

Frequently asked questions about the redevelopment of the Walden Lake Golf Course proposed by 2XS Development

(1) *Has either a plan amendment or rezoning been submitted to redevelop the Walden Lake Golf Course by 2XS Development?*

No application has been submitted as of November 6, 2018.

(2) *What is the current zoning of the golf course and what does that currently allow for in Walden Lake?*

Development in Walden Lake is 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 Walden Lake Golf Course and Country Club. Therefore, uses other than these require the owner to petition the City for a modification to the “Walden Lake Community Unit District”.

(3) *If submitted, what is the process and estimated time frame for a zoning modification to the golf course in Walden Lake?*

For proposed zoning changes, staff will follow the criteria set forth in Chapter 102, Plant City Zoning Code. In general, once a complete zoning application is received, the rezoning process will take approximately four to six months, depending on the extent and complexity of the proposed modification.

This process requires at least two public hearings before the Planning Board (1) and Plant City City Commission (1). Property owners within 250 feet of any affected areas will be notified of the hearing dates, which will afford the opportunity for public input to the Planning Board and City Commission. Hearing dates will also be noticed by signs placed on the affected parcel(s). If a zoning modification is approved, the updated site plan and development notes must be adhered to, and no additional units, uses or areas may be introduced without also going through the rezoning process and garnering the approval of the City Commission.

(4) *What is the future land use designation on the golf course and what does that allow for in Walden Lake?*

The current future land use designation for the vast majority of Walden Lake, including the entire area encompassed by the Walden Lake Golf Course is Residential-6. 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...”. This plan category allows up to six dwelling units per gross acre.

(5) What is the process and estimated time frame if a plan amendment is required to allow the proposed uses on the golf course in Walden Lake?

Uses not noted in #4 (for example a resort hotel), will require a future land use plan amendment to the *Imagine 2040: Plant City Comprehensive Plan*. The amendment process is quite complex, please begin by reviewing the *Planning Commission's Comprehensive Plan Procedures Manual*, which is located on their website at www.planhillsborough.org/plant-city-plan-amendments/. In particular, there is a very helpful flowchart within this document that illustrates the overall process, which is located on page 15. In general, a map amendment encompassing over ten acres or a text amendment, will require 6 to 8 months to process, and necessitate at least four public hearings [which afford the opportunity for public input] with the Planning Board (1), Hillsborough County City-County Planning Commission (1) and the City Commission (2). If the affected area is ten acres or less, this review time is reduced to 4 to 6 months with one less public hearing before the City Commission. Every property owner within 250 feet will be notified of these hearing dates, including the Walden Lake Homeowners Association. After reviewing the *Planning Commission's Comprehensive Plan Procedures Manual*, if you have questions, please contact the Planning Commission at (813) 272-5940.

(6) I didn't see my question addressed here, what should I do?

Contact the Plant City Planning and Zoning Division, at (813) 659-4258 or email at planning@plantcitygov.com.