



Hillsborough County City-County Planning Commission

Mitch Thrower
Chair

February 16, 2016

Bowen A. Arnold
Vice Chair

Gary Pike
Member-at-Large

Stephanie A. Agliano

Stephen L. Benson, AICP

Matthew D. Buzza

Derek L. Doughy, P.E.

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Nigel M. Joseph

Jacqueline S. Wilds

Rebecca J. Rodgers (Ex-Officio)
MacDill AFB

Christopher Farkas (Ex-Officio)
School District

Melissa E. Zornitta, AICP
Executive Director

Mr. Ray Eubanks, Administrator
Department of Economic Opportunity
Division of Community Development – Plan Processing Team
107 East Madison Street, MSC-160
Tallahassee, FL 32399-4120

Re: City of Plant City: 4th Cycle 2014 Comprehensive Plan
Amendments DEO File Number #15-3 ESR

Dear Mr. Eubanks:

This letter serves to transmit, on behalf of the Plant City City Commission, one text amendment to the Comprehensive Plan for the City of Plant City in the 4th Cycle 2014. The amendment (PC/CPA 14-04) was adopted by Ordinance No. 7-2016 on February 8, 2016, by the Plant City City Commission.

The amendment (DEO #15-3 ESR) was transmitted to the Florida Department of Economic Opportunity (DEO) in November 2015. DEO reviewed this text amendment and provided their Objections, Recommendations and Comments Report to the City of Plant City, in December 2015. DEO had no objections to text amendment PC/CPA 14-04. No substantive changes were made to the amendment (DEO #15-3 ESR) since last transmitted.

Ordinance No. 7-2016 adopting the amendment is included as an attachment. The amendment becomes effective 31 days after the State Land Planning Agency determines the amendment package is complete and no petition is filed by an affected party.

One hard copy and two electronic copies of the adopted comprehensive text amendment are included in this transmittal to the Department of Economic Opportunity.

The amendment (DEO #15-3 ESR) is being transmitted to the Florida Department of Transportation, Florida Department of Environmental Protection, Tampa Bay Regional Planning Council, Florida Department of State, Hillsborough County Development Services and the Southwest Florida Water Management District concurrently with this transmittal to the Florida Department of Economic Opportunity. This letter serves as certification to that effect.

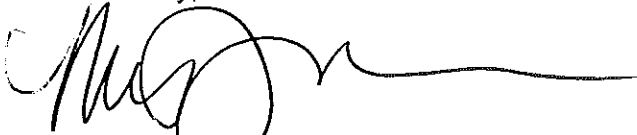


Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Page 2 of 2
February 16, 2016
Florida Department of Economic Opportunity
DEO File # 15-3 ESR

If you have any questions on any of the materials enclosed, please call the Hillsborough County City-County Planning Commission at (813) 272-5940 and contact Jay Collins (ext. 335). Thank you for your time and assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa E. Zornitta', with a long horizontal flourish extending to the right.

Melissa E. Zornitta, AICP
Executive Director

Enclosures

CC (one plan amendment package):

Susan Harp, Florida Department of State
Roy Mazur, Southwest Florida Water Management District
Joe Moreda, Hillsborough County, Development Services
Kerri Miller, Plant City City Clerk
Chris Stahl, Florida Department of Environmental Protection
Daniel Santos, Florida Department of Transportation, District Seven
Jessica Lunsford, Tampa Bay Regional Planning Council

CC (cover letter only):

Mike Herr, Plant City City Manager
Kenneth Buchman, Plant City City Attorney
Mark Hudson, AICP, Plant City Planning and Zoning Division

ORDINANCE NO. 7-2016

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PLANT CITY ADOPTING AMENDMENTS TO THE COMPREHENSIVE PLAN, ENTITLED "IMAGINE 2040: PLANT CITY COMPREHENSIVE PLAN"; AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, in accordance with the procedures required by Section 163.3184, Florida Statutes, the City Clerk, with the assistance of the Hillsborough County City-County Planning Commission, caused to be published in The Tampa Tribune, a newspaper of general paid circulation in the municipality and of general interest in the municipality, not one of limited subject matter, pursuant to Chapter 50, Florida Statutes, notice in the form and manner required by Section 163.3184(15)(c), Florida Statutes; and

Whereas, in accordance with said notice, the City Commission held an advertised public hearing on the proposed amendments to the Comprehensive Plan of the City of Plant City, Florida, in the Sadye Gibbs Martin Auditorium of the Nettie Berry Draughon Municipal Building (City Hall), Plant City, Florida, on October 12, 2015, at which time interested parties and citizens had the opportunity to be heard; and

Whereas, immediately following the first public hearing the City Commission caused the transmittal of 3 copies of the complete proposed plan amendments to the Florida Department of Economic Opportunity, and one copy to the Tampa Bay Regional Planning Council, Southwest Florida Water Management District, Florida Department of Transportation, Florida Department of State and Hillsborough County for written comments, there being no other unit of local government or government agency filing a written request with the City Commission for a copy of such plan amendments; and

Whereas, the Florida Department of Economic Opportunity and all other agencies required by law have completed review of the proposed plan amendments, and have provided their written comments to the City Commission; and

Whereas, the Florida Department of Economic Opportunity has no objections to the proposed amendments; and

Whereas, the City Commission has reviewed the written comments submitted to it by the Florida Department of Economic Opportunity, and any other person, agency, or government, and has considered such comments together with public comments presented at the public hearings; and

Whereas, the City Commission hereby finds that the proposed plan amendments is “in compliance” as said term is defined in Section 163.3184(b), Florida Statutes; and

Whereas, the City Commission hereby finds that the elements of the plan, as amended, are related to and consistent with each other; and

Whereas, the City Commission finds that the proposed plan amendments are consistent with the State Comprehensive Plan; now therefore

BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF PLANT CITY, FLORIDA:

Section 1. The amendments to the comprehensive plan for the City of Plant City, to wit:

PC/CPA 14-04: City of Plant City Comprehensive Plan: Proposed update to the City of Plant City Comprehensive Plan. The proposed updated plan will be titled “Imagine 2040: Plant City Comprehensive Plan.” The update includes various proposed changes to data, analysis, plan categories, goals, objectives, policies, maps, definitions, and implementation sections throughout the document,

a copy of which amendments is filed in the office of the City Clerk on the date of enactment of this Ordinance, is approved and adopted.

Section 2. In accordance with Section 163.3184(7), Florida Statutes, the City Clerk, with the assistance of the Hillsborough County City-County Planning Commission, shall transmit three copies of the adopted amendments to the Comprehensive Plan to the Florida Department of Economic Opportunity and a copy of said amendments to any other unit of local government agency in the State that has filed a written request with the City for a copy of such amendments.

Section 3. If any section, sentence, clause, part, or provision of this Ordinance is held to be invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, but shall remain in full force and effect.

Section 4. In the event of a conflict with any other ordinances or parts of ordinances, the provisions of this ordinance shall control.

Section 5. The effective date of this ordinance shall be the date a final order is issued by the Department of Economic Opportunity or Administration Commission finding the amendments in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this ordinance may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this ordinance may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, Division of Community Planning, Plan Processing Team, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

Read for first reading on January 25, 20106.


Read for second reading on February 8, 2016.

Adopted and certified as to passage on February 8, 2016.




Rick A. Lott
Mayor-Commissioner

ATTEST:



Kerri J. Miller
City Clerk

Approved as to form and correctness:



Kenneth W. Buchman
City Attorney

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Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

December 4, 2015

The Honorable Rick A. Lott,
Mayor-Commissioner, City of Plant City
302 West Reynolds Street
Plant City, Florida 33564

Dear Mayor Lott:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan text amendment for the City of Plant City (Amendment 15-3ESR), which was received on November 4, 2015. We have reviewed the proposed amendment in accordance with the expedite state review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance and identified no comments related to important state resources and facilities within the Department of Economic Opportunity's authorized scope of review that will be adversely impacted by the amendment if adopted.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

We appreciated the opportunity to work with the City of Plant City staff in the review of the amendment. If you have any questions related to this review, please contact Beau Scott, at (850) 717-8515, or by email at Beau.Scott@deo.myflorida.com.

Sincerely,

Julie A. Dennis, Interim Director
Division of Community Development

JD/bs

Enclosure(s): Procedures for Adoption

cc: Mr. Mark P. Hudson, AICP, Director, City of Plant City Planning and Zoning Division,
Executive Planner, Hillsborough County City-County Planning Commission
Ms. Melissa E. Zornitta, AICP, Executive Director, Hillsborough County-City County
Planning Commission

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Department of Economic Opportunity identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, in **color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity.

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Florida Department of Transportation

RICK SCOTT
GOVERNOR

11201 N. McKinley Drive
Tampa, Florida 33612

JIM BOXOLD
SECRETARY

December 3, 2015

Ms. Melissa E. Zornitta, AICP
Executive Director
The Planning Commission
P.O. Box 1110
Tampa, FL 33601-1110

Re: City of Plant City Proposed Amendment 15-3 ESR

Dear Ms. Zornitta:

We have reviewed Plant City's proposed comprehensive plan (the Plan) Amendment 15-3 ESR according to the provisions of Chapter 163, Florida Statutes, and our Plan review guidelines. We are providing the following assessment.

Background: Plant City (approximately 24 square miles) is located in northeast Hillsborough County near Polk County. The 2010 population was 34,721 (US Census). Interstate-4, a strategic intermodal system (SIS) facility, extends east to west through the City. US Highway 92/SR 600 (Baker Street) parallels the interstate approximately 1 to 1.5 miles to the south. Other state facilities include SR 39, SR 553, SR 566, and SR 574. Predominant existing land uses include agricultural, residential and vacant/undeveloped. The *Northeast Plant City Area Master Plan* (the *Master Plan*) was completed in 2008 and reflects a land use pattern to minimize additional impacts to I-4. The *Master Plan* recommended roadway improvements to relieve I-4 and to improve connectivity to be funded in part by impact fees.

Proposal: The City is proposing an entire update to their Comprehensive Plan.

Technical Comments:

- ✓ Overall: Consider eliminating transportation concurrency rather than designating the City as a TCEA.
- ✓ Page 101, First Column, Fourth Paragraph: "This Comprehensive Plan sets out the vision for Plant City and its residents."
- ✓ Page 111, First Column, Second Paragraph: "The existing and future trails and sidepaths are shown...."
- ✓ Page 113, Policy 1.5.3: "Where appropriate and financially-feasible, sidewalk and...."

- ✓ Page 116, Policy 1.11.1: “Ensure that the following are consistent with the *Plant City Comprehensive Plan*, particularly....”
- ✓ Page 125, MBY Table 2: FDOT Policy for LOS Standards for the State Highway System has been changed to state the following: “It is the Department’s intent to plan, design and operate the State Highway System at an acceptable level of service for the traveling public. The automobile mode level of service standards for the State Highway System during peak travel hours are “D” in urbanized areas and “C” outside urbanized areas. No specific level of service standards are established for other highway modes (e.g., bus, pedestrian, bicycle). Quality/level of service for these modes is determined on a case by case basis.”
- ✓ Page 146, Map 1: Would you want to update this figure to 2015 conditions?
- ✓ Page 152, Map 7: Although not following the precise same alignment as shown in the figure, the Alexander Street Extension from I-4 to Paul Buchman Highway has been constructed.
- ✓ Page 243, GOV Table 1: “The TBRPC has been effective in administering federal and state programs, along with....”
- ✓ Page 247, Inconsistent Transportation Concurrency Requirements: Again, since Plant City does not wish to utilize transportation concurrency, would it not make sense to eliminate it entirely?
- ✓ Page 249, Policy 1.1.2: “A number of techniques including joint meetings, forums....”
- ✓ Page 255, Goal 1: Why does the goal specifically say “Non-Transportation Standards” but yet Policy 1.1.3 cites Transportation LOS standards?
- ✓ Page 255, Policy 1.1.3: “... Federal and State roads: LOS D for planning purposes, on I-4 (the only **FHS SIS** facility) inside the City Limits of Plant City and for all other State roads listed in the Mobility Element.”

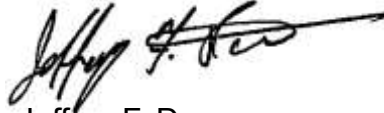
Ms. Melissa Zornitta

December 3, 2015

Page 3

Thank you for the opportunity to review this amendment. Please ensure that we receive a copy of the adopted amendment. Should you have any questions please do not hesitate to contact me at 813-975-6444 or at jeffery.dow@dot.state.fl.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffery F. Dow", with a long horizontal flourish extending to the right.

Jeffery F. Dow
LGCP Coordinator

cc: Mark P. Hudson, AICP, Executive Planner, The Planning Commission
Carmen Monroy, Director of Policy Planning, FDOT
Dana Reiding, Administrator of Intergovernmental Programs, FDOT
Maria Cahill, AICP, Statewide Growth Management Coordinator, FDOT
Ray Eubanks, Plan Processing Administrator, DCA
Waddah Farah, PDA Administrator, FDOT District 7
Daniel Santos, AICP, Growth Management Supervisor, FDOT District 7

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NOTICE OF PUBLIC HEARING

The City of Plant City, Florida proposes to adopt an ordinance entitled:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PLANT CITY ADOPTING AMENDMENTS TO THE COMPREHENSIVE PLAN, ENTITLED "IMAGINE 2040: PLANT CITY COMPREHENSIVE PLAN"; AND PROVIDING FOR AN EFFECTIVE DATE.

PC/CPA 14-04: City of Plant City Comprehensive Plan: Proposed major update to the City of Plant City Comprehensive Plan.

The proposed updated plan will be titled "Imagine 2040: Plant City Comprehensive Plan." The update includes various proposed changes to data, analysis, plan categories, goals, objectives, policies, maps, definitions, and implementation sections throughout the document.

The Plant City Comprehensive Plan is a long-range plan that helps the City prepare for and manage expected population and employment growth, as well as plan for and coordinate major public investments. Plant City is updating the entire Comprehensive Plan, as required by the State of Florida's requirement for periodic review.

Notice is hereby given that the City Commission of the City of Plant City intends to adopt the updated Comprehensive Plan for the City of Plant City at a public hearing to be held:

Date: Monday, February 8, 2016

Time: 7:30 P.M. (or as soon thereafter as the matter may be heard)

Place: Sadye Gibbs Martin Auditorium of the Nettie Berry Draughon Municipal Building (City Hall) at 302 West Reynolds Street, Plant City, Florida 33563.

At the conclusion of the public hearing, the City Commission will consider an ordinance to adopt the proposed amendments.

Any person who might wish to appeal any decision made by the City Commission regarding any matter considered at the forthcoming public hearing is advised that they will need a record of proceedings, and for such purpose, they may need to insure that a verbatim record of the proceedings is made, which will include the testimony and evidence upon which such appeal is to be based. In accordance with the Americans with Disabilities Act, any person with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (813) 659-4200, at least 48 hours prior to the public hearing.

The public is invited to attend the public hearing. Copies of the proposed amendments may be inspected at Nettie Berry Draughon Municipal Bldg., Planning and Zoning Dept. (2nd Floor), Monday-Friday between 8:00 a.m. and 5:00 p.m., or the Planning Commission, County Center Bldg., 601 E. Kennedy Blvd. (18th Floor), Tampa, Monday-Friday between 8:00 a.m. and 5:00 p.m., or on the Planning Commission website at www.planhillsborough.org. For more information contact the Planning Commission Plant City Team: 813-272-5940.

January 29, 2016

LEGAL ADVERTISEMENT

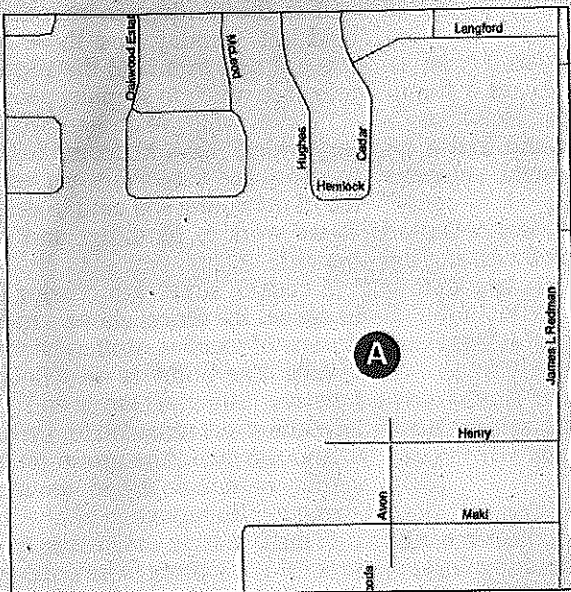
LEGAL ADVERTISEMENT

NOTICE OF PUBLIC HEARING

The City of Plant City, Florida proposes to adopt an ordinance entitled:

AN ORDINANCE OF THE PLANT CITY CITY COMMISSION ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP, AS PROVIDED BY LAW AND PROVIDING FOR AN EFFECTIVE DATE.

PC/CPA 15-01 - Proposed Future Land Use Map change from Residential-20 to Commercial on 4.01± acres. Location: South and west of the intersection of Park Rd and James L Redman Pkwy.



Notice is hereby given that the Plant City City Commission intends to adopt a map amendment to the Comprehensive Plan for the City of Plant City at a public hearing to be held:

Date: **Monday, October 26, 2015**
Time: **7:30 P.M.** (or as soon thereafter as the matter may be heard)
Place: **Sadye Gibbs Martin Auditorium of the Nettie Berry Draughon Municipal Building (City Hall) at 302 West Reynolds Street, Plant City, Florida 33563.**

At the conclusion of the public hearing, the Plant City City Commission will consider an ordinance to adopt the proposed amendment.

Any person who might wish to appeal any decision made by the City Commission regarding any matter considered at the forthcoming public hearing is advised that they will need a record of proceedings, and for such purpose, they may need to insure that a verbatim record of the proceedings is made, which will include the testimony and evidence upon which such appeal is to be based. In accordance with the Americans with Disabilities Act, any person with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (813) 659-4200, at least 48 hours prior to the public hearing.

The public is invited to attend the public hearing. Copies of the proposed amendment may be inspected at Nettie Berry Draughon Municipal Bldg., Planning and Zoning Dept. (2nd Floor), Monday-Friday between 8:00 a.m. and 5:00 p.m., or the Planning Commission, County Center Bldg., 601 E. Kennedy Blvd. (18th Floor), Tampa, Monday-Friday between 8:00 a.m. and 5:00 p.m., or on the Planning Commission website at www.planhillsborough.org. For more information contact the Planning Commission Plant City Team: 813-272-5940.

LEGAL NOTICES

NOTICE OF PUBLIC HEARING

The City of Plant City, Florida proposes to adopt a resolution entitled:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PLANT CITY, FLORIDA, RELATING TO PROPOSED AMENDMENTS UPDATING THE COMPREHENSIVE PLAN FOR THE CITY AND DIRECTING THE CITY MANAGER TO TRANSMIT COPIES OF SAID AMENDMENTS TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND OTHER AGENCIES AS PROVIDED BY LAW; AND ANNOUNCING THE INTENTION TO SCHEDULE A SECOND PUBLIC HEARING FOR ADOPTION OF THE PROPOSED PLAN AMENDMENTS UPON RECEIPT OF WRITTEN COMMENTS FROM THE DEPARTMENT OF ECONOMIC OPPORTUNITY.

PC/CPA 14-04: City of Plant City Comprehensive Plan: Proposed major update to the City of Plant City Comprehensive Plan. The proposed updated plan will be titled "Imagine 2040: Plant City Comprehensive Plan." The update includes various proposed changes to data, analysis, plan categories, goals, objectives, policies, maps, definitions, and implementation sections throughout the document.

The Plant City Comprehensive Plan is a long-range plan that helps the City prepare for and manage expected population and employment growth, as well as plan for and coordinate major public investments. Plant City is updating the entire Comprehensive Plan, as required by the State of Florida.

Notice is hereby given that the Plant City City Commission intends to consider amendments to update the Comprehensive Plan for the City of Plant City at a public hearing to be held:

Date: **Monday, October 26, 2015**
Time: **7:30 P.M.** (or as soon thereafter as the matter may be heard)
Place: **Sadye Gibbs Martin Auditorium of the Nettie Berry Draughon Municipal Building (City Hall) at 302 West Reynolds Street, Plant City, Florida 33563.**

At the conclusion of the public hearing, the Plant City City Commission will consider a resolution directing the City Manager to transmit the proposed amendments to the Florida Department of Economic Opportunity (Community Planning & Development), and other agencies, for their written review and comments. Upon receipt of Comments from the Florida Department of Economic Opportunity, the City Commission will schedule a second public hearing for the adoption of a proposed ordinance regarding this amendment. Final action of the City Commission may provide alternative language and proposals. Any person who might wish to appeal any decision made by the City Commission regarding any matter considered at the forthcoming public hearing is advised that they will need a record of proceedings, and for such purpose, they may need to insure that a verbatim record of the proceedings is made, which will include the testimony and evidence upon which such appeal is to be based. In accordance with the Americans with Disabilities Act, any person with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (813) 659-4200, at least 48 hours prior to the public hearing.

The public is invited to attend the public hearing. Copies of the proposed amendment may be inspected at Nettie Berry Draughon Municipal Bldg., Planning and Zoning Dept. (2nd Floor), Monday-Friday between 8:00 a.m. and 5:00 p.m., or the Planning Commission, County Center Bldg., 601 E. Kennedy Blvd. (18th Floor), Tampa, Monday-Friday between 8:00 a.m. and 5:00 p.m., or on the Planning Commission website at www.planhillsborough.org. For more information contact the Planning Commission Plant City Team: 813-272-5940.

Flood

From Page 1

gency for Pasco, Pinellas, Hillsborough, Taylor and Dixie counties. Damage costs would have to total about \$26 million statewide to reach the threshold for federal disaster assistance.

If that happens, individual counties may qualify for federal aid, provided they meet public assistance thresholds based on population.

“My hope is that the state and federal government see that Pasco has had enough damage” to warrant federal assistance, Pasco Emergency Management Director Annette Doying said during a news conference Thursday morning.

In Tampa, where FEMA officials are scheduled to tour water-damaged homes today, city officials have concluded their damage assessment, which will be combined with reports from Hillsborough County, Temple Terrace and Plant City before being submitted to the state Division of Emergency Management, a first step toward seeking FEMA assistance.

Among the casualties listed: city trucks and police cruisers caught in floodwaters, 36 businesses and almost 100 units of public housing with water damage.

But the biggest hit to Tampa is an estimated \$936,000 to repair potholes and road cave-ins caused by saturated soil and a stressed sewer system.

As of Monday, city maintenance crews had recorded 117 road cave-ins likely caused by weak points in sewer pipes. The city has hired two private utility contractors and shifted staff to create more repair crews.

“We will be at this for months,” Mayor Bob Buckhorn said of repair work.

Torrential rains and flooding also have left Tampa roads peppered with potholes. Since Aug 2, the city has tripled the number of maintenance crews working on Tampa streets and repaired 472 potholes.

“This exacerbated this tenfold — water is insidious,” Buckhorn said.

Other expensive work is \$550,000 for repairs and emergency measures after the flooding of the entrance to Homes at Regency Coves on Gandy Boulevard.

The city is shoring up the bank of a ditch and installing a concrete box culvert. It also had to provide security at an alternative entrance the community was forced to open.

“We want to make sure people don’t come in and



ANDY JONES/STAFF

The Salvation Army has set up shop on Wicker Lane off Bass Lake Drive in New Port Richey, providing food, water, showers and cleaning supplies. Federal Emergency Management Agency officials began touring the Bass Lake area Thursday.

start ransacking trailers,” said Brad Baird, Tampa public works and utility services administrator.

◆ ◆ ◆
In Pasco County, FEMA officials began their tour about 8 a.m. Thursday and visited the waterlogged Bass Lake community at noon.

The Bass Lake house where Maggie Allesi and her husband, Joe, live is completely surrounded by floodwater. Maggie Allesi wore a mask over her face to filter air she believed to be compromised by mold in her house and in the stormwater.

“I still have a foot of water downstairs, but it’s receding,” Allesi said. “I’ve got a water moccasin in the downstairs lanai, and I can’t get him out. There are three or four more out back. I can see them.”

Allesi said her husband requires dialysis treatment and they have no running water. They have evacuated to a mobile home park but periodically check their property.

“We’re gonna have a block party after everything clears out,” she said.

Salvation Army workers nearby distributed food to residents; a portable shower unit was available in the neighborhood.

Officials still fear that more rain will exacerbate the problem.

West Pasco County was expecting up to 2 inches of rain through Thursday evening, with a 50 percent chance of thunderstorms today, said Tom Dougherty, a meteorologist with the National Weather Ser-

vice. Today’s storms could mean an additional quarter-inch of rain, Dougherty said.

By midafternoon Thursday, the Anclote River had receded to 17.9 feet, the weather service said. The river’s flood stage begins at 20 feet, and it is consid-

ered in major flood stage at 24 feet.

◆ ◆ ◆
Heavy rain in Hillsborough led to the closure of Hesperides Street North between Sligh Avenue and Hillsborough Avenue. Coastal areas in West-Central Florida spent most of

Thursday under a flood watch, which meant flooding was possible during the subsequent 24 to 36 hours.

Fearing further flooding, Tampa again made sandbags available to residents.

It may be a while before county and city officials learn whether they will qualify for FEMA assis-

tance. Assessments are expected to take a week.

In Pasco, the threshold for damage to qualify is just over \$1.65 million; in Hillsborough, it’s just over \$4.37 million; and in Pinellas, it’s just over \$3.25 million, according to the state Division of Emergency Management.

In Pinellas County, FEMA officials toured Sherwood Forest RV Park and Caladesi Mobile Home Park, both of which were evacuated because of flooding. The county is still compiling its damage assessment.

Hillsborough County officials said they hope to be able to apply to FEMA for assistance. Spokeswoman Michelle Van Dyke said the county is “well into the assessment phase.”

FEMA’s assessment team will be in Tampa today visiting flood-damaged private homes. The agency already is providing technical assistance to local governments, and programs that help residents to rehabilitate homes are being made available through the state Division of Emergency Management, said Chauncia Willis, emergency management coordinator for Tampa.

“They will hit each one of those homes and talk to residents and see what kind of damage they have,” Willis said.

codonnell@tampatrib.com
Twitter: codonnellTBO
gfox@tampatrib.com

LEGAL ADVERTISEMENT

LEGAL ADVERTISEMENT

THE PLANNING COMMISSION

PUBLIC HEARINGS NOTICE

Notice is hereby given that the Hillsborough County City-County Planning Commission intends to consider changes to the **Plant City Comprehensive Plan, the Temple Terrace Comprehensive Plan, and the Hillsborough County Comprehensive Plan** for the purpose of making recommendations to the Plant City Commission, Temple Terrace City Council, and Hillsborough County Board of County Commissioners, respectively, at consecutive public hearings to be held on:

Date: **Monday, August 24, 2015** Place: **Planning Commission Boardroom**
Time: **5:30 p.m.** County Center, 18th Floor, 601 E Kennedy Boulevard, Tampa 33602

Amendments to the City of Plant City Comprehensive Plan

PC/CPA 14-04 City of Plant City Comprehensive Plan: Proposed major update to the City of Plant City Comprehensive Plan. The proposed updated plan will be titled “*Imagine 2040: Plant City Comprehensive Plan*.” The update includes various proposed changes to data, analysis, plan categories, goals, objectives, policies, maps, definitions, and implementation sections throughout the document.

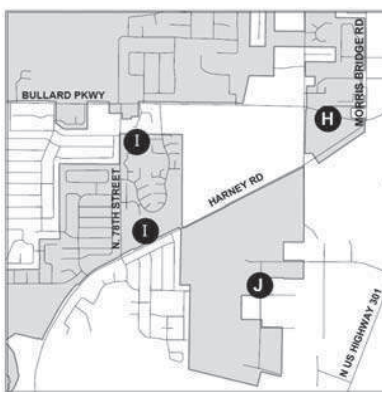
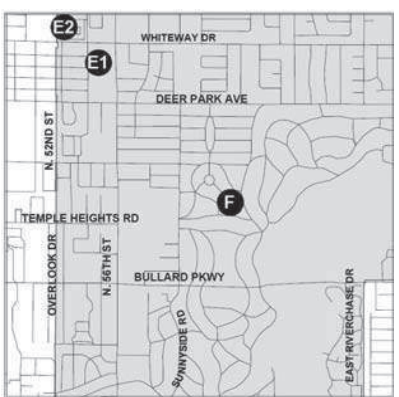
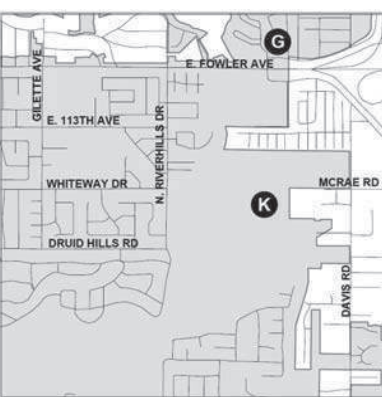
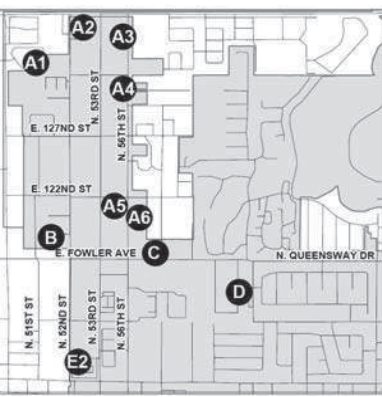
The Plant City Comprehensive Plan is a long-range plan that helps the City prepare for and manage expected population and employment growth, as well as plan for and coordinate major public investments. Plant City is updating the entire Comprehensive Plan, as required by the State of Florida’s requirement for periodic review.

Amendments to the Temple Terrace Comprehensive Plan (See below descriptions for location maps)

TT/CPA 15-03 City of Temple Terrace Comprehensive Plan: Proposed major update to the Temple Terrace Comprehensive Plan. The proposed updated plan will be titled “*Imagine 2040: Temple Terrace Comprehensive Plan*.” The update includes various proposed changes to data, analysis, plan categories, goals, objectives, policies, maps, definitions, and implementation sections throughout the document.

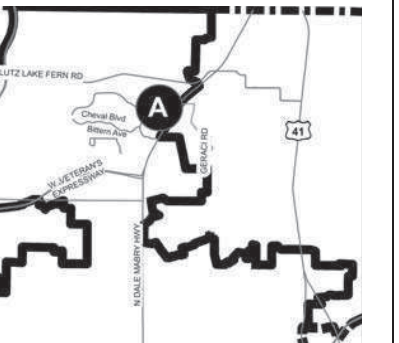
The Temple Terrace Comprehensive Plan is a long-range plan that helps the City prepare for and manage expected population and employment growth, as well as plan for and coordinate major public investments. Temple Terrace is updating the entire Comprehensive Plan, as required by the State of Florida’s requirement for periodic review.

A	TT/CPA 15-01 - Future Land Use Map change on six sites. Location: Multiple sites spanning from E Fowler Ave to E Fletcher Ave between 50 th St and 58 th St: A1 - Residential18 to Public/Semi-Public on 7.61± acres A2 - Residential18 to Office Institutional on 3.53± acres A3 - Residential18 to Commercial on .36± acres A4 - Office Institutional to Commercial on 1.05± acres A5 - Office Institutional to Commercial on 1.01± acres A6 - Office Institutional to Commercial on .91± acres
B	TT/CPA 15-02 - Future Land Use Map change from Residential-9 to Commercial on 1.22± acres Location: West of N 52nd St and North of E Fowler Ave
C	TT/CPA 15-04 - Future Land Use Map change from Residential-18 to Commercial on 1.61± acres Location: West of N 58th St and North of E Fowler Ave
D	TT/CPA 15-05 - Future Land Use Map change from Public/Semi-Public to Residential-18 on 3.55± acres Location: South of E Fowler Ave and West of N 62nd St
E	TT/CPA 15-06 - Future Land Use Map change from Public/Semi-Public and Residential-9 to Office Institutional on 4.46± acres Location: West of 56 th St and North and South of Whiteway Dr
F	TT/CPA 15-07 - Future Land Use Map change from Public/Semi-Public to Residential-4 on 0.94± acres Location: South of Avondale Avenue between Inverness Ave and Belle Terre Ave
G	TT/CPA 15-08 - Future Land Use Map change from Residential-18 to Urban Mixed Use-20 on 5.72± acres Location: North of Morris Bridge Rd and East of Fisherman’s Pointe Dr
H	TT/CPA 15-09 - Future Land Use Map change from Urban Mixed Use-20 to Residential-9 on 11.13± acres Location: West of Morris Bridge Rd and East of Davis Rd
I	TT/CPA 15-10 - Future Land Use Map change from Residential-9 to Residential-18 on 22.16± acres Location: Northeast section of North 78th St and Harney Rd
J	TT/CPA 15-11 - Future Land Use Map change due to annexation from Hillsborough County Community Mixed Use-12 to Temple Terrace Industrial on 41.06± acres. Location: Maislin Dr and Industrial Ln, West of U.S. Highway 301
K	TT/CPA 15-12 - Future Land Use Map change from Residential-4 and Residential-18 to Public/Semi-Public on 124.27± acres. Location: TECO property East of the Hillsborough River and South of E Fowler Ave



Amendment to the Hillsborough County Comprehensive Plan (See below for description for location map)

HC/CPA 15-05: Future Land Use Map change on 22.2 acres from Residential-1 (RES-1) to Residential-9 (RES-9) plan designation.
A Location: SW corner of Geraci Rd. and Mabry Hwy.



The Planning Commission may consider alternative proposals affecting all or parts of the land identified. All interested parties may appear at the public hearings and be heard as to any matters pertinent to the adoption of the amendments. **Note:** To appeal any decision made by the Planning Commission with respect to any matter considered at the forthcoming Public Hearings, **you will need to ensure a verbatim record of the proceedings is made** that includes the testimony and evidence upon which such an appeal is to be based.

The proposed amendments may be inspected at the Planning Commission, 601 E Kennedy Blvd, 18th Floor, Tampa, FL, 33602 or online at planhillsborough.org. For more information, contact Tony Garcia, AICP, at 813/273-3774 x332 or garciat@plancom.org. All meeting facilities are accessible in accordance with the Americans with Disabilities Act.

August 14, 2015



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Hillsborough County City-County Planning Commission

601 E Kennedy Blvd., 18th floor, Tampa, Florida, 33601 •813-272-5940• www.planhillsborough.org

RESOLUTION Item: PC/CPA 14-04 - Update of the *Comprehensive Plan for the City of Plant City*

	AYE	NAY	ABSENT	DATE:
				August 24, 2015
Mitch Thrower. <i>Chair</i>	X			
Bowen A. Arnold <i>Vice-Chair</i>	X			
Derek L. Doughty, P.E. <i>Member-At-Large</i>	X			
Stephanie A. Agliano	X			Mitch Thrower, Chair
Stephen L. Benson, AICP	X			
Matthew D. Buzza			X	
Theodore Trent Green, R.A.	X			
Brian P. Hollands	X			
Gary Pike	X			
Jacqueline S. Wilds	X			Melissa E. Zornitta, AICP, Executive Director
Melissa E. Zornitta, AICP <i>Executive Director</i>	On motion of <u>Commissioner Pike</u> _____ Seconded by <u>Commissioner Doughty</u> _____ The following resolution was adopted:			

WHEREAS, the Hillsborough County City-County Planning Commission has developed a Comprehensive Plan for the City of Plant City entitled *Comprehensive Plan for the City of Plant City*, pursuant to the provisions of Chapter 163.3161, Florida Statutes, which was adopted by the Plant City Commission on July 14, 1989 (Ordinance 20-1989); and

WHEREAS, Chapter 163.3191, Florida Statutes, requires the local planning agency to provide notice to the State on updates to the Comprehensive Plan based on changes to State law since the last update; and

WHEREAS, the Hillsborough County City-County Planning Commission has received publicly initiated text amendments to the *Comprehensive Plan for the City of Plant City*; and

WHEREAS, the Hillsborough County City-County Planning Commission staff has reviewed **PC/CPA 14-04**, to streamline and improve the overall understanding of the *Comprehensive Plan for the City of Plant City*, along with addressing recent legislative mandates, correcting inconsistencies, prioritizing staff resources, updating project status and encouraging future economic opportunities within the City of Plant City; and

RESOLUTION

PC/CPA 14-04 - Update of the *Comprehensive Plan for the City of Plant City*
August 24, 2015

WHEREAS, the Hillsborough County City-County Planning Commission has reviewed **PC/CPA 14-04** which includes the update of data, analysis, plan categories, goals, objectives, policies, maps and implementation sections of the Plan Elements: Land Use, Mobility, Housing, Recreation and Open Space, Environment, Public Facilities (Potable Water, Wastewater, Stormwater, Solid Waste), Public School Facilities, Capital Improvements, Intergovernmental Coordination, and Definitions of the *Comprehensive Plan for the City of Plant City* based on changes to State law since the last update; and

WHEREAS, the Hillsborough County City-County Planning Commission has reviewed the proposals, considered the major issues of the plan, considered the existing conditions and public facilities, current growth trends and expected future development patterns, along with public comments and input from the outreach effort entitled *Imagine 2040*; and

WHEREAS, this effort is consistent with Intergovernmental Coordination Policy F.1, which states:

"...the City shall continue to support and to use the Planning Commission as the source of cooperatively developed data and information related to the development and implementation of the Comprehensive Plan for the City of Plant City..."; and

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the amendment CONSISTENT with the *Comprehensive Plan for the City of Plant City* and recommends it be considered for adoption by the Plant City City Commission.



EXECUTIVE SUMMARY

Meeting Date: August 24, 2015 – Public Hearing
Agenda Item: Plant City: PC/CPA 14-04 - Update of the *Comprehensive Plan for the City of Plant City*
Presenter(s): M. Hudson, AICP, Ext: 338
Action Necessary: Yes

INTRODUCTION

The Planning Commission will be making a recommendation to the Plant City City Commission on a publicly initiated text amendment to update the *Comprehensive Plan for the City of Plant City*, pursuant to Chapter 163, Part II, Florida Statutes and Chapter 97-351 Laws of Florida, as amended. As Hillsborough County's Local Planning Agency, the Planning Commission has the responsibility to develop and recommend a long-range comprehensive plan to the City of Plant City.

SUMMARY

The proposed changes to the *Comprehensive Plan for the City of Plant City* now referred to as *Imagine 2040: The Plant City Comprehensive Plan* [located at: <http://www.planhillsborough.org/city-of-plant-city-2040-comprehensive-plan-update/>] were crafted to streamline and improve the overall understanding of the document, address legislative mandates, remove duplication, correct inconsistencies, prioritize staff resources, update project status and encourage future economic opportunities within Plant City. The proposed policy modifications will not negatively affect the level of service standards for potable water, wastewater, transportation, solid waste, stormwater, public schools or recreation and open space within Plant City. Furthermore, the proposed changes will not diminish the overall integrity or character of local neighborhoods and will continue to protect the environmental sensitive areas of Plant City.

BACKGROUND

Looking ahead, Plant City is projected to increase in population to more than 71,000 by 2040. Where will they live? Where will they work? Where will they play? How will they get there? The *Imagine Hillsborough 2040* public outreach

process was conducted to help guide the update of *The Imagine 2040: Hillsborough Long Range Transportation Plan* and the Comprehensive Plans for Tampa, Temple Terrace, Plant City and Hillsborough County.

Over 3,500 people took part and weighed in on long-range strategies for growth, development, and transportation options for all three municipalities and Hillsborough County. Some of the key results are:

- Over 1,600 participants ranked traffic congestion, job creation, and available bus or rail as top priorities for planning to 2040.
- The “Bustling Metro” land use scenario got the highest rating. “New Corporate Centers” received the second highest, followed by the “Suburban Dream.”
- The highest levels of support for job locations were in existing job centers, redevelopment in existing industrial parks, and town centers with a mix of places to live and work, like what is envisioned for Midtown.

Based on the results of this public outreach, the general structure and framework of the *Imagine 2040: The Plant City Comprehensive Plan* was reorganized to include an introduction and four major components that, when combined, represent the City of Plant City as a whole: **PEOPLE, PLACES, NATURAL SPACES** and **GOVERNANCE**. These four components are representative of those fundamental growth management elements required by Chapter 163, Part II, Florida Statutes.

In addition to the more general revisions previously noted and while not exhaustive, the following offers a brief overview by element of the major proposed modifications [that were developed in consultation with Plant City Departments and Other Agencies] to the *Comprehensive Plan for the City of Plant City*.

Land Use Element

- *Projected population, employment and other demographic data to 2040;*
- *Updated Existing and Future Land Use Data;*
- *Updated eleven figures in the element, including those related to Soils, Wetlands, Natural Systems and the protection of Wellfields;*
- *Developed and added a Countywide Vision Map;*

- *No modifications are proposed to the Future Land Use Map;*
- *Removed the mixed-use requirement for parcels that have a designation of Light Commercial/Office;*
- *Noted the allowed development pattern within Midtown will be consistent with the Midtown Redevelopment Vision Plan;*
- *Added flexibility to the provisions governing build-to-lines and parking within the Mixed Use - Gateway;*
- *Included medical and distribution facilities to the list of eligible uses that may be considered within the I-4 Tech Corridor Overlay, and;*
- *Allows for the consideration of mitigating low quality wetlands within identified economic competitive sites and the I-4 Tech Corridor Overlay.*

Mobility Element

- *Changed name from Transportation Element to Mobility Element;*
- *Updated base line data to 2010 and projected transportation needs to 2040;*
- *Updated nine figures in the element, including those related to Roadway Functional Classifications, Level-of-Service [2010 & 2040], Transportation Network [i.e. Roadways, Bicycle Facilities, Sidewalks and Trails], Mobility Zones and Cost Affordable Plan [2040];*
- *Updated existing roadway inventory and level-of-service data for Plant City;*
- *Included information on existing conditions and future plans of the Plant City Municipal Airport, and;*
- *Updated bicycle and pedestrian crash data for Plant City.*

Public School Facilities Element:

- *Moved school facilities maps to a general background document used for all of Hillsborough County, and;*
- *Transferred some meeting and reporting requirements from the Hillsborough County Council of Governments to the each of the jurisdictions and the staff of the Hillsborough County School Board.*

Housing Element:

- *Updated existing and future housing data for Plant City;*
- *Projected short term and long term housing needs [13,320 additional units needed by 2040], and;*
- *Moved non-required housing data to a general background document used for all of Hillsborough County.*

Public Facilities Element

- *Updated base line data to 2010 and projected public facility needs to 2025, this includes Potable Water, Wastewater and Solid Waste;*
- *Changed the term Sanitary Sewer to Wastewater;*
- *Moved the implementation section into the Capital Improvements Element, and;*
- *Added language to strengthen the relationship between the Public Facilities and the Capital Improvements Elements.*

Environmental Element

- *Changed name from Conservation and Aquifer Recharge Element to Environmental Element;*
- *Updated the baseline inventory and analysis for environmentally systems present in Plant City, and;*
- *Updated five figures in the element, including those related to Drainage Basins, Floridan Aquifer, Natural Recharge Areas and lands Susceptible to Groundwater Contamination.*

Recreation and Open Space Element

- *Updated park and recreational facility inventory maintained by the Plant City Recreation and Parks Department;*
- *Projected park and recreational facility needs to 2040, and;*
- *Eliminated duplicate policy direction already contained in the Capital Improvements Element.*

Intergovernmental Coordination Element:

- *Updated inventory of existing Intergovernmental Coordination Mechanisms;*
- *Combined the issues and polices related to Annexations and Joint Planning [Infrastructure Service] Areas, and;*
- *Added policy to support the One Bay Regional Vision, per Ord. 80-2011.*

Capital Improvements Element:

- *Merged the Public Facilities Element implementation section into the Capital Improvements Element;*
- *Added language to strengthen the relationship between the Public Facilities Element and Capital Improvements Element;*
- *Moved roadway inventory and analysis to the Mobility Element, and;*
- *Added language to make it clear that Plant City is not responsible for the capital projects of other governmental agencies, such as the Florida Department of Transportation or Hillsborough County School District.*

Definitions Section:

- *Added definitions for Category of Public Facilities, Disability, Final and Preliminary Development Orders, and Hotel/Motel;*
- *Changed the definition of Community Unit to Planned Development, and;*
- *Revised the term Sanitary Sewer to Wastewater.*

Since receiving your last draft of the updated Plant City Comprehensive Plan, staff has received comments [attached] from the Hillsborough County School District and Environmental Protection Commission of Hillsborough County. All of these comments have been addressed and incorporated into the draft plan as of August 14, 2015.

RECOMMENDATION

The Planning Commission APPROVE the attached resolution finding proposed amendment **PC/CPA 14-04** CONSISTENT with the *Comprehensive Plan for the City of Plant City* and forward this recommendation to the Plant City City Commission.

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Attachments: Resolution, Draft Plan provided electronically

Date Prepared: August 13, 2015

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AGENCY COMMENTS

- 1) Hillsborough County – Environmental Protection Commission
- 2) Hillsborough County – School District

Jay Collins

From: Mark Hudson
Sent: Thursday, August 13, 2015 3:06 PM
To: Jay Collins
Subject: FW: Comp Plan wording

From: Shawn College
Sent: Wednesday, August 12, 2015 7:08 AM
To: Steve Griffin; Tony LaColla; Tony Garcia; Mark Hudson (mhudson@plantcitygov.com); Mark Hudson
Cc: Melissa Zornitta
Subject: FW: Comp Plan wording

See below EPC's recommended language regarding wetlands. Please coordinate with local jurisdictions staff and incorporate into your major update for Intergovernmental Coordination and Land Use Sections. See me or Melissa if you have any questions or concerns.

-Shawn

From: Melissa Zornitta
Sent: Tuesday, August 11, 2015 10:12 PM
To: Emery, Scott <emerys@epchc.org>
Cc: Shawn College <colleges@plancom.org>; Dougherty, Janet <doughertyj@epchc.org>; Sinko, Debbie <SinkoD@epchc.org>; Thompson, Mike <Thompson@epchc.org>
Subject: Re: Comp Plan wording

Thank you so much for the comments. We will share these with each of the local government staffs and let you know if there are any concerns about adding these to the four plan updates.

We look forward to collaborate more in the future.
Melissa

Sent from my iPad

On Aug 11, 2015, at 5:59 PM, Emery, Scott <emerys@epchc.org> wrote:

Greetings, Melissa and Shawn:

On behalf of all our Divisions at EPC, let us thank you and your staff for allowing us to work closely with your agency on each of the Comprehensive Plan updates. These latest iterations are well-organized and well-written. You and your staff are to be commended.

We have sent multiple comments and suggestions to your agency over the past 18 months. We appreciate you incorporating the substance of these into the plans. As we review the latest drafts, we have a few more modifications for your consideration.

Each local government has a renewed focus on job creation and attracting specific "target industries" by actively competing against other communities in other parts of the

country. Coordination and cooperation between multiple agencies and organizations is crucial to success. We suggest that a few added sentences placed in two different sections of each Comprehensive Plan might prove valuable.

IDEA #1: ADD TO INTERGOVERNMENTAL COORDINATION SECTION a sentence that would have the local government coordinate with local, regional, state and federal regulatory agencies to encourage these agencies to consider the vision and priorities of the local government and its citizens as stated within the Comprehensive Plan when interpreting their regulations and subsequently exercising their regulatory authority.

EXAMPLE:

**Intergovernmental Coordination
(page 236 Plant City Comp Plan)**

Introduction

The Intergovernmental Coordination Element is intended to show the relationships, principles and guidelines to be used to accomplish the adopted “*vision*” of the municipality, the preservation and enhancement of its “*hometown charm*” and character through the coordination of the adopted *Plant City Comprehensive Plan* with the private sector, non-profit agencies, plans of other units of local governments providing services but not having regulatory authority over the use of land, along with the comprehensive plans of adjacent municipalities, the county, adjacent counties, the regions and the State of Florida. As part of this intergovernmental element Plant City will coordinate with local, regional, state and federal regulatory agencies to encourage these agencies to consider the vision and priorities of the local government and its citizens as stated within this Comprehensive Plan when interpreting their regulations and subsequently exercising their regulatory authority.

IDEA #2: TAKE THE SAME LANGUAGE as is in the current preliminary draft of the Unincorporated County’s Plan and incorporate that language into each City’s Comprehensive Plan.

In the preliminary draft of the Hillsborough County Comprehensive Plan, within the People, PLACES, Natural Spaces, Governance and Implementation Element (on page 58), there exists the following language:

“LUCC Strategy X: Consideration of mitigating lower quality wetlands within competitive sites that will be developed for target industries shall be evaluated.”

We would suggest that the same or similar language be placed within the Comprehensive Plans for each of the Cities. We are not certain if the term “competitive sites” means the same thing within the cities as it does in the County. It may be necessary to customize the terminology for each city. We note that within the current draft of Plant City’s Comprehensive Plan Future Land Use Element (page 86) there is somewhat similar language that states:

“LU Policy 6.1.5: Encourage target industries in the I-4 Tech Corridor Overlay through standards and procedures that consider the benefit of job creation in these areas with the potential for mitigating minor impacts to certain wetlands and other natural resources.”

Thank you again for considering these suggestions.

Janet Dougherty, Executive Director and
Scott Emery, Ph.D.

EPCHC
3629 Queen Palm Drive
Tampa, Florida 33619
(813) 627-2600 Ext. 1088
www.epchc.org

Vision: Environmental excellence in a changing world

Plant City Comprehensive Plan

Air Division Comments – August 2015

Future Land Use Element

Due to the heightened nature of noise issues in recent years, EPC believes it's important to consider that topic as a distinct policy at the most appropriate location in the Plant City Comp Plan. Some references to addressing the adverse impacts of noise were noted in the revised document, most notably the support of the EPC's Noise Pollution Rule (ENV Policy 1.1.5). However, EPC is interested in having a general reference to addressing noise impacts as part of land development and included within the most closely related element.

Therefore, EPC suggests an enhancement to the Natural Environment (Goal 6) section for consideration with a new standalone Policy as follows:

LU Policy 6.1.6: ~~New development in and around existing residential categories neighborhoods shall consider the adverse environmental impacts, specifically noise-related impacts activities, and attempt to minimize their those impacts on residential communities through landscaping and site design (e.g. maximize buffers and setbacks where possible, orientation of potential noise sources, building design, etc.).~~

The following minor formatting note related to this section is also noted:

- "EPC" was first referenced as an acronym on page 60, but it had not yet been defined. Suggest adding "(EPC)" at the first reference to the agency on page 41.
- Noted that acronyms for EPC, FDEP, EPA etc. were properly identified, but not used throughout document to further minimize length slightly. (not a problem, just a notation)

Environmental Element – No comments. The majority of requested edits were made (or paraphrased) as requested.

Intergovernmental Coordination Element – Given EPC's jurisdiction in Hillsborough County and their frequent involvement with projects occurring in Plant City, it seems appropriate to include EPC as a formal government "entity" as part of GOV Table 1. The addition of the following row at the appropriate location in the table is recommended:

ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY (EPC) The EPC has been effective in administering and enforcing federal, state and local environmental regulatory programs, thus protecting the natural resources of Plant City and Hillsborough County.	The EPC is the principle delegated local agency for implementing federal, state and local environmental law and policies within Plant City.	Plant City Departments City Manager
---	---	--

Wetlands Divison comment: On page 209 Env Policy 1.3.7 2nd sentence should be modified toby EPC's or SWFWMD delineation.....

We have a MOU with them that either agency will accept the other's delineation.



MEMORANDUM

To: Tony LaColla, AICP

From: Amber K. Wheeler, AICP
Department Manager, Planning and Siting

Date: July 29, 2015

Re: City of Plant City Comprehensive Plan Update

The District appreciates the opportunity to review and provide comments on the proposed City of Plant City's Comprehensive Plan Update.

Comment 1: In PSF Objective 1.1 and 1.2 the School Board appears to have been omitted as a participant in the annual meeting due to the Council of Governments (COG) revisions.

Comment 2: PSF Policy 2.3.7.c references Objective 2.D, which is no longer included in the revised plan.

Comment 3: Page 165, the Future Conditions Maps section references a "Countywide Background Public School Facilities Document", which was not included for review.

Comment 4: On page 267 the table titled Hills. County School's 5-Year District Facilities Plan (Cap Table 2) referenced the 2013-17 version that was most recently updated most for 2014-2019. Depending on final adoption timing of this update, the 2015-2020 version may be adopted prior to the final comprehensive plan update adoption hearing.