Call Meeting to Order

Approval of Minutes: February 27, 2019

Public Comments: Excluding any matter which is (a) scheduled for any legislative public hearing on this agenda; or (b) the subject of any quasi-judicial hearing scheduled or to be scheduled before the Planning Board.

New Business Quasi-Judicial Matters:

1. PB-2019-06: Rezoning ALF Shasti: A request to rezone 4.84± acres from R-1A Single-family Dwelling District to R-2 Multiple-family Dwelling District. The parcel is located on the west side of Walden Woods Drive, between East Park Road and East Alexander Street in 4-29-22 (S-T-R).

Other Business & Announcements

1. Attendance Review

Adjournment

SPEAKING LIMITATIONS: At the public hearing, the applicant (including their agents and representatives), the City (including staff and consultants) and any other governmental agency (including staff and consultants) shall each be allowed five minutes. The Chair of the Planning Board ("Chair") shall determine the time allowed for all Party-Intervenors (including their agents and representatives). All other speakers shall be limited to three (3) minutes. 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.

If any person wishes to be a Party-Intervenor, the person shall request the Chair to intervene at least 7 days prior to the public hearing and include with the request: (a) a detailed outline of their interest in the application and argument in favor or against it; and (b) the amount of time required for the Party-intervenor’s presentation, and the justification for the time required. Notwithstanding, upon proper showing, the Chair shall have the discretion, even without a prior request, to grant Party-Intervenor status at the public hearing.

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 Wednesday, February 27, 2019, at 8:30 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, Jeremy Burris, and Jamey Moody. Doug Driggers and Dr. Michael Salvato were absent. Also present were Ken Buchman, City Attorney; Julie Ham, Planning & Zoning Manager; Mara Latorre, Planner II; Mara Marlene Sanchez, Planner; applicants and interested citizens.

Chair Bonnie Carr called the February 27 Planning Board meeting to order at 8:30 a.m. A motion was made by Bruce Rodwell, seconded by Jeremy Burris, and carried 5-0, to approve the minutes of January 23, 2019.

There were no public comments.

New Business Quasi-Judicial Matters:

Ken Buchman swore in anyone interested in speaking to the quasi-judicial matters.

PB-2019-04: Wilder Meadows Preliminary Plat: A preliminary plat for the Wilder Meadows Subdivision creating a 24-lot single-family residential subdivision within the R-1 Single-family Dwelling District, and is requesting a waiver from installing reclaimed water lines. This plat is located on the east side of North Wilder Road between US 92 and S. Frontage Road in 22-28-22 (S-T-R).

Mara Latorre, Planner II, who was sworn in, presented the request for the preliminary plat and the waiver for installing reclaimed water lines. Latorre said the applicant is requesting a waiver from providing reclaimed lines because reclaimed water is not available to the site and the Utilities Division has no objection to the waiver.

Jeremy Burris inquired if the lots would line up with those to the north, and if the houses will be 2-story.

Sean Cashen of Gulf Coast Consulting, who was sworn in, said the lots would be an average of 60’x125’ and 7,500 square feet in size, which are more compatible to the lots to the north, and the developer plans to build the houses in a 1-story ranch style.

Steve Burdette, 2801 Wilder Park Dr., who was sworn in, said he is opposed to the subdivision because of the inter-connection and traffic issues.

Darbi Vanderford, 2717 Wilder Park Dr., who was sworn in, said she is opposed the subdivision because her child’s bedroom is on the corner and the interconnection will create traffic noise.

[inaudible], 2802 Wilder Park Dr., who was sworn in, is concerned about traffic because there is already 4 neighborhoods within one mile on Wilder Road, and there are flooding issues.

Keith [inaudible], 2807 Wilder Park Dr., who was sworn in, expressed concerns about flooding, drainage and sinkholes caused by bringing in fill dirt.

Sean Cashen explained that the interconnection of the subdivisions is good for traffic issues and emergency situations; drainage has not been studied yet, but the wetlands will probably need another
outfall to North Wilder Road; the drainage may be improved by the development; and the developer will try to save as many trees as possible.

Jamey Moody clarified that this is the preliminary plat and the specific details of the development will come before the final plat.

Terry Ritter, Assistant City Engineer, who was sworn in, said the Engineering Dept. will require a SWFWMD permit, and the drainage issues will be addressed during plan review; and the interconnection is desirable from a traffic standpoint.

A motion was made by Art Wood, seconded by Jeremy Burris, and carried 5-0, finding the preliminary plat and associated waiver consistent with the technical requirements of Chapter 94 (Subdivision Regulations); Chapter 102 (Zoning Ordinance); the Imagine 2040: Plant City Comprehensive Plan; and those technical requirements for a preliminary plat, and for it to be forwarded to the City Commission with a recommendation of approval.

New Business Legislative Matters:


Julie Ham, Planning & Zoning Manager, presented the amendments regarding Alcoholic Beverages and Sidewalk Cafes. Ms. Ham explained that under the proposed ordinance, the locational requirements for the sale of beer and wine for consumption on the premises is the same as the sale of alcoholic beverages in connection with a bona fide restaurant; and in the Midtown and Downtown areas, the ordinance would allow for such businesses regardless of the distance from such businesses to an established church, public or private school, public recreation area or day care center.

Ms. Ham said the ordinance defines “bona fide restaurant” consistent with Section 561.20, Florida Statutes and Chapter 2016-264, Laws of Florida.

Ms. Ham explained that the Sidewalk Café ordinance also had to be amended to make its regulations regarding alcoholic beverages consistent with Chapter 10, Plant City Code.

A motion was made by Jeremy Burris, seconded by Bruce Rodwell, and carried 4-0, finding the proposed modifications, which amends Sections 10-62, 10-63, 10-1, 102-3, and 102-1133 consistent with the Plant City Code and the Imagine 2040: Plant City Comprehensive Plan, and for it to be forwarded to the City Commission with a recommendation of approval. Jamey Moody abstained from the vote because he is a board member of Plant City Main Street, the organization that proposed the City amend its regulations regarding alcoholic beverages.

PC/CPA 18-08 Whitehurst Road: An amendment to the future land use designation of a portion of one parcel north of West Baker Street, between North Enterprise Street and North Whitehurst Road.

Mark Hudson, Planning Commission, presented the request to change the future land use designation on a portion (.97± acres) of the subject parcel from Residential-12 to Commercial. Hudson stated that the request is a small-scale map amendment, and the affected parcel already has a zoning of C-1A Neighborhood Business District.
Pamela Jo Hatley, 14516 N 18th St. in Tampa, attorney for the applicant, concurred with staff’s recommendation.

Robert Hunter, 4111 Kipling Ave. in Plant City, independent consultant, concurred with the findings in staff’s report.

A motion was made by Art Wood, seconded by Bruce Rodwell, and carried 5-0, finding the small-scale map amendment PC/CPA 18-08 changing the future land use designation on a portion of one parcel totaling .97± acres from Residential-12 to Commercial consistent with the Imagine 1040: Plant City Comprehensive Plan and for it to be forwarded to the City Commission with a recommendation of approval.

**Other Business & Announcements**
None

**Attendance Review**

A motion was made by Jeremy Burris, seconded by Jamey Moody, and carried 5-0, to excuse the reported absence of Doug Driggers from the January 23, 2019, meeting.

A motion was made by Jamey Moody, seconded by Art Wood, and carried 5-0, to excuse the unreported absence of Jeremy Burris from the January 23, 2019, meeting.

**Adjournment**

The meeting adjourned at 9:35 a.m.

*Marlene Sanchez*
Marlene Sanchez, Planner
General Description:

General information concerning the subject site:

Area: 4.84± Acres

Existing Zoning: R-1A (Single-family Dwelling District)

Future Land Use: Residential-12

Folio #: 205160.2800

Description of Request:

The applicant proposes a rezoning of the parcel from R-1A Single-family Dwelling District to R-2 Multiple-family Dwelling District. The 4.84± acre site is located on the west side of Walden Woods Drive between East Park Road and East Alexander Street. The developer plans to build a 74-bed Assisted Living Facility on the site.
Analysis:

Comprehensive Plan: The 4.84± acre site has a Residential-12 Future Land Use category.

Residential-12 area: The proposed zoning (R-2 Multiple-family Dwelling District) for Residential-12 is consistent with the currently adopted provisions of the Imagine 2040: Plant City Comprehensive Plan. Residential-12 are areas where single family attached and detached homes on individual lots and multi-family dwellings are the predominant uses. Limited neighborhood commercial uses and public facilities, such as assisted living facilities and day care centers, can be integrated into the neighborhood.

Surrounding Land Uses: The adjacent future land use and zoning districts surrounding the site are:

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<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Future Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Planned Development</td>
<td>Commercial</td>
</tr>
<tr>
<td>South</td>
<td>Planned Development</td>
<td>Residential-12</td>
</tr>
<tr>
<td>East</td>
<td>Planned Development</td>
<td>Commercial</td>
</tr>
<tr>
<td>West</td>
<td>Planned Development</td>
<td>Commercial</td>
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Conclusion:

Staff concludes that the proposed rezoning (PB-2019-06) is consistent with Chapter 102, Zoning, of the Plant City Code of Ordinances, and the Imagine 2040: Plant City Comprehensive Plan.

Recommendation:

Staff recommends the Planning Board find the rezoning request from R-1A Single-family Dwelling District to R-2 Multiple-family Dwelling District be found consistent with Article IV, Division 9 of Chapter 102, Zoning, of the Plant City Code of Ordinances, and the Imagine 2040: Plant City Comprehensive Plan, and for it to be forwarded to the City Commission with a recommendation of **APPROVAL.**
Location Map
CITY OF PLANT CITY
Rezoning Application
Planning and Zoning Division
302 W Reynolds Street, 2nd Floor, Plant City FL 33563
P O Box C, Plant City, FL 33564
(813) 659-4200 ext. 4125 (813) 659-4206 fax
e-mail: planning@plantcitygov.com

REZONING FEE: $1,120.00 RECEIPT # CASE # P-2019-06
Advertising Fee is at cost and paid at time of Advertising in the newspaper-Prior to the City Commission public hearing.

PLEASE PRINT OR TYPE. ALL INFORMATION MUST BE COMPLETED & FURNISHED PRIOR TO ACCEPTANCE.

PHYSICAL LOCATION: 2006 James L Redman Parkway

FOLIO NUMBER: 205160.2800 ATTACH A SURVEY (CONTAINING THE LEGAL DESCRIPTION)

LAND USE PLAN CLASSIFICATION: R-12 ACREAGE: 4.84

EXISTING ZONING: R-1A PROPOSED ZONING: R-2

REASON/PROPOSED USE FOR THIS REQUEST: Assisted Living Facility

The following must be provided:

A) Survey, and a separate copy of the legal description in digital format (Microsoft Word)
B) Certification of ownership (copy of a tax receipt or deed)
C) General location map
D) Site development plan - 5 paper copies, (if required for proposed district or use) ALL PAPERS OVER 8.5"x11" MUST BE FOLDED TO APPRX. 8.5"x11"; and one digital copy in .pdf file format.
E) List of property owners* within 250' (excluding rights-of-way) and their mailing addresses and legal descriptions or folio#
   - PETITIONER IS REQUIRED TO NOTIFY PROPERTY OWNERS, BY CERTIFICATE OF MAILING**
   - PETITIONER MUST HAVE NOTIFICATION LETTER APPROVED BY STAFF BEFORE MAILING
   - PETITIONER SHALL MAIL NOTICES AT LEAST 15 DAYS PRIOR TO MEETING DATE

*Property owners, and their mailing addresses, can be researched on the Internet at the Property Appraiser’s Website:
http://propmap2.bcpatfl.org/

**Copy or Proof of Certificate of Mailing notifying adjacent property owners must be in our office 15 days prior to the meeting.

PETITIONER: BBE-Boggs Engineering, LLC OWNER: (if different) Shasti Enterprises, LLC

ADDRESS: 607 S. Alexander St ADDRESS: 11919 SE 199th Court
CITY/ST/ZIP: Plant City, FL 33563 CITY/ST/ZIP: Kent, WA 98031
PHONE & FAX: P: (813) 747-9100 F: (813) 754-2967 PHONE & FAX: P: 425-919-8592
E-MAIL ADDRESS: nbrom@boggsgeng.com E-MAIL ADDRESS: a_shasti@yahoo.com

The above information, together with all attachments and other statements and information provided for the subject application, are to the best of my knowledge true, correct, and complete. The advertising fees will be paid as noted above.

SIGNATURE: ___________________________ SIGNATURE: ___________________________

Sworn to and subscribed before me this ___ day of ___, 2019. Sworn to and subscribed before me this ___ day of ___, 2019.

Notary Public - STATE OF FLORIDA Notary Public - STATE OF FLORIDA
My Commission expires My Commission expires

 SUSANNE JACKSON (seal) WENDY F. WILLIAMS, D.N.M. NOTARY PUBLIC
Notary Public - State of Florida Commission # GG 33401 My Commission Expires Jul 12, 2019 (seal) STATE OF WASHINGTON

Page 1 of 3
DATE: March 27, 2019

TO: Bonnie Carr, Chair, Planning Board

FROM: Marlene Sanchez, Planner

SUBJECT: February 27, 2019, Planning Board Meeting Attendance

The following Planning Board members were absent from the February 27, 2019, Planning Board meeting:

Doug Driggers - Notified staff in advance that he would not be able to attend.

Dr. Michael Salvato - Did not notify staff in advance that he would not be able to attend.

cc: Planning Board Members