

Jurisdiction in which proposed Comprehensive Plan Amendment is located:

- Unincorporated Hillsborough County City of Plant City
 City of Tampa City of Temple Terrace

Type of Comprehensive Plan Amendment:

- Map Amendment Text Amendment

IMPORTANT: If the subject property is 10 acres or greater, the Pre-Application Conference that must be conducted **must be dated within 6 months of the application submission and at least fifteen (15) days prior to the filing deadline** for the Comprehensive Plan Amendment application. **Applications for amendments subject properties less than 10 acres** can be submitted anytime.

Comprehensive Plan Amendment Initiated by:

- Private Sector Public Sector

Property Owner(s):

Name (s): Walden Lake LLC
Address: 4800 N Federal Hwy Suite 103A, Boca Raton, FL 33431
Phone: 813-620-4500 E-mail: ialbert@half.com

Agent/Representative (if applicable):

Name: Isabelle Albert - Half Assoc.
Address: 1000 N Ashley Dr, suite 900, Tampa, FL
Phone: 813-620-4500 E-mail: ialbert@half.com

Affidavit to Authorize Agent (if applicable): Where the applicant is not identified as the owner(s) of the property as specified on the deed(s) submitted with the request, a signed Affidavit to Authorize Agent is required.

Site Location Information (for Map Amendments only):

Site Location Address(es): 2001 Clubhouse Dr, Plant City.

Plan Amendment Request (for Map Amendments only):

Attach additional property folio numbers on additional page if needed.

Property Information		Future Land Use Designation	
Folio Numbers	Acres	Current	Requested
203274-0550	9.9	RES-6	Village Town Center

Justification for the proposed Map Amendment (i.e., infrastructure; supporting Policies, transit availability, etc.):

Per meetings with staff, it was recommended to create a new category to address integrated mixed-use development within a village center type of development

Development trends in the area (within one mile of site in the cities and five miles of the site for unincorporated Hillsborough County):

The site is located within the Walden Lake Golf Community; however, the golf course has been vacant for some time.

Is there a pending action regarding the subject property in process related to the subject property (i.e., concurrent Rezoning, Land Development Code Amendment, others):

No, however, an amendment to the zoning is anticipated in the near future.

VILLAGE TOWN CENTER (VTC)

Description

This category is intended to provide for integrated mixed-use development within a Planned Development District determined to be appropriate for a suitable mix of uses due to existing development patterns and the availability of adequate public facilities. The VTC is generally urban in intensity and density, with vertically integrated uses, and a maximum size of 10 acres.

Development shall be considered for approval through a Planned Development rezoning process, which requires, at a minimum, an integrated site plan controlled through site-specific design features and specified development conditions to achieve developments that are compatible with the Goals, Objectives, and Policies of the *Plant City Comprehensive Plan*.

Uses permitted within this district are residential and neighborhood commercial / office uses, which shall be vertically integrated within a structure and accessible to the general public. Standalone neighborhood commercial / office is not permitted; however, all residential use is not required to be vertically integrated with neighborhood commercial / office.

Neighborhood-serving uses, such as personal service, small office, low-intensity retail, where manufacturing, wholesale distribution, warehousing and mini-storage, outside storage, or other visible signs of intensive-commercial enterprise will not be permitted. Examples of neighborhood commercial / office uses include:

- Professional business offices for low-traffic professions, such as attorneys, accountants, professional engineers, mental-health professionals, small-practice medical offices (not multiple medical-discipline clinics), and uses associated with a golf course (such as pro shop, golf cart storage, etc.) etc.
- Low-traffic personal-service establishments, such as barber and beauty shops, nail salons, photography studios, dry cleaners, mortgage companies, insurance agents, interior decorators, electronic-equipment repair, shoe repair, daycare centers, etc.
- Low-volume retail stores, such as florists, grocery sales (including wine and spirits), clothing shops, quick-print shops, cell-phone outlets or repairs, bicycle shops, locksmiths, etc.
- Neighborhood-scale, limited-seating restaurants (such as cafés, sandwich shops, sweets shops, bakeries, taverns/pubs etc.
- Vehicular drive-throughs are prohibited for all uses.

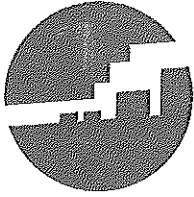
Relationship to Other Areas of Use and the Street System:

- If the VTC is developed solely as residential use (i.e.: no vertically integrated development), a density of up to six (6) units per gross acre is permitted. Type of residential uses permitted are single-family, townhomes, and villas, but no multi-family development.
- If developed as an integrated mixed-use development (residential and neighborhood commercial / office), an intensity of up to 0.90 Floor Area Ratio (FAR) shall be allowed, as calculated by the area of the entire VTC; however, neighborhood commercial / office square footage shall not exceed 20,000 square feet.
- To qualify for the 0.90 Floor Area Ratio (FAR) over the entire VTC acreage, a minimum of 10,000 square feet of neighborhood commercial / office uses must be provided.
- No single-use neighborhood commercial / office use shall be greater than 5,000 square feet.

- Integrated neighborhood commercial / office uses do not require internal buffering from adjacent residential uses.
- Integrated commercial and residential uses shall have direct frontage on local and or collector roads.
- Provide bicycle and pedestrian interconnection with non-gated public roads.

Relationship to Facilities, Services, Natural Resources, and Features:

- Maximum size of the VCT category is 10 acres.
- Implemented within a Planned Development District of a minimum size of 1,000 acres.
- Public water and wastewater service must be available or available concurrent with development.
- In Fire, Police, and EMS service areas.
- Requires transportation analysis as part of the Planned Development rezoning.
- Public spaces should be provided for leisure opportunities and integrated into overall design.
- Protects Environmental Areas.
- Well drained areas where soils are suitable for structures, streets and parking.
- Adheres to all Land Development Regulations.



The following information is required to be filled out below in the highlighted areas, where applicable and submitted prior to a Pre-Application meeting:

Map Amendments

- **Property address(es) or folio#(s)**
- **Requested land use change**

Text Amendments

- **Initial draft and purpose**

After submittal and initial review, staff will contact you and provide available meeting times and dates

General Information

Requesting Party: David Smith and Jake Cremer, Stearns Weaver; Isabelle Albert, Genesis Halff, Inc.

Email: dsmith@stearnsweaver.com,
ialbert@halff.com, jcremer@stearnsweaver.com

Phone: (813) 331-0976

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| <input type="checkbox"/> Unincorporated Hillsborough County | <input checked="" type="checkbox"/> City of Plant City |
| <input type="checkbox"/> City of Tampa | <input type="checkbox"/> City of Temple Terrace |

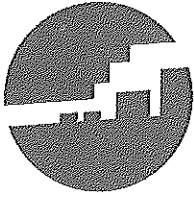
Proposed Change

Note: The purpose of the pre-application conference shall be to provide information to the prospective applicant related to:

1. Advising the applicant on the most appropriate land use classification for the subject property, based on the intended use as defined by the jurisdiction.
2. Facilitate the processing of an application to ensure data accuracy.
3. Identifying additional information needed when the Plan Amendment application is submitted

This pre-application conference does not constitute a recommendation by staff to the Planning Commission.

Type of Amendment: Map Text Discussed amendment(s) to establish a village center in the community of Walden Lake in Plant City. Two small scale amendments (map and text) to create a new land use plan category (village center) and locate it on Plant City's Future Land Use Map.



Address(es): New village center at Walden Lake

Property Information		Future Land Use Designation	
Folio Numbers	Acres	Current	Requested
Area in or near Golf Driving Range	TBD	Plant City Residential-6	TBD

Purpose and Intent (*Text Amendment Only*):

Redevelop golf course to, in part, establish a village center in Walden Lake

Is the subject site located in the:

Coastal High Hazard Area

Urban Service Area (Unincorporated Hillsborough County)

Additional Information Needed:

Signatures

Staff Counselor(s): Mark P. Hudson, AICP and Tony Garcia, AICP

Requesting Party: See Above

Date: 11/14/2019

Proposed Cycle: Dec 2019