

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.

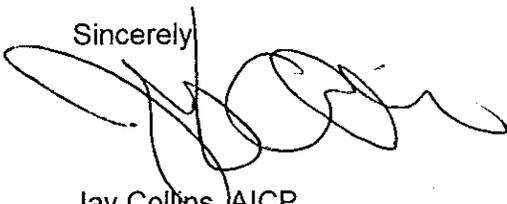
Compatibility – A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly impacted directly or indirectly by another use or condition.

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