



Hillsborough County City-County Planning Commission

March 25, 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 proposed planned development located internal to the Walden Lake Subdivision, calls for 302 housing units (146 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. Unit 61 containing the proposed assisted living facility includes a note for an alternative proposal that if approved would allow the developer the option to construct an additional 60 multifamily homes rather than the assisted living facility and that those homes would be built to the standards within Unit 62. 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, Housing Element and Recreation and Open Space 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 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 62 and 63 are consistent with the *Imagine 2040 Plant City Comprehensive Plan*. If Unit 61 were to develop under the alternative proposal to construct an additional 60 multifamily homes rather than the assisted living facility and that those homes would be built to the standards within Unit 62 it would also meet the standard and intent as discussed.

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

Planning Commission staff recommends the applicant and Plant City staff refine the following note to include more definitive language on the process of what threshold would trigger a Unit to be developed as stated below.

“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. 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).”

LU Objective 1.2: Permit the development of housing for the elderly in single, multiple or grouped living facilities within Plant City.

LU Policy 1.2.1: Encourage assisted living facility options in character with surrounding neighborhoods through Land Development Regulations.

LU Objective 7.4: Initiate and support public and private redevelopment efforts in the residential and non-residential areas of 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.*

The proposed assisted living facility within Unit 61 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 in relation to location, form, scale and massing of the proposed use. The proposed assisted living facility is generally located interior to an existing single family detached neighborhood and is considered out of scale with this use and is located inappropriately. By reducing the FAR for development within Unit 61 to .2 from .25 the 10.41± acre site might still be developed in excess of 90,691 square feet. To contrast this proposal, the largest residential support structure in Walden Lake is the Walden Lake club house. According to the Hillsborough County Property Appraisers Office the club house has a gross area of 32,340 square feet. The proposed location would access Clubhouse Drive, functionally classified as a local roadway. While no specific regulation exists to forbid access of an assisted living facility from a local roadway it should be noted that neighborhood support uses within Residential-6 are to access a collector or higher roadway. Many neighborhood support uses such as churches, schools and civic uses are similar in form and function to that of an assisted living facility of this scale. An assisted living facility of this size is not compatible in scale, mass or form to the prevailing residential uses located in Walden Lake and is inappropriately located. For an assisted living facility to be developed at this location it should be in scale, mass and form with that of the Walden Lake club house.

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 multifamily shall be developed in a compatible form. This compatibility in form would include Alternative Unit 61 if it were to develop as multifamily housing rather than the proposed assisted living facility.

HSG Objective 1.5: *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.*

HSG Policy 1.5.4: *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.*

The Planning Commission Staff has determined that the proposed assisted living facility is not compatible, based upon the proposed size and 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 10.41± acre portion of the project.

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.

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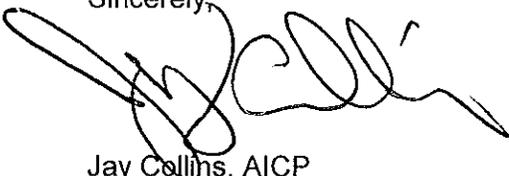
The predominant dwelling type within Residential-6 is single family detached. Other dwelling types and residential support uses in Residential-6 are not prohibited; however they must provide a definitive and reasonable expectation of compatibility in form, density, scale, function, massing and provide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

The proposal for Unit 61 fails to offer the necessary assurance that an assisted living facility of this size and scale would not unduly impact existing residential uses within the Walden Lake Subdivision. 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 general proposed location of an assisted living facility of this scale internal to an existing single family detached neighborhood raises the issue of compatibility. The proposed location of an assisted living facility of this size located on a local roadway internal to an existing single family neighborhood is not compatible. 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.

However, if Alternative Unit 61 were to develop as multifamily housing as described in Unit 62 rather than the proposed assisted living facility the issue of compatibility, form, mass and scale would be satisfied.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Collins", written over a horizontal line.

Jay Collins, AICP
Senior Planner