

# PD Modification

## Application:

PRS 22-1482

BOCC Land Use Meeting Date: 12/13/2022



Hillsborough  
County Florida

Development Services Department

### 1.0 APPLICATION SUMMARY

Applicant: Kami Corbett, Esq.; James Maier, Esq.; Hill Ward Henderson

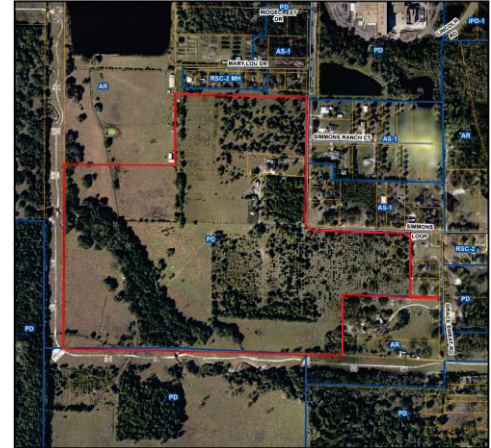
FLU Category: SMU-6

Service Area: Urban

Site Acreage: 147.6 acres

Community Plan Area: Riverview

Overlay: None



#### Existing Approvals:

**PD 06-1687** was approved for approximately 55.40 acres of single-family development comprising 203 dwelling units, and approximately 92.23 acres of passive recreation, ponds, floodplain compensation and wetlands.

**MM 20-0310** modified the development to increase the number single-family homes from 203 dwelling units to 450 dwelling units. Added alternate land use to a 14.5 acre area on the east of the subject site to allow one of a combination of uses including nursing home and extended care facilities limited to 120 beds, charter school with a maximum of 1,800 students, multi-family residential limited to 300 units, and townhomes limited to 150 units.

**MM 22-0208** expanded the "Alternate Land Use Pocket" from 14.5 acres to 24 acres. The modification included a third development option for the expanded "Alternate Land Use Pocket" to allow multi-family uses. The applicant did not request an increase in density. The net-zero increase in units was achieved by reducing the maximum single-family units by from 450 SF homes to 350 SF home and concurrently increasing the number of multi-family from 300 dwellings to 400 dwellings.

#### Proposed Modifications:

The applicant is seeking a major modification to the existing Planned Development (PD) 06-1687, as modified by MM 22-0208. The applicant is proposing to modify condition 15 to permit building permits for the multi-family portion of the project to be issued while the developer works to construct the segment of the north/south roadway within the project. No other changes are proposed.

#### Additional Information:

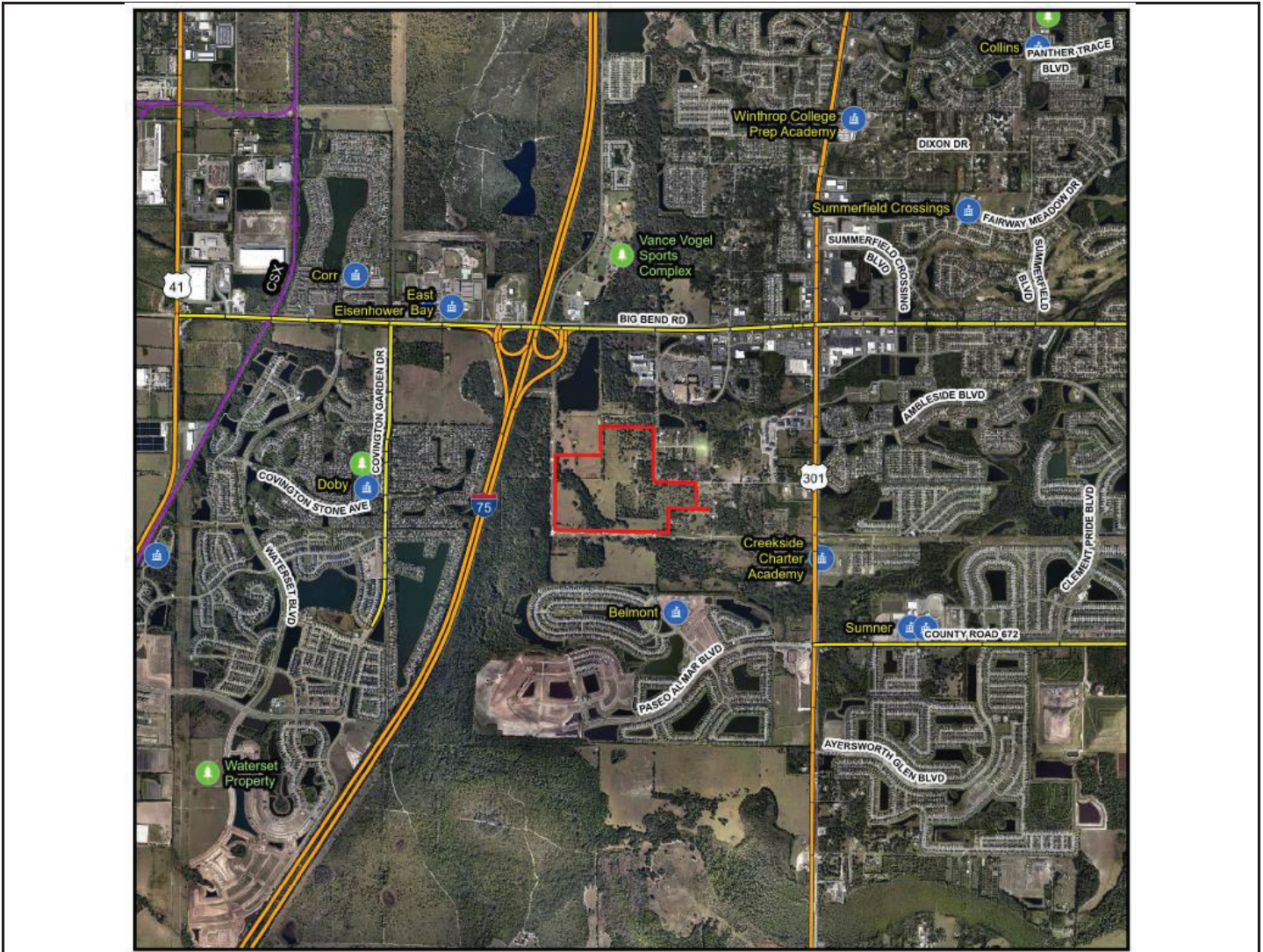
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested.

**Planning Commission Recommendation:**  
N/A

**Development Services Recommendation:**  
Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



#### Context of Surrounding Area:

The subject site is approximately 5,000 feet from the I-75 on-ramp via Simmons Loop and Big Bend Road. The subject parcel is severed by the commercial uses generally located to the north and east near the intersection of US 301 and Big Bend Road a little over a mile away.

- To the south is a 315-unit single family residential development (MM 20-0311) on 70.3 acres.
- The parcels located to the west of the subject parcel are zoned AR and PD 13-0360 and primarily consisting of land designated as conservation area. These parcels are also bordered by I-75.
- To the east and north of the subject parcel are land uses of predominately single -family homes zoned AR (Agricultural Rural) and AS-1 (Agricultural Single Family).

While the homes in this area are generally larger lot single-family homes, the broader area surrounding these homes have been, or will be, developed at a density consistent with the R-4 (4 du/ac.) and R-6 (6 du/ac.) Comprehensive Plan category. Higher density development surrounding the homes located to the east and north of the subject project is now the normal pattern of development for this area.

**2.0 LAND USE MAP SET AND SUMMARY DATA**

**2.2 Immediate Area Map**

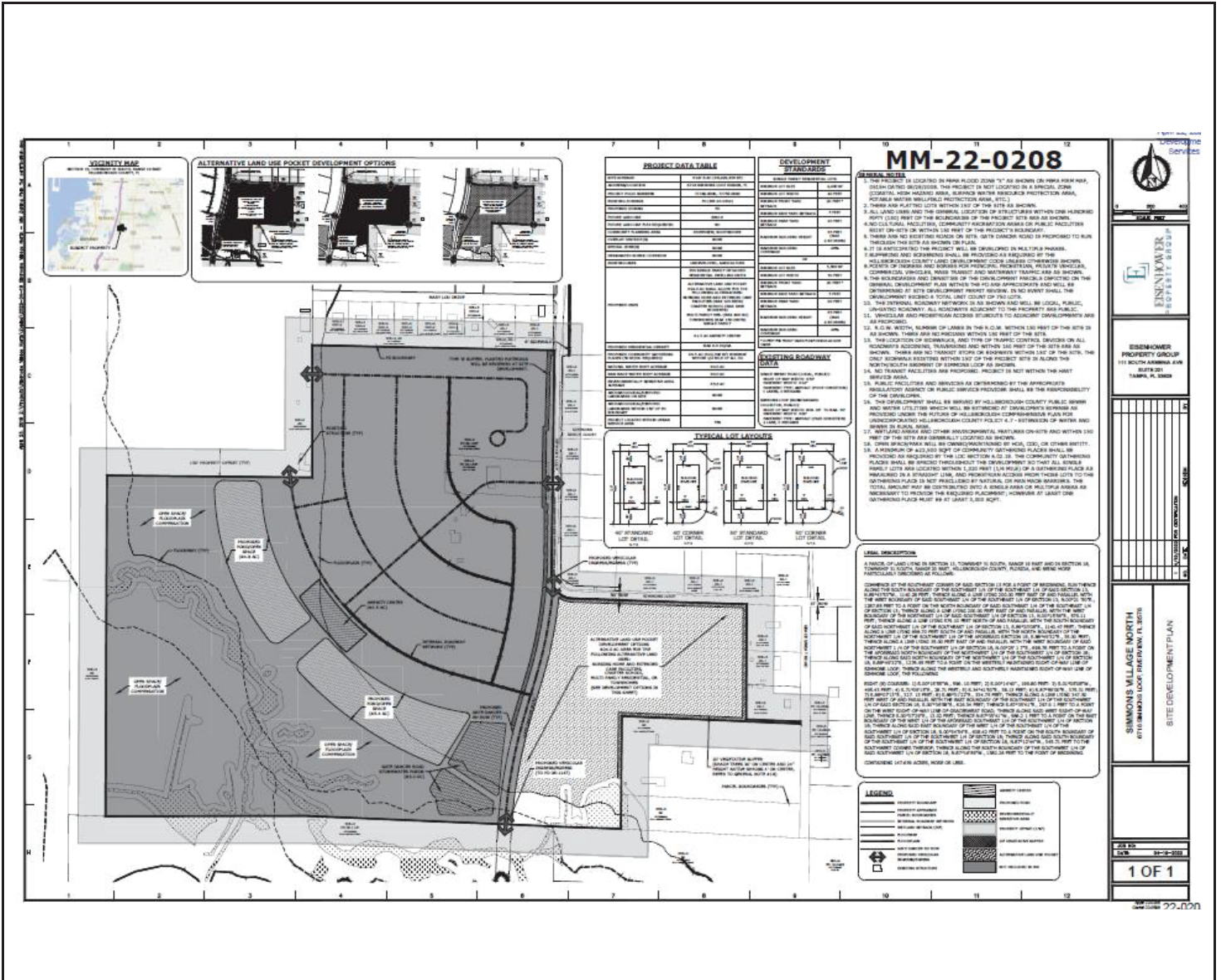


**Adjacent Zonings and Uses**

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
South	PD 06-1147	315 SF homes on 81 acres (3.9 du/ac.)	Single-family home	Residential/Undeveloped
East / North	AR AS-1 RSC-2	AR: Min. Lot size 217,800 sq. ft. AS-1: Min. Lot size 43,560 sq. ft. RSC-2: Min. lot size 21,780 sq. ft.	Single-family home / MH	Single-family homes / Mobile Homes / Vacant
West	PD 04-0558	Immediately west is conservation area, bordered by I-75	162-acre area designated conservation per PRS 22-0022	Vacant / Conservation Area

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Existing Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



**MM 22-0208** This development expanded the “Alternate Land Use Pocket” from 14.5 acres to 24 acres. The modification also included a third development option for the expanded “Alternate Land Use Pocket” and to allow multi-family uses. The project did not result in an increase in density. The net-zero increase in units was achieved by reducing the maximum single-family units by from 450 SF homes to 350 SF home and concurrently increasing the number of multi-family from 300 dwellings to 400 dwellings.



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Simmons Loop Rd.	County Collector – Urban and Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Gate Dancer Ext.	New Collector Road	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (New Road Construction)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	7,479	2,322	682
Proposed	7,479	2,322	682
Difference (+/-)	No Change	No Change	No Change

\*Trips reported are based on net new external trips unless otherwise noted.

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC

Notes:

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
Simmons Loop – Substandard Rd.	Design Exception	Previously Approved
Number of Access Connections	Administrative Variance	Previously Approved

Notes: No new Design Exceptions or Administrative Variances were requested as a part of this application, nor were any necessary. The previously approved Design Exception and Administrative Variance remains valid.

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY						
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Conditions carried over from MM 22-0208.		
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Check if Applicable: <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters  <input type="checkbox"/> Use of Environmentally Sensitive Land Credit  <input type="checkbox"/> Wellhead Protection Area  <input type="checkbox"/> Surface Water Resource Protection Area             </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Potable Water Wellfield Protection Area  <input type="checkbox"/> Significant Wildlife Habitat  <input type="checkbox"/> Coastal High Hazard Area  <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.)  <input type="checkbox"/> Adjacent to ELAPP property  <input type="checkbox"/> Other _____             </td> </tr> </table>					<input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____					
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet".		
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.		
<b>Impact/Mobility Estimated Fees:</b> NA. No change from MM 22-0208.						
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Hillsborough County Facilities Analysis, dated 1/19/2022 for MM 22-0208.		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments		
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Hillsborough County City-County Planning Commission reviewed MM 22-0208. No changes requested.		

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The subject property is located on approximately 147.6 acres (folio 77748.0000), located in Riverview within the Riverview Community Plan and is within the Urban Service Area. The PD is generally located between Interstate-75 and US 301, and south of Big Bend Road. The immediate area surrounding the subject property is predominantly residential with multi-family located further north at Old Big Bend Road and Simmons Road. The surrounding area to the east is generally larger lot single-family homes. The broader area surrounding the property have been, or will be, developed at a density consistent with the R-4 (4 du/ac.) and R-6 (6 du/ac.) Future Land Use designations. Higher density development surrounding the homes located to the north, south and further east of the subject project is now the normal pattern of development for this area. The parcels located to the west of the subject parcel are zoned AR and PD 13-0360 and primarily consisting of land designated as conservation area. These parcels are also bordered by I-75.

Major Modification MM 22-0208 added a third development option for the "Alternative Land Use Pocket" to allow multi-family use and increase the size of the Alternative Land Use Pocket from 14.5 acres to 24 acres. The currently development allows up to 350 single-family units and up to a maximum of 400 multi-family units. The SMU-6 FLU designation allows a maximum of 885 dwelling units on the entire property, which means that the total combined 750 dwelling units does not exceed the maximum (6 du/ac.) allowed per the Future Land Use designation. The current application does not propose any change to the approved residential unit count, nor any other site plan revisions.

**The applicant is proposing to modify condition 15 to permit building permits for the multi-family portion of the project to be issued while the developer works to construct the segment of the north/south roadway within the project.** The condition currently prohibits issuance of building permits for any development until completion of the roadway. While the proposed amendment to condition 15 will allow building permits to be issued for the multi-family development, staff notes that no occupancy of any buildings (temporary or otherwise) will be permitted until construction of the north/south roadway (Gate Dancer Road) has been completed. Therefore, the traffic that will be generated by the multi-family development will not occur until completion of the roadway.

A 12-inch water main exists approximately 500 feet from the site and is located south of the subject property within the west right-of-way of Simmons Loop. A second point of contact will be required and the point of connection will be an 9-inch water main located within the west right-of-way of Simmons Loop, adjacent to the subject property. A 4-inch wastewater force main exists approximately 1,750 feet from the site and is located within the west right-of-way of Simmons Loop.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again.

The applicant requests no Variations for Site Design. The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code.

### 5.2 Recommendation

Based upon the above, staff finds the request **APPROVABLE**.



## 6.0 PROPOSED CONDITIONS

**Approval**- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 10, 2022.

1. The project may be permitted a maximum of 350 single-family dwelling units. The 24 acre area identified as “Alternative Land Use Pocket” may be permitted for: 400 multi-family units, or an additional 150 townhomes, or a Nursing Home or Extended Care Facility (Maximum 120 beds), or a Charter School (Maximum 1,800 students) subject to a Special Use approval. The total number of units allowed if the multifamily option is selected is 750 units and is subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units for the project as permitted herein exceeds the maximum density permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

- Agricultural uses consistent with the AR zoning district shall be permitted as an interim use.

2. All Single Family lots within the project shall be developed in accordance with the following standards:

Minimum Lot Size:	4,400 square feet
Minimum Lot Width:	40 feet
Front Yard Setback:	20 feet
Front Yard Functioning as Side Yard Setback:	10 feet
Side Yard Setback:	5 feet
Rear Yard Setback:	20 feet
Maximum Building Height:	35 feet (Max 2-Stories)
Maximum Lot Coverage:	50%

3. Single-family attached (townhome) units shall be developed in compliance with the following:

Minimum lot size:	1,980 square feet
Minimum lot width:	18 feet
Minimum front yard setback:	20 feet
Minimum side yard setback:	5 feet (end units only)
Minimum rear yard setback:	15 feet
Maximum building height:	45 feet/3-stories

4. The following shall apply to any lot developed under 50 feet in width:

- 4.1 A maximum of 30% of the under 50 foot wide lots shall be developed with 1-story units. A minimum of 70% of the under 50 foot wide lots shall be developed with 2-story units. If the project will be platted by tract or phase, individual tracts or phases shall meet this requirement. If these percentages will be blended throughout the PD, each plat shall provide a table providing

the number of and percentage of 1-story and 2-story units proposed and approved within the entire PD. If when blending an individual tract or phase will exceed the number of 1-story units, the permissibility for 1-story units will be restricted accordingly elsewhere in the PD.

- 4.2 All 1-story units on lots under 50 feet in width shall comply with the following:
- a. Units shall be restricted to a one-car garage.
  - b. The garage door shall not exceed 40% of the unit's total façade width.
  - c. An off-street guest parking lot shall be provided at a ratio of 0.25 spaces per each 1-car garage unit. The guest parking lot shall be centrally located to the 1-car garage units they serve. The guest parking lot shall provide a 4 foot high, solid wood or PVC fence, or masonry wall along the side and rear yards that abut a roadway or open space/park/pond area. If the guest parking lot is adjacent to the side or rear yard of a residential lot, a 10 foot wide buffer and screening shall be provided. When adjacent to the side or rear of a residential lot, screening shall consist of a 6 foot high, solid wood or PVC fence or masonry wall. One shade tree island shall be provided for every 4 spaces provided. If fewer than 4 spaces are required, at least one shade tree island within the guest parking lot shall be provided. The shade tree island shall be no less than 17 feet in width, measured inside the curb, and shall extend the required length of a parking space. The tree type, height, and caliper at the time of planting shall be subject to Natural Resources review and approval at the time of platting. The island shall be landscaped with grass, vegetated ground cover, shrubs or other landscape treatment subject to the review and approval of Natural Resources staff at the time of platting.
- 4.3 All 2-story units on lots under 50 feet in width shall comply with the following:
- a. Each unit shall provide a 2-car garage.
  - b. The garage door shall not exceed 60% of the unit's total façade width.
  - c. A driveway of at least 18 feet in width shall be provided.
  - d. A transition between the first and second floors to break up the façade shall be provided using one or more of the following:
    - A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
    - A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
    - A change in materials between the first and second floors.
- 4.4 All lots under 50 feet in width (both 1-story and 2-story) shall comply with the following:
- a. All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right) as the

adjacent home. The alternating pattern may be adjusted to accommodate corner lots as necessary.

- b. Street trees may include alternating shade and ornamental trees, subject to review and approval by Natural Resources staff.
  - c. Each unit's front door shall face the roadway.
  - d. One and two car garages shall be permitted to extend a maximum of 5 feet in front of the door façade if an entry feature over the primary entrance is provided. The door façade is the horizontal front façade, or portion of the horizontal front façade, of the residential unit consisting of the home's primary entrance. Other horizontal or non-horizontal front facades, or portions of facades, consisting of windows and/or walls that do not contain the primary entrance shall not be used in these setback requirements. The minimum garage setback shall be 15 feet. The front yard setback for the residential unit (not including the garage or entry feature) shall be a minimum of 20 feet. The offset created between the garage and door façade shall be occupied by an entry feature and the offset amount shall serve as the minimum depth required of the entry feature. In no case shall this offset between the garage and door façade be less than 5 feet. The entry feature shall be permitted to extend further into the front yard at a minimum setback of 10 feet. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature.
  - e. Should 1 and 2 car garages be placed behind the front plane of the residential structure, the minimum garage setback shall be 25 feet while the minimum front yard setback (not including an entry feature if provided) shall be 20 feet. The offset between these two setbacks shall be at least 5 feet. This offset shall not require the use of an entry feature. Should an entry feature be provided, a minimum front yard setback of 10 feet shall be required.
  - f. In no case shall one or two car garages be placed flush with the front plane of the residential unit.
  - g. One and two car garages accessed front a front yard functioning as a side yard (corner lots) shall be located behind the front plane of the residential structure at a minimum setback of 15 feet if a 10 foot residential structure setback is utilized. The offset between these setbacks shall be a minimum of 5 feet. No entry feature shall be required. Alternatively, the garage may be placed a maximum of 5 feet in front of the front plane of the residential structure if the front yard (functioning as a side yard) setback is increased to 25 feet. The offset between these setbacks shall be a minimum of 5 feet. No entry feature shall be required. The maximum garage door widths shall not apply within front yards functioning as side yards.
5. The Charter School, Nursing Home or Extended Care Facility or any other commercial use approved for this development shall conform the CG zoning standards.

6. Prior to utilization of the Charter School development option, the developer shall be required to undergo a Special Use review in accordance with the procedures set forth in LDC Section 10.03.03 and demonstrate compliance with Section 6.03.13 of the LDC as part of that review.
7. Multi-family units shall provide a minimum setback of 25 feet from PD boundaries. Building height shall be limited to 60 feet/4 stories, with no additional building setback due to heights of over 20 feet required, except for folio 77748.1000, 77752.0000, and 77748.0100 adjacent to the eastern PD boundary.
  - a. Buffering and screening shall be consistent with the Land Development Code unless otherwise specified herein.
8. The project is located in the SMU-6 Future Land Use category and requires horizontal or vertical integration of two or more land uses. To meet this requirement, a 24-acre "Alternative Land Use Pocket" has been proposed which includes options for a second use, as contemplated in Condition 1.
9. Prior to Preliminary Plan approval, a wildlife survey of any endangered, threatened or species of special concern shall be performed on the subject property. The survey shall be performed as specified in "Wildlife Methodology Guidelines," published by the Florida Fish and Wildlife Conservation Commission. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
10. Prior to Preliminary Plan approval, the location of trees that qualify as Grand Oaks as defined by the Land Development Code shall be identified on the plan. Design efforts are to be displayed on the submitted Preliminary Plan to avoid the removal of these trees.
11. A 20-foot landscaped buffer shall be provided along the perimeters of the area east of Gate Dancer Road except where adjacent to the north/south collector roadway (along the western boundary of this area). Landscaping within this buffer shall consist of shade trees, planted on 30-foot centers, and 24-inch high native shrubs planted on 4-foot centers. All landscaping shall be subject to review and approval by Natural Resources.
12. A 20-foot right-of-way buffer (not to be platted as part of the lots) shall be provided along both sides of the north/south collector roadway; except along the eastern boundary of the roadway where adjacent to the 24-acres designated for alternative land uses. Installation of the vegetative screening for this buffer, as shown on the PD general site plan, shall be provided prior to the time of site development approval as the residential entitlements are developed. The buffer shall consist of any combination of the following: earthen berm, canopy trees, continuous shrub/hedge, or masonry wall. The location and size of any vegetation shall be subject to review and approval by Natural Resources and shall conform to Hillsborough County Land Development Code standards.
13. A 10 foot landscape buffer (not platted as part of the lots) shall be located along the northernmost boundary of the property in the area located south of the parcels that front on Mary Lou Drive. The buffer in this area shall contain a vertical buffer with a 6 foot opaque PVC fence and 3 inch caliper trees 10' High every 40 feet on center. Prior to Site Plan Certification, the developer shall modify the PD site plan to show this landscape buffer.


14. The developer shall obtain written approval from Tampa Electric prior to Preliminary Plan approval for any improvements to be located within the electric transmission easement located within the eastern portion of the site.
15. Consistent with the Hillsborough County Corridor Preservation Plan, the developer shall construct a new north/south road (i.e. the extension of Gate Dancer Rd.) as a two (2) lane undivided collector roadway as shown on the Site Development Plan. Improvements shall extend north to a point +/- 1,365 feet north of the intersection of Simmons Loop Rd. and Gate Dancer Rd.

No building permits, except for building permits for multi-family dwelling units, shall be issued until the construction of this segment of the new north/south road has been completed. No occupancy of any buildings will be permitted, and no certificates of occupancy shall be issued, temporary or otherwise, until the construction of this segment of the new north/south road has been completed and accepted for maintenance by Hillsborough County.

16. Residential units shall not be allowed direct access to the North/South Road.
17. Prior to Construction Plan approval, for any vertical development the Developer shall dedicate and convey a minimum of sixty-four (64) feet of right-of-way for the North/South Road. Additional right-of-way may be needed to accommodate any required auxiliary (turn) lanes that may be warranted.
18. If the charter school development option is constructed, the developer shall be required to construct (when warranted) a traffic signal at the school's entrance.
19. The developer shall construct the intersection of the new north/south roadway and Simmons Loop Rd. such the westbound to southbound left and westbound to northbound right turning movements are separated.
20. The developer shall construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network serving the Alternative Land Use Pocket uses and sidewalk to be constructed along the project's Grace Sweat Rd. frontage.
21. The developer shall construct a southbound to eastbound left turn lane on the north/south portion of Simmons Loop Rd. onto the east/west portion of Simmons Loop Rd. Additionally, if warranted, the developer shall construct the following site access improvements:
  - a. Left and right turn lanes into each entrance along the north/south collector roadway (i.e. Gate Dancer Rd. Ext. and existing north/south portion of Simmons Loop Rd.); and,
  - b. Left and right turn lanes into each entrance along the existing east-west portion of Simmons Loop Rd.
22. As Simmons Loop Rd. is a substandard collector roadway, the developer will be required to improve Simmons Loop Rd., between each project access and the nearest roadway meeting Hillsborough County standards, to either the Typical Section - 4 (TS-4) standard (i.e. the standard for 2-lane, undivided, urban collector roadways) or Typical Section - 7 (TS-7) standard (i.e. the standard for 2-lane, undivided, local and collector rural roads).

23. Notwithstanding anything herein these conditions or on the Site Development Plan to the contrary, bicycle and pedestrian access shall be permitted anywhere along the PD boundaries.
24. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:
  - a) Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
  - b) Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
  - c) The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County. The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.
25. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
26. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
  - a) Ground Signs shall be limited to Monument Signs.
  - b) Billboards, pennants and banners shall be prohibited.
27. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
28. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
29. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
30. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- 31. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 32. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 33. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
  - 34. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

<p><b>Zoning Administrator Sign Off:</b></p>	 <p style="font-size: small; margin-top: 5px;">J. Brian Grady Mon Nov 28 2022 14:29:08</p>
<p><b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b></p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**





**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 11/15/2022

*Revised: 12/1/2022*

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: RV

PETITION NO: PRS 22-1482

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

### REVISED CONDITIONS

15. Consistent with the Hillsborough County Corridor Preservation Plan, the developer shall construct a new north/south road (i.e. the extension of Gate Dancer Rd.) as a two (2) lane undivided collector roadway as shown on the Site Development Plan. Improvements shall extend north to a point +/- 1,365 feet north of the intersection of Simmons Loop Rd. and Gate Dancer Rd.

No building permits, [except for building permits for multi-family dwelling units](#), shall be issued until the construction of this segment of the new north/south road has been completed. [No occupancy of any buildings will be permitted, and no certificates of occupancy shall be issued, temporary or otherwise, until the construction of this segment of the new north/south road has been completed and accepted for maintenance by Hillsborough County.](#)

*[Staff recommends modification of this condition as requested by the applicant, with modifications made by staff for clarity with respect to County expectations/processes.]*

### PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a modification to PD 06-1687, as most recently amended via MM 20-0311, and which is approved for up to 450 single family dwelling units and potentially a Charter School with 1,800 students. The applicant is proposing to modify condition 15 to permit building permits for the multi-family portion of the project to be issued while the developer works to construct the segment of the north/south roadway within the project. No other changes are proposed, and staff notes that the Gate Dancer roadway extension will need to be constructed and accepted by the County for maintenance before certificates of occupancy, temporary or otherwise, are issued for any development within the project. Given this change will have impact to the surrounding transportation network, staff has no objection to the request.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
450 Single Family Detached (LUC 210)	4,149	324	430
1,800 Student Charter School (LUC 537)	3,330	1,998	252
<b>Total</b>	<b>7,479</b>	<b>2,322</b>	<b>682</b>

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
450 Single Family Detached (LUC 210)	4,149	324	430
1,800 Student Charter School (LUC 537)	3,330	1,998	252
<b>Total</b>	<b>7,479</b>	<b>2,322</b>	<b>682</b>

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

**EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Simmons Loop Road is a 2-lane collector road, characterized by +/-22 feet of pavement in average condition. The existing right-of-way on Simmons Loop Road in the vicinity of the project is +/-50 feet. There are no paved shoulders along the roadway. There are bike lanes and sidewalks +/-195 feet north of the project site along Simmons Loop Road.

The applicant has a requirement to extend Gate Dancer Rd. north and connect Simmons Loop Rd., creating a “T” intersection where the existing road turns east toward U.S. Highway 301. The new road will be constructed as a collector road. At the new intersection, north/south movements will be prioritized (i.e. traffic will be allowed to flow freely), and the eastern leg of the intersection will be stop controlled.

**SITE ACCESS AND CONNECTIVITY**

No changes in access are proposed by the applicant at this time. The project has approval for up to two full access connections to the new north/south collector road (i.e. the Gate Dancer Rd. Ext.) and one full access connection to the north/south portion of Simmons Loop Rd. The applicant also has approval for one full access connection to the east/west portion of Simmons Loop Rd. Various stubouts to accommodate future connectivity are also required under the current approvals.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Simmons Loop Road was not evaluated as a part of the 2020 Hillsborough County Level of Service (LOS) Report. The new north/south collector roadway is anticipated to improve area connectivity and reduce traffic on adjacent roadways, particularly given the Paseo al Mar Blvd. flyover bridge (over I-75) was recently completed.

Transportation Comment Sheet

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Simmons Loop Rd.	County Collector – Urban and Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Gate Dancer Ext.	New Collector Road	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (New Road Construction)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	7,479	2,322	682
Proposed	7,479	2,322	682
Difference (+/-)	No Change	No Change	No Change

\*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Simmons Loop – Substandard Rd.	Design Exception	Previously Approved
Number of Access Connections	Administrative Variance	Previously Approved
Notes: No new Design Exceptions or Administrative Variances were requested as a part of this application, nor were any necessary. The previously approved Design Exception and Administrative Variance remains valid.		

## Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
<b>Transportation</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**CURRENTLY  
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 24, 2022.

1. The project may be permitted a maximum of 350 single-family dwelling units. The 24 acre area identified as “Alternative Land Use Pocket” may be permitted for: 400 multi-family units, or an additional 150 townhomes, or a Nursing Home or Extended Care Facility (Maximum 120 beds), or a Charter School (Maximum 1,800 students) subject to a Special Use approval. The total number of units allowed if the multifamily option is selected is 750 units and is subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units for the project as permitted herein exceeds the maximum density permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

- Agricultural uses consistent with the AR zoning district shall be permitted as an interim use.

2. All Single Family lots within the project shall be developed in accordance with the following standards:

Minimum Lot Size:	4,400 square feet
Minimum Lot Width:	40 feet
Front Yard Setback:	20 feet
Front Yard Functioning as Side Yard Setback:	10 feet
Side Yard Setback:	5 feet
Rear Yard Setback:	20 feet
Maximum Building Height:	35 feet (Max 2-Stories)
Maximum Lot Coverage:	50%

3. Single-family attached (townhome) units shall be developed in compliance with the following:

Minimum lot size:	1,980 square feet
Minimum lot width:	18 feet
Minimum front yard setback:	20 feet
Minimum side yard setback:	5 feet (end units only)
Minimum rear yard setback:	15 feet
Maximum building height:	45 feet/3-stories

4. The following shall apply to any lot developed under 50 feet in width:

4.1 A maximum of 30% of the under 50 foot wide lots shall be developed with 1-story units. A minimum of 70% of the under 50 foot wide lots shall be developed with 2-story units. If the project will be platted by tract or phase, individual tracts or phases shall meet this requirement. If these percentages will be blended throughout the PD, each plat shall provide a table providing the number of and percentage of 1-story and 2-story units proposed and approved within the entire PD. If when blending an individual tract or phase will exceed the number of 1-story units, the permissibility for 1-story units will be restricted accordingly elsewhere in the PD.

4.2 All 1-story units on lots under 50 feet in width shall comply with the following:



- a. Units shall be restricted to a one-car garage.
  - b. The garage door shall not exceed 40% of the unit's total façade width.
  - c. An off-street guest parking lot shall be provided at a ratio of 0.25 spaces per each 1-car garage unit. The guest parking lot shall be centrally located to the 1-car garage units they serve. The guest parking lot shall provide a 4 foot high, solid wood or PVC fence, or masonry wall along the side and rear yards that abut a roadway or open space/park/pond area. If the guest parking lot is adjacent to the side or rear yard of a residential lot, a 10 foot wide buffer and screening shall be provided. When adjacent to the side or rear of a residential lot, screening shall consist of a 6 foot high, solid wood or PVC fence or masonry wall. One shade tree island shall be provided for every 4 spaces provided. If fewer than 4 spaces are required, at least one shade tree island within the guest parking lot shall be provided. The shade tree island shall be no less than 17 feet in width, measured inside the curb, and shall extend the required length of a parking space. The tree type, height, and caliper at the time of planting shall be subject to Natural Resources review and approval at the time of platting. The island shall be landscaped with grass, vegetated ground cover, shrubs or other landscape treatment subject to the review and approval of Natural Resources staff at the time of platting.
- 4.3 All 2-story units on lots under 50 feet in width shall comply with the following:
- a. Each unit shall provide a 2-car garage.
  - b. The garage door shall not exceed 60% of the unit's total façade width.
  - c. A driveway of at least 18 feet in width shall be provided.
  - d. A transition between the first and second floors to break up the façade shall be provided using one or more of the following:
    - A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
    - A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
    - A change in materials between the first and second floors.
- 4.4 All lots under 50 feet in width (both 1-story and 2-story) shall comply with the following:
- a. All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right) as the adjacent home. The alternating pattern may be adjusted to accommodate corner lots as necessary.
  - b. Street trees may include alternating shade and ornamental trees, subject to review and approval by Natural Resources staff.

- c. Each unit's front door shall face the roadway.
  - d. One and two car garages shall be permitted to extend a maximum of 5 feet in front of the door façade if an entry feature over the primary entrance is provided. The door façade is the horizontal front façade, or portion of the horizontal front façade, of the residential unit consisting of the home's primary entrance. Other horizontal or non-horizontal front facades, or portions of facades, consisting of windows and/or walls that do not contain the primary entrance shall not be used in these setback requirements. The minimum garage setback shall be 15 feet. The front yard setback for the residential unit (not including the garage or entry feature) shall be a minimum of 20 feet. The offset created between the garage and door façade shall be occupied by an entry feature and the offset amount shall serve as the minimum depth required of the entry feature. In no case shall this offset between the garage and door façade be less than 5 feet. The entry feature shall be permitted to extend further into the front yard at a minimum setback of 10 feet. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature.
  - e. Should 1 and 2 car garages be placed behind the front plane of the residential structure, the minimum garage setback shall be 25 feet while the minimum front yard setback (not including an entry feature if provided) shall be 20 feet. The offset between these two setbacks shall be at least 5 feet. This offset shall not require the use of an entry feature. Should an entry feature be provided, a minimum front yard setback of 10 feet shall be required.
  - f. In no case shall one or two car garages be placed flush with the front plane of the residential unit.
  - g. One and two car garages accessed front a front yard functioning as a side yard (corner lots) shall be located behind the front plane of the residential structure at a minimum setback of 15 feet if a 10 foot residential structure setback is utilized. The offset between these setbacks shall be a minimum of 5 feet. No entry feature shall be required. Alternatively, the garage may be placed a maximum of 5 feet in front of the front plane of the residential structure if the front yard (functioning as a side yard) setback is increased to 25 feet. The offset between these setbacks shall be a minimum of 5 feet. No entry feature shall be required. The maximum garage door widths shall not apply within front yards functioning as side yards.
- 5. The Charter School, Nursing Home or Extended Care Facility or any other commercial use approved for this development shall conform the CG zoning standards.
  - 6. Prior to utilization of the Charter School development option, the developer shall be required to undergo a Special Use review in accordance with the procedures set forth in LDC Section 10.03.03 and demonstrate compliance with Section 6.03.13 of the LDC as part of that review.
  - 7. Multi-family units shall provide a minimum setback of 25 feet from PD boundaries. Building height shall be limited to 60 feet/4 stories, with no additional building setback due to heights of over 20 feet required, except for folio 77748.1000, 77752.0000, and 77748.0100 adjacent to the eastern PD boundary.

- a. Buffering and screening shall be consistent with the Land Development Code unless otherwise specified herein.
8. The project is located in the SMU-6 Future Land Use category and requires horizontal or vertical integration of two or more land uses. To meet this requirement, a 24-acre “Alternative Land Use Pocket” has been proposed which includes options for a second use, as contemplated in Condition 1.
9. Prior to Preliminary Plan approval, a wildlife survey of any endangered, threatened or species of special concern shall be performed on the subject property. The survey shall be performed as specified in “Wildlife Methodology Guidelines,” published by the Florida Fish and Wildlife Conservation Commission. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
10. Prior to Preliminary Plan approval, the location of trees that qualify as Grand Oaks as defined by the Land Development Code shall be identified on the plan. Design efforts are to be displayed on the submitted Preliminary Plan to avoid the removal of these trees.
11. A 20-foot landscaped buffer shall be provided along the perimeters of the area east of Gate Dancer Road except where adjacent to the north/south collector roadway (along the western boundary of this area). Landscaping within this buffer shall consist of shade trees, planted on 30-foot centers, and 24-inch high native shrubs planted on 4-foot centers. All landscaping shall be subject to review and approval by Natural Resources.
12. A 20-foot right-of-way buffer (not to be platted as part of the lots) shall be provided along both sides of the north/south collector roadway; except along the eastern boundary of the roadway where adjacent to the 24-acres designated for alternative land uses. Installation of the vegetative screening for this buffer, as shown on the PD general site plan, shall be provided prior to the time of site development approval as the residential entitlements are developed. The buffer shall consist of any combination of the following: earthen berm, canopy trees, continuous shrub/hedge, or masonry wall. The location and size of any vegetation shall be subject to review and approval by Natural Resources and shall conform to Hillsborough County Land Development Code standards.
13. A 10 foot landscape buffer (not platted as part of the lots) shall be located along the northernmost boundary of the property in the area located south of the parcels that front on Mary Lou Drive. The buffer in this area shall contain a vertical buffer with a 6 foot opaque PVC fence and 3 inch caliper trees 10’High every 40 feet on center. Prior to Site Plan Certification, the developer shall modify the PD site plan to show this landscape buffer.
14. The developer shall obtain written approval from Tampa Electric prior to Preliminary Plan approval for any improvements to be located within the electric transmission easement located within the eastern portion of the site.
15. Consistent with the Hillsborough County Corridor Preservation Plan, the developer shall construct a new north/south road (i.e. the extension of Gate Dancer Rd.) as a two (2) lane undivided collector roadway as shown on the Site Development Plan. Improvements shall extend north to a point +/- 1,365 feet north of the intersection of Simmons Loop Rd. and Gate Dancer Rd.

No building permits shall be issued until the construction of this segment of the new north/south road has been completed.

16. Residential units shall not be allowed direct access to the North/South Road.
17. Prior to Construction Plan approval, for any vertical development the Developer shall dedicate and convey a minimum of sixty-four (64) feet of right-of-way for the North/South Road. Additional right-of-way may be needed to accommodate any required auxiliary (turn) lanes that may be warranted.
18. If the charter school development option is constructed, the developer shall be required to construct (when warranted) a traffic signal at the school's entrance.
19. The developer shall construct the intersection of the new north/south roadway and Simmons Loop Rd. such the westbound to southbound left and westbound to northbound right turning movements are separated.
20. The developer shall construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network serving the Alternative Land Use Pocket uses and sidewalk to be constructed along the project's Grace Sweat Rd. frontage.
21. The developer shall construct a southbound to eastbound left turn lane on the north/south portion of Simmons Loop Rd. onto the east/west portion of Simmons Loop Rd. Additionally, if warranted, the developer shall construct the following site access improvements:
  - a. Left and right turn lanes into each entrance along the north/south collector roadway (i.e. Gate Dancer Rd. Ext. and existing north/south portion of Simmons Loop Rd.); and,
  - b. Left and right turn lanes into each entrance along the existing east-west portion of Simmons Loop Rd.
22. As Simmons Loop Rd. is a substandard collector roadway, the developer will be required to improve Simmons Loop Rd., between each project access and the nearest roadway meeting Hillsborough County standards, to either the Typical Section - 4 (TS-4) standard (i.e. the standard for 2-lane, undivided, urban collector roadways) or Typical Section - 7 (TS-7) standard (i.e. the standard for 2-lane, undivided, local and collector rural roads).
23. Notwithstanding anything herein these conditions or on the Site Development Plan to the contrary, bicycle and pedestrian access shall be permitted anywhere along the PD boundaries.
24. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:
  - a) Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or

- b) Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or
  - c) The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County. The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.
25. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
26. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
- a) Ground Signs shall be limited to Monument Signs.
  - b) Billboards, pennants and banners shall be prohibited.
27. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
28. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
29. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
30. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
31. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
32. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
33. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

34. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.



# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 11/15/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: RV

PETITION NO: PRS 22-1482

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

### REVISED CONDITIONS

15. Consistent with the Hillsborough County Corridor Preservation Plan, the developer shall construct a new north/south road (i.e. the extension of Gate Dancer Rd.) as a two (2) lane undivided collector roadway as shown on the Site Development Plan. Improvements shall extend north to a point +/- 1,365 feet north of the intersection of Simmons Loop Rd. and Gate Dancer Rd.

No building permits, [except for building permits for multi-family dwelling units](#), shall be issued until the construction of this segment of the new north/south road has been completed. [No occupancy of any buildings will be permitted, and no certificates of occupancy shall be issued, until the construction of this segment of the new north/south road has been completed.](#)

*[Staff recommends modification of this condition as requested by the applicant.]*

### PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a modification to PD 06-1687, as most recently amended via MM 20-0311, and which is approved for up to 450 single family dwelling units and potentially a Charter School with 1,800 students. The applicant is proposing to modify condition 15 to permit building permits for the multi-family portion of the project to be issued while the developer works to construct the segment of the north/south roadway within the project. No other changes are proposed, and staff notes that the Gate Dancer roadway extension will need to be constructed and accepted by the County for maintenance before certificates of occupancy, temporary or otherwise, are issued for any development within the project. Given this change will have impact to the surrounding transportation network, staff has no objection to the request.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
450 Single Family Detached (LUC 210)	4,149	324	430
1,800 Student Charter School (LUC 537)	3,330	1,998	252
<b>Total</b>	<b>7,479</b>	<b>2,322</b>	<b>682</b>



Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
450 Single Family Detached (LUC 210)	4,149	324	430
1,800 Student Charter School (LUC 537)	3,330	1,998	252
<b>Total</b>	<b>7,479</b>	<b>2,322</b>	<b>682</b>

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

**EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Simmons Loop Road is a 2-lane collector road, characterized by +/-22 feet of pavement in average condition. The existing right-of-way on Simmons Loop Road in the vicinity of the project is +/-50 feet. There are no paved shoulders along the roadway. There are bike lanes and sidewalks +/-195 feet north of the project site along Simmons Loop Road.

The applicant has a requirement to extend Gate Dancer Rd. north and connect Simmons Loop Rd., creating a “T” intersection where the existing road turns east toward U.S. Highway 301. The new road will be constructed as a collector road. At the new intersection, north/south movements will be prioritized (i.e. traffic will be allowed to flow freely), and the eastern leg of the intersection will be stop controlled.

**SITE ACCESS AND CONNECTIVITY**

No changes in access are proposed by the applicant at this time. The project has approval for up to two full access connections to the new north/south collector road (i.e. the Gate Dancer Rd. Ext.) and one full access connection to the north/south portion of Simmons Loop Rd. The applicant also has approval for one full access connection to the east/west portion of Simmons Loop Rd. Various stubouts to accommodate future connectivity are also required under the current approvals.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Simmons Loop Road was not evaluated as a part of the 2020 Hillsborough County Level of Service (LOS) Report. The new north/south collector roadway is anticipated to improve area connectivity and reduce traffic on adjacent roadways, particularly given the Paseo al Mar Blvd. flyover bridge (over I-75) was recently completed.

Transportation Comment Sheet

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Simmons Loop Rd.	County Collector – Urban and Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Gate Dancer Ext.	New Collector Road	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (New Road Construction)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	7,479	2,322	682
Proposed	7,479	2,322	682
Difference (+/-)	No Change	No Change	No Change

\*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Simmons Loop – Substandard Rd.	Design Exception	Previously Approved
Number of Access Connections	Administrative Variance	Previously Approved
Notes: No new Design Exceptions or Administrative Variances were requested as a part of this application, nor were any necessary. The previously approved Design Exception and Administrative Variance remains valid.		

## Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
<b>Transportation</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**COMMISSION**

Mariella Smith CHAIR  
 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn "Gwen" W. Myers  
 Kimberly Overman  
 Stacy White



**DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Diana M. Lee, P.E. AIR DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> December 13, 2022</p> <p><b>PETITION NO.:</b> 22-1482</p> <p><b>EPC REVIEWER:</b> Abbie Weeks</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X1101</p> <p><b>EMAIL:</b> <a href="mailto:weeks@epchc.org">weeks@epchc.org</a></p>	<p><b>COMMENT DATE:</b> November 3, 2022</p> <p><b>PROPERTY ADDRESS:</b> 6718 Simmons Loop, Riverview</p> <p><b>FOLIO #:</b> 0777480000 &amp; 0777530000</p> <p><b>STR:</b> 18-31S-20E</p>
<p><b>REQUESTED ZONING:</b> Minor Modification to PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	April 18, 2027
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands are generally depicted on the site plan. Note, not all wetlands are accurately depicted.
<p><b>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</b></p> <ul style="list-style-type: none"> <li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li> <li>Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland / OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be</li> </ul>	

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

**INFORMATIONAL COMMENTS:**

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow/

cc: [kami.corbett@hwhlaw.com](mailto:kami.corbett@hwhlaw.com)

**WATER RESOURCE SERVICES  
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

---

---

PETITION NO.: PRS22-1482    REVIEWED BY: Randy Rochelle    DATE: 10/25/2022

FOLIO NO.: 77748.0000 & 77753.0000

---

---

**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the west Right-of-Way of Simmons Loop. A second Point of Connection will be required and will be the existing 10-inch water main located within the east Right-of-Way of Gate Dancer Road, approximately 1800-feet south of the subject property. These will be the likely point-of-connections, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 16 inch wastewater force main exists  (adjacent to the site),  (approximately 3700 feet from the site) and is located north of the subject property within the north Right-of-Way of Big Bend Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.