CITY OF PLANT CITY
PLANNING BOARD

September 14, 2017
Thursday, 8:00 AM

AGENDA

Call Meeting to Order

Approval of Minutes: August 10, 2017

Public Comments

New Business

PB-2017-08: Karen Drive Rezoning: A city initiated rezoning from Hillsborough County RSC-4 to Plant City R-1A, Single-family dwelling district for four (4) parcels located at 2401, 2405, 2407, and 2505 Karen Drive.

PB-2017-09: Northwest City Rezoning: A city initiated rezoning from Hillsborough County RSC-6 to Plant City R-1, Single-family dwelling district for seven (7) parcels located at 1306 Whitehurst Road, 1303 Bonnie Road, 3302, 3402, 3405, 3406, and 3406 Boot Bay Road.

PB-2017-10: 803 W Mahoney Street Rezoning: A request to rezone 803 W. Mahoney Street from R-1, Single-family dwelling district to PD, Planned Development district.

Other Business & Announcements

Attendance Review

Adjournment

SPEAKING LIMITATIONS: All speakers shall be limited to no more than five (5) minutes, unless the speaker requests planning staff for additional time, no less than 48 hours prior to the public hearing. In the event speaker(s) request additional time, the determination of the amount of time to be allowed shall be at the discretion of the Chair, but in no event shall speaker be allowed to speak longer than 15 minutes. This time limitation shall not apply to presentations made by the city staff and/or Planning Commission staff and/or their consultants.

VERBATIM TRANSCRIPT MAY BE REQUIRED TO APPEAL: Any person deciding to appeal any decision made by the Planning Board, with respect to any matter considered at such meeting, will need a record of that proceeding, and for such purpose, may need to ensure that a verbatim record be made which record includes the testimony and evidence upon which the appeal is to be made.

SPECIAL ACCOMMODATIONS: In accordance with the Americans with Disabilities Act (ADA), any person with a disability requiring reasonable accommodation in order to participate in this meeting should call City Hall at (813) 659-4200 ext. 4237 at least 48 hours prior to the meeting.
The City of Plant City Planning Board met in a regularly scheduled meeting on Thursday, August 10, 2017, at 8:00 A.M. in the Sadye Gibbs Martin Auditorium of the Nettie Berry Draughon Municipal Building, 302 West Reynolds Street, Plant City, Florida.

Planning Board members present were Chair Bonnie Carr, Vice-Chair Art Wood, Bruce Rodwell, and Jeremy Burris. Absent were Dr. Michael Salvato, Jamey Moody, and Doug Driggers. Also present were Ken Buchman, City Attorney; Mark Hudson, Planning Director; Phillip Scearce, Principal Planner; Julie Ham, Senior Planner; Mara Latorre, Planner; Terry Ritter, Assistant City Engineer; the applicants and interested citizens.

Chair Bonnie Carr called the August 10th Planning Board meeting to order at 8:00 A.M. A motion was made by Vice-Chair Art Wood, seconded by Bruce Rodwell, and carried 4-0, to approve the minutes of July 13, 2017.

Election of Officers: A motion was made by Jeremy Burris, seconded by Bruce Rodwell, to keep Bonnie Carr as Chair and Art Wood ad Vice-Chair. The motion carried.

There were no public comments.

New Business

PB-2017-07: Vacate easement – Ulta – 205 W Alexander Street

Mara Latorre, who was sworn in, presented the proposed vacate of an approximately 20’ X 200’ utility easement located at 205 W Alexander Street, within a portion of Lot 5, Lake Walden Square-Unit 1, subdivision. The utilities were removed from the easement area and have been re-routed. A new easement has been created for the location of the utilities. Staff recommends that the Planning Board find the proposed utility easement vacation consistent with the Comprehensive Plan and for it to be forwarded to the City Commission with a recommendation of approval.

A motion was made by Jeremy Burris, seconded by Art Wood, and carried 4-0, finding it consistent with the Comprehensive Plan and to forward the vacate request to the City Commission with a recommendation of approval.

PB-2017-01: Johnson Pointe Planned Development Rezoning

Phillip Scearce, who was sworn in, presented a rezoning from Hillsborough County AS-1 to Plant City Planned Development (PD) District. Mr. Scearce noted that the PD consists of a 55-lot single-family subdivision. The 15+ acre site is located on the north side of W. Johnson Road, east of Mud Lake Road. Staff finds the proposed Johnson Pointe Planned Development district consistent with the Comprehensive Plan and recommends the board approve the rezoning.

Mike Lawrence, owner/developer and who was sworn in, noted that after configuring the lots, only 55-lots fit within the subdivision therefore the PD reflects the maximum lots viable and that fencing between single-family subdivisions was not required by code.

The board questioned compatibility between the two subdivisions and fencing since there were concerns at a previous meeting.
Jamie Davis, representing the owner and who was sworn in, stated that there are no provisions in the zoning code that requires buffering between R-1, Single-family and R-1A, Single-family zonings. When the subdivision to the north was put in there was no requirement for buffering and there still is no requirement for buffering.

Dianne Silliman, 1713 Via Palermo St. and who was sworn in, noted that she was not opposed to the single-family development but was concerned with the back row 60’-wide lots abutting the 80’-wide lots of the adjacent subdivision. Ms. Silliman submitted a sketch highlighting her recommended approval conditions.

Gary Lefevere, 1703 Via Palermo St and who was sworn in, noted that there was an existing chain link fence dividing the two subdivisions. Mr. Lefevere also noted that the existing drainage for the property drains to their lots and he looks forward to the subdivision being developed whereas it will improve their drainage issues.

Terry Ritter, who was sworn in, noted that the water flow onto and off of the property must match preexisting conditions.

Mr. Lawrence addressed the drainage process and that the drainage must meet City and SWFWMD requirements. Mr. Lawrence noted that he has made every effort to meet the zoning regulations.

The public hearing was closed.

After discussion, a motion was made by Art Wood, seconded by Jeremy Burris, and carried 3-1 (Bonnie Carr opposed), finding it consistent with the Comprehensive Plan and recommends to the City Commission that they approve the rezoning.

Other Business & Announcements

Mark Hudson noted that there will be a Planning Board meeting September 14.

Mark Hudson noted that this was Phillip Scearce’s last meeting and thanked him for this many years of service. The Board members expressed their appreciation for his service and professionalism.

Attendance: A motion was made by Bruce Rodwell, seconded by Bonnie Carr, and carried unanimously to excuse the absences of Art Wood and Jeremy Burris.

There being no other business or announcements, the meeting adjourned at 9:20 A.M.

Julie Ham

Julie Ham, Planning & Zoning Manager
65 acres with established home density 2.1 homes per acre

WALDEN POINTE SUBDIVISION

80 foot wide lots

60 foot wide lots

More spacious 70-80 foot lots

15.34 acres with density of 3.6 homes per u/A

DEVELOPMENT NOTES
1. DEVELOPMENT IS NOT A SURVEY OR PLAN. LOCATION AND SIZE OF FEATURES ARE ESTIMATED.
2. PROJECT IS LOCATED IN FLOOD ZONE X PER FEMA FLOOD ELEVATION MAP.
3. PROJECT WILL USE PLANT CITY STANDARDS AS DEVELOPED BY ENGINEER AND DETERMINE WATER AND SEWER CHARGES SIMILAR TO OTHER PROJECTS WITHIN CITY Limits.
4. SITE UTILITIES ARE BASED ON PLANT CITY CONSTRUCTION DEPARTMENT STANDARDS.
5. PROJECT MAY BE GATED WITH RESIDENTIAL PUBLIC ACCESS.
6. THE DEVELOPMENT SHALL WIDEN SWALES AND BE CONSISTENT WITH ALL APPLICABLE CITY STANDARDS INCLUDING PARKING, LCDISCOVERING, BUFFERING, SCENIC SPACE, DRAINAGE AND OTHER WATER MANAGEMENT, SEWER, PLUMBING, TUNNELS, SEWERAGE,
7. LOT SIZES CONFORM TO R-1 SINGLE FAMILY DETACHED.
8. ACCESS TO JOHNSON ROAD SHALL BE LIMITED TO THE DESIGNATED INTERNAL PAVED ROADS EXCEPT.

SITE DATA
USE: SINGLE FAMILY DWELLINGS
MINIMUM LOT SIZE: 80' x 110'
TOTAL AREA: 15.34 ACRES
NUMBER OF LOTS: 15 LOTS
DENSITY: 3.6 U/A
STANCES: 275 FT Front, Lot Sides, 35 FT Rear
BUILDING HEIGHT: MAXIMUM TWO STORY
UTILITIES SHALL BE UNDERGROUND.

LEGAL DESCRIPTION
A piece of land lying and being in the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 28 South, Range 22 East, Hillsborough County, Florida, being more particularly described as follows and shown on the attached plan:

CONTRIBUTION point lying on the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 28 South, Range 22 East, Hillsborough County, Florida, being the North boundary of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 28 South, Range 22 East, Hillsborough County, Florida, being measured from the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 28 South, Range 22 East, Hillsborough County, Florida, being measured from the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 28 South, Range 22 East, Hillsborough County, Florida,

LOT 15 of the JOHNSON ROAD

LOCATION MAP

Approval Conditions:
1. Lot sizes on the north boundary abutting Walden Pointe, match the 80ft lot sizes & corners of Walden Pointe's lots.
2. All expenses related to new or upgraded infrastructure access through Walden Pointe be the developer's expense.
PLANNING & ZONING DIVISION STAFF REPORT

<table>
<thead>
<tr>
<th>CASE #</th>
<th>PB-2017-08</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUBJECT</td>
<td>Karen Drive Rezoning: A rezoning of four parcels on Karen Drive from RSC-4 (Hillsborough County Residential Single Family Conventional-4) to R-1A (Single-Family Dwelling District). The four parcels totaling 1.25± acres are located on the south side of Karen Drive, south of Dorene Drive in 22-28-22 (S-T-R).</td>
</tr>
<tr>
<td>APPLICANT / OWNER</td>
<td>City Initiated</td>
</tr>
<tr>
<td>REQUEST TYPE</td>
<td>Rezoning</td>
</tr>
<tr>
<td>PB MEETING DATE</td>
<td>September 14, 2017</td>
</tr>
<tr>
<td>STAFF RECOMMENDATION</td>
<td>APPROVAL</td>
</tr>
<tr>
<td>PLANNING BOARD RECOMMENDATION</td>
<td></td>
</tr>
</tbody>
</table>

Parcel Information:

<table>
<thead>
<tr>
<th>Annexation #</th>
<th>Address</th>
<th>Acres</th>
<th>FLU</th>
<th>Folio#</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANX-2006-10</td>
<td>2505 KAREN DR</td>
<td>0.32</td>
<td>RES 4</td>
<td>090322.1202</td>
</tr>
<tr>
<td>ANX-2007-11</td>
<td>2401 KAREN DR</td>
<td>0.31</td>
<td>RES 4</td>
<td>090322.1212</td>
</tr>
<tr>
<td>ANX-2008-02</td>
<td>2407 KAREN DR</td>
<td>0.31</td>
<td>RES 4</td>
<td>090322.1206</td>
</tr>
<tr>
<td>ANX-2010-02</td>
<td>2405 KAREN DR</td>
<td>0.31</td>
<td>RES 4</td>
<td>090322.1208</td>
</tr>
</tbody>
</table>

Description of Request:

The City of Plant City initiated the rezoning of four (4) parcels from RSC-4 (Hillsborough County Residential Single Family Conventional-4) to R-1A (Single Family Dwelling District). The parcels were annexed into the city limits from the years 2006-2010, but never rezoned. The R-1A zoning designation is consistent with the established single family subdivision and brings the lots into conformity with the Plant City Code.
Analysis:

Comprehensive Plan: The parcels have a Residential-4 Future Land Use Designation which allows residential densities up to four (4) dwelling units per acre (4 DU/AC). The proposed rezoning is consistent with the established neighborhood and the Residential-4 Future Land Use designation of the Plant City Comprehensive Plan.

Surrounding Land Uses: The adjacent existing land uses and zoning districts surrounding the site are:

- **North:** Residential / RSC-4 Hillsborough County
- **South:** Parks, Recreation, and Open Space / CC (Community College District)
- **East:** Residential / R-1A (Single Family Dwelling District)
- **West:** Commercial & Natural Preservation / PD (Planned Development District)

Infrastructure: City water and sewer service is available to the subject parcels.

Environmental: There are no floodplains or wetland areas designated on the subject property.

Conclusion:

Staff concludes that the proposed rezoning (PB-2017-08) is consistent with Chapter 102, Zoning, of the Plant City Code of Ordinances, and the Plant City Comprehensive Plan. In addition, staff finds that:

- a. The proposed rezoning will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare, or quality of life.

- b. Public facilities, such as streets, potable water, sanitary sewer, fire protection, police protection, and transportation, will not be unduly burdened and are adequate to serve the proposed uses.

- c. The proposed rezoning will not adversely degrade the level-of-service of adjacent roadways.
**Recommendation:**

Staff recommends the rezoning request from RSC-4 (Hillsborough County Residential Single Family Conventional-4) to R-1A (Single-Family Dwelling District), PB-2017-08; and be found consistent with Article IV, Division 2 of Chapter 102 of the Plant City Code of Ordinances, and the Plant City Comprehensive Plan. Based on the above stated conclusions, staff recommends **APPROVAL.**
PLANNING & ZONING DIVISION STAFF REPORT

CASE # PB-2017-09
SUBJECT Northwest City Rezoning: A rezoning of seven (7) parcels located on Boot Bay, Whitehurst and Bonnie Roads from RSC-6 (Hillsborough County Residential Single-Family Conventional-6) to R-1 (Single-Family Dwelling District). The seven parcels totaling 2.23± acres are located south of I-4 at the northeast corner of Whitehurst and Boot Bay Road, in 24, 25-28-21 (S-T-R).

APPLICANT / OWNER City Initiated
REQUEST TYPE Rezoning
PB MEETING DATE September 14, 2017
STAFF RECOMMENDATION APPROVAL
PLANNING BOARD RECOMMENDATION

Parcel Information:

<table>
<thead>
<tr>
<th>Annexation #</th>
<th>Address</th>
<th>Acres</th>
<th>FLU</th>
<th>Folio#</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANX-2006-05</td>
<td>3402 BOOT BAY RD</td>
<td>0.23</td>
<td>RES-6</td>
<td>082124.0100</td>
</tr>
<tr>
<td>ANX-2006-05</td>
<td>1306 WHITEHURST RD</td>
<td>0.3</td>
<td>RES-6</td>
<td>082085.5000</td>
</tr>
<tr>
<td>ANX-2006-05</td>
<td>3406 BOOT BAY RD</td>
<td>0.22</td>
<td>RES-6</td>
<td>082085.0000</td>
</tr>
<tr>
<td>ANX-2006-05</td>
<td>3406 BOOT BAY RD</td>
<td>0.2</td>
<td>RES-6</td>
<td>082086.0000</td>
</tr>
<tr>
<td>ANX-2006-05</td>
<td>1303 BONNIE RD</td>
<td>0.53</td>
<td>RES-6</td>
<td>082124.0000</td>
</tr>
<tr>
<td>ANX-2003-05</td>
<td>3302 BOOT BAY RD</td>
<td>0.23</td>
<td>RES-6</td>
<td>082111.0100</td>
</tr>
<tr>
<td>ANX-2003-06</td>
<td>3405 BOOT BAY RD</td>
<td>0.52</td>
<td>RES-6</td>
<td>082154.0000</td>
</tr>
</tbody>
</table>

Description of Request:

The City of Plant City initiated the rezoning of seven (7) parcels from RSC-6 (Hillsborough County Residential Single-Family Conventional-6) to R-1 (Single Family Dwelling District). The parcels were annexed during the years 2005 & 2006, but never rezoned. The R-1 zoning designation is consistent with the established single family subdivision and brings the lots into conformity with the Plant City Code.
**Analysis:**

**Comprehensive Plan:** The parcel has a Residential-4 Future Land Use Designation which allows residential densities up to four (4) dwelling units per acre (4 DU/AC). The proposed rezoning is consistent with the established neighborhood and the Residential-4 Future Land Use designation of the Plant City Comprehensive Plan.

**Surrounding Land Uses:** The adjacent existing land uses and zoning districts surrounding the site are:

- **North:** Residential / RSC-4 & RSC-6 Hillsborough County
- **South:** Residential / R-1 (Single Family Dwelling District)
- **East:** Residential / RSC-4 Hillsborough County
- **West:** Residential / RSC-4 Hillsborough County

**Infrastructure:** City water service is available to the subject parcels.

**Environmental:** There are no floodplains or wetland areas designated on the subject property.

**Conclusion:**

Staff concludes that the proposed rezoning (PB-2017-09) is consistent with Chapter 102, Zoning, of the Plant City Code of Ordinances, and the Plant City Comprehensive Plan. In addition, staff finds that:

a. The proposed rezoning will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare, or quality of life.

b. Public facilities, such as streets, potable water, sanitary sewer, fire protection, police protection, and transportation, will not be unduly burdened and are adequate to serve the proposed uses.

c. The proposed rezoning will not adversely degrade the level-of-service of adjacent roadways.
Recommendation:

Staff recommends the rezoning request from RSC-6 (Hillsborough County Residential Single-Family Conventional-6) to R-1 (Single-Family Dwelling District), PB-2017-09; and be found consistent with Article IV, Division 3 of Chapter 102 of the Plant City Code of Ordinances, and the Plant City Comprehensive Plan. Based on the above stated conclusions, staff recommends APPROVAL.
# PLANNING & ZONING DIVISION STAFF REPORT

<table>
<thead>
<tr>
<th>CASE #</th>
<th>PB-2017-10</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUBJECT</td>
<td>Rezoning: A rezoning of 803 West Mahoney Street from R-1, Single-family Dwelling District to PD, Planned Development District (Zendah Grotto Temple PD)</td>
</tr>
<tr>
<td>APPLICANT</td>
<td>Zendah Grotto Temple (aka Zendah Grotto Corporation)</td>
</tr>
<tr>
<td>REQUEST TYPE</td>
<td>Rezoning</td>
</tr>
<tr>
<td>PB MEETING DATE</td>
<td>September 14, 2017</td>
</tr>
<tr>
<td>STAFF RECOMMENDATION</td>
<td>APPROVAL</td>
</tr>
</tbody>
</table>

## Description of Request:

For the purposes of locating their lodge, several months ago the Zendah Grotto Corporation purchased a property at 803 West Mahoney Street. Prior to their purchase the property was utilized as a church, which is allowed under the R-1, Single-Family Dwelling District. Unbeknown to them, in fact private clubs or lodges are not allowed in this zoning district, but rather in the R-3, Multiple-Family Dwelling District and other more intense districts noted in the Chapter 102, Article IV – Districts of the Plant City Zoning Code.

The members of the Zendah Grotto Temple would like to be allowed to operate and conduct their charitable works at this location and to do so have developed and submitted a rezoning entitled the Zendah Grotto Temple Planned Development District. The rezoning proposes no significant changes to the existing buildings and includes a series of notes that would restrict the daily operations and offsite impacts to those that would typically be expected from a church, which is allowed in the R-1, Single-Family Dwelling District. Significant development notes include:

1. **Allowed uses in R-1 Single Family District and Zendah Grotto Temple (aka Zendah Grotto Corporation).**
2. **A maximum of one inside meeting/dinner is allowed per calendar month.**
3. An additional five days per calendar month is allowed for inside charitable fundraising events and other community support activities. This does not affect organized workdays of members or contractors to maintain the structure or grounds at 803 West Mahoney Street.

4. Inside meetings/events shall begin no earlier than 7:00am and conclude by 11:00pm, except for New Year’s Day by 1:00am.

5. The events allowed in #3, a maximum of four may be conducted outside per calendar year, which will begin no earlier than 9:00am and conclude by 10:00pm.

6. The outside use of audio amplification equipment or live musical performance is prohibited.

7. No overnight parking or outside storage.

8. All outside lighting will be oriented away from adjacent residential uses.

9. The property may be sublet for uses allowed in the R-1 Single Family District.

10. The proposed development shall meet or exceed all development standards of the City, including access management and parking, buffering and landscaping, drainage and storm water management, and signage. Additionally, the development shall be consistent with the regulations of all other applicable agencies having jurisdiction.

As noted in #1, a significant provision of the Zendah Grotto Temple Planned Development District is if the property were ever sold it would only allow uses noted under the R-1, Single-Family Dwelling District. Based on the detailed development notes being proposed, the onsite and offsite impact of the new use should be no greater than what would be expected from a local church and therefore compatible and in character with the adjacent residential uses on both Reynolds and Mahoney Streets.

**Analysis:**

**Comprehensive Plan:** The parcel has a Residential-4 Future Land Use Designation which allows residential densities up to four (4) dwelling units per acre (4 DU/AC). The proposed rezoning is consistent with the established neighborhood and the Residential-4 Future Land Use designation of the Plant City Comprehensive Plan.

**Surrounding Land Uses:** The adjacent existing land uses and zoning districts surrounding the site are:

- North/South/East/West: Residential/R-1 (Single Family Dwelling District)

**Infrastructure:** City water and sewer service is available to the subject parcel.

**Environmental:** There are no floodplains or wetland areas designated on the subject property.
Conclusion:

Staff concludes that the proposed rezoning (PB-2017-10) is consistent with Chapter 102, Zoning, of the Plant City Code of Ordinances, and the Plant City Comprehensive Plan. In addition, staff finds that:

a. The proposed rezoning will not create undue crowding beyond the conditions normally permitted in the zoning district, or adversely affect the public health, safety, welfare, or quality of life.

b. Public facilities, such as streets, potable water, sanitary sewer, fire protection, police protection, and transportation, will not be unduly burdened and are adequate to serve the proposed uses.

c. The proposed rezoning will not adversely degrade the level-of-service of adjacent roadways.

Recommendation:

Staff recommends the Planning Board find the rezoning request entitled Zendah Grotto Temple Planned Development District consistent with Article IV, Division 8 of Chapter 102 of the Plant City Code of Ordinances, and the Plant City Comprehensive Plan. Based on the above stated conclusions, staff recommends APPROVAL.
DATE: September 7, 2017
TO: Bonnie Carr, Chairman, Planning Board
FROM: Julie Ham, Planning & Zoning Manager
SUBJECT: August 10, 2017 Planning Board Meeting Attendance

The following Planning Board members were absent for the August 10, 2017 Planning Board meeting:

Jamey Moody - notified staff in advance that he would not be able to attend.
Doug Driggers - notified staff in advance that he would not be able to attend.
Dr. Salvato – did not notify staff in advance that he would not be able to attend.

cc: Planning Board Members