

July 1, 2015

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 proposed planned development located internal to the Walden Lake Subdivision, calls for 310 housing units (154 single family detached and 156 multi-family attached), in addition to an assisted living facility totaling up to no more than 60 units with kitchens or 121 units without kitchens or a combination there of. 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 *Comprehensive Plan for The City of Plant City* and compliance with applicable development regulations of Plant City.

B. RESIDENTIAL – 6 (R-6)

1. 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 Future Land Use Element 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.

2. 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 Future Land Use Element and applicable Land Development Regulations.*

3. Relationship to Facilities and Services:

- *Public water and sewer 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.*

4. 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 32-33 City of 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 Comprehensive Plan for the City of Plant City

Future Land Use Element

GOAL 1: *To achieve a well balanced and well organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the character and “hometown charm” of Plant City.*

RESIDENTIAL DEVELOPMENT

Objective 1.A: *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.*

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.

Objective 1.B: *Permit the development of housing for the elderly in single, multiple or grouped living facilities within Plant City.*

Policy 1.B.1:

The City shall encourage assisted living facility options in character with surrounding neighborhoods through the City’s Land Development Regulations.

The proposed assisted living facility within Unit 60 of the Planned Development which could have as many as 60 units with kitchens or 121 units without kitchens or a combination there-of, may be considered incompatible with the surrounding uses proposed for Unit 62 (156 multi-family units) and Unit 63 (154 single family detached units) as there are no assurances provided on the site plan relating to the possible location, form, scale and massing of the proposed uses. The proposed uses within Unit 60 are incompatible with the existing built uses within Unit 8 (multi-family attached units) and Unit 14 (single family detached units), as the proposed uses within these Units are not shown in relation to location, form, scale and massing on the submitted site plan. The proposed assisted living facility is generally located interior to an existing single family detached neighborhood and fails to provide a definitive form, scale and massing for the proposed use. The Residential-2 (R-2 zoning district) land development standards proposed by the applicant for the assisted living facility fail to fully address these concerns. By utilizing 10.13±

acres for the proposed assisted living facility, a total of 169 beds can be considered.

Redevelopment Strategies

Objective 7.D: *Initiate and support public and private redevelopment efforts in the City's residential and non-residential areas.*

Policy 7.D.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.*

Policy 7.D.8:

Redevelopment projects shall not destroy the existing social/cultural framework and character of the area. The City shall not approve any development that is contradictory to neighborhood improvement efforts.

The possible location of 156 units of multi-family housing and an assisted living facility located internal to an existing single family detached neighborhood is not compatible, as the proposed site plan fails to provide a definitive form, scale and massing for these uses, relative to the existing residential uses. The Residential-2 (R-2 zoning district) land development standards proposed by the applicant for the assisted living facility and the multi-family dwellings fails to fully address these concerns. 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 not provided any assurance or specificity that like uses or complementary uses in character with the surrounding built environment shall be developed. The proposed planned development introduces new uses without any assurance of how these uses shall be developed in character and harmony with the existing residential development.

Housing Element

Objective E: *The City shall encourage the provision of adequate sites for assisted group homes and foster care facilities and aid, through appropriate zoning regulations, to establish facilities to meet the needs of persons requiring this type of housing.*

Policy E.4:

The City's approval of assisted elderly housing sites shall be subject to the City Commission's determination that said use is compatible with surrounding uses through architectural style and design, that it meets the buffering and landscaping requirements and is consistent with the other provisions of the Comprehensive Plan for the City of Plant City.

The Planning Commission Staff has determined that the proposed assisted living facility is not compatible, based upon the uncertainty of the possible placement of the use, relative to the adjacent residential neighborhood, coupled with the failure to graphically depict or provide certain information dealing with the perspective form, scale and massing of the proposed structure(s) in relation to its proposed and built surroundings across this 10.13± acre portion of the project.

Staff review of this proposal indicates the proposed Planned Development (PD) Zoning District is inconsistent with the currently adopted provisions of the *Comprehensive Plan for the City of Plant City*. The proposed rezoning lacks significant detail in respect to location, form, scale and massing of the proposed multi-family uses and assisted living facility, offering no assurance as to the compatibility of the project relative to an existing, long-established single family residential development pattern. Based on the current deficiencies of the proposed plan, Staff cannot make a positive determination as it relates to the required provisions of the *Comprehensive Plan for the City of Plant City*.

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 9 City of Plant City Comprehensive Plan Definitions Element

The planned development site plan, dated June 2, 2015 fails to offer any assurance that the proposed uses would not unduly impact existing adjacent residential uses. The predominant dwelling type within Residential-6 is single family detached. Other dwelling types 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 Residential-2 (R-2 zoning district) land development standards proposed by the applicant for the assisted living facility and the multi-family dwellings fails to fully address these concerns. The general proposed location of both multi-family dwellings and an assisted living facility internal to an existing single family detached neighborhood raises the issue of compatibility and how it is not being specifically addressed.

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

Sincerely,

Jay Collins

Jay Collins, AICP
Senior Planner