needs characteristic of the socio-economic profiles of households through the provision of varying residential densities in the Comprehensive Plan and Land Development Regulations.*

**LU Policy 1.3.1:** *Higher density residential uses shall be located in close proximity to office and commercial activity centers to minimize the use of the automobile.*

**LU Policy 4.2.4:** *Where feasible, encourage more open space than specified by the zoning code through site design techniques (e.g., clustering of structures) in order to promote a park-like quality in developments.*

**LU Policy 7.1.2:** *Permit redevelopment of lands where public facilities are provided and capacity is adequate, or in the case of transportation facilities, if the appropriate mobility fee is paid, through the development review process (including but not limited to rezoning and subdivision reviews).*

**LU Policy 7.2.3:** *Concentrate and infill new development on vacant land with priority given to redevelopment areas where facility capacity is available.*

**LU Policy 7.1.4:** *Support infill development, the use of master plans (e.g. Midtown Redevelopment Vision Plan, Northeast Plant City Area Master Plan, etc.) and employ mixed-use land use plan categories, as appropriate, during the land development review (map amendments, rezonings, site plans) process to reduce energy consumption, discourage urban sprawl and advance efficient land use patterns in Plant City.*

**LU Policy 7.4.5:** *Development and redevelopment shall be integrated with adjacent land uses through:*

- *Creation of like uses;*
- *Creation of complementary uses; or*
- *Mitigation of adverse impacts.*

**LU Policy 7.4.7:** *Redevelopment projects shall not destroy the existing social/cultural framework and character of the area.*

**LU Policy 8.1.15:** *One of the implementation strategies the City shall use to attract business and economic investment is to build an appealing and livable city. Some of the elements of an appealing and livable city include: economic opportunity, a sense of place and community, attractiveness, mobility options, feeling of safety, a mix of uses and open spaces.*

**HSG Policy 1.1.1:** *Continue to promote infill housing on vacant parcels.*

**ENV Policy 1.3.10:** *Encourage clustering to preserve open space to protect floodplains.*

**RO Policy 1.3.2:** *Provide recreation space through subdivision reviews, planned developments, development of regional impacts (DRI's), impact fees and other mechanisms.*

**RO Policy 2.1.1:** *Discourage development within or adjacent to unique natural areas where such activity will have significant detrimental effects, through subdivision reviews, rezonings and other development review and permit processes.*

**RO Policy 2.2.1:** *Require the provision of open space in the private development process through various incentives, which may include but are not limited to cluster zoning, planned development review, dedication of easements for public access, and on-site transfer of development rights.*

**RO Policy 4.1.2:** *Require all new development to “pay its way” in the acquisition and implementation of park and recreation facilities made necessary by the impact of such new development.*

## **Definitions**

**Compatibility** – *A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly impacted directly or indirectly by another use or condition.*

**Gross Residential Density** - *The number of dwelling units per gross acre within a given land area.*

**Infill Development** - *Development on scattered vacant sites within the urbanized area of a community.*

**Open Spaces** - *A part or parts of a lot reserved for light, air or visual, aesthetic, environmental or recreational amenities or similar purposes. Such open space shall be available for entry and use by the occupants of the building(s) or to the general public. Open space shall include parks, plazas, lawns, landscaped areas, pedestrian ways and active or passive recreation areas.*

# Appendix D

## Agency and Consultant Reviews

Environmental Protection Commission of Hillsborough County  
Hillsborough County City-County Planning Commission  
Hillsborough County School District

Stormwater and Drainage Analysis by Applied Science  
[Latest memorandum only, additional analysis on the website of the Plant City]

Transportation Analysis by Sprinkle Consulting  
[Latest memorandum only, additional analysis on the website of the Plant City]

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**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)

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**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



# Hillsborough County City-County Planning Commission

April 14, 2016

Ms. Julie Ham, Senior Planner  
City of Plant City  
P.O. Box C  
Plant City, Florida 33564

Dear Ms. Ham:

Re: PB 2014-06, PD (Visions Golf LLC)

The revised planned development located internal to the Walden Lake Subdivision, calls for 362 housing units (146 single family detached and 216 multi-family attached). The proposed project would be developed across 127.10± acres presently designated Residential-6 on the Plant City Future Land Use Map. The proposal would redevelop a portion of an existing golf course located within Walden Lake, a large established subdivision (2,080± acres), built-out over a number of years where single family detached homes dominate the overall character of the development.

The character of Residential-6 is defined by residential density, functional use, building form and type and the physical composition of the land. The integration of these factors sets the general theme and character of the category. Residential-6 has a range of potentially permissible uses, including those requested by the applicant. Not all potential uses are routinely acceptable anywhere within the land use category. Each potential use must be evaluated for consistency with the Goals, Objectives, and Policies of the *Imagine 2040 Plant City Comprehensive Plan* and compliance with applicable development regulations of Plant City.

## **RESIDENTIAL – 6 (R-6)**

### **Description:**

*These areas should offer safe, quiet and attractive environments for people to live. An important aim in Residential-6 areas is to allow individuals to enjoy personal space and time with greater opportunities to control their exposure to people and activities outside their home.*

*Single-family homes on individual lots are the predominant use in these areas, although other housing and development approaches can also be integrated at lower densities. Residential development within Residential-6 will be no more than six (6) units per gross acre. Neighborhood parks, scenic open space, institutional uses (e.g. churches) and public facilities serving neighborhood residents are often integral parts of these residential areas. Convenience commercial establishments can also be accommodated under controlled conditions that protect the basic quality of the residential environment. Mixed use residential developments that are planned*



projects designed to serve the local residents may be considered in accordance with the Goals, Objectives, and Policies of the Comprehensive Plan and applicable Land Development Regulations.

**Relationship to Other Areas of Use and the Street System:**

- Perimeters should be buffered from other use areas by open space, streets and/or visual screening techniques used in site planning.
- Work, trade and community service activities should be readily accessible via collector and arterial streets. Arterials, however, should be at or beyond the edge of areas designated as Residential-6.
- Local street systems in these areas should be designed to discourage through traffic.
- Neighborhood office/commercial uses shall be located only at intersections of arterials, arterials with collectors or collectors and developed at a maximum intensity of 0.25 FAR in accordance with locational criteria and development standards of the Comprehensive Plan and applicable Land Development Regulations.

**Relationship to Facilities and Services:**

- Public water and wastewater service available or programmed for the area.
- In fire, police and EMS service areas.
- Schools, neighborhood recreation, and small scale semi-public uses such as churches and home daycare facilities integrated into area and accessible via collector streets.

**Relationship to Natural Resources and Features:**

- Areas where most land is not subject to flooding and where soil conditions are suitable for bearing structures, streets, etc.
- Areas where land contour, tree cover and views can be used in site design to add scenic amenity and diversity to the residential neighborhood.

Page 31 *Imagine 2040 Plant City Comprehensive Plan*, Future Land Use Element

All uses proposed by the applicant may be considered within the Residential-6 Future Land Use category. Single family detached is the preferred use within Residential-6. Each use must be assessed for consistency with the Comprehensive Plan for the City of Plant City and meet all applicable land development regulations as prescribed by the City of Plant City.

Goals, Objectives and Policies of the Imagine 2040 Plant City Comprehensive Plan, Future Land Use Element and Housing Element.

**LU Objective 1.1:** Continue to maintain adequate land designated for residential uses, which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens of Plant City.

**LU Policy 1.1.1:** Through its land development review and counseling processes, promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map.

The City has adequate land designated for residential uses to meet the projected population regardless of whether this property is not developed or is developed in a different manner from the proposed Planned Development.

**LU Policy 1.1.3:** Encourage the development of a wide variety of housing types consistent with the housing needs characteristic of the socio-economic profiles of households through the provision of varying residential densities in the Comprehensive Plan and Land Development Regulations.

**HSG Policy 1.1.1:** Continue to promote infill housing on vacant parcels.

**LU Policy 7.4.7:** Redevelopment projects shall not destroy the existing social/cultural framework and character of the area.

**LU Policy 7.4.5:** Development and redevelopment shall be integrated with adjacent land uses through:

- Creation of like uses;
- Creation of complementary uses; or
- Mitigation of adverse impacts.

The applicant has met the standard and intent of the above policies as they relate to the proposed single family detached and multi-family attached residential uses in relation to the prevailing scale, form and mass to the existing residential uses within the Walden Lake community. The proposed single family and multi-family residential uses proposed for Units 61, 62 and 63 are consistent with the *Imagine 2040 Plant City Comprehensive Plan*.

The predominant residential type identified within the Residential-6 Future Land Use category is single family detached, which is also the predominant residential type within the Walden Lake subdivision. Single family detached is not the predominant residential use proposed within this Planned Development. The applicant, based on the site plan, has provided a degree of assurance that like uses or complementary uses in residential character, including those considered multi-family shall be developed in a compatible form.

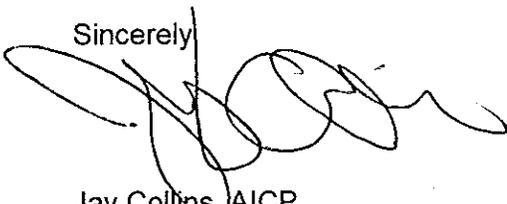
*Compatibility – A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly impacted directly or indirectly by another use or condition.*

Page 276 *Imagine 2040 Plant City Comprehensive Plan*, Definitions Element

The predominant dwelling type within Residential-6 is single family detached. Other dwelling types and residential support uses in Residential-6 are not prohibited; however they must provide a definitive and reasonable expectation of compatibility in form, density, scale, function, massing and provide ample mitigation efforts. The proposed single family and multifamily uses within Units 61, 62 and 63 are compatible in form, mass, scale and provide ample mitigation to the existing Walden Lake Community. The proposed single family and multi-family residential uses proposed for Units 61, 62 and 63 are consistent with the *Imagine 2040 Plant City Comprehensive Plan*.

If I can be of any further assistance, please do not hesitate to contact me at (813) 272-5940.

Sincerely



Jay Collins, AICP  
Senior Planner

**AGENCY REVIEW COMMENT SHEET**

TO: Plant City Planning & Zoning

FROM: Hillsborough County Public Schools

**NOTE: This is not a review for School Concurrency. This does not guarantee that adequate school capacity will be in place at the time of final site plan review/preliminary plat.**

DATE: 3/25/2016  
 RE: Application Name: PB 2014-06 revised 2  
 Folio: 203274.0550

Number of proposed dwelling units:	Single Family Detached	146
	Single Family Attached	0
	Multi-Family Dwelling Units	217
	Mobile Home Dwelling Units	0

Grade Level	Total Students
K-5	56
Grades 6-8	32
Grades 9-12	35
<b>Total</b>	<b>123</b>



Reviewer: Lorraine Duffy Suarez, AICP

Hillsborough County Public Schools

**TABLE 1.0: CAPACITY OF EXISTING AND PROPOSED FACILITIES**

GRADE	EXISTING SCHOOL (PROPOSED SCHOOL)(Building Year)	FISH CAPACITY	RESERVED	CURRENT ENROLLMENT*	AVAILABLE CAPACITY	ADEQUATE or INADEQUATE
K-5	Walden Lake Elementary	983	0	884	99	<b>ADEQUATE</b>
					0	
	<i>Totals</i>	983		884	99	
Grades 6-8	Tomlin Middle	1713	1	1549	163	<b>ADEQUATE</b>
					0	
	<i>Totals</i>	1713		1549	163	
Grades 9-12	Plant City High	2483	3	2394	86	<b>ADEQUATE</b>
					0	
	<i>Totals</i>	2483		2394	86	

\*2015 40th Day Enrollment Count

This review does not guarantee assignment to the schools listed above  
 Planned capacity in vicinity beyond 2016

GRADE	PROPOSED SCHOOL (LETTER OR REGION)	PROJECTED CAPACITY		YEAR CAPACITY AVAILABLE	SITE Y/N
K-5					
Grades 6-8					
Grades 9-12					



**DATE:** May 24, 2016

**TO:** Mr. Michael Schenk, P.E., City Engineer, City of Plant City

**FROM:** Derek L. Doughty, P.E., Engineering Manager / Vice President, Applied Sciences

**SUBJECT:** Visions Golf Application Review Support Services – Conceptual Modification  
ASCI Project No. 91504.00

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The City of Plant City (City) retained the services of Applied Sciences (Reviewer) to assist with the review of stormwater elements submitted in conjunction with the rezoning application of Visions Golf LLC within the Villages of Walden Lake (PB 2014-06). Information previously provided by the City included Plats, Construction Plans and As-Builts and Rezoning Application Data. A Technical Memorandum was previously provided to the City on June 29, 2015, summarizing Applied Sciences review observations.

On February 12, 2016, the City forwarded to Applied Sciences a Revised Walden Lake CU Modification plan dated February 4, 2016 for review. On April 4, 2016, the City forwarded to Applied Sciences an additional Revised Walden Lake CU Modification plan dated April 1<sup>st</sup>, 2016. The following is a summary of that review:

**1. Observations by Reviewer:**

The revised Walden Lake CU Modification plan provided for review is limited to a one page document which includes no specific details pertaining to any stormwater elements of the planned development. A note pertaining to the Development Requirements for Storm Retention and Drainage states “Storm water, drainage and retention requirements shall meet the specifications of the approved Walden Lake Master Drainage Plan on file with the Plant City Engineering Office.” It is suggested that this note be expanded to include the following:

- ... along with the specifications and requirements of the City of Plant City, Southwest Florida Water Management District, Hillsborough County Environmental Protection Commission and any other agency having jurisdiction over the stormwater, drainage and retention for the proposed development.

The following outlines several potential conditions that could be included in any form of zoning approval. Each of the items listed have the potential to impact the adjoining properties if not properly addressed during the design and permitting process:

## 1. Maintenance of Offsite Drainage Patterns

(Note: For the purposes of this document, “adjacent properties” mean properties that are adjacent to the Visions Golf LLC property but under separate ownership. “Subject property” means the property owned by Visions Golf LLC that is the subject of this rezoning.)

Portions of the adjacent properties are currently graded and drained in a manner that directs stormwater runoff towards specific locations within the subject property, such as a stormwater pipe, or to a wetland conservation area which is shared between the adjacent and subject properties. The 30' Buffer with Landscape Berm Example included within the provided plan depicts a 4'-5' high rolling berm with planted hedges and trees proposed between the existing homes and the proposed homes. This berm, as depicted, would appear to block the drainage from the adjacent properties.

The following note is recommended to be added to the plan to address the maintenance of offsite drainage patterns:

- Sufficient information must be provided during the design of the construction plans to identify and preserve existing conveyances, or provide alternate conveyance facilities for the offsite contributing areas and to demonstrate no adverse impact to any adjacent properties.

## 2. Hydrologic and Hydraulic Modeling

As has been identified previously, the available, existing hydrologic and hydraulic modeling within the general vicinity of the proposed project lacks the level of detail necessary to make sufficient determinations related to adverse impacts. Sub-basin delineations, model connectivity, conveyance and storage must be refined to provide the needed resolution. Ownership and Control also needs to be demonstrated over any and all proposed impact areas.

The following note(s) are recommended to be added to the plan to address the necessary Hydrologic and Hydraulic modeling:

- Hydrologic and hydraulic calculations for existing and proposed conditions should be sufficiently detailed to effectively identify specific elevations at, or near, the property boundaries in order for impact assessments to adjacent/offsite properties to be appropriately made. Accurate simulations of existing, and



proposed conditions, flood stages which address model connectivity, existing and future storm sewer collection systems, existing and future natural conveyances, historic storage volumes and any proposed loss thereto, must be adequately included in the design calculations.

- Ownership and control over any structures proposed for modification and over all areas proposed for any resulting increased stage must be demonstrated along with acceptance of the increased flood risks associated with any proposed increases in flood stage as a condition of design approval.
- The proposed development must follow the Southwest Florida Water Management District (SWFWMD) and the City of Plant City regulatory guidelines as appropriate, as well as those associated with any other regulatory agency having jurisdiction with respect to stormwater attenuation design.

### **3. Wetland and/or Surface Water Impacts**

Notes are included on the submitted plan pertaining to the Development Requirements for Environmentally Sensitive, Recreations and Open Space Areas. These notes make reference to “the appropriate regulatory agencies” and “the appropriate jurisdictional agencies”, with respect to identifying jurisdictional areas and applicable rules and regulations.

The following note is recommended for addition to the plan to address the Wetland and/or Surface Water Impacts:

- Wetlands and other surface waters proposed for impact by the development must follow the Hillsborough County Environmental Protection Commission (EPC), Southwest Florida Water Management District (SWFWMD), and the US Army Corps of Engineers (ACOE) regulatory guidelines as appropriate, as well as those associated with any other regulatory agency having jurisdiction, with respect to avoidance, elimination, reduction of, and mitigation for wetland and surface water impacts.

### **4. Water Quality**

Adequate treatment volumes must be provided within the subject property to provide treatment for the entire project area and all contributing off-site flows. The designer should be aware that additional treatment may be required for offsite contributing drainage should those waters be routed through proposed stormwater treatment facilities. In addition, the receiving waters are classified as being “impaired”, therefore a



Mr. Michael Schenk, PE  
City of Plant City  
RE: Walden Lake Review Support Services  
May 24, 2016  
Page 4 of 4

requirement for Net Environmental Improvement is expected.

The following note is recommended to be added to the plan to address Water Quality:

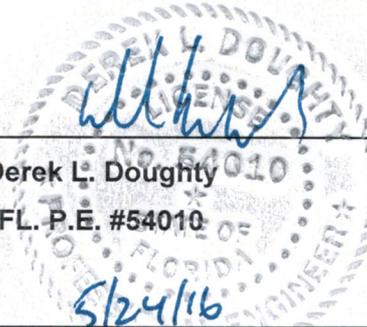
- The proposed development must follow the Southwest Florida Water Management District (SWFWMD) regulatory guidelines as appropriate, as well as those associated with any other regulatory agency having jurisdiction, with respect to Water Quality Treatment.

Sincerely,

APPLIED SCIENCES CONSULTING, INC.



Derek L. Doughty, P.E.  
Vice President – Engineering Manager



Derek L. Doughty  
FL. P.E. #54010

Date:

5/24/16



# Traffic Impact Analysis

*Walden Lake*

Plant City, Florida

## Technical Addendum #3

May 2016

Prepared by:



**Sprinkle**  
CONSULTING

Planners + Engineers

18115 U.S. Highway 41, Suite 600  
Lutz, Florida 33549

### **Effects of Revised Site Plan**

The final report for the Walden Lake traffic impact analysis, dated January 2015, was based on a site plan provided for use in the analysis. Since that time, the site plan has been modified. The updated (April 2016) plan indicates a total potential build-out of 216 multi-family residential units and 146 single-family residential units. As compared to the previous version, the number of multi-family units is essentially unchanged, the number of single-family units is somewhat lower, and the assisted care living facility has been eliminated. Collectively, this yields a lower total trip generation associated with the re-development: 2,920 daily trips (compared to 3,887 previously), 222 AM peak hour trips (278), and 284 PM peak hour trips (368). As the distribution remains unchanged, the trips assigned to study intersections will be correspondingly lower. Therefore, the revised site plan will not introduce the need for any transportation impact mitigation requirements.

### **Review of City Staff Report**

The City of Plant City Planning & Zoning Division has prepared a staff report associated with the development rezoning. This report includes a section on transportation facility impacts that summarizes the findings of the originally submitted report and two technical addenda. Sprinkle Consulting has reviewed this section of the staff report and is in agreement with its contents, which are still valid for the revised proposal (April 2016). It is worth noting that the first technical addendum, dated March 2015, described the signalization of the intersection of Turkey Creek Road and Sydney Road as being "imminent" based on discussions with Hillsborough County. As of May 2016 that signalization has not occurred, but is at 95 percent completion according to City staff.