PD Modification Application:

MM 24-0384

Zoning Hearing Master Date:

December 16, 2024

BOCC Land Use Meeting Date:

February 11, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:

Simmons Loop Apartment Partners

WB LLC

FLU Category:

SMU-6

Service Area:

Urban

Site Acreage:

56.65

Community Plan Area:

Riverview

Overlay:

None



Introduction Summary:

PD 21-0969 was approved in 2021 to allow 469 multi-family units and a day care center, with up to 100 children. Of the 469 residential units, no less than 46 units were required to be single unit type (detached) and at least 28% of all the units were required to be single family units (detached) or duplexes. The project utilized the Bonus Density provision in the Comprehensive Plan, which required at least 3 different uses to be developed on the property to attain a higher density. The applicant is requesting modifications to allow up to 500 residential units with modified number required to be single-family detached or duplexes and/or townhomes. Additional commercial uses on the non-residential parcel have also been added to give the development more options and flexibility.

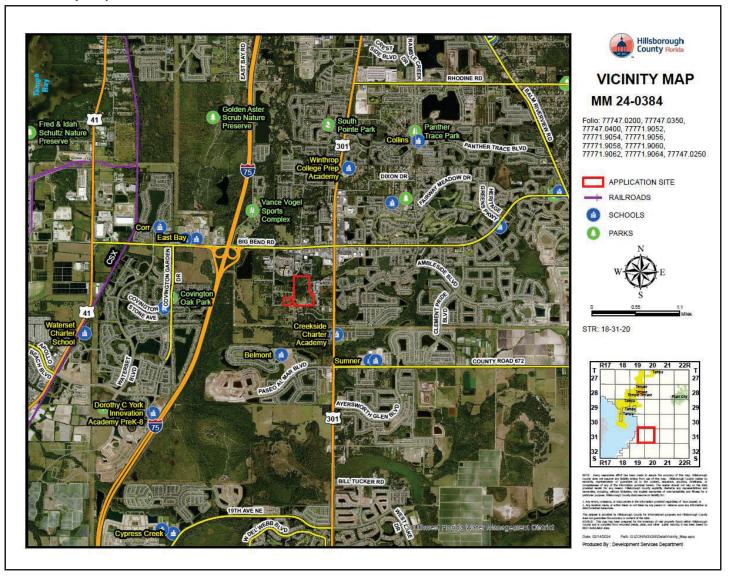
Existing Approval(s):	Proposed Modification(s):
469 residential units	500 residential units
- Min. of 46 units to be single-family detached	- Min. of 50 to be single-family
units.	attached detached / townhomes units
- Min. 28% to be single-family detached or	 26% to be single-family detached or, duplexes <u>or</u>
duplex units.	townhome units.
 Remaining units may be multi-family units 	- Max. of 376 <u>370</u> to be multi-family units
Non-residential use:	Non-residential uses:
- Daycare (100 children maximum)	- Daycare (150 children maximum)
	- Professional Services Office
	- Health Practitioners Office
	 Church/Synagogue (100 seat maximum)

Additional information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

OCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

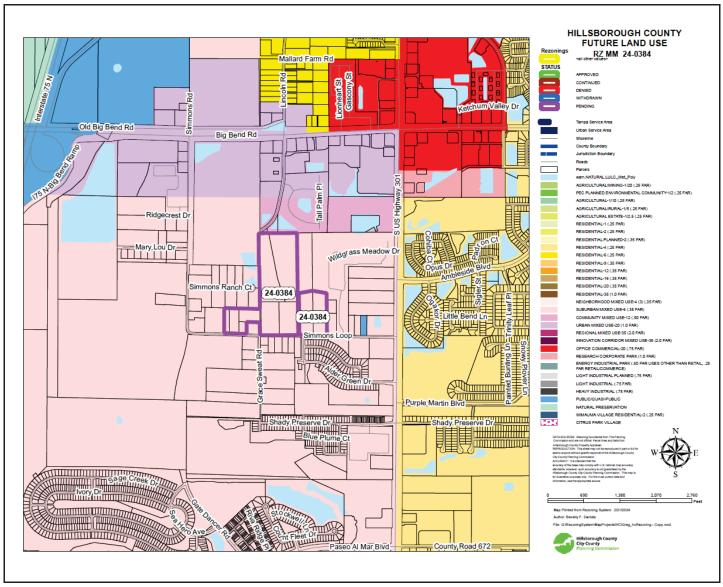


Context of Surrounding Area:

The subject site is generally located within the 6600-6700 block of Simmons Loop along the north and consists of eleven folios. The property is within the Urban Service Area and within the Riverview Planned Area. The surrounding area primarily consists of a variety of residential uses including single-family to the south and west & multi-family to the east. To the north, office and other non-residential uses are present, including restaurants, supermarkets, personal service uses, and self-service storage. The property is also in the vicinity of a large hospital, St. Joseph's Hospital- South, located to the northwest of the property. The nearest major roadways to the project site are Big Bend Road to the north and Highway 301 to the east. The property has ease of access to these major roadways by Simmons Loop. Belmont Elementary School, Sumner Highway School, and Creekside Charter Academy are nearby schools.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

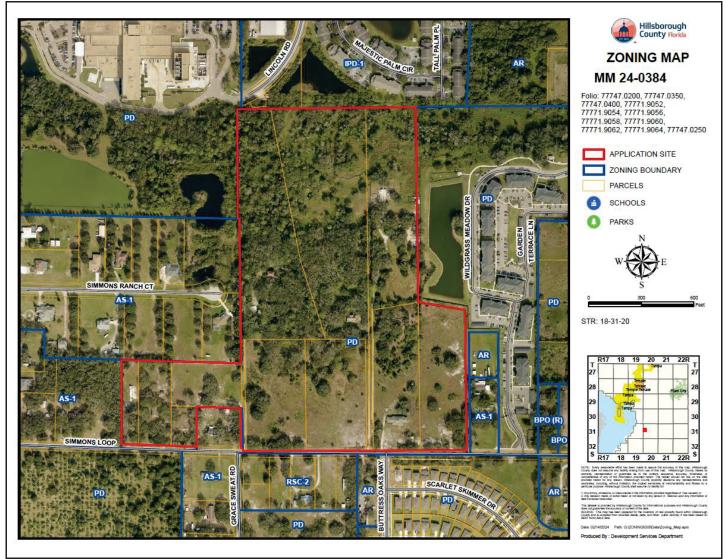


Case Reviewer: Jared Follin

Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6.0 dwelling units per gross acre / 0.35 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locations criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Case Reviewer: Jared Follin

	Adjacent Zonings and Uses			
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	IPD-1	15.8 DU per acre, 0.58 FAR	Multi-Family, Office Uses, self-storage units (mini-warehouses)	Multi-family apartments Mini-warehouses
South	PD 23-0522	6.0 DU per acre 120 beds (Nursing/Extended Care Use)	Single-Family, multi- family, Nursing, Convalescent and Extended Care Facilities	Single-Family
South	AS-1	1 DU per acre	Agriculture/Single- Family	Single-Family
	RSC-2 (85-0084)	<mark>∓2</mark> DU per acre	Single-Family/Mobile Home/Modular Home	Single-Family/Mobile Home

APPLICATION NUMBER: MM 24-0384

ZHM HEARING DATE: December 16, 2024

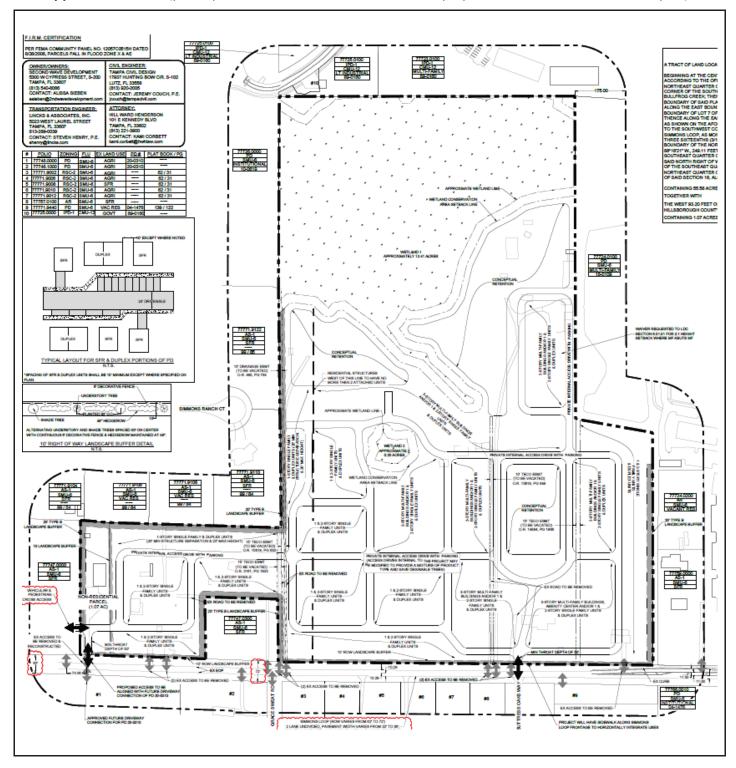
BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

	AR	1 DU per 5 acres	Agriculture/Single- Family	Single-Family
	PD 04-1476	2.56 DU per acre, .18 FAR	Single-Family, BPO uses, CN uses	Single-Family
	PD 18-0109	9 DU per acre, 0.0014 FAR (2,000 sf of CN uses)	Multi-Family, CN Uses	Multi-Family Apartments
East	AR	1 DU per 5 acres	Agriculture/Single- Family	Single Family Vacant
	AS-1	1 DU per acre	Agriculture/Single- Family	Single-Family
Wost	PD 10-0619	0.29 FAR	Hospital, Medical Office, Central Energy Plant	Hospital, Medical Office, Central Energy Plant
West	AS-1	1 DU per acre	Agriculture/Single- Family	Single-Family

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

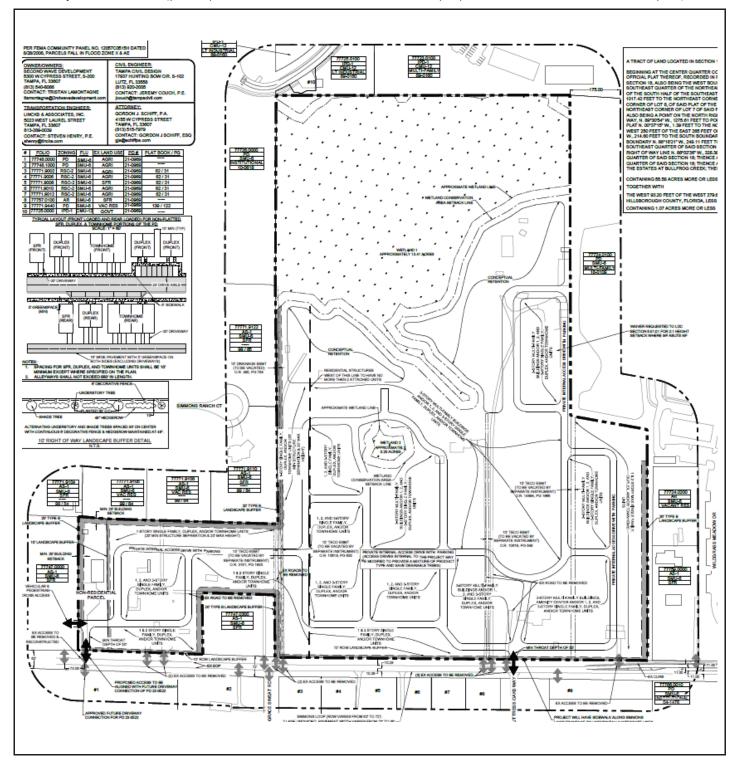
Case Reviewer: Jared Follin



Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER:	MM 24-0384	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Jared Follin

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Simmons Loop	County Arterial - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan ⋈ Site Access Improvements ⋈ Substandard Road Improvements □ Other

Project Trip Generation ⊠ Not applicable for this request			
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips		
Existing	3,298	309	338
Proposed	3,684	350	384
Difference (+/1)	+386	+41	+46

^{*}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		None	None	Meets LDC
South	Х	None	None	Meets LDC
East		None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Simmons Loop/ Substandard Roadway	Design Exception Previously Approved	De Minimus	
Simmons Loop/ Access Spacing	Administrative Variance Previously Approved	De Minimus	
Notes:			

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable: ☑ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Significant☐ Coastal H☐ Urban/Suk	Vater Wellfield Pro t Wildlife Habitat igh Hazard Area ourban/Rural Scen to ELAPP property	ic Corridor	
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	See Full Report
Service Area/ Water & Wastewater ⊠ Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School BoardAdequate⋈ K-5□6-8□9-12□N/AInadequate□ K-5⋈ 6-8⋈ 9-12□ N/A	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square Mobility: \$6,661 * 40 units = \$266,440 Parks: \$1,555 * 40 units = \$62,200 School: \$3,891 * 40 units = \$155,640 Fire: \$249 * 40 units = \$9,960 Total Multi-Family (1-2 story) = \$494,240	foot, Multi-Fa	amily Units 1-2 st	tory)	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☑ N/A	⊠ Yes	☐ Inconsistent	⊠ Yes	
☐ Locational Criteria Waiver Requested☐ Minimum Density Met☒ N/A	□ No	⊠ Consistent	□ No	

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed plan integrates single-family, two-family, and multi-family uses, as well as non-residential uses on the subject site. Proposed modification adds an additional 31 (6.6% increase) residential units, bringing the total to 500 unit, or 8.83 DU/A. In addition, the percentage of units that must be single-family, two-family or townhomes has also been modified to be at least 26%, where previously only 28% of units was required to consist of single-family or two-family dwellings.

The proposed plan modifies the permitted uses allowed on the non-residential parcel at the southwest corner of the subject site. The original PD limited the uses to a Day Care Center, with up to 100 children. The new proposal will allow 10,000 square feet general office, or 6,000 square feet Medical Office; day care center, with up to 150 children; or a church/synagogue with a maximum of 100 seats. The additional uses will give the developer more flexibility to develop the property. The proposed uses are all permitted in the standard business-Professional Office (BPO) zoning district. He addition, the new plan adds a 10' Type A buffer yard along the eastern property boundary of the non-residential parcel; however, the development will be required to adhere to Land Development Code buffer and screening and may be subject to change.

The major modifications of the PD do not raise any compatibility concerns by County Staff. The increase of 6.6% to the number of residential units and the addition of uses allowed on the non-residential uses are appropriate changes to the Planned Development, allowing more residential in an area of other higher density zonings and more flexibility in an area with other low-intensity non-residential uses.

5.2 Recommendation

Based on the above considerations, stafffinds the proposed Major Modification, subject to the conditions, approvable.

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 23, 2024.

- The project shall be limited to a Mixed-Use project with up to 469-500 multifamily residential units. Non-residential uses shall be limited to and a Day Care center, with up to 100-150 children; OR 10,000 sf of Professional Services Office or 6,000 sf of Health Practitioners Office; OR a church/synagogue with a maximum of 100 seats. Interim agricultural or residential uses shall be permitted.
- 1.1. Of the 469 500 residential units, no less than 4650 units shall be of a single unit type (Detached). detached single family or townhome.
- 1.2. At least 28%26% of all the units (a minimum of 133130 units and a maximum of 180 units) shall be single family units (detached) structures, or duplexes, or townhomes. Up to 376370 units may be developed as Multi-Family residential units (65-75%74%). The location of the single-family, duplex, and townhome structures are conceptual and may be changed during permitting. All structures will maintain a 10' minimum separation. Platting shall not be required for this to be considered a mix of uses in accordance with FLU Policy 19.3.
 - 1.2.1. Should the developer elect to plat a portion of the project as single-family, duplex or townhome units, then said platted portion of the project shall develop in accordance with lot standards A, B and C on Sheet 3 of this PD.
 - 1.2.2.<u>Single-family detached and duplex units may only be platted if constructed with direct access to a roadway complying with the Hillsborough County Technical Manual (TS-3) local roadway section and consistent with the requirements of LDC Section 6.02.01.B.</u>
- 1.3. If the non-residential use is a Day Care, then the maximum building space for the Day Care center shall be 10,000 sq. ft. and the use shall be subject to the Land Development Code (LDC) Sec. 6.11.24.
- 1.4. Prior to the issuance of any Certificate of Occupancy for any residential unit, the Day Care use shall be constructed and a Certificate of occupancy issued. The developer shall be required to obtain the certificate of Occupancy for the building corresponding to the non-residential use within 3 years of the date of issuance of the certificate of occupancy that includes the first residential unit under the density bonus (i.e., unit 333). If the certificate of occupancy for the building corresponding to the non-residential use has not been issued prior to the issuance of the certificate of occupancy that includes the first residential unit under the density bonus (i.e., unit 333), then the developer shall cause a financial security to be provided with respect to the non-residential use in the form of a \$250,000 bond. The developer shall be required to obtain the Certificate of Occupancy for the building corresponding to the non-residential use prior to the issuance of the Certificate of Occupancy for the first residential unit under the density bonus (i.e. unit 339). Prior to the issuance of any Certificate of Occupancy for any residential unit subject to Bonus Density (the 334th unit), the non-residential use shall be constructed and a Certificate of Occupancy issued.
- 2. Development standards shall be as indicated in the General Site Development Plan and as follows:
 - 2.1. Single Family/Duplex/Townhome units:

Maximum building height: 35 feet/2-3 stories

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

Minimum front yard setback: 20 feet to internal driveways for garages Minimum side yard setback: 15 feet to PD lines, 10 feet between buildings

Minimum rear yard setback: 15 feet to PD lines

2.2. Multi-family units:

Maximum building height: 45 feet

Minimum side yard setback: 10 feet to PD lines, 20 feet between buildings

Minimum rear yard setback: 20 feet to PD lines

2.3. Overall residential project:

Maximum building coverage: 40% Maximum impervious area: 75%

For detached structures consisting of garages, setbacks to PD lines shall be a minimum of 15 feet.

2.4. Day Care Facility Non-Residential Uses

Maximum building height: 35 feet; 1 story Minimum front yard setback: 20 feet

Minimum side yard setback: 20 feet to PD lines Minimum rear yard setback: 20 feet to PD lines

For detached structures consisting of garages, setbacks to PD lines shall be a minimum of 15 feet.

- 3. Open space and Community Gathering Areas shall be provided for the residential project and subject to LDC Sec. 6.02.18. These areas shall consist of pocked parks, amenity center, and other open gathering spaces within the project and shall include amenities with passive recreational elements including but no limited to landscape, hardscape and benches.
- 4. Buffer and screening between adjacent parcels shall be as depicted in the General Site Plan. Existing vegetation in lieu of the required plantings shall be permitted, subject to Natural Resources approval. A 10-foot buffer shall be maintained along Simmons Loop Rd. Screening of this buffer area shall be as shown in the Landscape Buffer Detail on the General Site Plan. This buffer space shall be in addition to any area reserved for future road expansions or improvements.
- 5. The additional 2 feet of building setback required for every foot of building height over 20 feet in accordance with LDC 6.01.01 footnote 8 shall not apply to the NE corner of the project. A minimum of 20 feet of building setback shall be maintained in that area of the site as shown in the General Site Plan.
- 6. No multifamily structures with more than 2 units shall be placed west of the line indicated on the General Site Plan. Multifamily structures with more than 2 units shall be restricted to Eastern portion of the site. Internal circulation and location of the units shall be as generally shown on the PD Plan.
- 7. If PD 21-0969MM 24-0384 is approved, the County Engineer will approve a <u>de minimis request to a</u> Design Exception (dated October 14, 2021) <u>and</u> which was <u>found approvable previously approved</u> by the County Engineer (on <u>November 3, 2021</u>January 27, 2023). Approval of this Design Exception will require +/- 2,000 linear feet of improvements consistent with the Hillsborough County Transportation Technical Manual TS-4 typical section with

APPLICATION NUMB	ER: MM 24-038
------------------	---------------

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

exception provided for to allow 5- foot bike lanes and 6-foot sidewalks where constructed against the back of curb due to right-of-way constraints.

- 8. If PD 21-0969MM 24-0384 is approved, the County Engineer will approve a de minimis request to a Sec. 6.04.02 Administrative Variance (dated October 14, 2021) and which was found approvable previously approved by the County Engineer (on November 3, 2021 January 27, 2023). Approval of this Administrative Variance will permit the reduction of the access spacing minimum distance requirement between the project's western driveway on Simmons Loop Rd. and the next closest driveway approximately +/-55 feet to the west.
- 9. Primary access to the project shall be provided on Simmons Loop Road from two (2) full access points, as shown on the PD Site Plan. The western access connection shall align with the planned access connection for PD 20-0310 (Simmons Village North) to the south. All existing access connections and driveway aprons that will not be utilized for access shall be removed and restored to typical standard at the time of site construction.
- 10. Prior to or concurrent with the initial phase of development, the developer shall construct an eastbound left turn land and westbound right turn lane into the project's western access connection and an eastbound left turn lane into the eastern access connection from Simmons Loop Road.
- 11. As generally shown on the PD site plan, the developer shall construct a vehicular and pedestrian cross access stubout to the adjacent property to the west (folio 77747.0000).
- 12. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere within the project and along the project boundary consistent with the LDC.
- 13. The project's internal access driveways shall include ADA sidewalks connecting all residential units, the non-residential parcel, amenity areas and all project access connections.
- 14. 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.
- 15. 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.
- 16. 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).
- 17. 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.
- 18.-Water distribution system improvements will need to be completed prior to connection to the County's water system. No building permits that would create demand for water service shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 South County Potable Water Repump

APPLICATION NUMBER:	MM 24-0384	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Jared Follin

Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.

- 18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 19. 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.
- 20. 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.

Zoning Administrator Sign Off:	
SITE SURDIVISION AND RUILDING CONSTRUCT	TION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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.

APPLICATION NUMBER: MM 24-0384

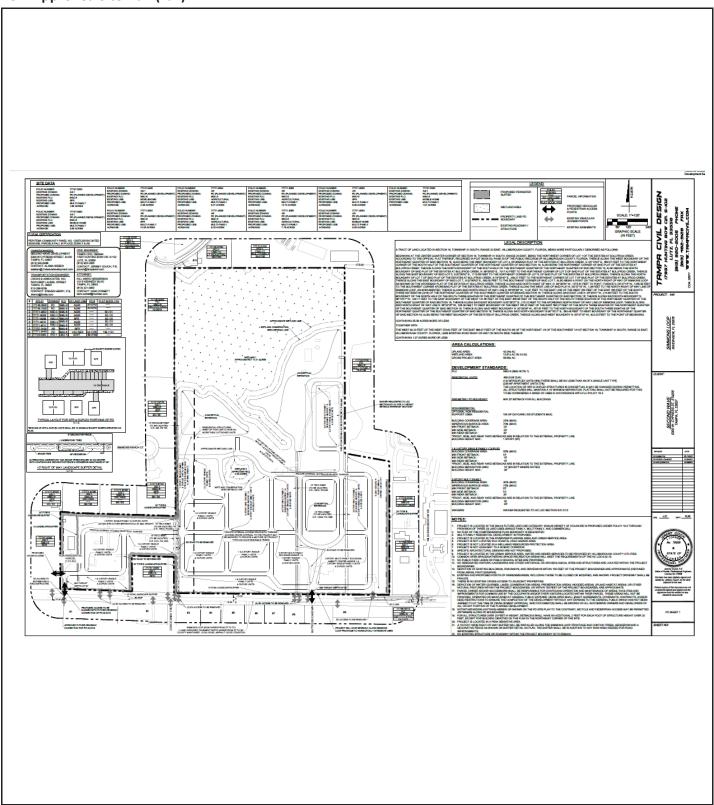
ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

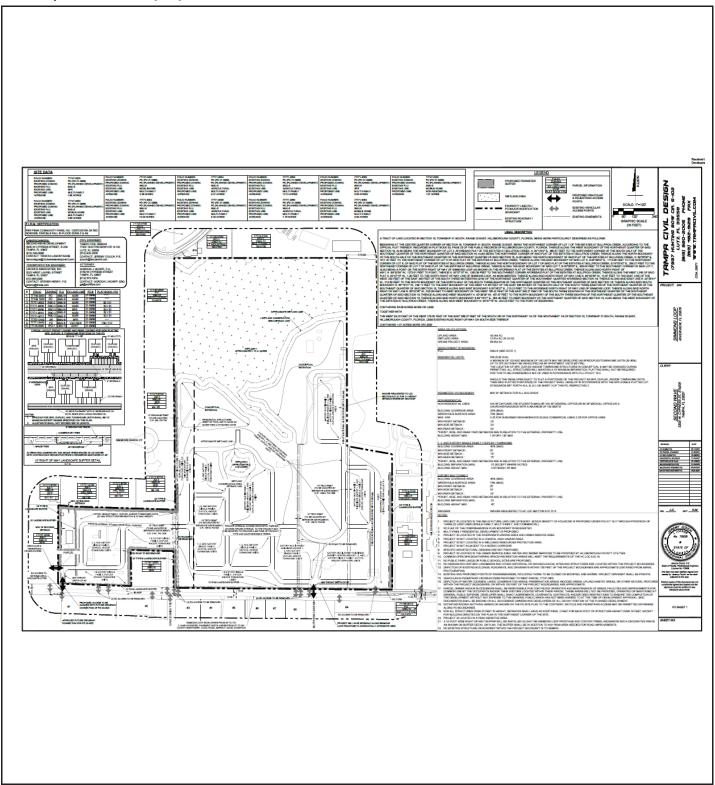
8.1 Approved Site Plan (Full)



Case Reviewer: Jared Follin

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



Case Reviewer: Jared Follin

APPLICATION NUMBER: MM 24-0384

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

REVIEW	ng Technician, Development Services Department (ER: Richard Perez, AICP NG AREA: RV / South	AGENCY/DEPT: Transportation PETITION NO: MM 24-0384
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attack	hed conditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF ZONING APPROVAL

Revised Conditions:

1.2. b. Single-family detached and duplex units may only be platted if constructed with direct access to a roadway complying with the Hillsborough County Technical Manual (TS-3) local roadway section and consistent with the requirements of LDC, Sec. 6.02.01. B.

7. If PD 21-0969 MM 24-0384 is approved, the County Engineer will approve a de minimis request to a Design Exception (dated October 14, 2021) and which was previously found approvable approved by the County Engineer (on November 3, 2021 January 27, 2023). Approval of this Design Exception will require +/- 2,000 linear feet of improvements consistent with the Hillsborough County Transportation Technical Manual TS-4 typical section with exception provided for to allow 5-foot bike lanes and 6-foot sidewalks where constructed against the back of curb due to right-of-way constraints.

8 . If PD 21-0969 MM 24-0384 is approved, the County Engineer will approve a <u>de minimis request to a</u> Sec. 6.04.02 Administrative Variance (dated October 14, 2021) <u>and</u> which was <u>previously approved found approvable</u> by the County Engineer (on November 3, 2021 January 27, 2023). Approval of this Administrative Variance will permit the reduction of the access spacing minimum distance requirement between the project's western driveway on Simmons Loop Rd. and the next closest driveway approximately +/-55 feet to the west.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify Planned Development (PD) #21-0969 to increase total number of residential units, allow for additional non-residential uses, and add alleyway access design details. PD# 21-0969 was approved as rental/residential community consisting of a mix of detached and attached dwelling units; and multi-story apartment buildings, with a day care. The Future Land Use designation of the site is SMU-6.

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
27	Two-Way Volume	AM	PM
PD: Single Family Detached -136 Units (ITE 210)	1,338	99	133
PD: Multi-Family - 336 Units (ITE 221)	1,556	136	131
PD: Day Care – 100 Students (ITE 565)	404	74	74
Total:	3,298	309	338

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
6)	Two-Way Volume	AM	PM
PD: Single Family Detached -135 Units (ITE 210)	1,330	97	132
PD: Multi-Family - 320 Units (ITE 221)	1,480	129	125
PD: Town Homes – 45 Units (ITE 215)	292	17	23
PD: Day Care – 150 Students (ITE 565)	582	107	104
Total:	3,684	350	384

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zonnig, Lane Ose/Size	Two-Way Volume	AM	PM
Difference	+386	+41	+46

The proposed rezoning will result in an increase in potential trip generation by 386 daily trips, 41 AM peak hour and 46 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site fronts the south side of Simmons Loop Rd.

Simmons Loop Rd. is a substandard 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 +/-63 feet. There are no paved shoulders along the roadway. There are bike lanes and sidewalks immediately to the east of the subject property and +/-2,000 feet west of the project site along Simmons Loop Road.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban collector roadway shall meet the typical section TS-4 standard. TS-4 standard includes 11-foot-wide lanes, 7-foot buffered bike lanes, F-type curbs and 5-foot wide sidewalks on both sides within a minimum of 64 feet of right-of-way.

The applicant had previously obtained approval of a design exception to improve approximately 2,000 linear feet of Simmons Loop Rd., as further discussed in the design exception de minimis finding below, and will connect to the proposed improvements (to be constructed by the developer of PD 20-0310 - Simmons Village North) west of the project and existing improvements east of the project.

Planned Infrastructure Improvements by Others:

The developer of approved PD 20-0310 (Simmons Village North) is constructing the Gate Dancer Rd. northern segment connecting to Simmons Loop Rd., creating a "T" intersection where the existing road turns east toward U.S. Highway 301. The new road is being 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. Additionally, the developer of Simmons Village North is required to improve approximately 300 ft of Simmons Loop Road east of the new intersection.

Improvements Completed by Others:

Recently completed infrastructure improvement associated with construction of Planned Developments (PD 04-1476 and 18-0109) to the east of the subject property include a bike lane and curbing on the north side and sidewalks on both sides, along the projects' respective frontages, of Simmons Loop Rd.

SITE ACCESS

The proposed PD site plan provides for two (2) full access connections to Simmons Loop Rd. Based on the applicant's site access analysis, a 245-foot eastbound left turn lane is warranted, and a 195-foot westbound right turn lane is warranted to serve the project's western access connection on Simmons Loop Rd. Only a 245-foot eastbound left turn lane is warranted for the project's eastern access on Simmons Loop Rd.

The PD Site Plan provides cross access to the adjacent property to the west (folio# 77747.0000) as required per LDC, Sec. 6.04.03. Q.

Staff notes that pursuant to LDC, Section 6.02.01.B. platted single family detached and duplex units must have direct access to a roadway and therefore cannot have sole access via internal private drive aisles. As such staff is proposing a revised condition of approval to previously approved condition 1.2. to require internal local roadways are constructed to provide access to single family detached and duplex units in the event the developer may elect to plat said units.

REQUESTED DESIGN EXCEPTION DE MINIMIS FINDING- SIMMONS LOOP ROAD

As Simmons Loop Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) previously submitted a Design Exception request (dated October 14, 2021) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception approved the request on January 27, 2023. To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-4 Typical Section (for 2-Lane, undivided, urban collector roadways) the developer has proposed to improve 2,000 linear feet of Simmons Loop Rd to standard with the following exceptions:

- 1) Bike Lanes TS-4 requires 7-foot buffered bike lanes. Due to right of way constraints, the developer proposes to provide 5-foot bike lanes.
- 2) Sidewalk -- TS-4 requires sidewalk on both sides of the roadway. The sidewalk to be provided as follows:
 - a. Sidewalk on the northside of Simmons Loop along the property frontage is to be provided. The sidewalk will vary between 5 feet and 6 feet. The 6-foot sidewalk is provided where the sidewalk is adjacent to the curb due to right of way constraints.
 - b. The sidewalk on the northside is to be extended east to tie into the existing sidewalk.

No changes to this Design Exception were proposed by the applicant. The County Engineer found the requested zoning changes will have no effect on this Design Exception. As such, the County Engineer will approve a de minimis exception to the previously approved Design Exception in the event MM 24-0384 is approved.

REQUESTED ADMINISTRATIVE VARIANCE DE MINIMIS FINDING:

The applicant previously submitted a Section 6.04.02.B. Administrative Variance Request (dated October 14, 2021) from the Section 6.04.07 LDC requirement, governing minimum spacing for access connections (driveways). The project's western access connection is planned to align with the approved access connection to the south for PD 20-0310 (Simmons Village North), however there is an existing single residential driveway on the north side of Simmons Loop Rd. +/-55 feet to west of the proposed access connection. The LDC a minimum of 245 feet spacing between driveways on Simmons Loop Rd. Based on factors presented in the Administrative Variance Request, the County Engineer approved the request on January 27, 2023.

The County Engineer found the requested zoning changes will have no effect on this Administrative Variance. As such, the County Engineer will approve a de minimis exception to the previously approved Administrative Variance if MM 24-0384 is approved.

LEVEL OF SERVICE (LOS)

Simmons Loop Rd is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report



October 14, 2021

Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22nd Floor Tampa, FL 33602

Re:

Simmons Loop

RZ 21-0969 Lincks Project No. 21026

LINCKS & ASSOCIATES, INC	OCIATES, IN	IC.
--------------------------	-------------	-----

	n, the previous approval
hall stand.	i, the previous approval

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L – Existing Facilities for Simmons Loop from the Gate Dancer Road Extension to the project access. According to the Hillsborough County Functional Classification Map, Simmons Loop is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area. The developer proposes to rezone the subject property to Planned Development to allow the following land uses:

- Multi -Family 336 Dwelling Units
- Single Family 133 Dwelling Units
- Day Care 10,000 Square Feet
 - 100 Students

The developer of Simmons Village proposes to extend Gate Dancer Road from its current terminus within Belmont to Simmons Loop. As a part of the plans to extend Gate Dancer Road approximately 300 feet of Simmons Loop east of Gate Dancer Road extension is proposed to be improved. A copy of the plans are included in the appendix of this letter.

Table 1 provides the trip generation for the project and Table 2 provides the roadway capacity analysis for Simmons Loop adjacent to the site. As shown in Table 2, Simmons Loop currently operates at an acceptable level of service and will continue to operate at an acceptable level of service with the addition of the project traffic.

The access to serve the project is proposed to be two (2) full accesses to Simmons Loop.

The request is for a Design Exception to TS-4 of the Hillsborough County Transportation Technical Manual for Simmons Loop from the project access to Gate Dancer Road. The subject segment of Simmons Loop is currently a two (2) lane roadway with 11-foot lanes. The following exceptions are requested to accommodate the proposed project.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams October 14, 2021 Page 2

- 1) Bike Lanes TS-4 has 7 foot buffered bike lanes. Due to right of way constraints, the developer proposes to provide 5 foot bike lanes.
- 2) Sidewalk TS-4 has sidewalk on both sides of the roadway. The sidewalk to be provided is as follows:
 - a. Sidewalk on the northside of Simmons Loop along the property frontage is to be provided. The sidewalk varies between 5 feet and 6 feet. The 6 foot sidewalk is provided where the sidewalk is adjacent to the curb due to right of way constraints.
 - b. The sidewalk on the northside is to be extended east to tie into the existing sidewalk.

Figure 1 provides the limits of the proposed improvements.

The justification for the Design Exception is as follows:

- 1. The primary access for the development is to Simmons Loop.
- The developer proposes to improve approximately 2,000 linear feet of Simmons Loop and will connect to the proposed improvements west of the project and existing improvements east of the project.

Based on the above, it is our opinion, the proposed improvements to Simmons Loop mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact us if you have any questions or require any additional information.

Mr. Mike Williams October 14, 2021

Page 3

Best Regards

Steven J Hen

esident

incks & Associates, Inc.



Based on the information provided by the applicant, this request is:

Disapproved X Approved Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida

L. Tirado, P.E.

Williams

Michael J. Digitally signed by Michael J. Williams

Date: 2023.01.27 16:45:38 -05'00'

Sincerely,

Michael J. Williams

Hillsborough County Engineer

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

	_,		
l Peak Hour rip Ends	Tota	142 134 111	387
	Ont	87 55 142 84 50 134 52 59 111	164
PN	듸	87 84 <u>52</u>	223
Hour Is	Total	29 83 112 25 74 99 58 52 110	321
// Peak Trip End	Ont	83 74 <u>52</u>	209
Ā	드	29 25 28	112
Daily	Trip Ends	1,829 1,352 476	3,657
里	LUC	221 210 565	Total
	Size	336 DU's 133 DU's 10,000 SF	
	Land Use	Multi - Family Single Family Day Care	

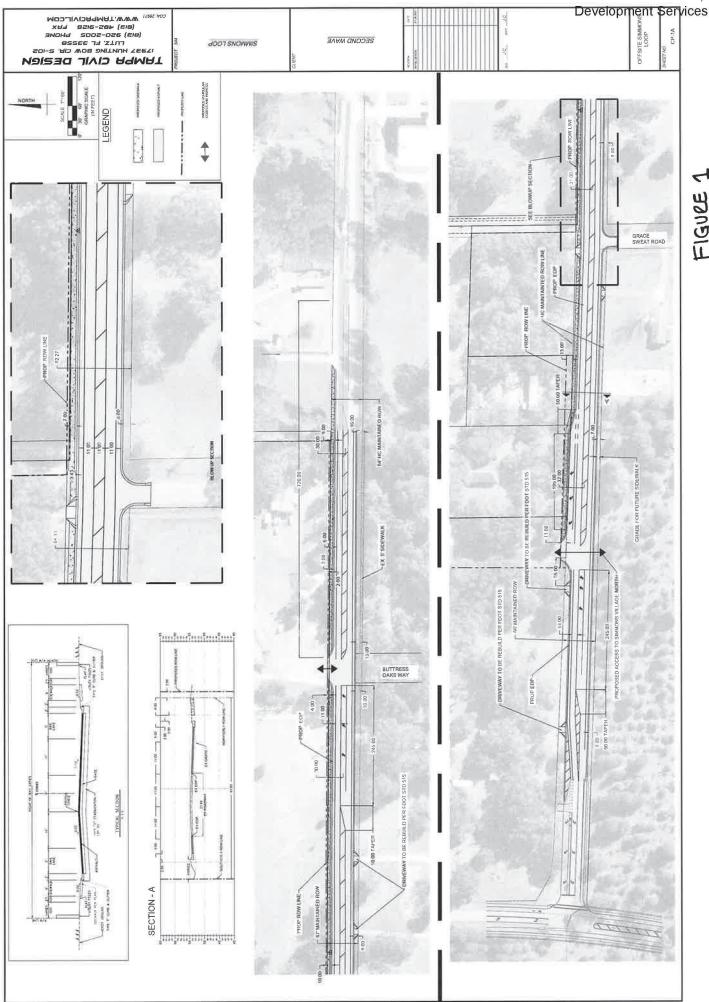
(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

TABLE 2

LINK ANALYSIS

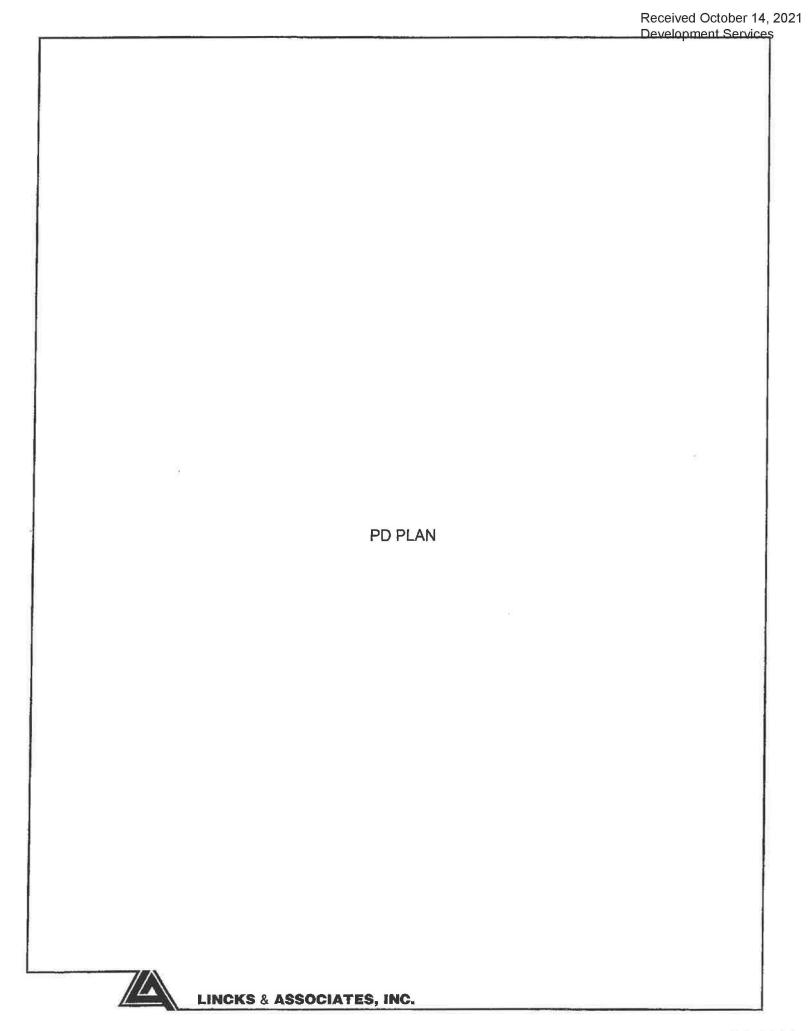
lable	Capacity	31
Avai	Cap	35 94
	Total	616 730
Project	Traffic	192 232
Peak Season	Traffic (2)	424 498
	Period	AM
LOSD	Capacity (1)	1,197
	Geometry	SLU
	의	US 301
	From	Gate Dancer Rd
	Roadway	Simmons Loop

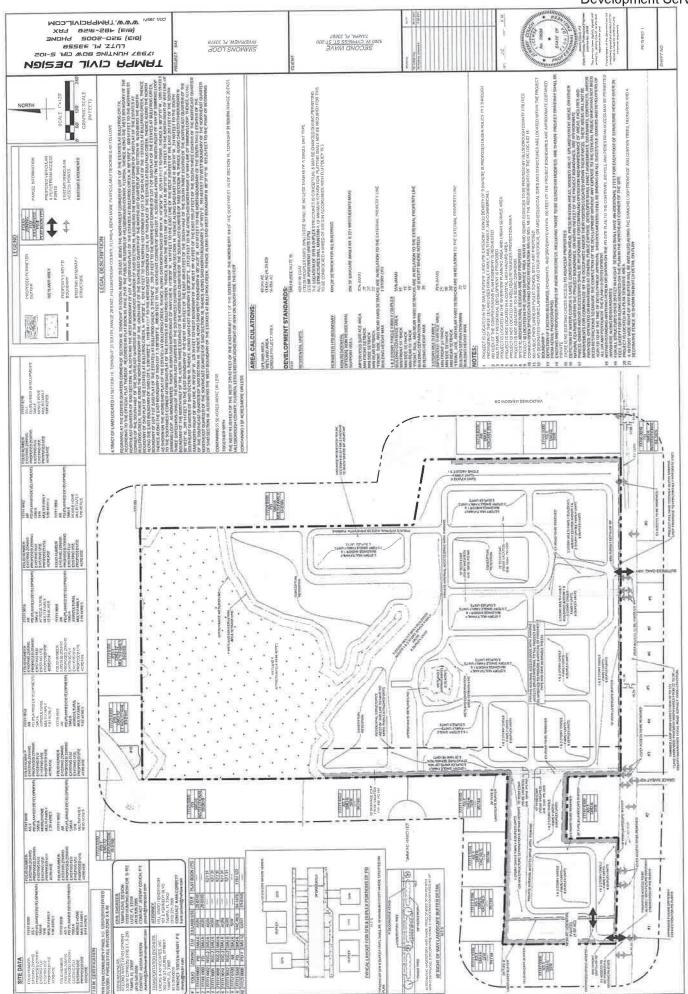
(1) Source - 2020 FDOT Quality/Level of Service Handbook. (2) Source - Access Management Analysis dated October, 2021.

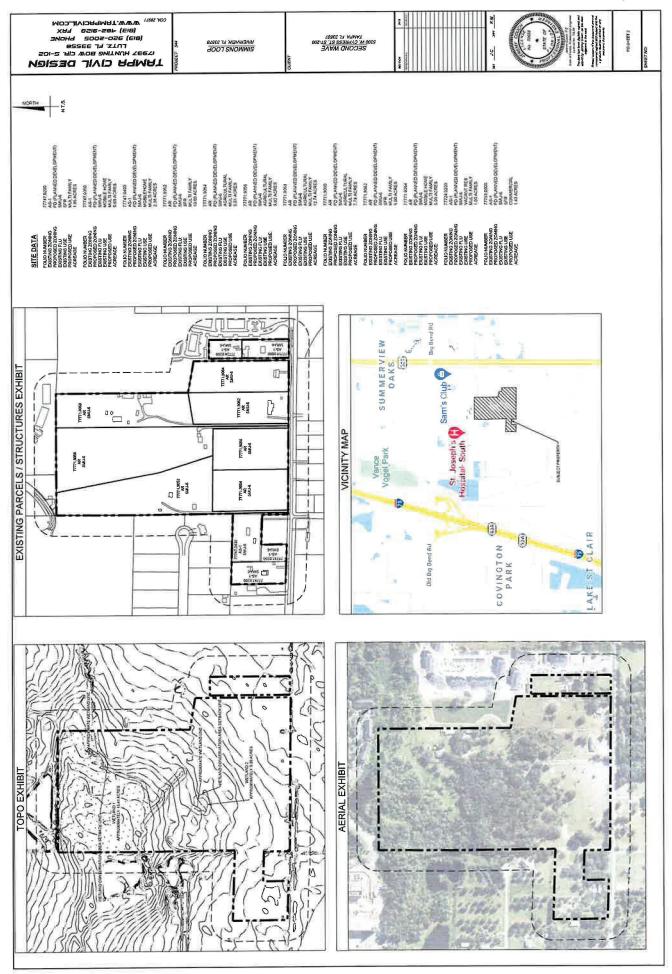


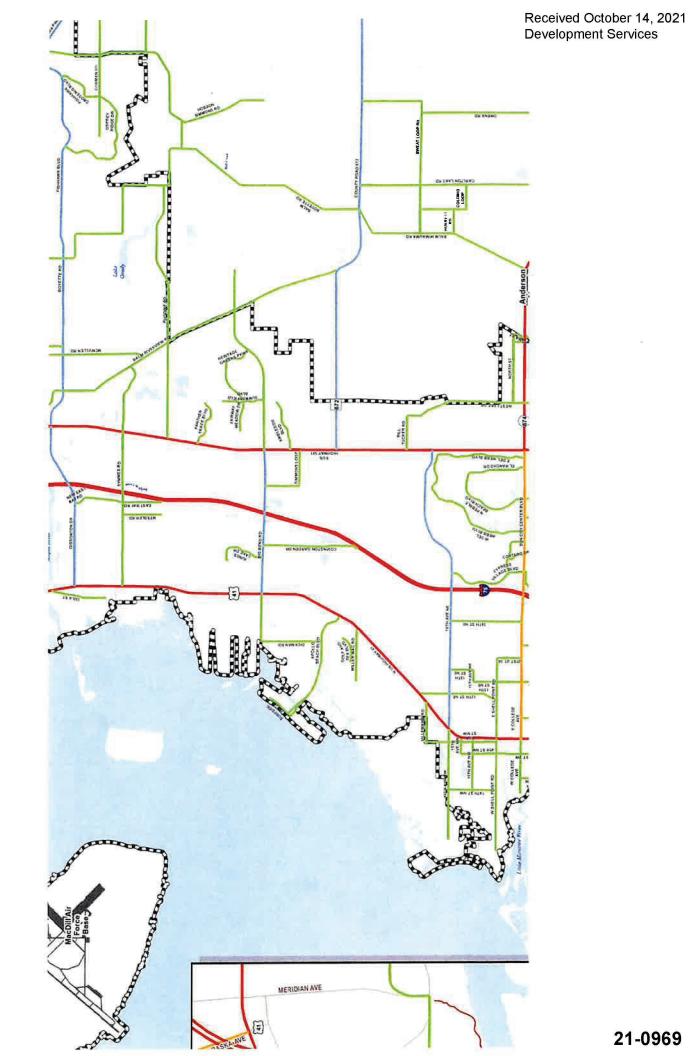


LINCKS & ASSOCIATES, INC.

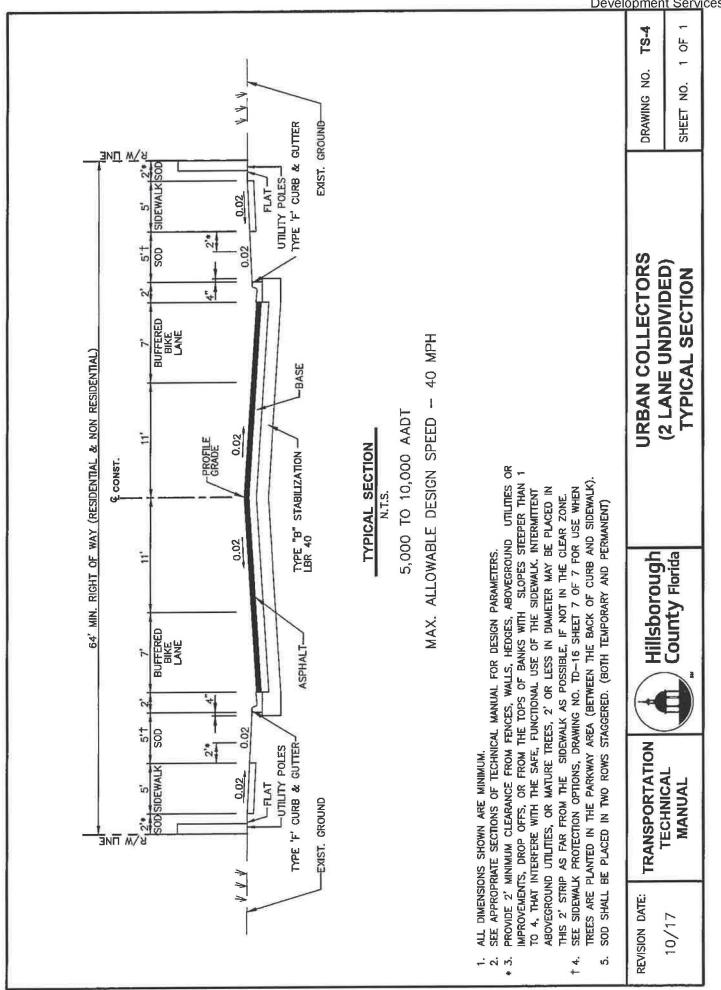






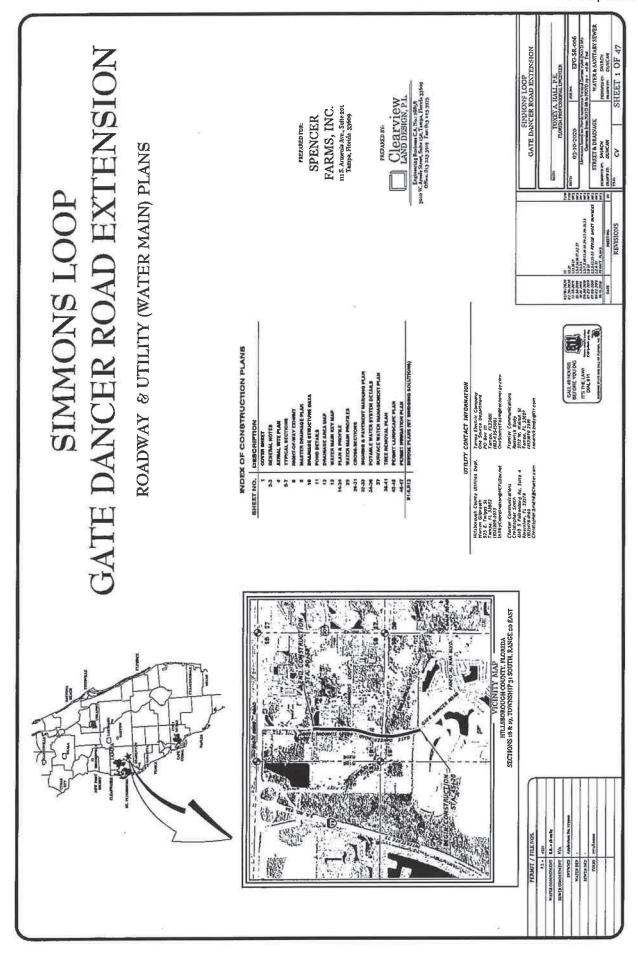


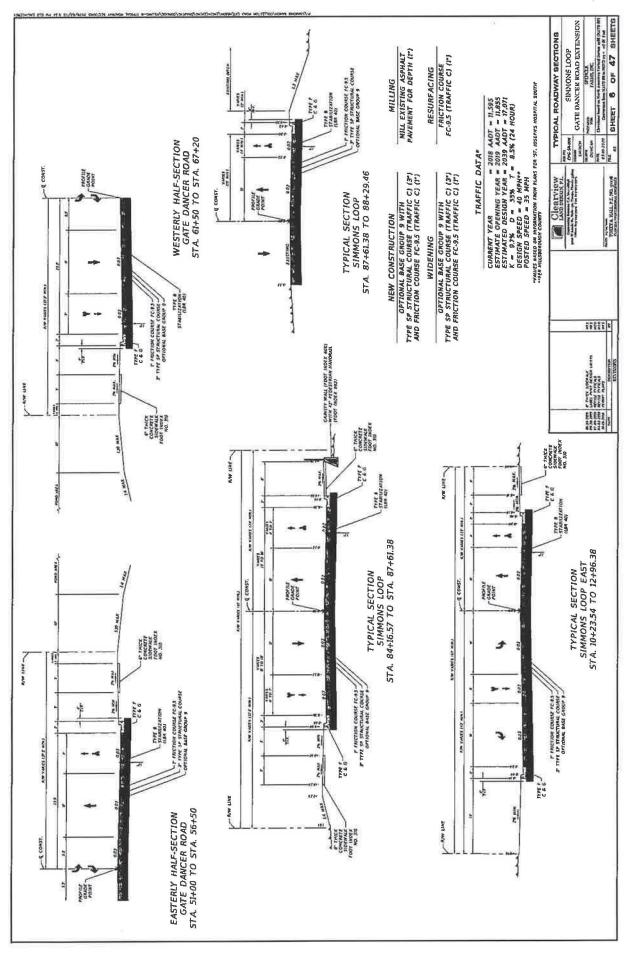
Received October 14, 2021
Development Services

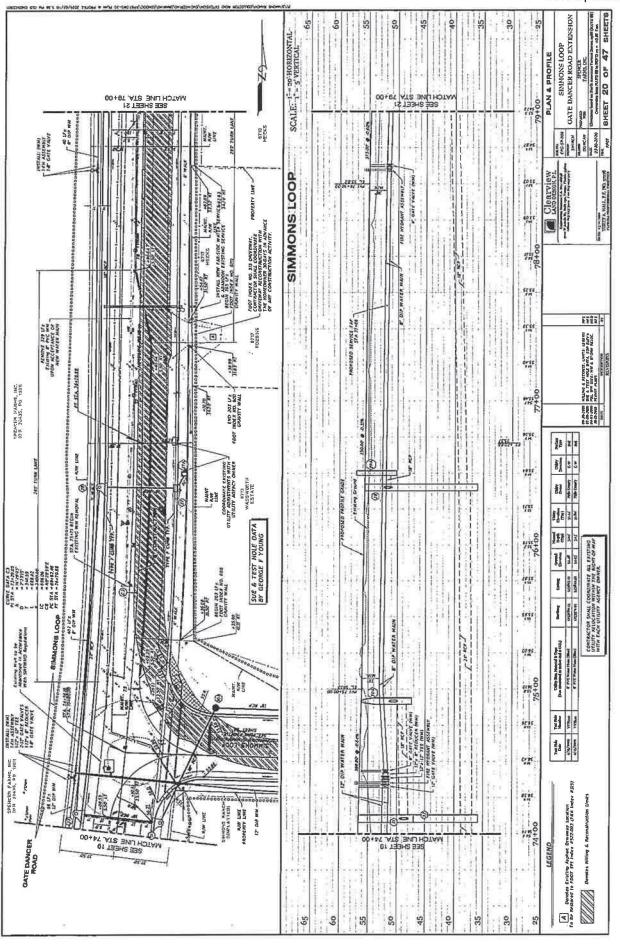


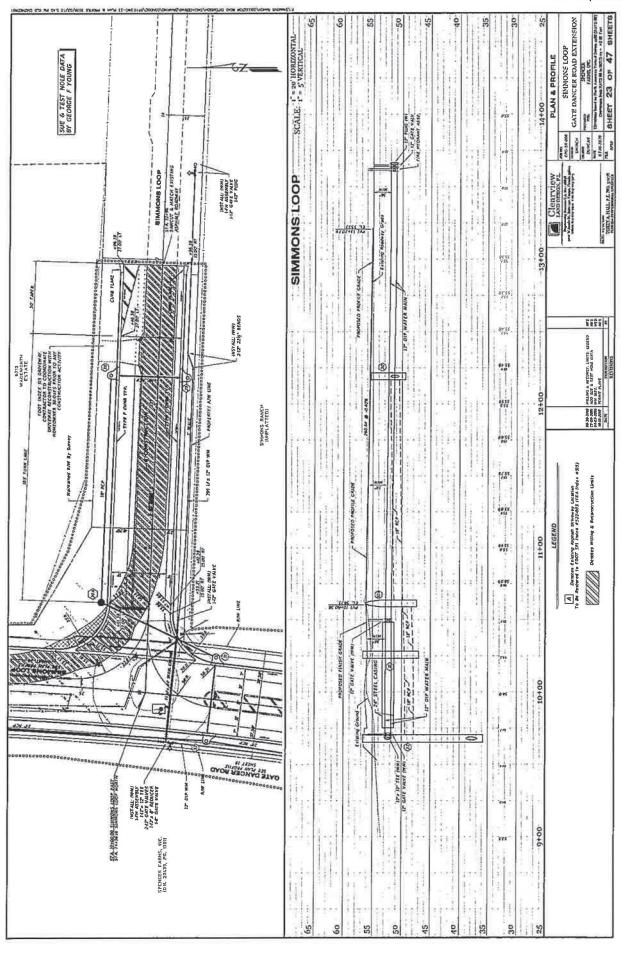
GATE DANCER ROAD PLANS

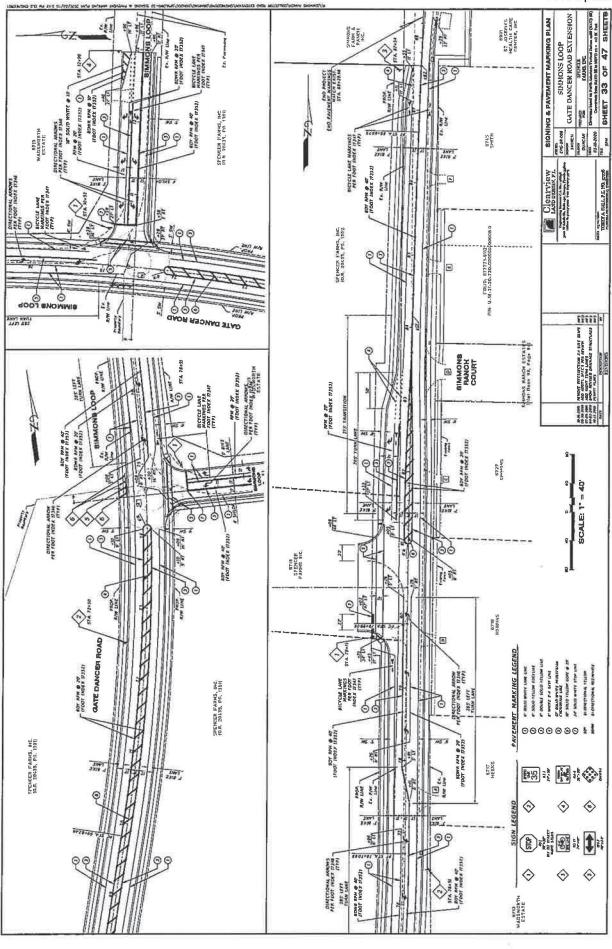


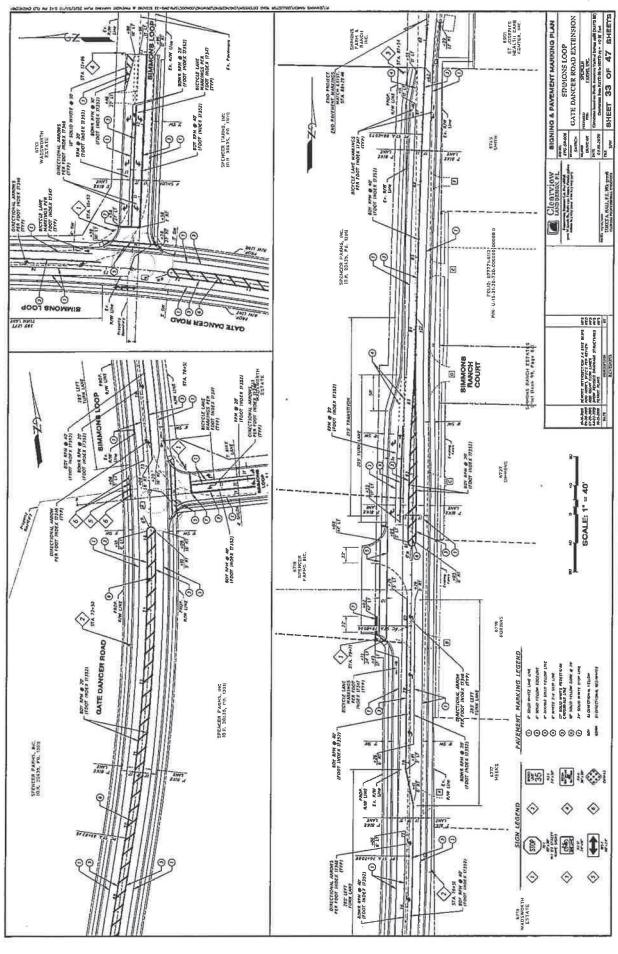












Received October 14, 2021 <u>Development Services</u>

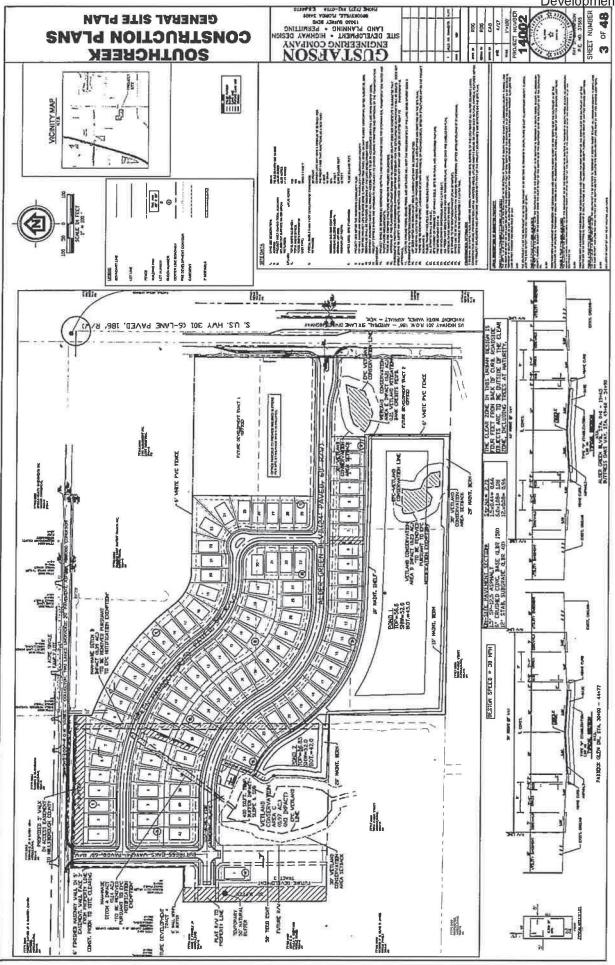


TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's **Urbanized Areas**¹

174, 17591 111, 17591				aluites.						ine malk	/l:/evellahilise	12/18/12
	STATE	SIGNA	LIZED AF	TERIA	LS	تتخلمون	1	ما ما الله الله الله الله الله الله الله	FRE	EWAYS		<u> </u>
	Class I	40 mph or	higher posted	speed limi	(t)		Lene 4	s B 4,12		C ,540	D 6,700	E 7,190
Lane	s Median Undivided	B 4 *	C 1,510	D 1,600	E **	1	6	6,13	0 8	370	10,060	11,100
4	Divided	刺	3,420				8	8,23		100	13,390	15,010
6	Divided	韓	5,250				10 12	10,33 14,45		040	16,840	18,930
8	Divided	배	7,090	7,210	***		12	14,43	10,	880	22,030	22,860
Lanes		35 mph or B	slower posted C	speed limit	t) E			Auxiliary La	Freeway	Adjustme	ents Ramp	
2	Undivided		660	1,330		n	Pn	esent in Both D			Metering	
4	Divided	*	1,310	2,920	3,040			+ 1,800			+ 5%	
6	Divided	#s	2,090	4,500	4,590							
8	Divided	推	2,880	6,060	6,130							
		or correspon by the indic	Rondway A ding state volu- ated percent.) Roadways	Adjustmen mes - 10%	nts				Production of the page 18			
	Median		Lane Adjus		P		1	UNINTERI	RIPTED	FLOW	HIGHWAY	75
Lanes	Median	Exclusive Left Lane			ijustment Factors	11	Lanes	Median	В	C	D	E
2	Divided	Yes	No		+5%		2	Undivided	770	1,530	2,170	2,990
2	Undivided	No	No		-20%	H	4	Divided	3,300	4,660	5,900	6,530
Multi	Undivided	Yes	No		-5%	M	6	Divided	4,950	6,990	8,840	9,790
Multi	Undivided	No	No Yes		-25%							
		_	162		+ 5%			Uninterrup				
	One-W	av Facili	ty Adjustm	ent		闘	Lanes	Median	Exclusive		Adjustmen	
			ding two-dire			H	2 Multi	Divided Undivided	Ye		+5%	
			table by 0.6				Multi	Undivided	Ye		-5% -2 5%	
	RI	CYCLE	MODE ²	THE RESERVE			'Values si	own are presented	on Deak hour to	on-way volum	Processing theory	-
(Mult direction	(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)				r of vice		constitute computer i	n slambile/truck i role bin braidwin nodek from which	nodes imless so ild be wed only this table is de	ecifically state for general prived should b	ed, This table doc lanning application tweet for more at	not ns. The
Paved Sh	oulder/Bicycl	e.	•			M a	corridor or	pplications. The tel intersection design	, where more r	efined techniq	ues exist. Calculat	ions ure
	Coverage	В	С	D	E	1	based on p Capacity of	launing application of Quality of Servi	s of the Highwa ce Monual	ly Capacity M	famual and the Tro	nit [
0)-49%	क्षंद	260	680	1,770	9				9 79709		The state of the s
	0-84%	190	600		>1,770		Level of s	ervice for the bisye d vehicles, not mu	bis and pedestri ber of bicyclis	an modes in ti la or pedeatria	ns table a based on as using the facili	n number
85	-100%	830		1,770	蜂蜂	3	Buses per l	oraspown are only.	for the peak hou	r in the single o	liraction of the high	er traffic
		0.00	N MODE ²		į.	1	low.					1
	(Waltiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)					e achieved using ta cable for that level			ra sixfamabila	direction.		
0:21	. O			-	. G	W	olumas gre	aterthan level of s	ervice D.becom	e F because in	darx cotion capacit	ies have i
	k Coverage 49%	B *	C *	D 250	E	80	en rezone: bievable b	i. For the bisycle n scause there is no r	node, the level o	of service lette	r grade (including	F) is not
	-84%	a)ı	150	250 780	850 1,420		ilue defaul		Horacion Forms	ie iovane mi	matery mark amic	mput 1
	100%	340			1,420							W.
BI	US MODE (A TOTAL COMMENT							Marcel
Sidewalk	Coverage	В		D	E		urce:	alice com				1
	34%	> 3	15	_	≥2			timent of Transport ning Office	stion			
	00%	> 4			≥ I			fl.m/ólsmins/svi	tems/em/los/de	sult shim		Charles
HOOSE WINE	TENNET CONTEX		OPINETRE THE PARTY	TOURS AND A SERVICE	[1]	and the	~	THE COLORS OF THE PARTY OF THE		- Contraction		- Aller and a second

2012 FDOT QUALITY/LEVEL OF SERVICE HANDBOOK TABLES



October 14, 2021

Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22nd Floor Tampa, FL 33602

Re:

Simmons Loop

RZ 21-0969 Lincks Project No. 21026

ous approval	
170F0	

LINCKS & ASSOCIATES, INC.

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access to Simmons Loop. The developer proposes to rezone the property to Planned Development to allow the following land uses:

- Multi-Family 336 Dwelling Units
- Single-Family 133 Dwelling Units
- Day Care 10,000 Square Feet
 100 Students

Table 1 provides the trip generation for the proposed project.

The access to serve the project is proposed to be via two (2) accesses to Simmons Loop. A copy of the PD plan is included in the appendix of this letter.

The subject property is within the Urban Service Area and according to the Hillsborough County Roadways Functional Classification Map, Simmons Loop is a collector road.

The western most access for the project is proposed to align with the Simmons Village North access to Simmons Loop.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Simmons Loop. Based on Section 6.04.07, the access spacing for Simmons Loop is 245 feet and the spacing from the western access to the west is 55 feet. This is graphically shown in Figure 1.

The justification for the variance is as follows:

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams October 14, 2021 Page 2

(a) there is an unreasonable burden on the applicant,

- 1. The proposed western access is to align with the future access to Simmons Village North on the south side of Simmons Loop.
- 2. The access to the west is a driveway to a Single Family Home.

Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

The proposed access is to align with the future access for the Simmons Village North access which is recommended from an operational standpoint.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only frontage for the project is Simmons Loop. Due to property constraints, the only reasonable location for the access is to align with the future Simmons Village North access.

Mr. Mike Williams October 14, 2021 Page 2

- 1. The proposed western access is to align with the future access to Simmons Village North on the south side of Simmons Loop.
- 2. The access to the west is a driveway to a Single Family Home.

Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

The proposed access is to align with the future access for the Simmons Village North access which is recommended from an operational standpoint.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only frontage for the project is Simmons Loop. Due to property constraints, the only reasonable location for the access is to align with the future Simmons Village North access.

Mr. Mike Williams October 14, 2021 Page 3

any questions or require any additional
Olahan
plicant, this request is:
าร
l clarification, please contact Sheida
Digitally signed
by Michael J. Williams
S Date: 2023.01.27 Sincerely, 16:47:33 -05'00'
Michael J. Williams
Hillsborough County Engineer

Mr. Mike Williams October 14, 2021 Page 4

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

PM Peak Hour Trip Ends Ort 55 50 59 87 84 52 듸 Total 99 AM Peak Hour Trip Ends Ort 83 74 52 29 25 58 듸 Trip Ends Daily 1,829 1,352 476 빌 221 210 565 336 DU's 133 DU's 10,000 SF Size

Multi - Family Single Family Day Care

Land Use

Total

142 134 111

387

164

223

321

209

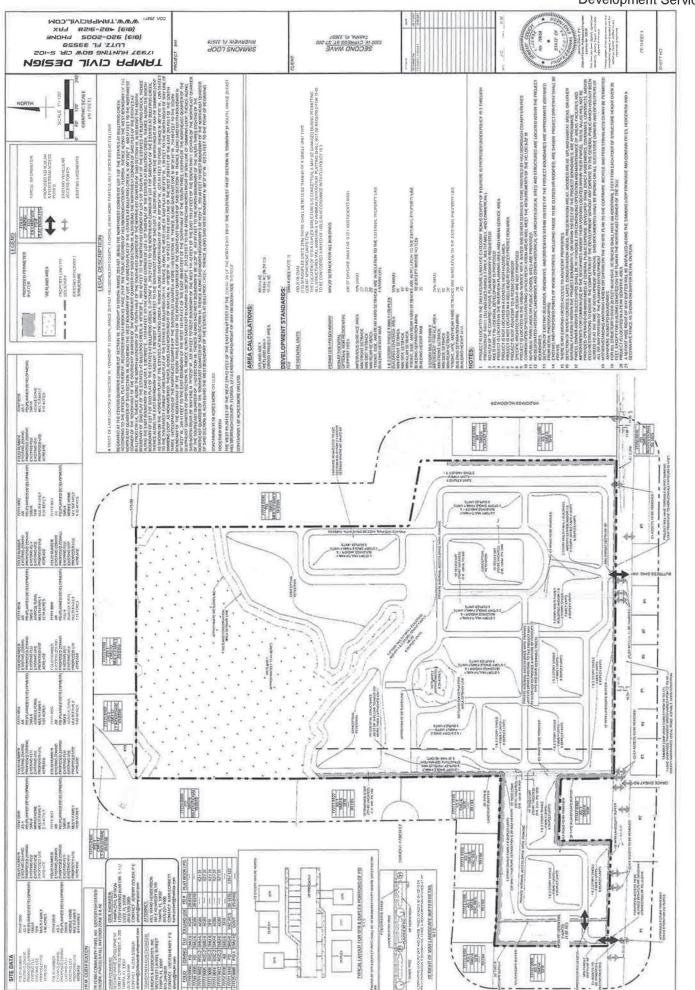
112

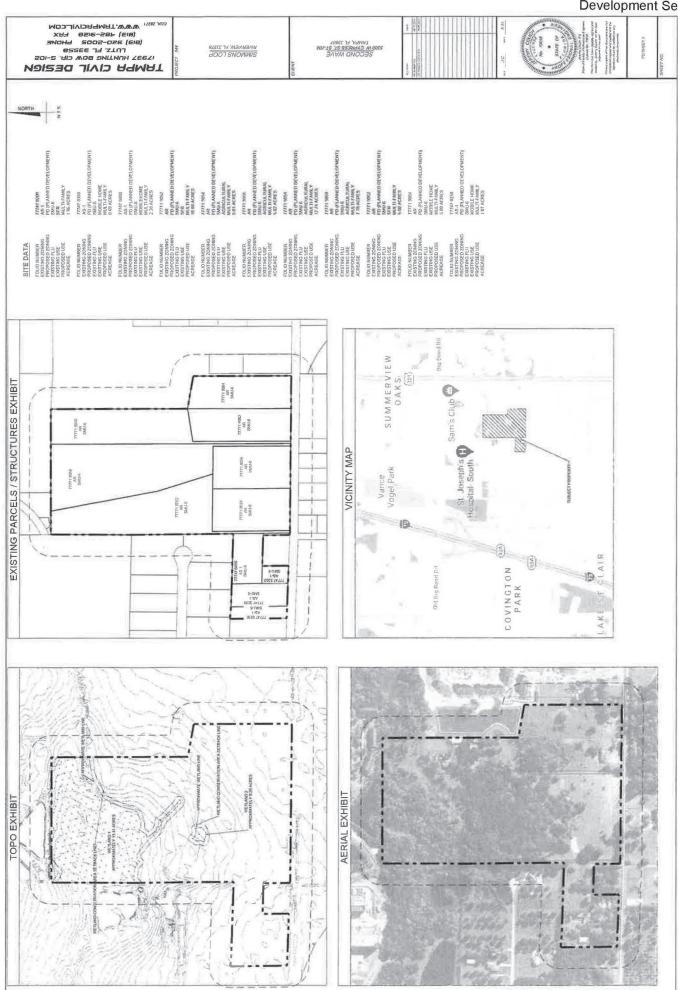
3,657

Total

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

21-0969





21**-09**69

		Received October 14, 20 Development Services)21
	HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE SECTION 6.04.04		
7/A			



Sec. 6.04.04. - Design Standards

A. Driveway Width/Length

Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users.

The actual width and length of driveways shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to the number of lanes, the driveway geometrics, internal obstructions, traffic safety, etc. The length of driveways shall be designed to provide for an uninterrupted traffic flow on the public street. This will require that the entering vehicles not be confronted with maneuvering vehicles at the immediate point of entry, thus requiring other entering vehicle(s) to stop in the through traffic flow. The driveway length therefore, will be subject to the anticipated required stacking length of entering and exiting vehicle during the peak period.

- For driveways that will be signalized, driveway length should be determined by a traffic study of
 expected traffic and queues. An important measurement in determining the driveway length is the
 outbound queue.
- 2. For unsignalized driveways, the following minimum lengths will be used:

Land Use	Driveway Length (In Feet)
Any major entrance with 4 or more total lanes in the in the driveway. Typically malls, and "Super" retail centers	300 or greater, based on traffic study
Regional Shopping Centers (over 150,000 sq. ft.)	250
Community Shopping Center (100-150,000 sq. ft.) (Supermarket, drug store, etc.)	150
Small Strip Shopping Center	50
Smaller Commercial Development (convenience store with gas pumps)	30

3. For residential developments, the maximum length shall be:

Land Use	Driveway Length (In Feet)
Residential Developments	250

B. Driveway Grades

- Driveway grades shall conform to the requirements of FDOT Roadway and Traffic Design Standard Indices, latest edition.
- For driveways with high volumes and where curve radii turnouts would be a prime benefit to traffic movements, the following factors should be considered:
 - a. It is desirable to have driveway slope upward from gutter line without any vertical curve. The upward slope with curbs will allow better control of drainage.
 - b. It is desirable to have a relatively flat area adjacent to the roadway, where vehicles may turn off without an immediate climbing or descending need. Then exiting vehicles may wait to enter traffic flow at approximately roadway level.
 - c. Within the limits of curve radii, no drop curb shall be allowed except as required for curb cut ramps.

C. Traffic Control Devices

- 1. The installation of signs and pavement markings at private roadways and residential or commercial driveways, and the installation of traffic signals at high-volume commercial Type III driveways may be required in order to provide for safe and efficient movement of traffic. All traffic control devices shall be installed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) and the current County standards and specifications and shall be approved by the County Public Works Department, Traffic Section.
- 2. The approval to install traffic signals shall be based on a traffic engineering study which addresses the warrants, the design, and the operation of the signals. The study and design shall be approved by the County Public Works Department, Traffic Section and FDOT, if on the State Highway System. The responsibility for the engineering study shall rest with the permittee. If a traffic signal is installed, all signal elements and appropriate portions of the access approach to assure efficient signal operation, shall be on public right-of-way or on easements granted to the public.

Any required traffic control devices, including signs, signals or pavement markings shall be installed by the permittee. The permittee shall be responsible for all purchase and installation costs involved.

D. Auxiliary Lanes

Auxiliary Lanes refer to left-turn, right-turn, acceleration, deceleration, and storage lanes.

Developments which generate AM or PM Peak Hour Traffic which exceeds the following thresholds shall provide the following site related acceleration, deceleration, and storage lanes:

- If more than 20 left turning vehicles per hour on a two-lane arterial or collector roadway, then left turn lanes are warranted,
- 2. If more than 50 right turning vehicles per hour on a two-lane arterial or collector roadway, then right turn lanes are warranted,
- 3. If more than 40 right turning vehicles per hour, on a four-lane rural roadway, then a right turn lane is warranted,
- 4. If more than 80 right turning vehicles per hour, on a four-lane urban roadway, then a right turn lane is warranted,
- 5. If more than 60 right turning vehicles per hour, on a six-lane rural roadway, then a right turn lane is warranted,
- 6. If more than 100 right turning vehicles per hour, on a six-lane urban roadway, then a right turn lane is warranted,
- 7. On multi-lane roadways, left turn lanes shall be constructed when there are more than 20 left turning vehicles.

(Ord. No. 00-38, § 2, 11-2-00; Ord. No. 05-22, § 2, 11-17-05; Ord. No. 07-18, § 2, 7-19-07, eff. 10-1-07)

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	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements □ Other 		

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	3,298	309	338	
Proposed	3,684	350	384	
Difference (+/-)	+386	+41	+46	

^{*}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		None	None	Meets LDC	
South	X	None	None	Meets LDC	
East		None	None	Meets LDC	
West		None	Vehicular & Pedestrian	Meets LDC	
Notes:					

Design Exception/Administrative Variance □ Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
Simmons Loop/ Substandard Roadway	Design Exception Previously Approved	De Minimis		
Simmons Loop/ Access Spacing	Administrative Variance Previously Approved	De Minimis		
Notes:				

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☑ Design Exception/Adm. Variance Requested☑ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	See report.	

COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	MM 24-0384
Hearing date:	December 16, 2024
Applicant:	Simmons Loop Apartment Partners WB LLC
Request:	Major Modification to a Planned Development
Location:	North side of Simmons Loop, west of South U.S. Highway 301, Riverview
Parcel size:	56.65 acres +/-
Existing zoning:	PD 21-0969
Future land use designation:	SMU-6 (6 du/ac; 0.25 FAR)
Service area:	Urban Services Area
Community planning area:	Riverview Community Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

PD Modification Application:

ication: MM 24-0384

Zoning Hearing Master Date:

December 16, 2024

BOCC Land Use Meeting Date:

February 11, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Simmons Loop Apartment Partners

WB LLC

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 56.65

Community

Plan Area:

Overlay: None



Introduction Summary:

PD 21-0969 was approved in 2021 to allow 469 multi-family units and a day care center, with up to 100 children. Of the 469 residential units, no less than 46 units were required to be single unit type (detached) and at least 28% of all the units were required to be single family units (detached) or duplexes. The project utilized the Bonus Density provision in the Comprehensive Plan, which required at least 3 different uses to be developed on the property to attain a higher density. The applicant is requesting modifications to allow up to 500 residential units with modified number required to be single-family detached or duplexes and/or townhomes. Additional commercial uses on the non-residential parcel have also been added to give the development more options and flexibility.

Existing Approval(s):	Proposed Modification(s):
469 residential units	500 residential units
 Min. of 46 units to be single-family detached units. 	 Min. of 50 to be single-family attached detached / townhomes units
 Min. 28% to be single-family detached or duplex units. 	 26% to be single-family detached or duplexes or townhome units.
 Remaining units may be multi-family units 	- Max. of 376 <u>370</u> to be multi-family units
Non-residential use:	Non-residential uses:
- Daycare (100 children maximum)	- Daycare (150 children maximum)
	- Professional Services Office
	- Health Practitioners Office
	- Church/Synagogue (100 seat maximum)

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

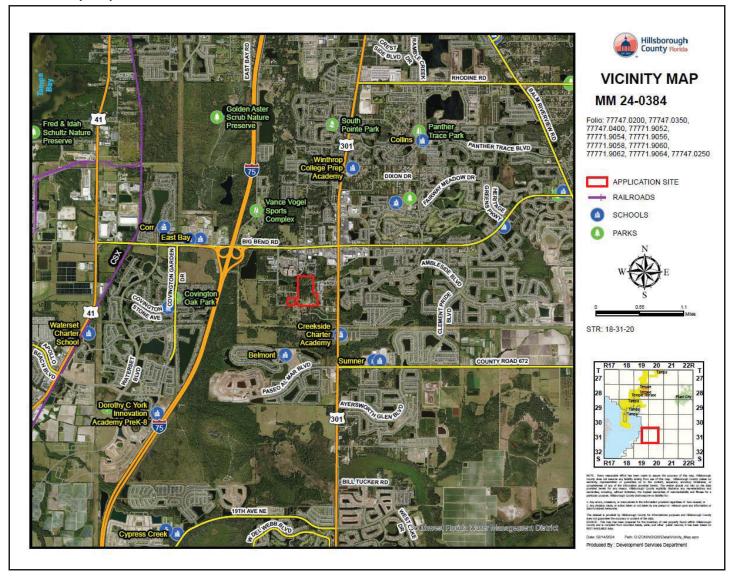
Template created: 8-17-21 3 of 20

ZHM HEARING DATE: December 16, 2024 BOCC LUM MEETING DATE: February 11, 2025

ETING DATE: February 11, 2025 Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



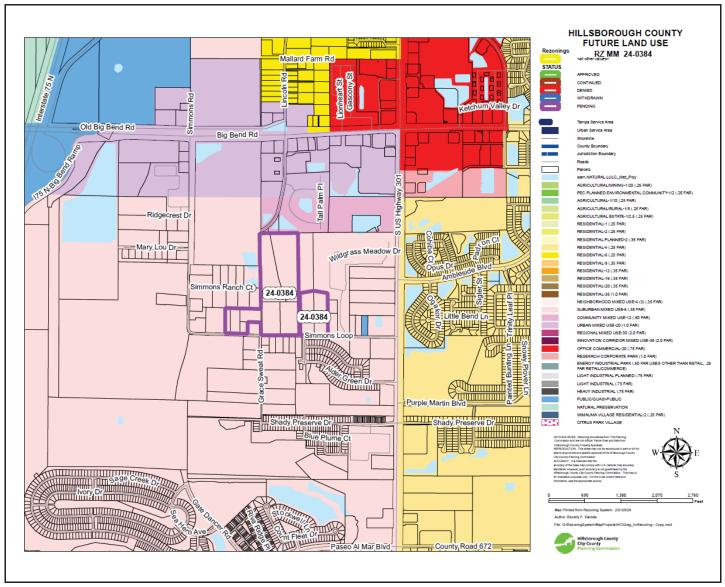
Context of Surrounding Area:

The subject site is generally located within the 6600-6700 block of Simmons Loop along the north and consists of eleven folios. The property is within the Urban Service Area and within the Riverview Planned Area. The surrounding area primarily consists of a variety of residential uses including single-family to the south and west & multi-family to the east. To the north, office and other non-residential uses are present, including restaurants, supermarkets, personal service uses, and self-service storage. The property is also in the vicinity of a large hospital, St. Joseph's Hospital- South, located to the northwest of the property. The nearest major roadways to the project site are Big Bend Road to the north and Highway 301 to the east. The property has ease of access to these major roadways by Simmons Loop. Belmont Elementary School, Sumner Highway School, and Creekside Charter Academy are nearby schools.

ZHM HEARING DATE: December 16, 2024 BOCC LUM MEETING DATE: February 11, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



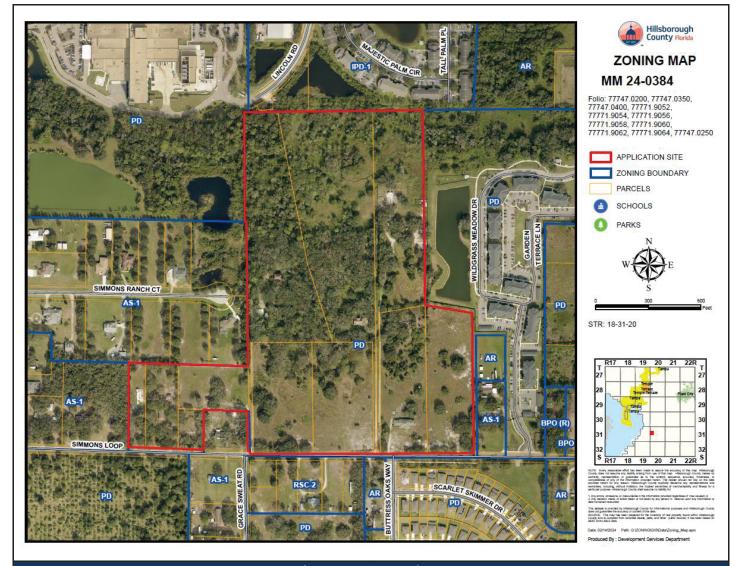
Case Reviewer: Jared Follin

Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6.0 dwelling units per gross acre / 0.35 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locations criteria.

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	IPD-1	15.8 DU per acre, 0.58 FAR	Multi-Family, Office Uses, self-storage units (mini-warehouses)	Multi-family apartments Mini-warehouses
South	PD 23-0522	6.0 DU per acre 120 beds (Nursing/Extended Care Use)	Single-Family, multi- family, Nursing, Convalescent and Extended Care Facilities	Single-Family
	AS-1	1 DU per acre	Agriculture/Single- Family	Single-Family
	RSC-2 (85-0084)	<mark>∓2</mark> DU per acre	Single-Family/Mobile Home/Modular Home	Single-Family/Mobile Home

APPLICATION NUMBER: MM 24-0384

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

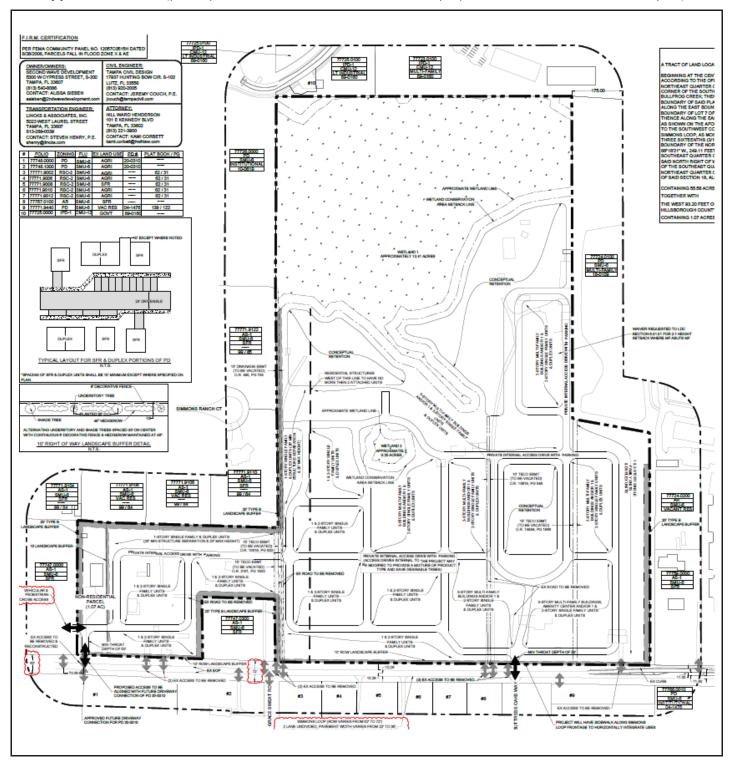
	AR	1 DU per 5 acres	Agriculture/Single- Family	Single-Family
	PD 04-1476	2.56 DU per acre, .18 FAR	Single-Family, BPO uses, CN uses	Single-Family
	PD 18-0109	9 DU per acre, 0.0014 FAR (2,000 sf of CN uses)	Multi-Family, CN Uses	Multi-Family Apartments
East	AR	1 DU per 5 acres	Agriculture/Single- Family	Single Family Vacant
	AS-1	1 DU per acre	Agriculture/Single- Family	Single-Family
West	PD 10-0619	0.29 FAR	Hospital, Medical Office, Central Energy Plant	Hospital, Medical Office, Central Energy Plant
	AS-1	1 DU per acre	Agriculture/Single- Family	Single-Family

ZHM HEARING DATE: December 16, 2024 BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

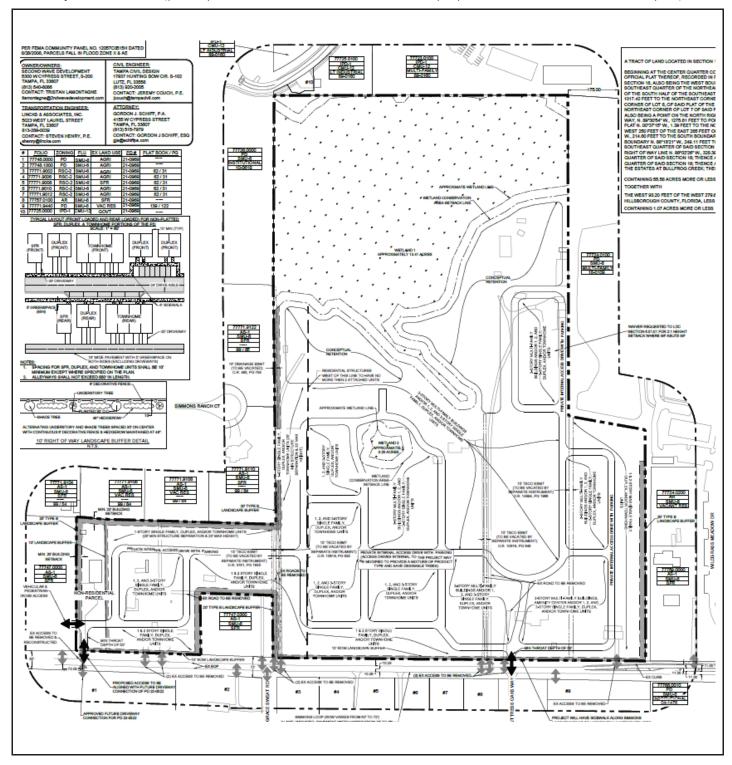


ZHM HEARING DATE: December 16, 2024 BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER:	MM 24-0384	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Jared Follin

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Simmons Loop	County Arterial - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements □ Other

Project Trip Generation ⊠ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,298	309	338
Proposed	3,684	350	384
Difference (+/1)	+386	+41	+46

^{*}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		None	None	Meets LDC
South	Х	None	None	Meets LDC
East		None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:	_		_	

Design Exception/Administrative Variance □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Simmons Loop/ Substandard Roadway	Design Exception Previously Approved	De Minimus	
Simmons Loop/ Access Spacing	Administrative Variance Previously Approved	De Minimus	
Notes:			

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY					
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No		
Natural Resources	☐ Yes ⊠ No	□ Yes ⊠ No	☐ Yes ⊠ No		
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No		
Check if Applicable:	☐ Potable Water Wellfield Protection Area				
☑ Wetlands/Other Surface Waters	☐ Significant Wildlife Habitat				
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area			
Credit	☐ Urban/Sul	ourban/Rural Scen	ic Corridor		
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property	,		
☐ Surface Water Resource Protection Area	☐ Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Transportation	⊠ Yes	☐ Yes	⊠ Yes		
☑ Design Exc./Adm. Variance Requested	□ No	□ res □ No	□ No	See Full Report	
☑ Off-site Improvements Provided					
Service Area/ Water & Wastewater	N v				
⊠Urban □ City of Tampa	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No		
☐Rural ☐ City of Temple Terrace					
Hillsborough County School Board					
Adequate ⊠ K-5 □ 6-8 □ 9-12 □ N/A	⊠ Yes	☐ Yes	☐ Yes		
Inadequate □ K-5 ⊠6-8 ⊠9-12 □N/A	□ No	⊠ No	⊠ No		
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 40 units = \$266,440 Parks: \$1,555 * 40 units = \$62,200 School: \$3,891 * 40 units = \$155,640 Fire: \$249 * 40 units = \$9,960 Total Multi-Family (1-2 story) = \$494,240					
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments	
Planning Commission					
☐ Meets Locational Criteria ☑ N/A	⊠ Yes	☐ Inconsistent	⊠ Yes		
☐ Locational Criteria Waiver Requested	□No		□ No		
☐ Minimum Density Met					

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed plan integrates single-family, two-family, and multi-family uses, as well as non-residential uses on the subject site. Proposed modification adds an additional 31 (6.6% increase) residential units, bringing the total to 500 unit, or 8.83 DU/A. In addition, the percentage of units that must be single-family, two-family or townhomes has also been modified to be at least 26%, where previously only 28% of units was required to consist of single-family or two-family dwellings.

The proposed plan modifies the permitted uses allowed on the non-residential parcel at the southwest corner of the subject site. The original PD limited the uses to a Day Care Center, with up to 100 children. The new proposal will allow 10,000 square feet general office, or 6,000 square feet Medical Office; day care center, with up to 150 children; or a church/synagogue with a maximum of 100 seats. The additional uses will give the developer more flexibility to develop the property. The proposed uses are all permitted in the standard business-Professional Office (BPO) zoning district. He addition, the new plan adds a 10' Type A buffer yard along the eastern property boundary of the non-residential parcel; however, the development will be required to adhere to Land Development Code buffer and screening and may be subject to change.

The major modifications of the PD do not raise any compatibility concerns by County Staff. The increase of 6.6% to the number of residential units and the addition of uses allowed on the non-residential uses are appropriate changes to the Planned Development, allowing more residential in an area of other higher density zonings and more flexibility in an area with other low-intensity non-residential uses.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Major Modification, subject to the conditions, approvable.

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 23, 2024.

- The project shall be limited to a Mixed-Use project with up to 469-500 multifamily residential units. Non-residential uses shall be limited to and a Day Care center, with up to 100-150 children; OR 10,000 sf of Professional Services Office or 6,000 sf of Health Practitioners Office; OR a church/synagogue with a maximum of 100 seats. Interim agricultural or residential uses shall be permitted.
- 1.1. Of the 469-500 residential units, no less than 4650 units shall be of a single unit type (Detached). detached single family or townhome.
- 1.2. At least 28%26% of all the units (a minimum of 133130 units and a maximum of 180 units) shall be single family units (detached) structures, or duplexes, or townhomes. Up to 376370 units may be developed as Multi-Family residential units (65.75%74%). The location of the single-family, duplex, and townhome structures are conceptual and may be changed during permitting. All structures will maintain a 10' minimum separation. Platting shall not be required for this to be considered a mix of uses in accordance with FLU Policy 19.3.
 - 1.2.1.Should the developer elect to plat a portion of the project as single-family, duplex or townhome units, then said platted portion of the project shall develop in accordance with lot standards A, B and C on Sheet 3 of this PD.
 - 1.2.2.<u>Single-family detached and duplex units may only be platted if constructed with direct access to a roadway complying with the Hillsborough County Technical Manual (TS-3) local roadway section and consistent with the requirements of LDC Section 6.02.01.B.</u>
- 1.3. If the non-residential use is a Day Care, then the maximum building space for the Day Care center shall be 10,000 sq. ft. and the use shall be subject to the Land Development Code (LDC) Sec. 6.11.24.
- 1.4. Prior to the issuance of any Certificate of Occupancy for any residential unit, the Day Care use shall be constructed and a Certificate of occupancy issued. The developer shall be required to obtain the certificate of Occupancy for the building corresponding to the non-residential use within 3 years of the date of issuance of the certificate of occupancy that includes the first residential unit under the density bonus (i.e., unit 333). If the certificate of occupancy for the building corresponding to the non-residential use has not been issued prior to the issuance of the certificate of occupancy that includes the first residential unit under the density bonus (i.e., unit 333), then the developer shall cause a financial security to be provided with respect to the non-residential use in the form of a \$250,000 bond. The developer shall be required to obtain the Certificate of Occupancy for the building corresponding to the non-residential use prior to the issuance of the Certificate of Occupancy for the first residential unit under the density bonus (i.e. unit 339). Prior to the issuance of any Certificate of Occupancy for any residential unit subject to Bonus Density (the 334th unit), the non-residential use shall be constructed and a Certificate of Occupancy issued.
- 2. Development standards shall be as indicated in the General Site Development Plan and as follows:
 - 2.1. Single Family/Duplex/Townhome units:

Maximum building height: 35 feet/2-3 stories

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

Minimum front yard setback: 20 feet to internal driveways for garages Minimum side yard setback: 15 feet to PD lines, 10 feet between buildings

Minimum rear yard setback: 15 feet to PD lines

2.2. Multi-family units:

Maximum building height: 45 feet

Minimum side yard setback: 10 feet to PD lines, 20 feet between buildings

Minimum rear yard setback: 20 feet to PD lines

2.3. Overall residential project:

Maximum building coverage: 40% Maximum impervious area: 75%

For detached structures consisting of garages, setbacks to PD lines shall be a minimum of 15 feet.

2.4. Day Care Facility Non-Residential Uses

Maximum building height: 35 feet; 1 story Minimum front yard setback: 20 feet

Minimum side yard setback: 20 feet to PD lines Minimum rear yard setback: 20 feet to PD lines

For detached structures consisting of garages, setbacks to PD lines shall be a minimum of 15 feet.

- 3. Open space and Community Gathering Areas shall be provided for the residential project and subject to LDC Sec. 6.02.18. These areas shall consist of pocked parks, amenity center, and other open gathering spaces within the project and shall include amenities with passive recreational elements including but no limited to landscape, hardscape and benches.
- 4. Buffer and screening between adjacent parcels shall be as depicted in the General Site Plan. Existing vegetation in lieu of the required plantings shall be permitted, subject to Natural Resources approval. A 10-foot buffer shall be maintained along Simmons Loop Rd. Screening of this buffer area shall be as shown in the Landscape Buffer Detail on the General Site Plan. This buffer space shall be in addition to any area reserved for future road expansions or improvements.
- 5. The additional 2 feet of building setback required for every foot of building height over 20 feet in accordance with LDC 6.01.01 footnote 8 shall not apply to the NE corner of the project. A minimum of 20 feet of building setback shall be maintained in that area of the site as shown in the General Site Plan.
- 6. No multifamily structures with more than 2 units shall be placed west of the line indicated on the General Site Plan. Multifamily structures with more than 2 units shall be restricted to Eastern portion of the site. Internal circulation and location of the units shall be as generally shown on the PD Plan.
- 7. If PD 21-0969MM 24-0384 is approved, the County Engineer will approve a de minimis request to a Design Exception (dated October 14, 2021) and which was found approvable previously approved by the County Engineer (on November 3, 2021 January 27, 2023). Approval of this Design Exception will require +/- 2,000 linear feet of improvements consistent with the Hillsborough County Transportation Technical Manual TS-4 typical section with

APPLICATION NOIVIDER. IVIIVI 24-038	APPLICATION	NUMBER:	MM 24-038
-------------------------------------	-------------	---------	-----------

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

exception provided for to allow 5- foot bike lanes and 6-foot sidewalks where constructed against the back of curb due to right-of-way constraints.

- 8. If PD 21-0969MM 24-0384 is approved, the County Engineer will approve a de minimis request to a Sec. 6.04.02 Administrative Variance (dated October 14, 2021) and which was found approvable previously approved by the County Engineer (on November 3, 2021 January 27, 2023). Approval of this Administrative Variance will permit the reduction of the access spacing minimum distance requirement between the project's western driveway on Simmons Loop Rd. and the next closest driveway approximately +/-55 feet to the west.
- 9. Primary access to the project shall be provided on Simmons Loop Road from two (2) full access points, as shown on the PD Site Plan. The western access connection shall align with the planned access connection for PD 20-0310 (Simmons Village North) to the south. All existing access connections and driveway aprons that will not be utilized for access shall be removed and restored to typical standard at the time of site construction.
- 10. Prior to or concurrent with the initial phase of development, the developer shall construct an eastbound left turn land and westbound right turn lane into the project's western access connection and an eastbound left turn lane into the eastern access connection from Simmons Loop Road.
- 11. As generally shown on the PD site plan, the developer shall construct a vehicular and pedestrian cross access stubout to the adjacent property to the west (folio 77747.0000).
- 12. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere within the project and along the project boundary consistent with the LDC.
- 13. The project's internal access driveways shall include ADA sidewalks connecting all residential units, the non-residential parcel, amenity areas and all project access connections.
- 14. 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.
- 15. 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.
- 16. 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).
- 17. 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.
- 18.-Water distribution system improvements will need to be completed prior to connection to the County's water system. No building permits that would create demand for water service shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 South County Potable Water Repump

APPLICATION NUMBER: MM 24-0384

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.

Case Reviewer: Jared Follin

- 18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 19. 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.
- 20. 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.

Zoning Administrator Sign Off:

J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on December 16, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Gordon Schiff spoke on behalf of the applicant. Mr. Schiff introduced the applicant's development team and presented a summary of the major modification request.

Mr. Tristan Lamontaigne stated he is a representative of 2nd Wave Development, which is the sponsor of the development project, and has been the project manager since the original rezoning process in 2021.

Ms. Alexis Crespo, AICP stated she is a representative of RVi Planning and Landscape Architecture. Ms. Crespo presented the major modification request in detail, responded to the zoning hearing master's questions, and provided testimony as reflected in the hearing transcript.

Mr. Jeremy Couch, PE stated he is with Tampa Civil Design and is the engineer of record for the development project. Mr. Couch stated the applicant's plans are in compliance with the LDC and DRPM. Mr. Couch provided testimony related to the site and construction plans as reflected in the hearing transcript.

Mr. Steve Henry, PE, stated he is with Lincks & Associates. Mr. Henry stated his firm conducted the transportation analyses for the development project and prepared the design exceptions and administrative variances. Mr. Henry provided testimony as reflected in the hearing transcript.

Development Services Department

Mr. Jared Follin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report previously submitted to the record.

Planning Commission

Ms. Tyrek Royal, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Schiff stated the applicant had nothing further.

The hearing officer closed the hearing on MM 24-0384.

C. EVIDENCE SUMBITTED

Ms. Ashley Rome submitted to the record at the hearing a copy of the revised Development Services staff report.

D. FINDINGS OF FACT

- 1. The Subject Property consists of eleven folio parcels with approximately 56.65 acres located on the north side of Simmons Loop, west of the U.S. Highway 301, in Riverview.
- 2. The Subject Property is designated SMU-6 on the Future Land Use map and is zoned PD 21-0969.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Riverview Community Plan.
- 4. The general area surrounding the Subject Property is a rapidly developing area south of Big Bend Road and west of South U.S. Highway 301. The area consists of a variety of residential uses to the south, east, and west. A hospital, office, shopping, self-storage, and personal services uses exist to the north.
- 5. The Subject Property's PD 21-0969 zoning allows 469 residential units and a day care center for up to 100 students. The 469 residential units are required to consist of at least 46 single-family detached units and a minimum of 28 percent single-family detached or duplex units, and the remaining number may consist of multifamily units. The Subject Property's PD zoning applied the comprehensive plan's Mixed Use Density Bonus provision to attain a higher density.
- 6. The applicant is requesting a Major Modification to increase the number of residential units from 469 to 500 and modify the non-residential component to allow the following: a 10,000-square-foot day care center for up to 150 students; or a 10,000-square-foot office use; or a 6,000-square-foot medical office use; or a 100-seat-capacity place of worship. The proposed 500 residential units would consist of at least 50 single-family detached or townhome units; 26 percent of the total residential units would be single-family detached, duplex, or townhome units; and up to 370 units could be multi-family.

- 7. The applicant requested a *de minimis* exception to a Design Exception that the County Engineer previously approved in January 2023 related to substandard roadway improvements on Simmons Loop Road. The County Engineer found the requested major modification will have no effect on the previously approved Design Exception and will approve the exception if the major modification is approved.
- 8. The applicant requested a *de minimis* exception to an Administrative Variance that the County Engineer previously approved in January 2023 to reduce the access spacing minimum distance requirement between the project's western driveway on Simmons Loop Road and the next nearest driveway approximately 55 feet to the west. The County Engineer found the requested major modification will have no effect on the previously approved Administrative Variance and will approve the exception if the major modification is approved.
- 9. Development Services Department staff found the major modification does not raise any compatibility concerns and the changes are appropriate, allowing more residential units and flexibility. Staff found the major modification approvable, subject to the conditions enumerated in the staff report.
- 10. Hillsborough County Transportation Review staff stated no objections, subject to conditions set out in the transportation staff comment sheet and Development Services Department staff report.
- 11. The Planning Commission staff found the major modification, with specific conditions, is consistent with the FLU Policy 19.3 mixed-use density bonus provision. Staff found the major modification consistent with a number of comprehensive plan policies and with the Riverview Community Plan. Staff concluded the major modification is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed Major Modification request is in compliance with and furthers the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services staff, Planning Commission staff, and applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested Major Modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does

comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting a Major Modification to increase the number of residential units from 469 to 500 and modify the non-residential component to allow the following: a 10,000-square-foot day care center for up to 150 students; or a 10,000-square-foot office use; or a 6,000-square-foot medical office use; or a 100-seat-capacity place of worship.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the requested Major Modification to PD 21-0969, subject to the conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted October 23, 2024.

/ January 9, 2025

Pamela Jo Hatley PhD, DD Date:

Land Use Hearing Officer



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

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: December 16, 2024	Case Number: MM 24-0384	
Report Prepared: December 5, 2024	Folio(s): 77747.0250, 77747.0200, 77747.0350, 77747.0400, 77771.9054, 77771.9052, 77771.9058, 77771.9060, 77771.9064, 77771.9062 and 7771.9056 General Location: North side of Simmons Loop, west of US Highway 301 South	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25/0.35/0.50 FAR)	
Service Area	Urban	
Community Plan(s)	Riverview	
Rezoning Request	Major Modification to amend the conditions of existing Planned Development (PD 21-0969) to allow for 500 residential units and non-residential uses of: a 10,000 square foot day care center or 10,000 square feet of office or 6,000 square feet of medical office or a place of religious assembly with a maximum of 100 seats	
Parcel Size	56.65 Acres	
Street Functional Classification	Simmons Road – County Collector US Highway 301 South- State Principal Arterial	

	Grace Sweat Road- Local
Commercial Locational Criteria	Not applicable for offices uses in SMU-6
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Suburban Mixed Use-6	PD	Vacant Land + Single- Family Residential	
North	Community Mixed Use-12 + Urban Mixed Use-20	IPD-2, IPD-1 + PD	Light Commercial, Heavy Commercial, Multi-Family Residential + Single-Family Residential	
South	Suburban Mixed Use-6	RSC-2, PD, AS-1 + AR	Multi-Family Residential, Vacant Land + Single- Family Residential	
East	Suburban Mixed Use-6 + Residential-4	PD, AR + AS-1	Single- Family Residential, Multi-Family Residential + Public/Quasi-Public Institutional	
West	Suburban Mixed Use-6	AS-1, PD + RSC-2	Vacant Lands, Public/Quasi-Public Intuitional + and Single- Family Residential	

Staff Analysis of Goals, Objectives and Policies:

The subject site is located on the north side of Simmons Loop, west of US Highway 301 South. The site is located within the limits of the Riverview Community Plan and is within the Urban Service Area. The site is in an area south of St. Joseph's Hospital South that has experienced much growth and development over the last several years. The applicant is requesting approval of a Major Modification to a Planned Development (PD 21-0969) that would allow for 500 residential units and non-residential uses of: a 10,000 square foot day care center or 10,000 square feet of office or 6,000 square feet of medical office or a place of religious assembly with a maximum of 100 seats.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. FLUE Policy 1.2 requires that all new residential or mixed use categories within the Urban Service Area be developed with at least 75% of a Future Land Use category's maximum density. The applicant is meeting minimum density requirements per FLUE Policy 1.2. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.". The proposed residential, residential support and offices uses are compatible with the existing character of the area that includes residential and public/quasi-public and institutional uses. Therefore, the request is consistent with FLUE Objective 1 and Policy 1.4.

Per FLUE Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. 1.07 acres of the 56.65 acre site will be dedicated to non-residential development. Office uses and mixed used developments are subject to a 0.35 Floor Area Ratio (FAR) in the SMU-6 Future Land Use category. A 0.35 FAR would allow for consideration of up to 16,313 square feet of non-residential development. The applicant is proposing either a 10,000 square foot daycare use, a 10,000 square foot medical office use or a 6,000 square foot general office building in this one acre non-residential development parcel, which is below the maximum FAR that may be considered. Therefore, the non-residential portion of the request is consistent with FLUE Objective 8 and development expected in the SMU-6 Future Land Use category. It should be noted that per Appendix A of the Future Land Use Element, office uses in the SMU-6 Future Land Use category are not subject to Commercial Locational Criteria.

The remaining acreage is dedicated to residential development in the form of single family residential, townhomes and/or duplexes as well as multi-family residential. The applicant is requesting to utilize the Mixed Use Density Bonus, as outlined in FLUE Policy 19.3, which would allow for the consideration of up to 9 dwelling units per gross acre. With 55.58 acres dedicated to residential development, up to 500 dwelling units may be considered utilizing the Mixed Use Density Bonus. The applicant has proposed Conditions of Approval (COA) that are integral to Planning Commission staff's finding of consistent:

- The project shall be limited to a Mixed-Use project with up to 469 500 multifamily residential
 units. Non-residential uses shall be limited to and a Day Care center, with up to 100 150 children;
 OR 10,000 sq. ft. of general office; OR 6,000 sq. ft. of medical office; OR a church/synagogue with
 a maximum of 100 seats. Interim agricultural or residential uses shall be permitted.
 - 1.1 Of the 469 500 residential units, no less than 46 50 units shall be of a single family unit type (Detached).
 - 1.2 At least 28-26% of all the units shall be single family units (detached) structures or duplexes.
 - 1.3 If the Non-residential use is a Day Care, then Tthe maximum building space for the Day Care center shall be 10,000 sq. ft. and the use shall be subject to the Land Development Code (LDC) Sec. 6.11.24.
 - 1.4 Prior to the issuance of any Certificate of Occupancy for any residential unit subject to <u>Bonus Density (the 334th unit)</u>, the <u>Day Care Non-residential</u> use shall be constructed and a Certificate of Occupancy issued.

These conditions ensure that the residential units obtained from the Mixed Use Density Bonus will not be constructed until the two additional uses are in place per the requirements of the Bonus. Based upon the

proposed COA, the Mixed Use Density Bonus is supported and found consistent with policy direction as outlined in FLUE Policy 19.3 of the Comprehensive Plan.

FLUE Policy 19.2 requires that all development in mixed use Future Land Use categories demonstrate street connectivity and internal connections. The site plan dated 10-22-2024 demonstrates internal vehicular and pedestrian connectivity between the proposed residential uses and the proposed non-residential uses, consistent with this policy direction. The site plan also includes an external cross connection to the west, satisfying the requirement for street connectivity in the overall area of Simmons Loop.

The proposal meets the intent of the Neighborhood Protection policies outlined in the Future Land Use Element, including policy direction in the Community Design Component (CDC) (FLUE Objective 16, FLUE Policies, 16.1, 16.2, 16.3, 16.15 and 16.10, CDC Goal 12, CDC Objective 12-1). FLUE Policy 16.1 requires development in residential areas to be limited to a neighborhood scale. With 6,000 to 10,000 nonresidential development proposed within this mixed use development, the proposed square footage is well below the intensity that may be considered and is therefore consistent with this policy direction. FLUE Policy 16.2 calls for gradual transitions between different land uses. FLUE Policy 6.3 requires development to be integrated with adjacent land uses through the creation of like land uses and transportation and pedestrian connections. The proposed residential uses and office or residential support use will complement the surrounding land uses given the residential nature of the area and the fact that office uses are considered less intense than other more intensive commercial uses that may be considered in the SMU-6 Future Land Use category. FLUE Policy 16.5 requires that higher intensity nonresidential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials. Simmons Loop is a Hillsborough County collector roadway and therefore the proposed modification is consistent with this policy direction. FLUE Policy 16.10 requires any density increase to be compatibility with the surrounding development pattern. The site plan provides for residential units that will be no more than three stories, or 35 feet, maximum, which is in line with development surrounding the subject property.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). Transportation comments in Optix did not object to the request, subject to the conditions proposed.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site and in the site plan's current configuration, a resubmittal of the site plan is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the Environment and Sustainability Section (E&S) of the Comprehensive Plan.

The request meets the intent of the Riverview Community Plan. The site is located in within the Highway 301 District and Mixed Use District on the Riverview District Concept Map, as adopted within the Riverview Community Plan. The Highway 301 Corridor District is envisioned to be a mixed-use area with high densities and a variety of businesses. The Mixed Use District is envisioned to be an area where commerce, education, agriculture and residential developments merge. The proposed mixed use development with a Mixed Use Density Bonus is consistent with visions of both the Highway 301 Corridor District and Mixed Use District. The request is also consistent with Goal 1 of the Riverview Community

Plan which emphasizes achieving a better design and densities that are compatible with Riverview's vision. This goal also promotes diversity in housing type to counter a generic subdivision look. By providing for multiple housing types with single-family homes, duplexes, townhomes and multi-family residential, the request is consistent with this vision.

Overall, staff finds that the proposed use is an allowable use in the SMU-6 Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Riverview Community Plan.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Hillsborough County Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.2: All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to the Future Land Use Map

Objective 7: The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

Policy 7.1: The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a. locational criteria for the placement of non-residential uses as identified in this Plan;
- b. limiting commercial development in residential land use categories to neighborhood scale;
- c. requiring buffer areas and screening devices between unlike land uses;

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Policy 16.10: Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as". Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Mixed Use Land Use Categories

Objective 19: All development in the mixed use categories shall be integrated and interconnected to each other.

Policy 19.1: Larger new projects proposed in all mixed use plan categories shall be required to develop with a minimum of 2 land uses in accordance with the following:

- Requirements for 2 land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.
- At least 10% of the total building square footage in the project shall be used for uses other than the primary use.
- The mix of uses may be horizontally integrated (located in separate building). Horizontal integration may also be achieved by utilizing off-site uses of a different type located within ¼ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.
- The land uses that may be included in a mixed use project include: retail commercial, office, light
 industrial, residential, residential support uses, and civic uses provided that the use is permitted in
 the land use category.
- These requirements do not apply within ½ of a mile of an identified Community Activity Centers (if other mixed use standards have been adopted for that area or when the project is exclusively industrial).

Policy 19.2: In the mixed use land use categories, when two or more uses are required on the same project, then the development shall be implemented through a zoning district that demonstrates street

connectivity, description of land uses, and site placement, access locations and internal connections at a minimum.

Policy 19.3: Incentives for Mixed Use

The following incentives are available to encourage mixed use and vertically integrated mixed use projects within the Urban Service Area:

- Parking structures shall not count towards the FAR for projects that include 3 or more land uses or vertically integrate two land uses.
- Projects that either include 3 or more land uses or vertically integrate two land uses may utilize a density bonus to the next higher land use category or the following FAR bonus:
- Property with a Future Land Use Category of 35 units per acre and/or 1.00 FAR and higher and within the USA may increase up to 50 units and/or an additional .50 FAR
- Property within a Future Land Use Category of 9 units per acre and/or .5 FAR and higher and within the USA Increase in FAR by .25
- Property within a Future Land Use Category of 4 units per acre and/or .25 FAR and higher and within the USA Increase in FAR by .10
- When considering mixed use projects of 3 or more land uses, a different housing type (multi-family, attached single family or detached single family) may be considered as one of the uses.

Community Design Component

- 5.0 NEIGHBORHOOD LEVEL DESIGN
- 5.1 COMPATIBILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

LIVABLE COMMUNITIES: RIVERVIEW COMMUNITY PLAN

1. Highway 301 Corridor District Vision

Visitors and residents know they have arrived in Riverview as they pass through gateway entrances. This is a mixed-use area with high densities and a variety of businesses. The gateways are the beginning of a pleasant drive or walk along well-maintained, tree lined streets with center medians, bike lanes, sidewalks, crosswalks, adequate lighting and traffic signals. Strict traffic laws are enforced to protect the pedestrian and bicycle-friendly environment. The retail and commercial businesses have benefited from the redesign of the US 301 corridor. The historical buildings have been marked and maintained to indicate their historical importance.

4. Mixed Use District Vision

In the areas where commerce, education, agriculture and residential subdivisions merge, Riverview has handled the transition gracefully. Unincorporated areas maintain their neighborhood identity, while commercial businesses have upgraded their image by adhering to the community plan's building façade and storefront criteria. Small businesses are encouraged to locate and remain in Riverview due to a

business-friendly environment. The older neighborhoods enjoy upgraded infrastructure with improved fire hydrant access, new sidewalks, curbs and drainage.

Goal 1: Achieve better design and densities that are compatible with Riverview's vision.

- Promote diversity in housing type and style to counter generic subdivision look.
- Incorporate traditional neighborhood development (TND) and Crime Prevention through Environmental Design (CPTED) techniques and principles in design standards.

Goal 2: Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts".

- 1. Hwy 301 Corridor Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.
- 4. Mixed Use Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ MM 24-0384

APPROVED DENIED

WITHDRAWN

PENDING

Tampa Service Area Urban Service Area

Jurisdiction Boundary County Boundary

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR) RESIDENTIAL-6 (.25 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-20 (.35 FAR) RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION CITRUS PARK VILLAGE



069

Map Printed from Rezoning System: 3/11/2024 Author: Beverly F. Daniels

File: G:\RezoningSystem\Map



GENERAL SITE PLAN FOR CERTIFICATION

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >	
< THIS PAGE WAS INTENTIONALLY LEFT BLANK >	



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: RZ-PD (21-09)	69)
Zoning File: MM (24-0384)	Modification: None
Atlas Page: None	Submitted: 01/22/25
To Planner for Review: 01/22/25	Date Due: ASAP
Contact Person: Jeremy Couch, P.E.	Phone: 813-920-2005/jcouch@tampacivil
Right-Of-Way or Land Required for I	Dedication: Yes No ✓
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.
The Development Services Departm Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General
Reviewed by: Jared Follin	Date: 01/22/2025
Date Agent/Owner notified of Disapp	roval:

THAPA CIVIL DESIGN
TO SHAPP CIVIL DON
THE STATE OF THE STATE
TUTZ PLESSES
TUTZ PLESSES
TUTZ PLESSES
TO STATE
TO

Received anuary 22, 2025 Jerelopment Services

EXISTING PARCELS / STRUCTURES EXHIBIT

7777 1.9058 PD (PD 21-0969) SMIU-6

BINEBNIEM' ET 33928 SIWWONS TOOD

SECOND WAVE SECOND WAVE

77771.9056 PD (PD 21-0969) SML-6

77771.9054 *D (PD 21-0969) SMU-6

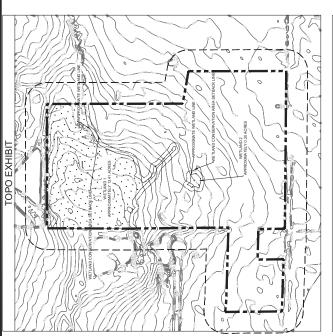
77747.0400 PD (PD 21-0969) SMU-6

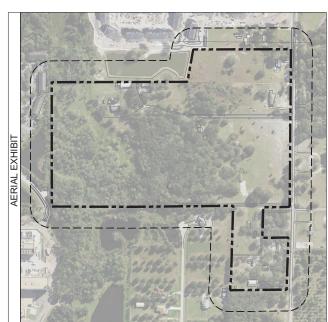
77771.9052 PO (PD 21-0969) SMU-6

SITE DATA

POLIO NAMBER
ENST PRO ZONNIGE







< THIS PAGE WAS INTENTIONALLY LEFT BLANK >	
< THIS PAGE WAS INTENTIONALLY LEFT BLANK >	

AGENCY COMMENTS

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >	
< THIS PAGE WAS INTENTIONALLY LEFT BLANK >	

AGENCY REVIEW COMMENT SHEET

REVIEW	ng Technician, Development Services Department (ER: Richard Perez, AICP (NG AREA: RV / South	AGENCY/DEPT: Transportation PETITION NO: MM 24-0384
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attack	hed conditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF ZONING APPROVAL

Revised Conditions:

1.2. b. Single-family detached and duplex units may only be platted if constructed with direct access to a roadway complying with the Hillsborough County Technical Manual (TS-3) local roadway section and consistent with the requirements of LDC, Sec. 6.02.01. B.

7. If PD 21-0969 MM 24-0384 is approved, the County Engineer will approve a de minimis request to a Design Exception (dated October 14, 2021) and which was previously found approvable approved by the County Engineer (on November 3, 2021 January 27, 2023). Approval of this Design Exception will require +/- 2,000 linear feet of improvements consistent with the Hillsborough County Transportation Technical Manual TS-4 typical section with exception provided for to allow 5-foot bike lanes and 6-foot sidewalks where constructed against the back of curb due to right-of-way constraints.

8 . If PD 21-0969 MM 24-0384 is approved, the County Engineer will approve a de minimis request to a Sec. 6.04.02 Administrative Variance (dated October 14, 2021) and which was previously approved found approvable by the County Engineer (on November 3, 2021 January 27, 2023). Approval of this Administrative Variance will permit the reduction of the access spacing minimum distance requirement between the project's western driveway on Simmons Loop Rd. and the next closest driveway approximately +/-55 feet to the west.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify Planned Development (PD) #21-0969 to increase total number of residential units, allow for additional non-residential uses, and add alleyway access design details. PD# 21-0969 was approved as rental/residential community consisting of a mix of detached and attached dwelling units; and multi-story apartment buildings, with a day care. The Future Land Use designation of the site is SMU-6.

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak	Hour Trips
27	Two-Way Volume	AM	PM
PD: Single Family Detached -136 Units (ITE 210)	1,338	99	133
PD: Multi-Family - 336 Units (ITE 221)	1,556	136	131
PD: Day Care – 100 Students (ITE 565)	404	74	74
Total:	3,298	309	338

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak	Hour Trips
6)	Two-Way Volume	AM	PM
PD: Single Family Detached -135 Units (ITE 210)	1,330	97	132
PD: Multi-Family - 320 Units (ITE 221)	1,480	129	125
PD: Town Homes – 45 Units (ITE 215)	292	17	23
PD: Day Care – 150 Students (ITE 565)	582	107	104
Total:	3,684	350	384

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak	Hour Trips
Zonnig, Lane Ose/Size	Two-Way Volume	AM	PM
Difference	+386	+41	+46

The proposed rezoning will result in an increase in potential trip generation by 386 daily trips, 41 AM peak hour and 46 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site fronts the south side of Simmons Loop Rd.

Simmons Loop Rd. is a substandard 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 +/-63 feet. There are no paved shoulders along the roadway. There are bike lanes and sidewalks immediately to the east of the subject property and +/-2,000 feet west of the project site along Simmons Loop Road.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban collector roadway shall meet the typical section TS-4 standard. TS-4 standard includes 11-foot-wide lanes, 7-foot buffered bike lanes, F-type curbs and 5-foot wide sidewalks on both sides within a minimum of 64 feet of right-of-way.

The applicant had previously obtained approval of a design exception to improve approximately 2,000 linear feet of Simmons Loop Rd., as further discussed in the design exception de minimis finding below, and will connect to the proposed improvements (to be constructed by the developer of PD 20-0310 - Simmons Village North) west of the project and existing improvements east of the project.

Planned Infrastructure Improvements by Others:

The developer of approved PD 20-0310 (Simmons Village North) is constructing the Gate Dancer Rd. northern segment connecting to Simmons Loop Rd., creating a "T" intersection where the existing road turns east toward U.S. Highway 301. The new road is being 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. Additionally, the developer of Simmons Village North is required to improve approximately 300 ft of Simmons Loop Road east of the new intersection.

Improvements Completed by Others:

Recently completed infrastructure improvement associated with construction of Planned Developments (PD 04-1476 and 18-0109) to the east of the subject property include a bike lane and curbing on the north side and sidewalks on both sides, along the projects' respective frontages, of Simmons Loop Rd.

SITE ACCESS

The proposed PD site plan provides for two (2) full access connections to Simmons Loop Rd. Based on the applicant's site access analysis, a 245-foot eastbound left turn lane is warranted, and a 195-foot westbound right turn lane is warranted to serve the project's western access connection on Simmons Loop Rd. Only a 245-foot eastbound left turn lane is warranted for the project's eastern access on Simmons Loop Rd.

The PD Site Plan provides cross access to the adjacent property to the west (folio# 77747.0000) as required per LDC, Sec. 6.04.03. Q.

Staff notes that pursuant to LDC, Section 6.02.01.B. platted single family detached and duplex units must have direct access to a roadway and therefore cannot have sole access via internal private drive aisles. As such staff is proposing a revised condition of approval to previously approved condition 1.2. to require internal local roadways are constructed to provide access to single family detached and duplex units in the event the developer may elect to plat said units.

REQUESTED DESIGN EXCEPTION DE MINIMIS FINDING- SIMMONS LOOP ROAD

As Simmons Loop Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) previously submitted a Design Exception request (dated October 14, 2021) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception approved the request on January 27, 2023. To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-4 Typical Section (for 2-Lane, undivided, urban collector roadways) the developer has proposed to improve 2,000 linear feet of Simmons Loop Rd to standard with the following exceptions:

- 1) Bike Lanes TS-4 requires 7-foot buffered bike lanes. Due to right of way constraints, the developer proposes to provide 5-foot bike lanes.
- 2) Sidewalk -- TS-4 requires sidewalk on both sides of the roadway. The sidewalk to be provided as follows:
 - a. Sidewalk on the northside of Simmons Loop along the property frontage is to be provided. The sidewalk will vary between 5 feet and 6 feet. The 6-foot sidewalk is provided where the sidewalk is adjacent to the curb due to right of way constraints.
 - b. The sidewalk on the northside is to be extended east to tie into the existing sidewalk.

No changes to this Design Exception were proposed by the applicant. The County Engineer found the requested zoning changes will have no effect on this Design Exception. As such, the County Engineer will approve a de minimis exception to the previously approved Design Exception in the event MM 24-0384 is approved.

REQUESTED ADMINISTRATIVE VARIANCE DE MINIMIS FINDING:

The applicant previously submitted a Section 6.04.02.B. Administrative Variance Request (dated October 14, 2021) from the Section 6.04.07 LDC requirement, governing minimum spacing for access connections (driveways). The project's western access connection is planned to align with the approved access connection to the south for PD 20-0310 (Simmons Village North), however there is an existing single residential driveway on the north side of Simmons Loop Rd. +/-55 feet to west of the proposed access connection. The LDC a minimum of 245 feet spacing between driveways on Simmons Loop Rd. Based on factors presented in the Administrative Variance Request, the County Engineer approved the request on January 27, 2023.

The County Engineer found the requested zoning changes will have no effect on this Administrative Variance. As such, the County Engineer will approve a de minimis exception to the previously approved Administrative Variance if MM 24-0384 is approved.

LEVEL OF SERVICE (LOS)

Simmons Loop Rd is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report



October 14, 2021

Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22nd Floor Tampa, FL 33602

Re:

Simmons Loop

RZ 21-0969 Lincks Project No. 21026

LINCKS & ASSOCIATES, INC	OCIATES, IN	IC.
--------------------------	-------------	-----

	n, the previous approval
hall stand.	i, the previous approval

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L – Existing Facilities for Simmons Loop from the Gate Dancer Road Extension to the project access. According to the Hillsborough County Functional Classification Map, Simmons Loop is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area. The developer proposes to rezone the subject property to Planned Development to allow the following land uses:

- Multi -Family 336 Dwelling Units
- Single Family 133 Dwelling Units
- Day Care 10,000 Square Feet
 - 100 Students

The developer of Simmons Village proposes to extend Gate Dancer Road from its current terminus within Belmont to Simmons Loop. As a part of the plans to extend Gate Dancer Road approximately 300 feet of Simmons Loop east of Gate Dancer Road extension is proposed to be improved. A copy of the plans are included in the appendix of this letter.

Table 1 provides the trip generation for the project and Table 2 provides the roadway capacity analysis for Simmons Loop adjacent to the site. As shown in Table 2, Simmons Loop currently operates at an acceptable level of service and will continue to operate at an acceptable level of service with the addition of the project traffic.

The access to serve the project is proposed to be two (2) full accesses to Simmons Loop.

The request is for a Design Exception to TS-4 of the Hillsborough County Transportation Technical Manual for Simmons Loop from the project access to Gate Dancer Road. The subject segment of Simmons Loop is currently a two (2) lane roadway with 11-foot lanes. The following exceptions are requested to accommodate the proposed project.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams October 14, 2021 Page 2

- 1) Bike Lanes TS-4 has 7 foot buffered bike lanes. Due to right of way constraints, the developer proposes to provide 5 foot bike lanes.
- 2) Sidewalk TS-4 has sidewalk on both sides of the roadway. The sidewalk to be provided is as follows:
 - a. Sidewalk on the northside of Simmons Loop along the property frontage is to be provided. The sidewalk varies between 5 feet and 6 feet. The 6 foot sidewalk is provided where the sidewalk is adjacent to the curb due to right of way constraints.
 - b. The sidewalk on the northside is to be extended east to tie into the existing sidewalk.

Figure 1 provides the limits of the proposed improvements.

The justification for the Design Exception is as follows:

- 1. The primary access for the development is to Simmons Loop.
- The developer proposes to improve approximately 2,000 linear feet of Simmons Loop and will connect to the proposed improvements west of the project and existing improvements east of the project.

Based on the above, it is our opinion, the proposed improvements to Simmons Loop mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact us if you have any questions or require any additional information.

Mr. Mike Williams October 14, 2021

Page 3

Best Regards

Steven J Hen

esident

incks & Associates, Inc.



Based on the information provided by the applicant, this request is:

Disapproved X Approved Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida

L. Tirado, P.E.

Williams

Michael J. Digitally signed by Michael J. Williams

Date: 2023.01.27 16:45:38 -05'00'

Sincerely,

Michael J. Williams

Hillsborough County Engineer

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

1	_,		
Peak Hour rip Ends	Tota	142 134 111	387
	Ont	87 55 142 84 50 134 52 59 111	164
PN	듸	87 84 <u>52</u>	223
AM Peak Hour Trip Ends	Total	99	321
	Ont	83 74 <u>52</u>	209
	드	29 25 28	112
Daily	Trip Ends	1,829 1,352 476	3,657
里	LUC	221 210 565	Total
	Size	336 DU's 133 DU's 10,000 SF	
	Land Use	Multi - Family Single Family Day Care	

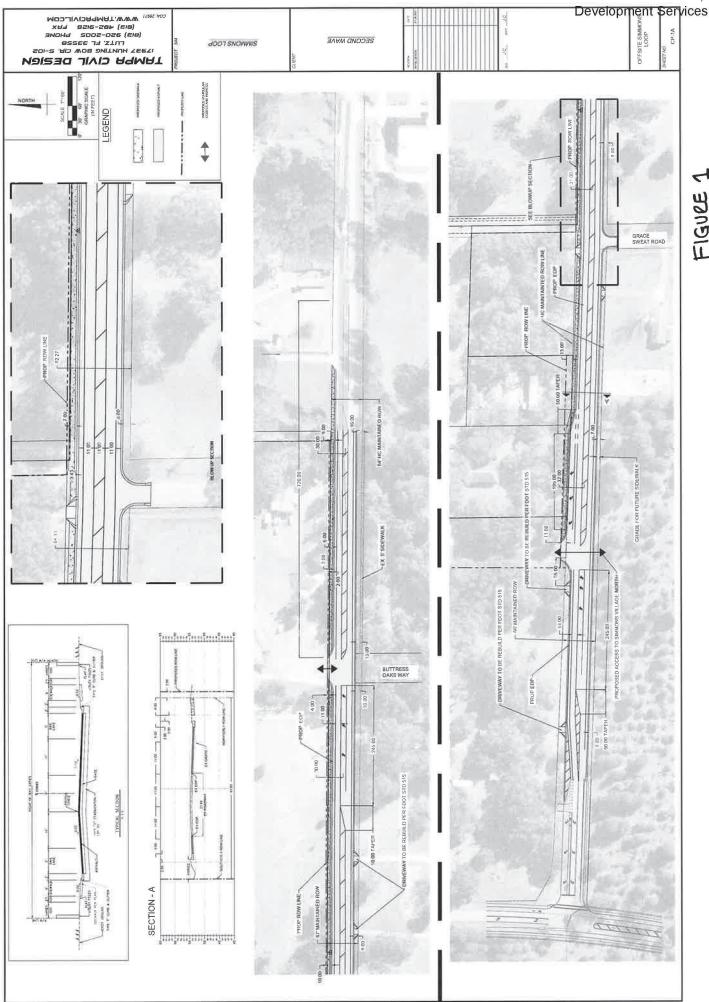
(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

TABLE 2

LINK ANALYSIS

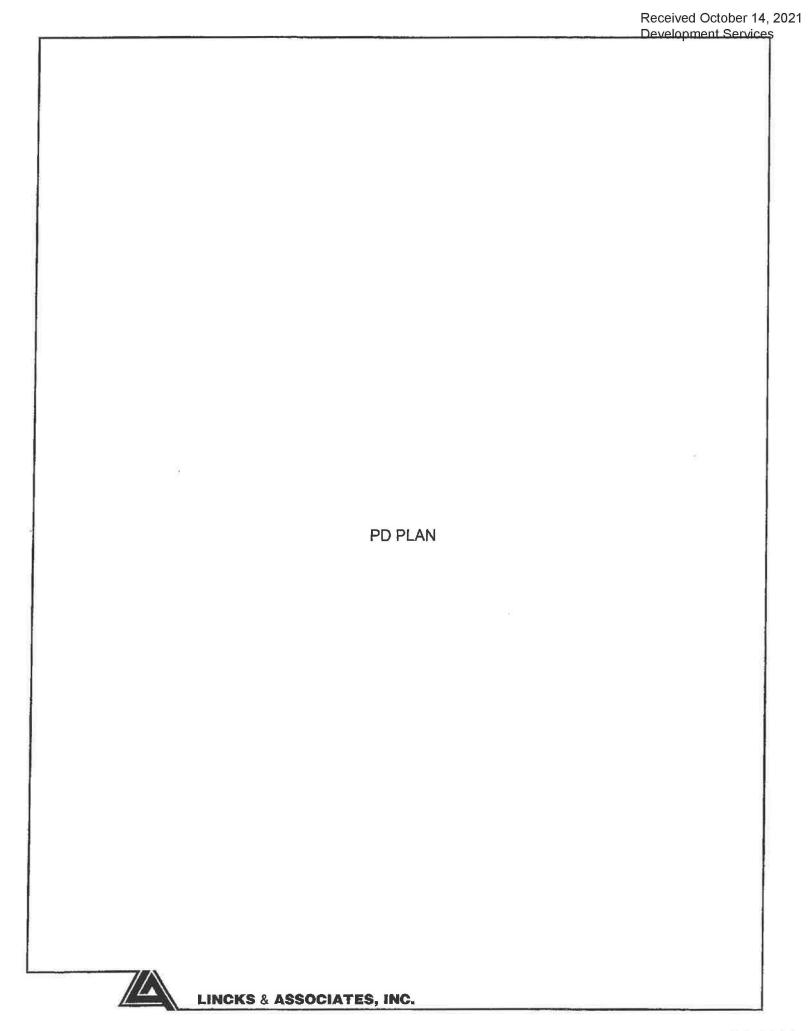
lable	Capacity	31
Avai	Cap	35 94
	Total	616 730
Project	Traffic	192 232
Peak Season	Traffic (2)	424 498
	Period	AM
LOSD	Capacity (1)	1,197
	Geometry	SLU
	의	US 301
	From	Gate Dancer Rd
	Roadway	Simmons Loop

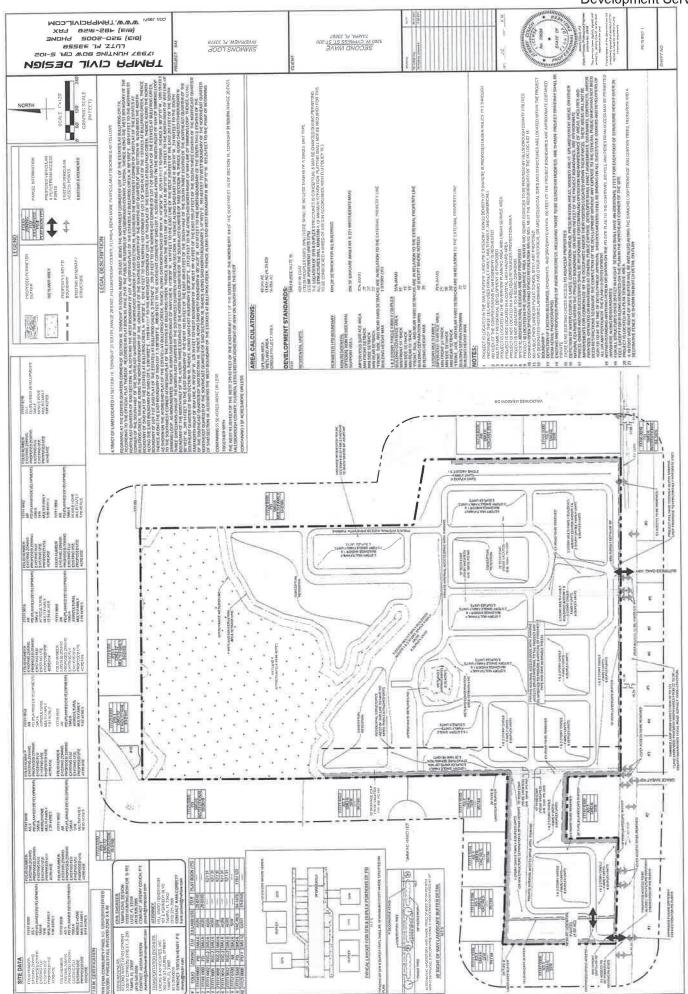
(1) Source - 2020 FDOT Quality/Level of Service Handbook. (2) Source - Access Management Analysis dated October, 2021.

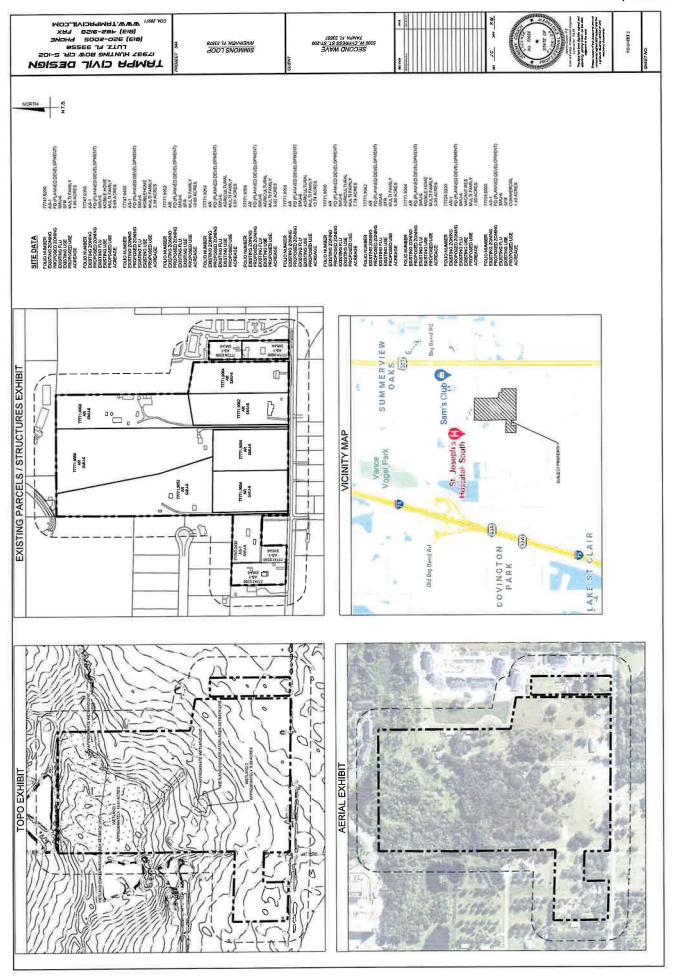


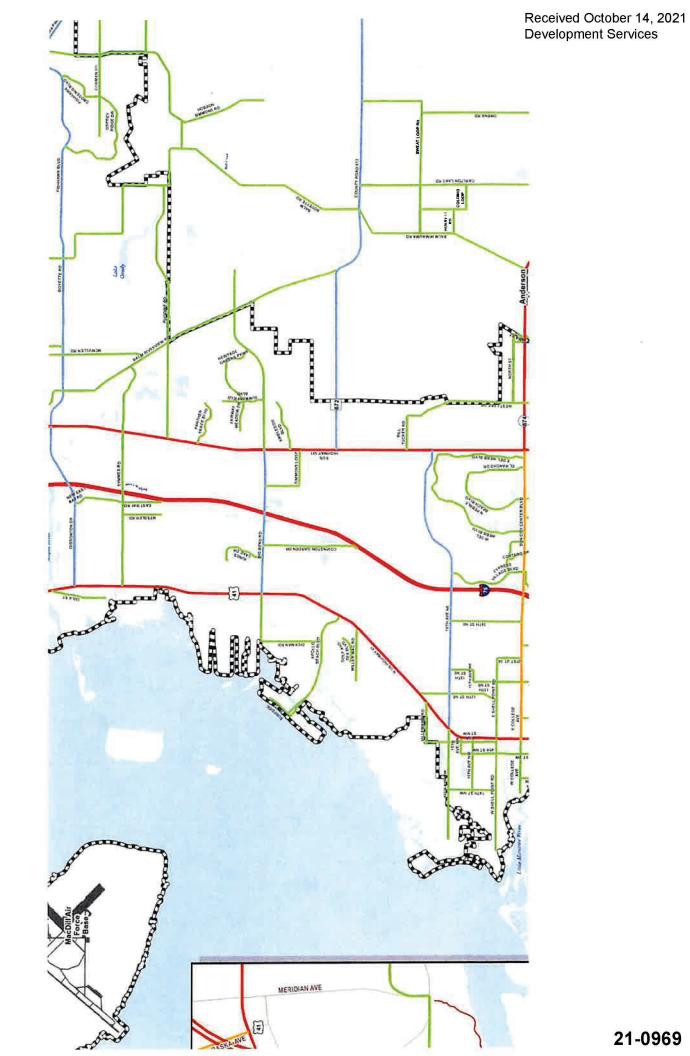


LINCKS & ASSOCIATES, INC.

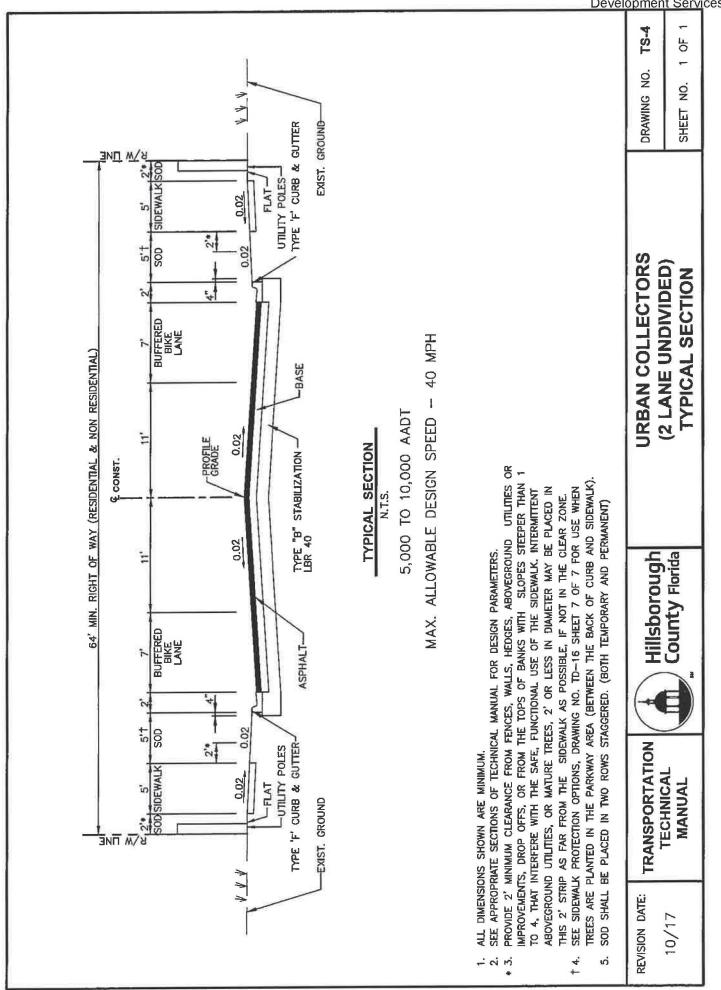






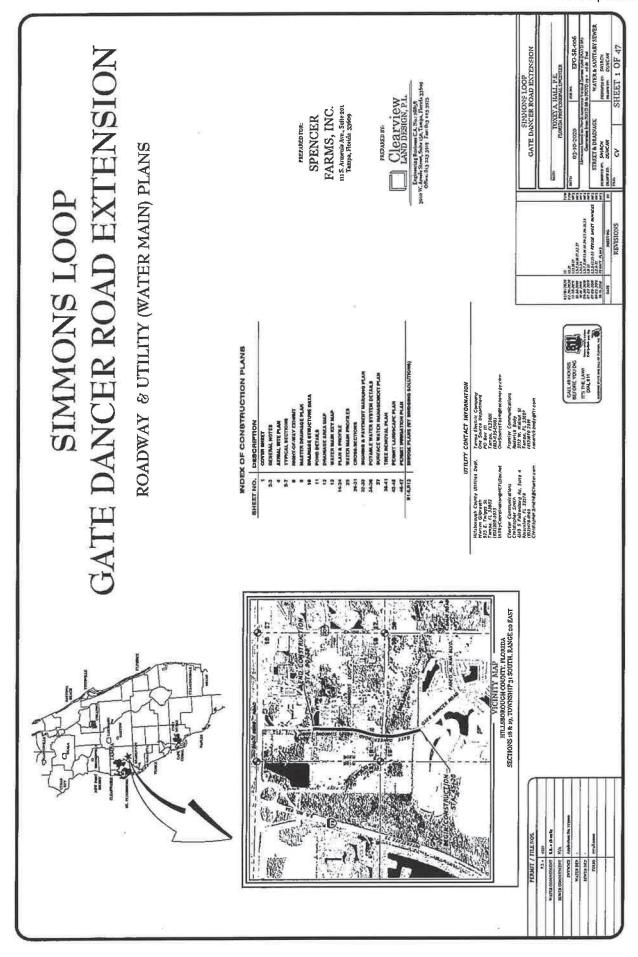


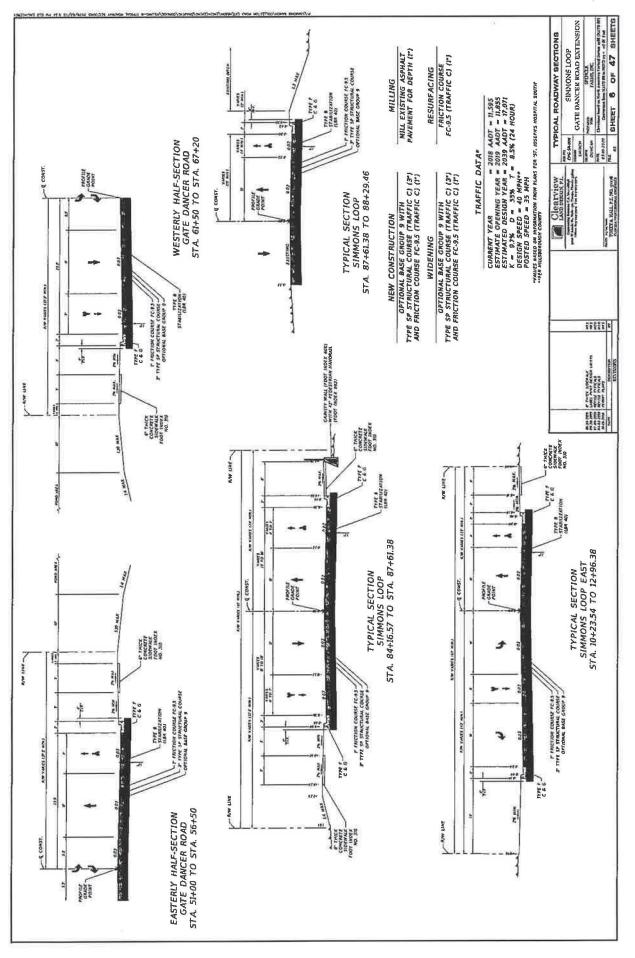
Received October 14, 2021
Development Services

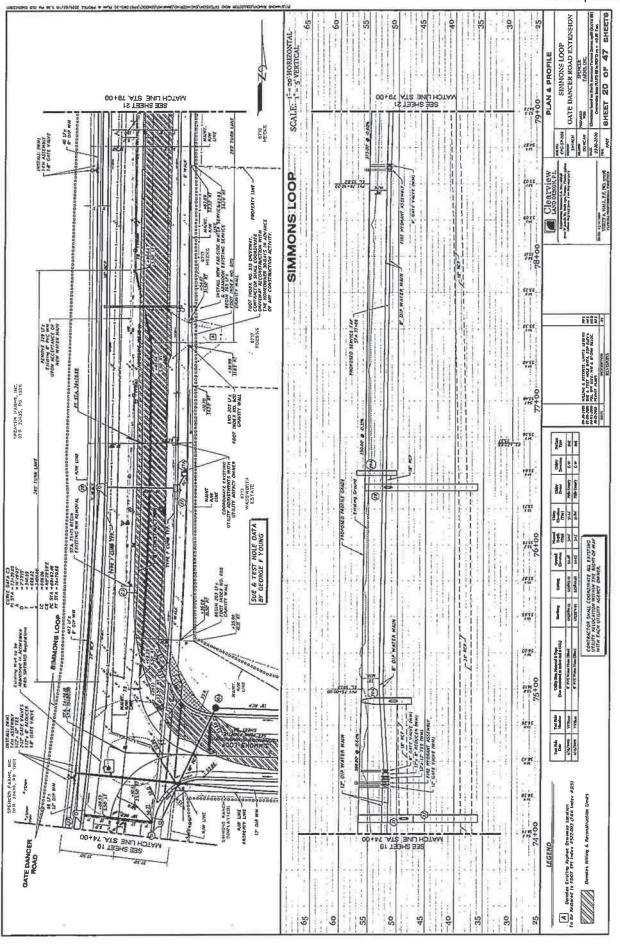


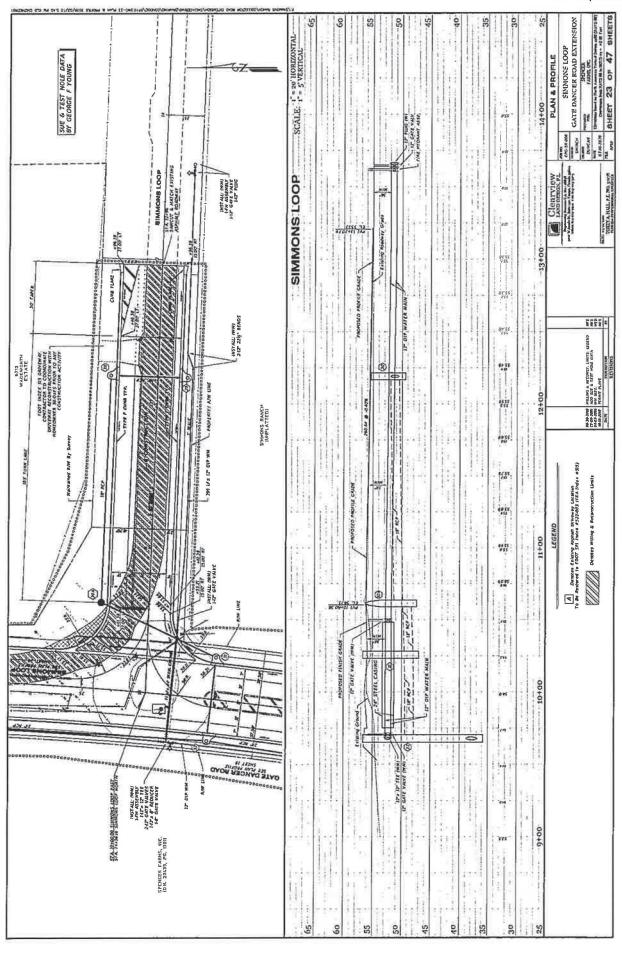
GATE DANCER ROAD PLANS

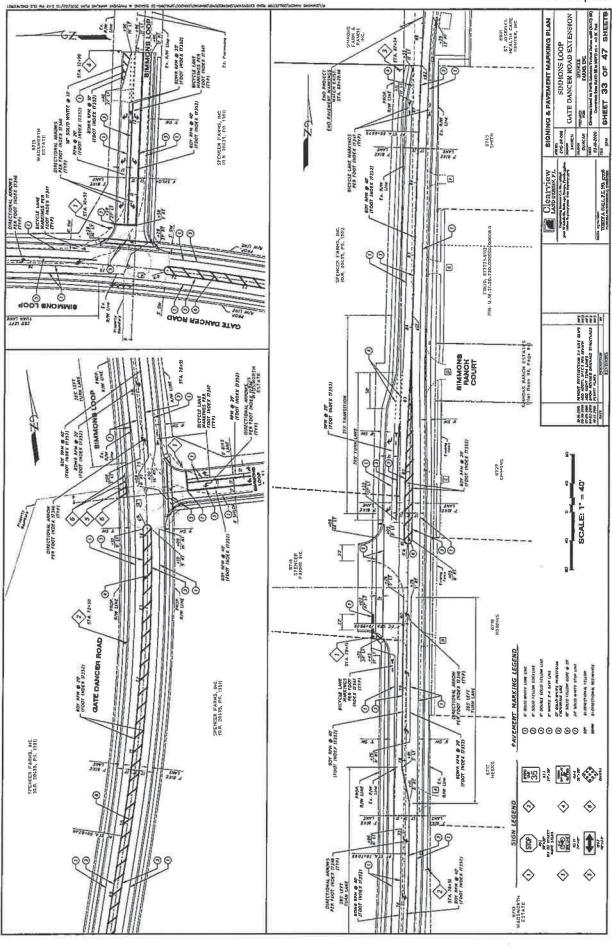


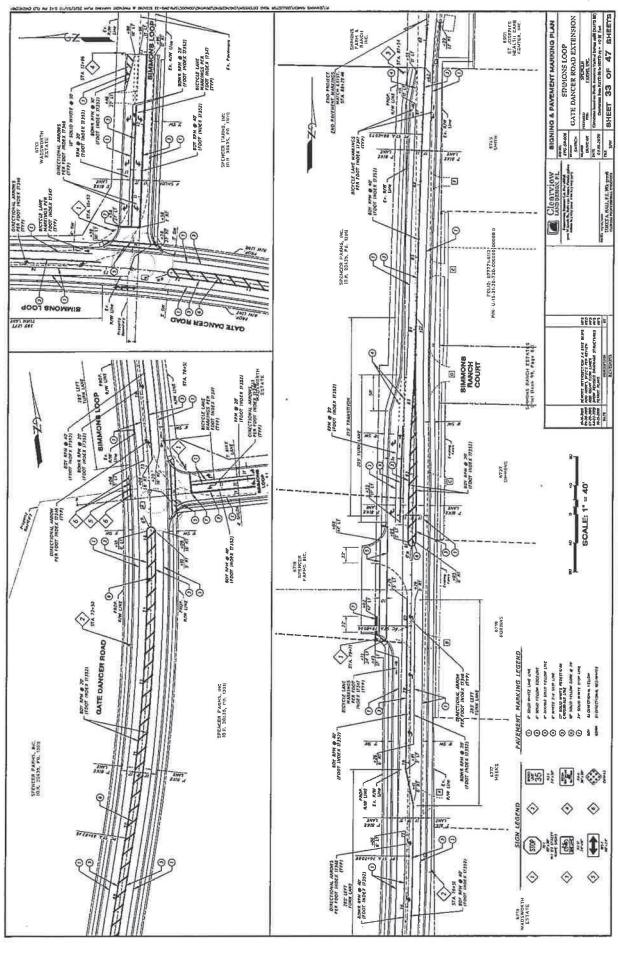












Received October 14, 2021 <u>Development Services</u>

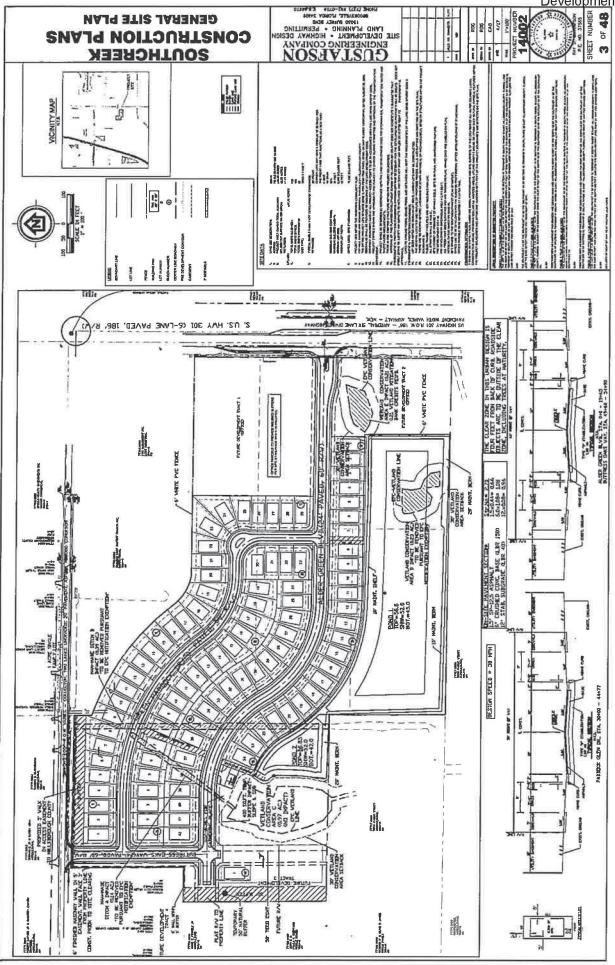


TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's **Urbanized Areas**¹

THE TOP			Distrativa de	(s) (iii)			W. M				/l:/evellandise	12/18/12
المنتث شما	STATE	SIGNA	LIZED A	RTERIA	ALS	وتخلمون	1	ما م	FRF	EWAYS		. <u> </u>
	Class I (40 mph or	higher poste	d speed lin	nit)		Lene 4	s B 4,12		C ,540	D 6,700	E 7,190
Lane	es Median Undivide	B 4 ≉	C 1,510	D 1,60			6	6,13	0 8	370	10,060	11,100
4	Divided	*	3,420		00		8	8,23		,100	13,390	15,010
6	Divided	nice.	5,250				10 12	10,33		,040	16,840	18,930
8	Divided	龄	7,090			1	12	14,45	u 18,	,880	22,030	22,860
T			slower poste					Auxiliary L	Freeway.	Adjustme		
Lane:	s Iviedian Undivided	B *	C 660	D 1,33	E 0 1,43		Pre	esent in Both I			Ramp Metering	
4	Divided	**	1,310	2,92				008,1+			+ 5%	
6	Divided	र्यः	2,090									
8	Divided	推	2,880	6,06								
		or correspon by the indic	Rondway ding state volu ated percent.) I Roadways	Adjustm imes - 10%				William William Popular				
	Median		Lane Adjus				1	UNINTERI	CATENTE	FLOW	HIGHWAY	79
Lanes	Median	Exclusiv Left Land		-	Adjustment Factors	I	Lanes	Median	В	C	D	E
2	Divided	Yes	No		+5%		2	Undivided	770	1,530	2,170	2,990
2	Undivided	No	No		-20%	H	4	Divided	3,300	4,660	5,900	6,530
Multi	Undivided	Yes	No		-5%	閱	6	Divided	4,950	6,990	8,840	9,790
Multi	Undivided	No	No		-25%							
	-	-	Yes	i	+ 5%	H		Uninterrup				
	One-W	ov Facili	ity Adjustn	nont.		ᆐ	Lanes	Median	Exclusive		Adjustmen	
							2	Divided	Y		+5%	
Multiply the corresponding two-directional volumes in this table by 0.6					Multi Multi	Undivided Undivided	Ye		-5% -2 5%			
				THE PARTY OF THE P	V	4	MARCHALLA PARTY	Maria de la companya	-		~~,	-
direct	BICYCLE MODE ² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						constitute a constitute of computer in	own are presented nutomobile/truck: natandard and slot nodels from which oplications. The tal intersection design	nodes imless sp uld be wed only this table is de ske ækt deriving	computer me rived should b rived should b	ed. This table docu lanning application e used for more sp dels should not be	not ns. The secilic used for
	Coverage	В	С	D	E	m	based on p	launing application of Quality of Servi	s of the Highwa	ay Capacity M	famual and the Tra	nu it
	0-49%	11:	260	680	1,770	周						Į.
5	0-84%	190	600	1,770	>1,770		Level of service for the bizyols and pedestrian modes in this table is based on nur of motorized vehicles, not number of bizyolists on pedestrians using the facility.				n number	
8.	5-100%	830		>1,770	蜂呤	3	Buses per l	oraspown are only.	for the peak hou	r in the single o	lirection of the high	er traffio
PEDESTRIAN MODE ² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service				2	Bow. Camoth	e achieved using ta	ble imput value	defaults.		den y system		
анесио	MEI TOROWRY 12DO	volumes		ayimmu se	ivice		" Not appl	cable for that leve	of service lette	r grade. For th	ne automobile mo	ie,
Sidewal	lk Coverage	В	C	D	E	Ь	onnus gre sen rézohed	ater than level of s I. For the bicycle n	ervice D.becom node, the level o	of service lette	nars cotton capacit r grade (including	E) k not
	-49%	*	#	250	850	Bu	chievable b	ecause there is no	niaximum vėhis	le volume thr	eshold using table	input
50	-84%	वी	150	780	1,420	y v	alue default	s.				Mary
85-	-100%	340	960	1,560	>1,770	Į.						Ì
BI	US MODE (Buses in pe		ed Fixed I									Michigan
		_	_	_	- 1		we:					1
Sidewalk	k Coverage	В	C	D	E	F	orida Depar	tment of Transport	ation			1
	k Coverage 84%	> 2 B		ע ≥ 3	E ≥2	Sy	stems Plan	tment of Transporting Office of translations	•			

2012 FDOT QUALITY/LEVEL OF SERVICE HANDBOOK TABLES



October 14, 2021

Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22nd Floor Tampa, FL 33602

Re:

Simmons Loop

RZ 21-0969 Lincks Project No. 21026

n, the previous approval
y and provides approved
ineer on

LINCKS & ASSOCIATES, INC.

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access to Simmons Loop. The developer proposes to rezone the property to Planned Development to allow the following land uses:

- Multi-Family 336 Dwelling Units
- Single-Family 133 Dwelling Units
- Day Care 10,000 Square Feet
 100 Students

Table 1 provides the trip generation for the proposed project.

The access to serve the project is proposed to be via two (2) accesses to Simmons Loop. A copy of the PD plan is included in the appendix of this letter.

The subject property is within the Urban Service Area and according to the Hillsborough County Roadways Functional Classification Map, Simmons Loop is a collector road.

The western most access for the project is proposed to align with the Simmons Village North access to Simmons Loop.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Simmons Loop. Based on Section 6.04.07, the access spacing for Simmons Loop is 245 feet and the spacing from the western access to the west is 55 feet. This is graphically shown in Figure 1.

The justification for the variance is as follows:

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams October 14, 2021 Page 2

(a) there is an unreasonable burden on the applicant,

- 1. The proposed western access is to align with the future access to Simmons Village North on the south side of Simmons Loop.
- 2. The access to the west is a driveway to a Single Family Home.

Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

The proposed access is to align with the future access for the Simmons Village North access which is recommended from an operational standpoint.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only frontage for the project is Simmons Loop. Due to property constraints, the only reasonable location for the access is to align with the future Simmons Village North access.

Mr. Mike Williams October 14, 2021 Page 2

- 1. The proposed western access is to align with the future access to Simmons Village North on the south side of Simmons Loop.
- 2. The access to the west is a driveway to a Single Family Home.

Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

The proposed access is to align with the future access for the Simmons Village North access which is recommended from an operational standpoint.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only frontage for the project is Simmons Loop. Due to property constraints, the only reasonable location for the access is to align with the future Simmons Village North access.

Mr. Mike Williams October 14, 2021 Page 3

any questions or require any additional
Olahan
plicant, this request is:
าร
d clarification, please contact Sheida
Digitally signed
by Michael J. Williams
S Date: 2023.01.27 Sincerely, 16:47:33 -05'00'
Michael J. Williams
Hillsborough County Engineer

Mr. Mike Williams October 14, 2021 Page 4

TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

PM Peak Hour Trip Ends Ort 55 50 59 87 84 52 듸 Total 99 AM Peak Hour Trip Ends Ort 83 74 52 29 25 58 듸 Trip Ends Daily 1,829 1,352 476 빌 221 210 565 336 DU's 133 DU's 10,000 SF Size

Multi - Family Single Family Day Care

Land Use

Total

142 134 111

387

164

223

321

209

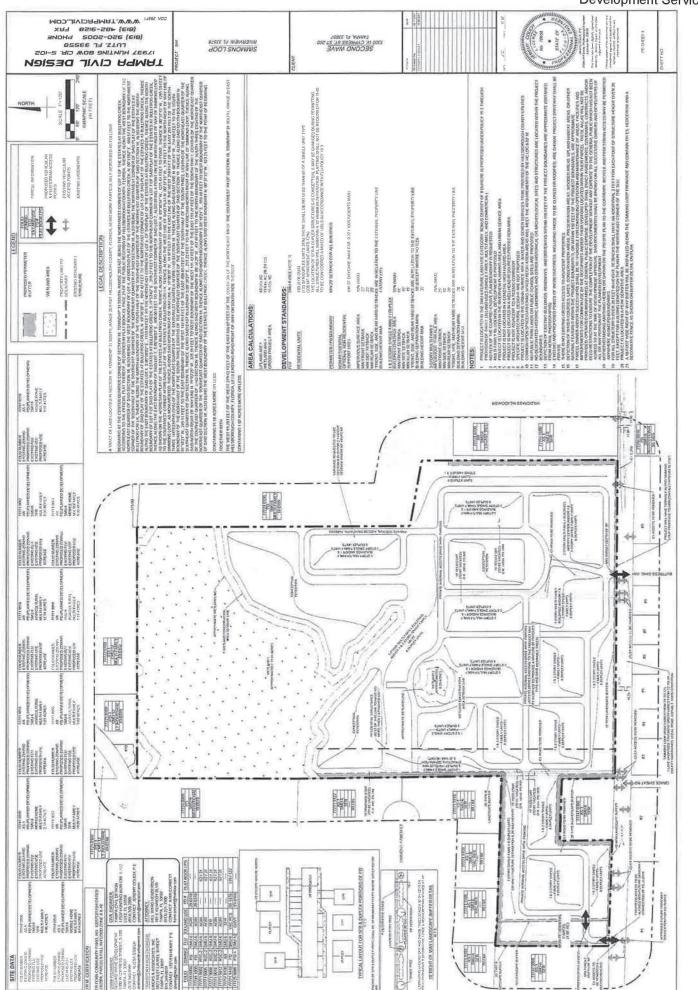
112

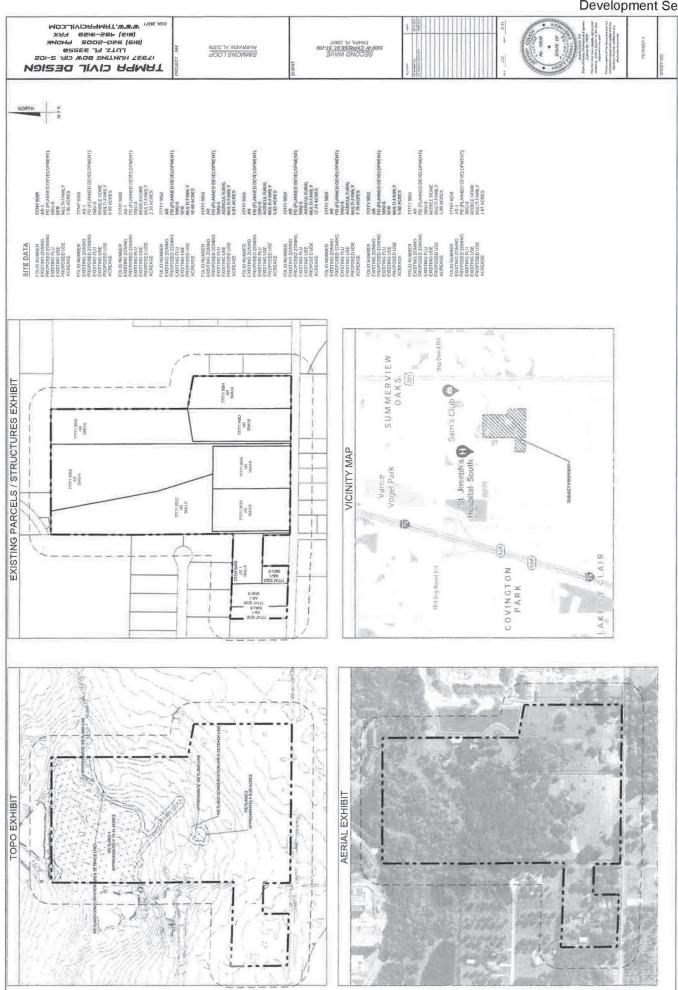
3,657

Total

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

21-0969





21**-09**69

		Received October 14, 20	21
		·	
	HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE SECTION 6.04.04		
/A			



Sec. 6.04.04. - Design Standards

A. Driveway Width/Length

Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users.

The actual width and length of driveways shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to the number of lanes, the driveway geometrics, internal obstructions, traffic safety, etc. The length of driveways shall be designed to provide for an uninterrupted traffic flow on the public street. This will require that the entering vehicles not be confronted with maneuvering vehicles at the immediate point of entry, thus requiring other entering vehicle(s) to stop in the through traffic flow. The driveway length therefore, will be subject to the anticipated required stacking length of entering and exiting vehicle during the peak period.

- For driveways that will be signalized, driveway length should be determined by a traffic study of
 expected traffic and queues. An important measurement in determining the driveway length is the
 outbound queue.
- 2. For unsignalized driveways, the following minimum lengths will be used:

Land Use	Driveway Length (In Feet)
Any major entrance with 4 or more total lanes in the in the driveway. Typically malls, and "Super" retail centers	300 or greater, based on traffic study
Regional Shopping Centers (over 150,000 sq. ft.)	250
Community Shopping Center (100-150,000 sq. ft.) (Supermarket, drug store, etc.)	150
Small Strip Shopping Center	50
Smaller Commercial Development (convenience store with gas pumps)	30

3. For residential developments, the maximum length shall be:

Land Use	Driveway Length (In Feet)
Residential Developments	250

B. Driveway Grades

- Driveway grades shall conform to the requirements of FDOT Roadway and Traffic Design Standard Indices, latest edition.
- For driveways with high volumes and where curve radii turnouts would be a prime benefit to traffic movements, the following factors should be considered:
 - a. It is desirable to have driveway slope upward from gutter line without any vertical curve. The upward slope with curbs will allow better control of drainage.
 - b. It is desirable to have a relatively flat area adjacent to the roadway, where vehicles may turn off without an immediate climbing or descending need. Then exiting vehicles may wait to enter traffic flow at approximately roadway level.
 - c. Within the limits of curve radii, no drop curb shall be allowed except as required for curb cut ramps.

C. Traffic Control Devices

- 1. The installation of signs and pavement markings at private roadways and residential or commercial driveways, and the installation of traffic signals at high-volume commercial Type III driveways may be required in order to provide for safe and efficient movement of traffic. All traffic control devices shall be installed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) and the current County standards and specifications and shall be approved by the County Public Works Department, Traffic Section.
- 2. The approval to install traffic signals shall be based on a traffic engineering study which addresses the warrants, the design, and the operation of the signals. The study and design shall be approved by the County Public Works Department, Traffic Section and FDOT, if on the State Highway System. The responsibility for the engineering study shall rest with the permittee. If a traffic signal is installed, all signal elements and appropriate portions of the access approach to assure efficient signal operation, shall be on public right-of-way or on easements granted to the public.

Any required traffic control devices, including signs, signals or pavement markings shall be installed by the permittee. The permittee shall be responsible for all purchase and installation costs involved.

D. Auxiliary Lanes

Auxiliary Lanes refer to left-turn, right-turn, acceleration, deceleration, and storage lanes.

Developments which generate AM or PM Peak Hour Traffic which exceeds the following thresholds shall provide the following site related acceleration, deceleration, and storage lanes:

- If more than 20 left turning vehicles per hour on a two-lane arterial or collector roadway, then left turn lanes are warranted,
- 2. If more than 50 right turning vehicles per hour on a two-lane arterial or collector roadway, then right turn lanes are warranted,
- 3. If more than 40 right turning vehicles per hour, on a four-lane rural roadway, then a right turn lane is warranted,
- 4. If more than 80 right turning vehicles per hour, on a four-lane urban roadway, then a right turn lane is warranted,
- 5. If more than 60 right turning vehicles per hour, on a six-lane rural roadway, then a right turn lane is warranted,
- 6. If more than 100 right turning vehicles per hour, on a six-lane urban roadway, then a right turn lane is warranted,
- 7. On multi-lane roadways, left turn lanes shall be constructed when there are more than 20 left turning vehicles.

(Ord. No. 00-38, § 2, 11-2-00; Ord. No. 05-22, § 2, 11-17-05; Ord. No. 07-18, § 2, 7-19-07, eff. 10-1-07)

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	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements □ Other 	

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	3,298	309	338		
Proposed	3,684	350	384		
Difference (+/-)	+386	+41	+46		

^{*}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		None	None	Meets LDC	
South	X	None	None	Meets LDC	
East		None	None	Meets LDC	
West		None	Vehicular & Pedestrian	Meets LDC	
Notes:					

Design Exception/Administrative Variance □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Simmons Loop/ Substandard Roadway	Design Exception Previously Approved	De Minimis	
Simmons Loop/ Access Spacing	Administrative Variance Previously Approved	De Minimis	
Notes:			

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☑ Design Exception/Adm. Variance Requested☑ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	⊠ Yes □ No	See report.

COMMISSION

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Donna Cameron Cepeda Ken Hagan Pat Kemp Michael Owen Joshua Wostal



DIRECTORS

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

AGENCY COMMENT SHEET

 REZONING

 HEARING DATE: 5/14/2024
 COMMENT DATE: 3/1/2024

 PETITION NO.: 24-0384
 PROPERTY ADDRESS: Simmons Loop, Riverview, FL 33578

 EPC REVIEWER: Melissa Yañez
 FOLIO #: 77747.0200, 77747.0250, 77747.0350, 77747.0400, and 77771.9052

 CONTACT INFORMATION: (813) 627-2600 X 1360
 STR: 18-31S-20E

REQUESTED ZONING: Major Modification to PD

FINDINGS			
WETLANDS PRESENT	YES		
SITE INSPECTION DATE	NA		
WETLAND LINE VALIDITY	VALID UNTIL 10/27/2028		
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands located in the Northern and central		
SOILS SURVEY, EPC FILES)	portion of the project area.		

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:

- 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.
- 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.
- 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).

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.

My/cb

ec: Simmons Loop Apartment Partners WB LLB - <u>tlamontagne@2ndwavedevelopment.com</u> Gordon J. Schiff - GJS@Schiffpa.com, jcouch@tampacivil.com, and <u>celeste@tampacivil.com</u>



rrepairing ottatemes for Ene

Adequate Facilities Analysis: Rezoning

·

Date: November 6, 2024 **Acreage:** 56.65(+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: MM 24-0384 Future Land Use: SMU-6

HCPS #: RZ 650

Maximum Residential Units: 31

Address: Big Bend and US 301

Residential Type: Single Family detached

Parcel Folio Number(s): 77748.0000

77748.1000 77771.9002 77771.9006 77771.9008 77771.9010 77771.9012 77757.0100 77771.9440

77725.0000

School Data	Doby Elementary	Eisenhower Middle	Sumner High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	958	1489	3301
2023-24 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	577	1225	3738
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	60%	82%	113%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 11/1/2024	341	274	3
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	6	3	5
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	96%	101%	113%

Notes: At this time, adequate capacity exists at Doby Elementary for the residential impact of the proposed rezoning. Although Eisenhower Middle and Sumner High Schools are projected to be over capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the middle and high school levels.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

andrea a Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department

Hillsborough County Public Schools E: andrea.stingone@hcps.net P: 813.272.4429 C: 813.345.6684



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 05/01/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Simmons Loop Apartment Parnters WB LLC **PETITION NO:** 24-0384

FOLIO NO: multiple (see below)

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story)

Mobility: \$6,661 * 40 units = \$266,440 Parks: \$1,555 * 40 units = \$62,200 School: \$3,891 * 40 units = \$155,640 Fire: \$249 * 40 units = \$9,960 Total Multi-Family (1-2 story) = \$494,240

Project Summary/Description:

Urban Mobility, South Park/Fire - 40 additional multi-family units

Folios: 77747.0200 77747.0250 77747.0350 77747.0400 77771.9052

Addresses: 6659 6703 6705 6707 6709 Simmons Loop

ENVIRONMENTAL SERVICES DIVISION

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 2/6/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/14/2024

PROPERTY OWNER: Simmons Loop Apartment Partners PID: 24-0384

WB LLC

APPLICANT: Simmons Loop Apartment Partners WB LLC

LOCATION: 6707 Simmons Loop Riverview, FL 33578

6709 Simmons Loop Riverview, FL 33578 6705 Simmons Loop Riverview, FL 33578 6703 Simmons Loop Riverview, FL 33578 6659 Simmons Loop Riverview, FL 33578

FOLIO NO.: 77747.0200, 77747.0250, 77747.0350, 77747.0400, 77771.9052

AGENCY REVIEW COMMENTS:

According to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the project is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA), and/or a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (HC EVSD) has no objection.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

	PETITION NO.: MM 24-0384 REVIEWED BY: Clay Walker, E.I. DATE: 2/9/2024 FOLIO NO.: 77747.0200,77747.0350,77747.0400,77771.9052,77771.9054			
	WATER			
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.			
\boxtimes	A <u>6</u> inch water main exists <u>(adjacent to the site)</u> , <u>(approximately <u>1,200</u> feet from the site) <u>and is located east of the subject property within the south Right-of-Way of Simmons Loop</u>. 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.</u>			
	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 4 inch wastewater forcemain exists \(\) (adjacent to the site), \(\) (approximately 1200 feet from the site) and is located east of the subject property within the north Right-of-Way of Simmons Loop. 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.			
COMN	MENTS: 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. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.			

AGENCY REVIEW COMMENT SHEET

10:	2: ZUNING TECHNICIAN, Planning Growth Management		TE: / Feb. 2024
REVI	IEWER: Bernard W. Kaiser, Conservation and I	Environmental Lands M	anagement
APPI	LICANT: Tampa Civil Design	PETITION NO: MM 2	24-0384
LOC	ATION: Simmons Loop Rd., Riverview, FL 33578	<u>)</u>	
	IO NO: <u>77747.0200, 77747.0250, 77747.0350,</u> 7.0400, 77771.9052, 77771.9054, 77771.9056,	SEC: <u>18</u> TWN: <u>31</u> F	RNG: <u>20</u>
	1.9058, 77771.9060, 77771.9062, 77771.9064		
\boxtimes	This agancy has no comments		
	This agency has no comments.		
	This agency has no objection.		
7	This agency has no objection, subject to listed	or attached conditions	
	This agency has no objection, subject to listed	or attaoried contaitions.	
	This agency objects, based on the listed or atta	ched conditions.	
COMN	MENTS:		

VERBATIM TRANSCRIPT

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >	
< THIS PAGE WAS INTENTIONALLY LEFT BLANK >	

	Cember 10, 2024
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
	X)
IN RE:)
ZONE HEARING MASTER HEARINGS))) X
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS	
BEFORE:	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, December 16, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601
Reported by: Crystal Reyes, AAERT No. Digital Reporter	1660

1 Our next application is Item D.1, Major MS. HEINRICH: 2 Mod 24 - 0384. The applicant is requesting major mod to PD Jared Follin with Development Services will provide 3 21-0969. staff findings after the applicant's presentation. HEARING MASTER: MR. SCHIFF: Good evening. My name is Gordon Schiff. 6 I'm with the law firm of Gordon J. Schiff, P.A. and I represent the applicant. My address is 4155 West Cyprus Street, Tampa 8 33607. 9 I wanted to just start with we, have a -- a project 10 11 team slide. And I'll go ahead and show that to you or maybe No we won't. I'm not as quick. All right. 12 13 So with me tonight, Tristan Lamontagne, who's with 14 Second Wave Development. I already introduced myself. We have 15 Jeremy Couch PE with Tampa -- Tampa Civil Design. Steve Henry, PE with Links and Associates. And Alexis Crespo, AICP with RBI 16 17 Planning and Landscape Architects. And the -- the general 18 request, just to summarize it for you tonight is -- this is a major modification to amend the conditions of the existing 19 20 approved planned development, PD 21-0969, as follows. 21 increase the unit count from 469 unit -- residential units to 22 500 units. And then the second major part is, modify the 23 non-residential use to uses that allow the following options, 10,000 square feet of daycare center with 150 students or 24 10,000 square feet of office or 6,000 square feet of medical 25

office or a place of religious assembly with a maximum of a 100 1 2 seats. We -- we will -- I will submit the CVs of all of the 3 experts I just introduced in just a minute. I'll also submit written reports that Ms. Cresco and -- and Mr. Couch have prepared. You already have a written report prepared by Mr. Henry. And I'll submit all of those into the record as far as the slide deck that we will present as we go along here. And with that, I'm going to introduce Tristan 9 Lamontagne and he'll be followed by the other experts. Thank 10 11 you very much. 12 HEARING MASTER: Thank you. 13 MR. LAMONTAGNE: Good evening. Tristan Lamontagne. 14 I'm here on behalf of Second Wave who is the sponsor of this 15 project. The address is 180 Fountain Parkway North, Saint Petersburg, Florida 33716. 16 17 I've been managing this project since its original 18 rezoning in 2021. So if there's any questions I can help answer, I'm happy to. Thank you. 19 20 HEARING MASTER: All right. Thank you. No questions 21 for you. 22 MS. CRESPO: Good evening. Alexis Crespo, I'm the 23 vice president of Planning with RBI Planning and Landscape Architecture and I will just walk you through the -- the 24 planning components of the project. 25

2.4

The 56 acre subject property is on the site before you outlined in blue. It is located on the north side of Simmons

Loop Road. It is south of Saint Joseph's Hospital and Big Bend

Road and west of Wild Grass Apartments between C2 our -- to our immediate east. And that's also developed by Second Wave, the applicant for tonight's project.

You can see from the aerial that this is a relatively in fill site with some lowered density single-family uses. But also a lot of emerging intensive development around the area along Simmons Loop, as well as coming down 301 and Big Bend Road. When you look at the surrounding use -- land use pattern, I'll just start on the -- from the north end west and work my way around the site. Of course you have a major node of the hospital to our immediate north and west. The frontage of Big Bend Road is lined with commercial retail, as well as some light industrial uses. We also have a multifamily abutting us to our immediate north within urban future land use categories with the Groves at South Shore.

As I noted, there is a recently constructed apartment to our immediate west. And that is the Wild Grass Apartments says that developed it at nine units per acre, which is the same density we are seeking through the major modification here this evening and again, developed by the applicant.

As you moved to the south of Simmons Loop, you have some existing large lot residential, as well as some newly

developed smaller cluster of residential subdivisions along that roadway.

And then very recently, the county approved a PD to allow for nursing assisted living facility also to the south and west of the property.

And then lastly, you can see the dash line of that newly constructed gate road extension, which is going to be a nice reliever for this area and get people able to move south and then over across the interstate using that -- that roadway. So obviously, a well-developed area with not only existing subdivisions, but emerging more dense urban uses in the area. And this is really done and -- and via your comprehensive plan.

As you can see, the property is within that light pink color, which is your SMU-6, which does allow for a mix of residential and neighborhood friendly commercial uses. To the immediate north, you can see the pinks and purples, which are your community mixed use, allowing 12 units per acre, as well as your urban mixed use allowing 20 units per acre along the roadway. So a very transitional area. But we're well within the SMU-6 Future Land Use Category, as well as of course the urban service area.

What we are proposing through the major modification, including the range of non-residential uses that Mr. Schiff outlined, as well as the increase of 31 additional units, it's still well within the bounds of the comprehensive plan as

recently amended.

1

13

14

15

16

17

18

19

20

21

22

23

24

25

We are consistent with the Policy to 236 of the Future Land Use Element, which is your mixed use bonus density criteria 3 where if you have three distinct land uses within a mixed use project, you can achieve that bonus density of up to nine units per acre in SMU-6. The policy does explicitly state that single-family and multifamily are distinctive land uses for applying that policy. So between the single-family proposed, as 8 well as duplex townhome, multifamily and the non-residential uses conditioned through 1.4 on your staff report, we are 10 consistent with those policies. And I believe we are in 11 agreement with the Planning Commission on that. 12

Looking at the zoning app, this is just extracted from your staff report. We have been zoned PD since 2022. As Kristin noted, we do have a mix of planned developments, zoning districts surrounding us as well as some residential AS-1 and RS C2.

As Gordon noted, the zoning does currently today allow for 469 dwelling units and a 10,000 square foot non-residential component capped at 100 children of -- for a daycare use. We did find due to market demand and the sizes of those types of facilities, 100 unit -- the 100 child cap was very difficult to attract an N user for that. So that's partially why we're coming back before you.

What I want to --

HEARING MASTER: That's what I was going to just ask you if you could speak to the reasons for these changes. It looks like just a remix of uses and square footages and that sort of thing. But I just wanted to hear that as it -- it's market demand and that's the basis.

MS. CRESPO: Correct. This just will broaden the allowable non-residential uses. And you'll see that we are increasing the -- the child count up to 150, which is what you're seeing in the -- is the industry standard today.

What I do want to spend a moment walking you through are the careful limitations to address compatibility with those larger lot residential neighborhoods around us. We worked diligently with the community the first time around and did so and had a community meeting the second time around and had maintained all the compatibility design measures in the previous zoning.

This is the currently approved PD plan. We limited the building height in those yellow areas to one story to again, maintain compatibility with our single story neighbors to the west. We also limited the areas shown in orange there to two stories in height so that the character along Simmons Loop and adjacent to other single-family on the east side would not be disturbed. So the three story units, as approved and as proposed today, would be internal to the site and abutting other multifamily uses are just well screened by perimeter buildings,

as well as the wetlands to our north. 1 We do have the type D buffers, which would have 2 planting shrubs, as well as opaque fencing along all those 3 boundaries where you abut single-family uses. The commercial use was approved on that western track and limited in building height to one story, limited in FAR below what is allowed in this Future Land Use Category and then tightly limited in terms of the allowable uses to be friendly to 8 our neighbors. Kind of similarly, we located the amenity center over on the east side of the site to be far away from any of 10 11 lower density neighbors. And then lastly, you'll note that the site plan 12 13 continues and did preserve the large wetland to the north of the 14 site providing for a foster development program and natural 15 resource protection. 16 So as -- as Mr. Schiff noted, we are seeing an 17 additional 31 units. When we reconfigured the site with 18 different product types, we were actually going for a more traditional neighborhood development style of product now 19 with -- with more townhomes and attached to (indiscernible) 20 products, which are always permitted, but they've redone the 21 site plan. We are able to achieve 31 additional units with the 22 23 reconfiguration of the units internally. Jeremy Couch is the mastermind of the site plan. 24 he -- he's coming up next and can discuss that. But even with 25

the additional density, we're able to maintain all of those 1 2 compatibility components we noted with terms of buffering, preserve open space. 3 4 The list of uses has expanded to maintain the daycare, as that is really a highly demanded use, but increase it to 150 children, the actual footprint would not change. Similarly, we were seeking the ability to do a general office type use or 6,000 square foot medical office. Medical office generates more 8 So we have a reduced square footage if we choose to move forward with that type of office space. 10 11 The fourth concept that believe is going to be very neighborhood friendly would be a place of worship or church, a 12 13 neighborhood church with a limit of 200 seats. And that could 14 also be appropriate in the area. All of those uses are allowed 15 by the locational criteria within the SMU-6. And as noted, would achieve compliance with the mixed use policy. 16 17 So this is our proposed plan. This is not on an 18 aerial, but it's a black and white version. And just memorializing here that we've maintained all of those 19 20 compatibility measures from the previous zoning. 21 And I've really walked through those, so I'll -- I 22 think I'll pass it over to Jeremy as to speak to the site plan 23 and storm water. 2.4 HEARING MASTER: All right. Thank you. 25 MR. COUCH: Good evening, Madam Hearing Master.

Jeremy Couch with Campus Civil, 17937 Hunting Bow Circle, Lutz. 1 And I am the engineer of record for the Simmons Loop, also known as the Olato Apartment Project. 3 4 My firm was responsible for the creation of the PD plan for this application, along with the previous PD plan under application 20 -- 21-0969. In addition, on working with the rezoning applications, my firm prepared the construction plans that are currently approved for the site under PI 6449. 8 It is my testimony that the PD/general site plan was 9 prepared under my responsible charge and is in compliance with 10 11 Section 6.2.1 of the DRPM and 5.03.05 of the Land Development 12 Code. 13 I'm here if you have any questions. Thank you. 14 HEARING MASTER: No questions for you. Thank you very 15 much. 16 MR. HENRY: Good evening. Steve Henry, Links and 17 Associates. 5023 West Laurel, Tampa 33607. 18 We conducted the original analysis for the original rezoning and also the updated for this one and also did the 19 20 design exception and administrative variances that are with the 21 project. 22 I'm here to answer any questions if you have any. 23 HEARING MASTER: Thank you. I have no questions. MR. HENRY: All right. Thank you. 2.4 25 That -- that concludes our initial MR. SCHIFF:

presentation. We of course reserve the right for rebuttal. And 1 we do have a courtesy copy of the submittals that I made earlier 3 for -- for you --HEARING MASTER: Okay. MR. SCHIFF: -- Madam Hearing Officer. HEARING MASTER: Thank you so much. 6 MR. SCHIFF: We're available to answer any questions. HEARING MASTER: All right. Leave your documents with 8 the clerk and I will get them. And make sure everybody signs 9 10 in. Thank you. 11 All right. Development Services. MR. FOLLIN: Good evening. Jared Follin with 12 13 Development Services. 14 So this is a major modification to planned development 15 21-0969 for the property generally located at 6600 through 6700 block of Simmons Loop. And this in the Riverview area. So with 16 17 this planned development, there are -- there is a residential 18 component and a commercial component. The residential component 19 is being modified to in -- increase the number of residence 20 units of 500, which is from 469. And these residential units 21 include single-family, two family and multifamily. The breakdown of the number of units, it's also been 22 23 modified. And if you look on the first page, you can see the proposed modifications, minimum of 50 must now be single-family 24 or townhome type units. 26 percent will then need to be 25

single-family detached duplexes or townhomes. And then the 1 remainder can be multifamily. And multifamily is a total of 2 370. 3 For the non -- or nonresidential portion, as been stated, they are increasingly -- the types of -- the types of commercial that are permitted, originally, it just a daycare and now it's daycare plus the professional office, a health protection -- practitioner's office and a place of worship. 8 Another major change was to condition number 1.4. 9 This dealt with them to insure a mixture of uses is to be built. 10 11 Originally, the condition stated that they had to complete the 12 nonresidential portion of the project first before they can start residential. But this has been revised to now allow them 13 14 to construct residential up to a point to, let's see, 333 units, which is before the bonus density. But once they have the 15 16 nonresidential element built and in operation, they can begin 17 with the bonus density units. 18 So in review of this major modification, the addition of 31 residential units, which is a 6.6 percent increase and the 19 addition of nonresidential uses, all allowed in the business 20 professional office zoning district did not raise any 21 22 compatibility concerns from staff and nor did it warrant changes 23 to the approved buffer and screening. We find these changes appropriate with the existing PD 24 25 and find the major modification approvable. I'd be happy to

answer any questions. 1 HEARING MASTER: All right. Thank you very much. 2 No 3 questions for you. 4 Planning Commission. MR. ROYAL: Thank you. Tyrek Royal, Planning Commission Staff. The subject site has a future land use des -designation of suburban mixed use six. It's in the urban service area located within the Riverview Community Plan. 8 The applicant is requesting to utilize the mixed use density bonus 9 as outlined in FLUE Policy 19.3, which would allow for the 10 11 consideration of up to nine dwelling units per gross acre with a 55.58 acres dedicated to residential development up to 500 12 13 dwelling units may be considered utilizing the mixed use density 14 bonus. 15 The applicant has proposed conditions of approval that are interval to the Planning Commission staff's finding of 16 17 consistent. Those conditions ensure that the residential --18 residential units maintained by the mixed use density bonus will not be constructed until the two additional uses are in place 19 20 per the requirement of the bonus. Based upon the proposed 21 conditions of approval and the mixed use density bonus -- the 22 mixed use density bonus is supported and found consistent with 23 the policy direction that's outlined in FLUE Policy 19.3 of the 24 comprehensive plan. 25 Based upon the above considerations and the following

goals, objectives and policies, Planning Commission Staff finds 1 the proposed major mod -- modification consistent with the Unincorporated Hillsborough County Comprehensive Plan, subject 3 to the conditions proposed by the Hillsborough County Development Services Department. Thank you. HEARING MASTER: All right. Thank you. 6 Okay. Is there anyone here or online who wishes to -to speak in support of this application? I do not hear anyone. 8 Is there anyone here or online who wishes to speak in 9 opposition to this application? All right, I don't hear anyone. 10 Development services, anything further? 11 12 MS. HEINRICH: No, ma'am. 13 HEARING MASTER: All right. And applicant, anything 14 further? 15 MR. SCHIFF: Nothing further tonight. We respectfully request your recommendation of approval. 16 HEARING MASTER: Thank you very much. All right. 17 18 This closes the hearing on Major Modification 24-0384. Before the next case, we're going to take a quick 19 five-minute break. So five-minute break starting now. 20 we'll reconvene in five minutes. 21 22 (Off the record at 8:16 p.m.) 23 (On the record at 8:20 p.m.) HEARING MASTER: All right. Thank you. 24 If you would -- everyone please take your seats. We're going to 25

Transcript of Proceedings November 12, 2024

	Noveliber 12, 2024	
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
IN RE: ZONE HEARING MASTER HEARINGS)))))))	
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS		
BEFORE:	SUSAN FINCH Zoning Hearing Master	
DATE:	Tuesday, November 12, 2024	
TIME:	Commencing at 6:01 p.m. Concluding at 8:42 p.m.	
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard, 2nd Floor Tampa, Florida 33601	
Reported by: Crystal Reyes, AAERT No. 1660 Notary Public for the State of Florida		

Transcript of Proceedings November 12, 2024

Sure. To begin on our published 1 MS. HEINRICH: withdrawals and continuances, the first one is Item A.1. Major Mod 24-0384. This application is being continued by staff to 3 the December 16th, 2024 ZHM hearing. Item A.2. PD 24-0459. This application is out of order to be heard and is being continued to December 16th, 2024 ZHM hearing. Item A.3. Major Mod 24-0468. This application is out 8 of order to be heard and is being continued to December 16th, 9 2024 ZHM hearing. 10 11 Item A.4. PD 24-0537. This application is out of order to heard and is being continued to the December 16th, 2024 12 13 ZHM hearing. 14 Item A.5. Major Mod 24-0788. This application is out of order to be heard and is being continued to the December 16th, 2024 ZHM hearing. 16 17 Item A.6. PD 24-1013. This application is out of 18 order to be heard and is being continued to the December 16th, 19 2024 ZHM hearing. 20 Item A.7. PD 24-1040. This application is being 21 continued by the applicant to the December 16th, 2024 ZHM 22 hearing. 23 Item A.8. Standard Rezoning 24-1060. This application is out of order to be heard and is being continued to the 24 December 16th, 2024 ZHM hearing. 25

Zoning Hearing September 16, 2024

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
X		
IN RE:		
ZONE HEARING MASTER) HEARINGS)		
) X		
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS		
BEFORE: Susan Finch Land Use Hearing Master		
DATE: Monday, September 16, 2024		
TIME: Commencing at 6:00 p.m. Concluding at 6:52 p.m.		
LOCATION: Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33610		
Reported by: Brittany Bridges, AAERT No. 1607 Digital Reporter		
Digital Reporter		

Zoning Hearing September 16, 2024

MS. HEINRICH: Okay. The next one off the agenda is 1 Item C.3, Standard Rezoning 24-1023. This application is out of order to be heard and is being continued to the October 15, 2024 3 ZHM hearing. HEARING MASTER: All right. This one is out of order. So it can't go forward. But is there -- just for information, is there anyone in the audience that wanted to speak to Item C.3 Rezoning 24-1023? 8 All right, I'm seeing no one. And that one will be 9 continued to October 15, 2024 at 6:00 p.m. Go ahead. 10 11 MS. HEINRICH: Okay. I'll go ahead and go over the published withdrawals and continuance, beginning with Item A.1, 12 13 Major Mod 24-0368. This application is out of order to be heard 14 and is being continued to be October 15, 2024 ZHM Hearing. 15 Item A.2, Major Mod 24-0384. This application is out of order to be heard and is being continued to the 16 17 November 12, 2024 ZHM Hearing. 18 Item A.3, Major Mod 24-0397. This application is 19 being continued by staff to the October 15, 2024 ZHM Hearing. 20 Item A.4, Major Mod 24-0402. This application is 21 being continued by staff to be October 15, 2024 ZHM Hearing. 22 Item A.5, PD 24-0459. This application is out of 23 order to be heard and is being continued to be October 15, 2024 ZHM Hearing. 24 25 I am A.6, Major Mod 24-0468. This application is out

	July 22, 2024
	HILLSBOROUGH COUNTY, FLORIDA Board of County Commissioners
IN RE: ZONE HEARING MAST HEARINGS)) ER))
TRANS	ZONING HEARING MASTER HEARING CRIPT OF TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch
	Torod II.a. II.a. Markara

Land Use Hearing Master

DATE: Monday, July 22, 2024

TIME: Commencing at 6:00 p.m.

Concluding at 9:32 p.m.

LOCATION: Hillsborough County BOCC

601 East Kennedy Boulevard Second Floor Boardroom Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. 1654 Digital Reporter

ZHM Meeting July 22, 2024

ZHM Hearing. 1 Item A.2, Major Mod 24-0368. This application is out of order to be heard and it's being continued to the 3 September 16, 2024 ZHM Hearing. Item A.3, Major Mod 24-0384. This application is out of order to be heard and is being continued to the September 16, 2024 ZHM Hearing. Item A.4, Major Mod 24-0397. This application is out 8 of order to be heard and is being continued to the 9 August 19, 2024 ZHM hearing. 10 11 Item A.5, Major Mod 24-0402. This application is being continued by the applicant to the September 16, 2024 ZHM 12 13 Hearing. 14 Item A.6, PD 24-0459. This application is out of 15 order to be heard and is being continued to the September 16, 2024 ZHM Hearing. 16 17 Item A.7, Major Mod 24-0468. This application is out 18 of order to be heard and is being continued to the September 16, 19 2024 ZHM Hearing. 20 Item A.8, PD 24-0537. This application is out of 21 order to be heard and is being continued to the August 19, 2024 22 ZHM Hearing. 23 Item A.9, PD 24-0579. This application is being continued by staff to the August 19, 2024 ZHM Hearing. 24 25 Item A.10, PD 24-0591. This application out of order

Transcript of Proceedings May 14, 2024

	· ·	
HILLSBOROUGH COUNTY, FLORIDA		
Board of County Commissioners		
X		
IN RE:))	
ZONE HEARING MASTER) HEARINGS)		
) X	
ZONITNO	LIDADING MAGDED LIDADING	
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS		
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master	
DATE:	Tuesday, May 14, 2024	
TIME:	Commencing at 6:00 p.m. Concluding at 8:28 p.m.	
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Second Floor Boardroom Tampa, Florida 33601	
Reported by:		
Diane DeMarsh, AAERT No Digital Reporter	. 1654	

Transcript of Proceedings May 14, 2024

1 Item A.11, Major Mod 24-0300. This application is being continued by the applicant to the June 17, 2024 ZHM hearing. 3 Item A.12, this application or Major Mod 24-0368. This application is out of order to be heard and is being continued to the July 22, 2024 ZHM hearing. Item A.13, Major Mod 24-0384. This application is out of order to be heard and is being continued the July 22, 2024 ZHM hearing. 9 Item A.14, PD 24-0393. This application is out of 10 11 order to be heard and is being continued to the June 17, 2024 12 ZHM hearing. 13 Item A.15, Major Mod 24-0397. This application is out 14 of order to be heard and being continued to the June 17, 2024 15 ZHM hearing. 16 Item A.16, Major Mod 24-0402. This application is being continued by the applicant to the June 17, 2024 ZHM 17 18 hearing. And Item A.17, Standard Rezoning 24-0585. 19 20 application has been withdrawn from the hearing process. 21 HEARING MASTER: All right. Thank you. 22 All right. The agenda tonight consists of items that 23 require a public hearing before a hearing master before going onto the Board of County Commissioners for a final decision. I 24 will conduct a hearing today on each item on the agenda and will 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >	
< THIS PAGE WAS INTENTIONALLY LEFT BLANK >	

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 1 OF 5

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME RZ 24-0775 COSTATE A ZIP PLEASE PRINT TAY Muffly **APPLICATION #** RZ 24-0775 MAILING ADDRESS 102 SAVESE CITY LUTZ STATE FL ZIP 33549 HONE 949-2224 NAME Elizabeth "Beth" Nevel Rader APPLICATION # MAILING ADDRESS 18811 4th St. SE RZ 24-0775 CITY 112 STATE Ha ZIP 33549PHONE 513-553 6167 NAME Johna Phillips APPLICATION # MAILING ADDRESS 21388 Meadow craft Ave. RZ24-0775 CITY WESLY CHIEL STATEFL ZIPSBY4PHONE 813-949-1457 PLEASE PRINT APPLICATION # NAME WESTEY 13012 WID MAILING ADDRESS 513 Procla mation Dr. Tampa FL RZ 24-0775 CITY Jampa STATE FL ZIP 33613PHONE 55-600-199 NAME Erica Hamblen APPLICATION # MAILING ADDRESS 18320 Litation 5 RZ 24-0775 CITY LUTZ STATE FU ZIP 335PHONE (513)

PAGE 2 OF 5

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME TRENT CONNOR ANDERSON
RZ24-0775	MAILING ADDRESS 8230 CYPRESS COVE ROAD
,	CITY LUTZ STATE FL ZIP 33549 PHONE 813 576 8748
APPLICATION #	PLEASE PRINT NAME Vendy Sugns
RZ 24-1060	MAILING ADDRESS 104 Steven Street
	CITY RUSKM STATE FL ZIP 335 PHONE (813) 841564
APPLICATION #	PLEASE PRINT NAME VADUA PHAN
RZ 24-1060	MAILING ADDRESS 10721 ROCKEDIGE VIEW DR
	CITY RIVER VIEWSTATE FL ZIP355 PHONE 813-486.10
APPLICATION #	PLEASE PRINT NAME Bran Sheppard
VS	MAILING ADDRESS 1519 Yale Castle Ct.
RZ 24-1060	CITY Ruskin STATE FL ZIP39570 PHONE NA
APPLICATION #	NAME D Levas KRUSE
RZ 24-1203	MAILING ADDRESS 136/ Tall Re wood Lone
	CITY Power STATE FL ZIP 335 PHONE \$13.3401325
APPLICATION #	PLEASE PRINT NAME VESSUAY
RZ 24-1203	MAILING ADDRESS 200 July Style # 156
	CITY T PEP STATE F ZIP PHONE SOS

DATE/TIME: 2 16 2024 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # 1, cARL Reacks NAME MAILING ADDRESS 400 H. Tamps St 1910 RZ 25-0059 STATE FL ZIPSSASPHONE 545.5900 PLEASE PRINT APPLICATION # NAME David Highera VS MAILING ADDRESS 2815 W. Waters Ave RZ 24-1297 CITY Tampa STATE FL ZIP 33614 PHONE 239-565-7408 NAME Hannig IManda Gonzale APPLICATION # MAILING ADDRESS 1000 S N. Hyacinth Aue RZ 24-1297 MASTATE FLZIP3366 HONE SB 5076367 NAME Wetter Littkamp Walter Rottkamp APPLICATION # MAILING ADDRESS 2806 W. Xavy 40357. RZ 24-1297 CITY 6 ME STATE L ZIP 3347/PHONE \$ 13-24 3-8568 NAME GOOD Schiff APPLICATION # MAILING ADDRESS 4155 W Cypress St mm 24-0384 CITY Tange STATE FC ZIP 360 PHONE \$135757978 PLEASE PRINT APPLICATION # NAME Tristan Lamontagne MAILING ADDRESS 180 Fountain PhwyN., Sute 100, MM 24 0384 CITY & Peterspurg STATE FL ZIP 33716 PHONE 561-568-9189

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 4 OF 5

DATE/TIME: 12/10/2024 6 pm HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT DWYS APPLICATION # Creso NAME MAILING ADDRESS 2810 Bonita Grande DE.
Bonita Syrrys STATE ZIP PHONE PHONE MM 24-0384 PLEASE PRINTED APPLICATION # MAILING ADDRESS SUZ3 W. LAVIEL ST mm 24-0384 PLEASE PRINT APPLICATION # NAME Jeren & Coul MAILING ADDRESS 17931 Henting Bow CI-cl mm 24-0384 CITY Litz STATE FC ZIP 33558 PHONE NAME Anne Pollack **APPLICATION #** MAILING ADDRESS 200 Central Ave Ste 1600 BZ 24-1040 CITY St Peta STATE FL ZIP 3370 PHONE 723-83 PLEASE PRINT **APPLICATION #** MAILING ADDRESS SUZ3 W. LAMEL 5 RZ 24-1231 NAME David M. Smith APPLICATION # MAILING ADDRESS 401 E. Jackson of 33601 Site 2 BZ 24-1231 CITY JAMPA STATE FI ZIPSHO PHONE 83 221 5010

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 5 OF 5

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Elise Butsel APPLICATION # MAILING ADDRESS 401 E. Jackson St. \$ 2100 RZ 24-1231 CITY Tampa STATE FL ZIP 33607 PHONE 813.222 NAME AT KILKER APPLICATION # RZ 24-1231 NAME Jovenny Coul **APPLICATION #** MAILING ADDRESS 17937 Huntin Bow Circl BZ 24-1231 CITY Lv+2 STATE FL ZIP 33558 PHONE 813 920 PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY _____STATE ____ZIP___PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY _____STATE ___ZIP__PHONE

HEARING TYPE: HEARING MASTER: ZHM, PHM, VRH, LUHO

Pamela Jo Hatley

DATE: 12/16/2024

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1210	Ashley Rome	1. Revised Staff Report	No
RZ 24-0775	Ashley Rome	1. Revised Staff Report	No
RZ 24-0775	Tyrek Royal	2. Revised Zoning Conditions	No
RZ 24-0775	Todd Pressman	3. Applicant Presentation Packet - Thumb Drive	No
RZ 24-0775	Jay Muffly	4. Letter of Opposition	No
RZ 24-0775	Elizabeth "Beth" Nevel-Rader	5. Letter of Opposition	No
RZ 24-0775	Wesley Baldwin	6. Letter of Opposition	No
RZ 24-0775	Erica Hamblen	7. Letter of Opposition	No
RZ 24-1060	Ashley Rome	1. Revised Staff Report	No
RZ 24-1060	Wendy Duong	2. Applicant Presentation Packet	No
RZ 24-1203	Ashley Rome	1. Revised Staff Report	No
RZ 24-1203	Todd Pressman	2. Applicant Presentation Packet - Thumb Drive	No
RZ 25-0059	Ashley Rome	1. Revised Staff Report	No
RZ 25-0059	Michael Brooks	2. Applicant Presentation Packet	No
RZ 24-1297	Ashley Rome	1. Revised Staff Report	No
RZ 24-1297	Hannia Irlander-Gonzalez	2. Applicant Presentation Packet	No
MM 24-0384	Ashley Rome	1. Revised Staff Report	No
MM 24-0384	O384 Gordon Schiff 2. Applicant Presentation		No
RZ 24-1040	Ashley Rome	1. Revised Staff Report	No
RZ 24-1040	Anne Pollack	2. Applicant Presentation Packet - Thumb Drive	No
RZ 24-1231	Ashley Rome	1. Revised Staff Report	No
RZ 24-1231	David Smith	2. Applicant Presentation Packet	Yes (Copy)
RZ 24-1231	S. Elise Batsel, Esq	3. Applicant Presentation Packet	No
RZ 24-1231	Jeremy Couch	4. Applicant Presentation Packet	No
RZ 24-1231	Steve Henry	5. Applicant Presentation Packet	No
		<u> </u>	

DECEMBER 16, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 16, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

Pamela Jo Hatley, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0775

Michelle Heinrich, DS, called RZ 24-0775.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-0775.

C.2. RZ 24-1060

Michelle Heinrich, DS, called RZ 24-1060.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1060.

C.3. RZ 24-1203

Michelle Heinrich, DS, called RZ 24-1203.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1203.

MONDAY, DECEMBER 16, 2024

C.4. RZ 24-1297

- Michelle Heinrich, DS, called RZ 24-1297.
- Testimony provided.
- Postponed for verification of authorized agent.
- Proxy confirmed.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1297.

C.5. RZ 25-0059

- Michelle Heinrich, DS, called RZ 25-0059.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0059.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) AND MAJOR MODIFICATION (MM):

D.1. MM 24-0384

- Michelle Heinrich, DS, called MM 24-0384.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 24-0384.

D.2. RZ 24-1040

- Michelle Heinrich, DS, called RZ 24-1040.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1040.

D.3. RZ 24-1231

- Pamela Jo Hatley, ZHM, advised applicant representative of possible conflict of interest.
- lacksquareMichelle Heinrich, DS, called RZ 24-1231.

MONDAY, DECEMBER 16, 2024

- Attorney Elise Batsel had no objections to the ZHM hearing the application and approved moving forward.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1231.
- E. ZHM SPECIAL USE None.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 9:05 p.m.

HEARING TYPE: HEARING MASTER:

ZHM, PHM, VRH, LUHO

Pamela Jo Hatley

DATE: 12/16/2024

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1210	Ashley Rome	1. Revised Staff Report	No
RZ 24-0775	Ashley Rome	1. Revised Staff Report	No
RZ 24-0775	Tyrek Royal	2. Revised Zoning Conditions	No
RZ 24-0775	Todd Pressman	3. Applicant Presentation Packet - Thumb Drive	No
RZ 24-0775	Jay Muffly	4. Letter of Opposition	No
RZ 24-0775	Elizabeth "Beth" Nevel-Rader	5. Letter of Opposition	No
RZ 24-0775	Wesley Baldwin	6. Letter of Opposition	No
RZ 24-0775	Erica Hamblen	7. Letter of Opposition	No
RZ 24-1060	Ashley Rome	1. Revised Staff Report	No
RZ 24-1060	Wendy Duong	2. Applicant Presentation Packet	No
RZ 24-1203	Ashley Rome	1. Revised Staff Report	No
RZ 24-1203	Todd Pressman	2. Applicant Presentation Packet - Thumb Drive	No
RZ 25-0059	Ashley Rome	1. Revised Staff Report	No
RZ 25-0059	Michael Brooks	2. Applicant Presentation Packet	No
RZ 24-1297	Ashley Rome	1. Revised Staff Report	No
RZ 24-1297	Hannia Irlander-Gonzalez	2. Applicant Presentation Packet	No
MM 24-0384	Ashley Rome	1. Revised Staff Report	No
MM 24-0384	Gordon Schiff	2. Applicant Presentation Packet	No
RZ 24-1040	Ashley Rome	1. Revised Staff Report	No
RZ 24-1040	Anne Pollack	2. Applicant Presentation Packet - Thumb Drive	No
RZ 24-1231	Ashley Rome	1. Revised Staff Report	No
RZ 24-1231	David Smith	2. Applicant Presentation Packet	Yes (Copy)
RZ 24-1231	S. Elise Batsel, Esq	3. Applicant Presentation Packet	No
RZ 24-1231	Jeremy Couch	4. Applicant Presentation Packet	No
RZ 24-1231	Steve Henry	5. Applicant Presentation Packet	No
RZ 24-1231	S. Elise Batsel, Esq	6. Applicant Presentation Packet	No

PD Modification Application:

MM 24-0384

Zoning Hearing Master Date:

December 16, 2024

BOCC Land Use Meeting Date:

February 11, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Simmons Loop Apartment Partners

WB LLC

FLU Category: SMU-6

Application No. 24-0384 Name: Ashley Rome Entered at PH: ZHM

Service Area: Urban

Exhibit #1 Date: 12-16-2024

Site Acreage: 56.65

Community

Riverview

Plan Area:

Overlay:

None



Introduction Summary:

PD 21-0969 was approved in 2021 to allow 469 multi-family units and a day care center, with up to 100 children. Of the 469 residential units, no less than 46 units were required to be single unit type (detached) and at least 28% of all the units were required to be single family units (detached) or duplexes. The project utilized the Bonus Density provision in the Comprehensive Plan, which required at least 3 different uses to be developed on the property to attain a higher density. The applicant is requesting modifications to allow up to 500 residential units with modified number required to be single-family detached or duplexes and/or townhomes. Additional commercial uses on the non-residential parcel have also been added to give the development more options and flexibility.

Existing Approval(s):	Proposed Modification(s):
469 residential units	500 residential units
 Min. of 46 units to be single-family detached units. 	 Min. of 50 to be single-family attached detached/townhomes units
 Min. 28% to be single-family detached or duplex units. 	- 26% to be single-family detached or, duplexes or townhome units.
 Remaining units may be multi-family units 	Max. of 376370 to be multi-family units
Non-residential use:	Non-residential uses:
 Daycare (100 children maximum) 	Daycare (150 children maximum)
	- Professional Services Office
	- Health Practitioners Office
	- Church/Synagogue (100 seat maximum)

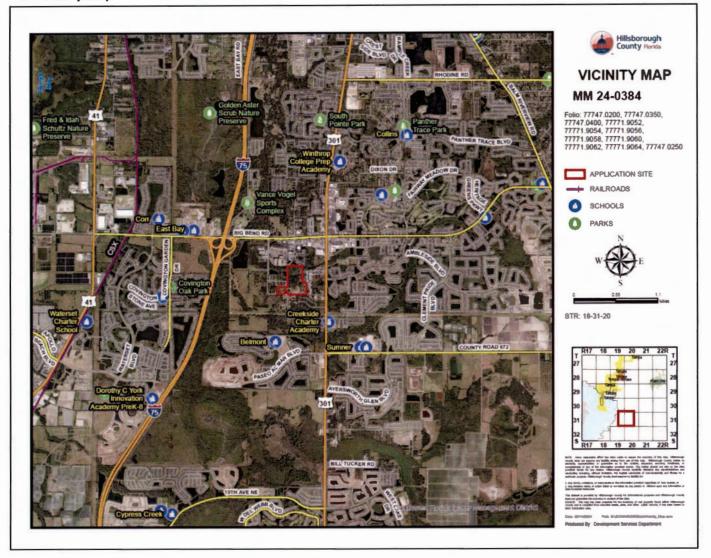
Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

ZHM HEARING DATE: December 16, 2024 BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

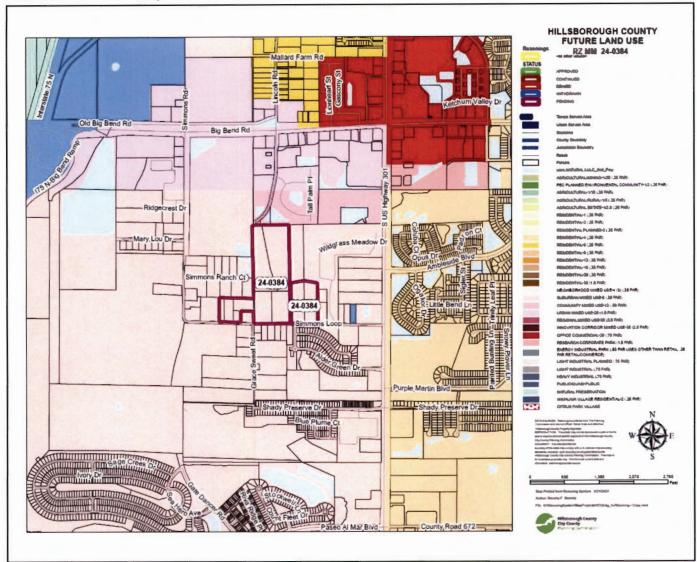
The subject site is generally located within the 6600-6700 block of Simmons Loop along the north and consists of eleven folios. The property is within the Urban Service Area and within the Riverview Planned Area. The surrounding area primarily consists of a variety of residential uses including single-family to the south and west & multi-family to the east. To the north, office and other non-residential uses are present, including restaurants, supermarkets, personal service uses, and self-service storage. The property is also in the vicinity of a large hospital, St. Joseph's Hospital-South, located to the northwest of the property. The nearest major roadways to the project site are Big Bend Road to the north and Highway 301 to the east. The property has ease of access to these major roadways by Simmons Loop. Belmont Elementary School, Sumner Highway School, and Creekside Charter Academy are nearby schools.

December 16, 2024 February 11, 2025

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



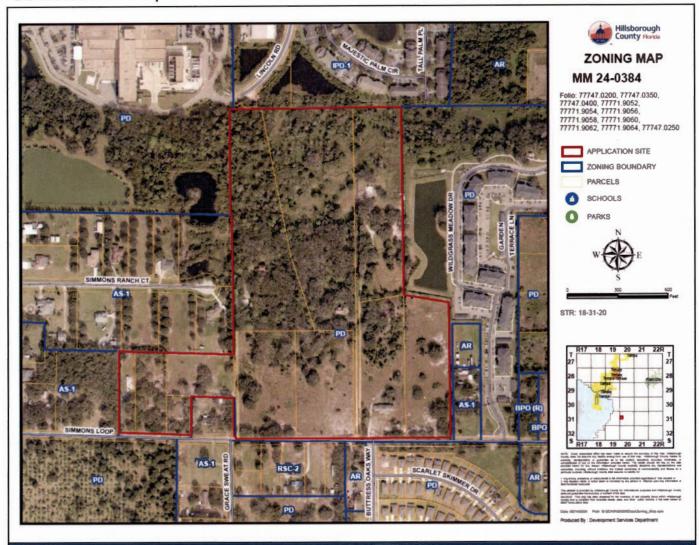
Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6.0 dwelling units per gross acre / 0.35 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locations criteria.

ZHM HEARING DATE: BOCC LUM MEETING DATE: December 16, 2024 February 11, 2025

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



是 多		Adjacent Zonings	and Uses	
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Aliowable Use:	Existing Use:
North	IPD-1	15.8 DU per acre, 0.58 FAR	Multi-Family, Office Uses, self-storage units (mini-warehouses)	Multi-family apartments Mini-warehouses
Courth	PD 23-0522	6.0 DU per acre 120 beds (Nursing/Extended Care Use)	Single-Family, multi- family, Nursing, Convalescent and Extended Care Facilities	Single-Family
South	AS-1	1 DU per acre	Agriculture/Single- Family	Single-Family
	RSC-2 (85-0084)	<mark>≢2</mark> DU per acre	Single-Family/Mobile Home/Modular Home	Single-Family/Mobile Home

ZHM HEARING DATE: BOCC LUM MEETING DATE: December 16, 2024 February 11, 2025

Case Reviewer: Jared Follin

	AR	1 DU per 5 acres	Agriculture/Single- Family	Single-Family
	PD 04-1476	2.56 DU per acre, .18 FAR	Single-Family, BPO uses, CN uses	Single-Family
	PD 18-0109	9 DU per acre, 0.0014 FAR (2,000 sf of CN uses)	Multi-Family, CN Uses	Multi-Family Apartments
East	AR	1 DU per 5 acres	Agriculture/Single- Family	Single Family Vacant
	AS-1	1 DU per acre	Agriculture/Single- Family	Single-Family
Mark	PD 10-0619	0.29 FAR	Hospital, Medical Office, Central Energy Plant	Hospital, Medical Office, Central Energy Plant
West	AS-1	1 DU per acre	Agriculture/Single- Family	Single-Family

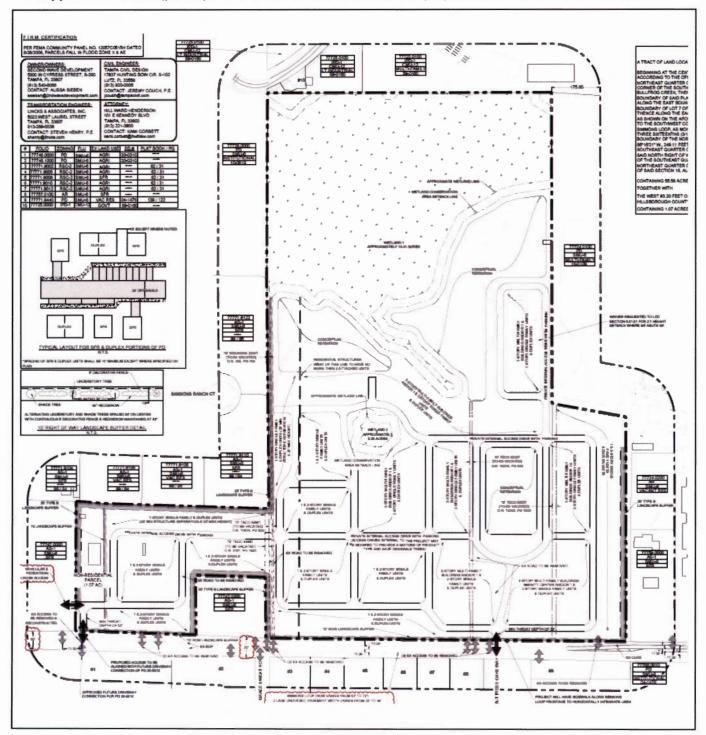
December 16, 2024

February 11, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

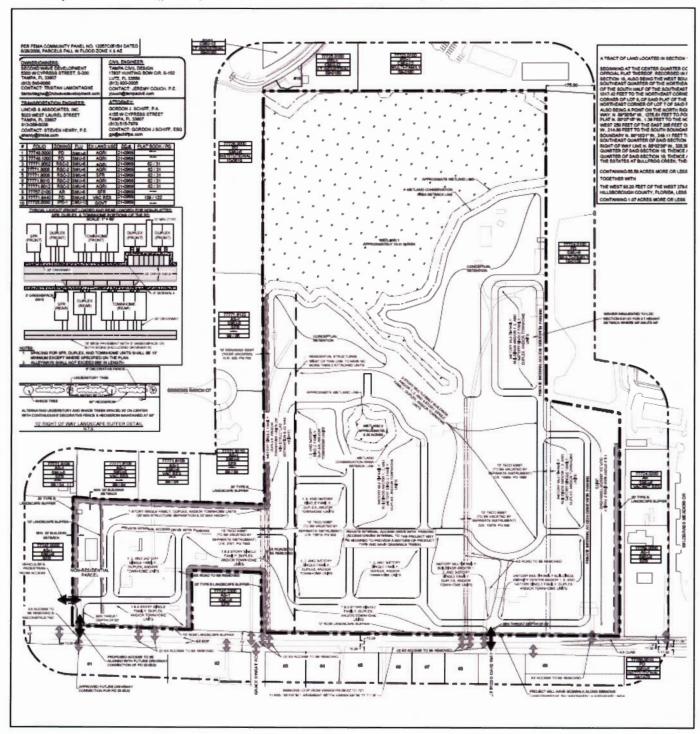
Case Reviewer: Jared Follin



Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



ZHM HEARING DATE: Deco

December 16, 2024 February 11, 2025

Case Reviewer: Jared Follin

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Simmons Loop	County Arterial - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements □ Other

Project Trip Generation Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,298	309	338
Proposed	3,684	350	384
Difference (+/1)	+386	+41	+46

^{*}Trips reported are based on net new external trips unless otherwise noted.

Primary Access	Additional Connectivity/Access	Cross Access	Finding
	None	None	Meets LDC
Х	None	None	Meets LDC
	None	None	Meets LDC
	None	Vehicular & Pedestrian	Meets LDC
	Primary Access	Primary Access Connectivity/Access None x None None	Primary Access Connectivity/Access None None None None None None

Road Name/Nature of Request	Туре	Finding
Simmons Loop/ Substandard Roadway	Design Exception Previously Approved	De Minimus
Simmons Loop/ Access Spacing	Administrative Variance Previously Approved	De Minimus

MM 24-0384

ZHM HEARING DATE: BOCC LUM MEETING DATE: December 16, 2024 February 11, 2025

Case Reviewer: Jared Follin

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	Yes □ No	☐ Yes ☑ No	Yes □ No	
Natural Resources	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☑ No	
Check if Applicable:	☐ Potable V	Vater Wellfield Pro	tection Area	
☑ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	ligh Hazard Area		
Credit	☐ Urban/Sul	burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent to ELAPP property			
☐ Surface Water Resource Protection Area	Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	⊠ Yes	
☐ Design Exc./Adm. Variance Requested	□No	⊠ No	□No	See Full Report
☐ Off-site Improvements Provided				
Service Area/ Water & Wastewater	⊠ Yes	□Yes	□Yes	
☑Urban ☐ City of Tampa	□No	⊠ No	⊠ No	
□Rural □ City of Temple Terrace	2.110	2.110		
Hillsborough County School Board	_			
Adequate ☑ K-5 □ 6-8 □ 9-12 □ N/A	⊠ Yes	□ Yes	☐ Yes	
Inadequate ☐ K-5 ⊠6-8 ⊠9-12 ☐N/A	□No	⊠ No	⊠ No	
Impact/Mobility Fees				
(Fee estimate is based on a 1,200 square Mobility: \$6,661 * 40 units = \$266,440 Parks: \$1,555 * 40 units = \$62,200 School: \$3,891 * 40 units = \$155,640 Fire: \$249 * 40 units = \$9,960 Total Multi-Family (1-2 story) = \$494,240		amily Units 1-2 st	tory)	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria		☐ Inconsistent		
☐ Locational Criteria Waiver Requested	□No	□ Consistent	□ No	
☐ Minimum Density Met				

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed plan integrates single-family, two-family, and multi-family uses, as well as non-residential uses on the subject site. Proposed modification adds an additional 31 (6.6% increase) residential units, bringing the total to 500 unit, or 8.83 DU/A. In addition, the percentage of units that must be single-family, two-family or townhomes has also been modified to be at least 26%, where previously only 28% of units was required to consist of single-family or two-family dwellings.

The proposed plan modifies the permitted uses allowed on the non-residential parcel at the southwest corner of the subject site. The original PD limited the uses to a Day Care Center, with up to 100 children. The new proposal will allow 10,000 square feet general office, or 6,000 square feet Medical Office; day care center, with up to 150 children; or a church/synagogue with a maximum of 100 seats. The additional uses will give the developer more flexibility to develop the property. The proposed uses are all permitted in the standard business-Professional Office (BPO) zoning district. In addition, the new plan adds a 10' Type A buffer yard along the eastern property boundary of the non-residential parcel; however, the development will be required to adhere to Land Development Code buffer and screening and may be subject to change.

The major modifications of the PD do not raise any compatibility concerns by County Staff. The increase of 6.6% to the number of residential units and the addition of uses allowed on the non-residential uses are appropriate changes to the Planned Development, allowing more residential in an area of other higher density zonings and more flexibility in an area with other low-intensity non-residential uses.

5.2 Recommendation

Based on the above considerations, stafffinds the proposed Major Modification, subject to the conditions, approvable.

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

6.0 PROPOSED CONDITIONS

Approval-Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 23, 2024.

- The project shall be limited to a Mixed-Use project with up to 469-500 multifamily-residential units. Non-residential uses shall be limited to and a Day Care center, with up to 100-150 children; OR 10,000 sf of Professional Services Office or 6,000 sf of Health Practitioners Office; OR a church/synagogue with a maximum of 100 seats. Interim agricultural or residential uses shall be permitted.
- 1.1. Of the 469-500 residential units, no less than 4650 units shall be of a single unit type (Detached). detached single family or townhome.
- 1.2. At least 28%26% of all the units (a minimum of 132130 units and a maximum of 180 units) shall be single family units (detached) structures, or duplexes, or townhomes. Up to 376370 units may be developed as Multi-Family residential units (65.75%74%). The location of the single-family, duplex, and townhome structures are conceptual and may be changed during permitting. All structures will maintain a 10' minimum separation. Platting shall not be required for this to be considered a mix of uses in accordance with FLU Policy 19.3.
 - 1.2.1.Should the developer elect to plat a portion of the project as single-family, duplex or townhome units, then said platted portion of the project shall develop in accordance with lot standards A, B and C on Sheet 3 of this PD.
 - 1.2.2.Single-family detached and duplex units may only be platted if constructed with direct access to a roadway complying with the Hillsborough County Technical Manual (TS-3) local roadway section and consistent with the requirements of LDC Section 6.02.01.B.
- 1.3. If the non-residential use is a Day Care, then the maximum building space for the Day Care center shall be 10,000 sq. ft. and the use shall be subject to the Land Development Code (LDC) Sec. 6.11.24.
- 1.4. Prior to the issuance of any Certificate of Occupancy for any residential unit, the Day Care use shall be constructed and a Certificate of occupancy issued. The developer shall be required to obtain the certificate of Occupancy for the building corresponding to the non-residential use within 3 years of the date of issuance of the certificate of occupancy that includes the first residential unit under the density bonus (i.e., unit 333). If the certificate of occupancy for the building corresponding to the non-residential use has not been issued prior to the issuance of the certificate of occupancy that includes the first residential unit under the density bonus (i.e., unit 333), then the developer shall cause a financial security to be provided with respect to the non-residential use in the form of a \$250,000 bond. The developer shall be required to obtain the Certificate of Occupancy for the building corresponding to the non-residential use prior to the issuance of the Certificate of Occupancy for the first residential unit under the density bonus (i.e., unit 339). Prior to the issuance of any Certificate of Occupancy for any residential unit subject to Bonus Density (the 334th unit), the non-residential use shall be constructed and a Certificate of Occupancy issued.
- 2. Development standards shall be as indicated in the General Site Development Plan and as follows:
 - 2.1. Single Family/Duplex/Townhome units:

Maximum building height: 35 feet/2-3 stories

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Jared Follin

Minimum front yard setback: 20 feet to internal driveways for garages Minimum side yard setback: 15 feet to PD lines, 10 feet between buildings

Minimum rear yard setback: 15 feet to PD lines

2.2. Multi-family units:

Maximum building height: 45 feet

Minimum side yard setback: 10 feet to PD lines, 20 feet between buildings

Minimum rear yard setback: 20 feet to PD lines

2.3. Overall residential project:

Maximum building coverage: 40% Maximum impervious area: 75%

For detached structures consisting of garages, setbacks to PD lines shall be a minimum of 15 feet.

2.4. Day Care Facility Non-Residential Uses

Maximum building height: 35 feet; 1 story Minimum front yard setback: 20 feet

Minimum side yard setback: 20 feet to PD lines Minimum rear yard setback: 20 feet to PD lines

For detached structures consisting of garages, setbacks to PD lines shall be a minimum of 15 feet-

- 3. Open space and Community Gathering Areas shall be provided for the residential project and subject to LDC Sec. 6.02.18. These areas shall consist of pocked parks, amenity center, and other open gathering spaces within the project and shall include amenities with passive recreational elements including but no limited to landscape, hardscape and benches.
- 4. Buffer and screening between adjacent parcels shall be as depicted in the General Site Plan. Existing vegetation in lieu of the required plantings shall be permitted, subject to Natural Resources approval. A 10-foot buffer shall be maintained along Simmons Loop Rd. Screening of this buffer area shall be as shown in the Landscape Buffer Detail on the General Site Plan. This buffer space shall be in addition to any area reserved for future road expansions or improvements.
- 5. The additional 2 feet of building setback required for every foot of building height over 20 feet in accordance with LDC 6.01.01 footnote 8 shall not apply to the NE corner of the project. A minimum of 20 feet of building setback shall be maintained in that area of the site as shown in the General Site Plan.
- 6. No multifamily structures with more than 2 units shall be placed west of the line indicated on the General Site Plan. Multifamily structures with more than 2 units shall be restricted to Eastern portion of the site. Internal circulation and location of the units shall be as generally shown on the PD Plan.
- If <u>PD 21-0969MM 24-0384</u> is approved, the County Engineer will approve a <u>de minimis request to a Design</u>
 Exception (dated October 14, 2021) <u>and</u> which was <u>found approvable previously approved</u> by the County Engineer
 (on <u>November 3, 2021 January 27, 2023</u>). Approval of this Design Exception will require +/- 2,000 linear feet of
 improvements consistent with the Hillsborough County Transportation Technical Manual TS-4 typical section with

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Jared Follin

exception provided for to allow 5- foot bike lanes and 6-foot sidewalks where constructed against the back of curb due to right-of-way constraints.

- 8. If <u>PD 21-0969MM 24-0384</u> is approved, the County Engineer will approve a <u>de minimis request to a Sec. 6.04.02</u>
 Administrative Variance (dated October 14, 2021) <u>and</u> which was <u>found approvable previously approved</u> by the County Engineer (on <u>November 3, 2021 January 27, 2023</u>). Approval of this Administrative Variance will permit the reduction of the access spacing minimum distance requirement between the project's western driveway on Simmons Loop Rd. and the next closest driveway approximately +/-55 feet to the west.
- 9. Primary access to the project shall be provided on Simmons Loop Road from two (2) full access points, as shown on the PD Site Plan. The western access connection shall align with the planned access connection for PD 20-0310 (Simmons Village North) to the south. All existing access connections and driveway aprons that will not be utilized for access shall be removed and restored to typical standard at the time of site construction.
- 10. Prior to or concurrent with the initial phase of development, the developer shall construct an eastbound left turn land and westbound right turn lane into the project's western access connection and an eastbound left turn lane into the eastern access connection from Simmons Loop Road.
- 11. As generally shown on the PD site plan, the developer shall construct a vehicular and pedestrian cross access stubout to the adjacent property to the west (folio 77747.0000).
- 12. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere within the project and along the project boundary consistent with the LDC.
- 13. The project's internal access driveways shall include ADA sidewalks connecting all residential units, the non-residential parcel, amenity areas and all project access connections.
- 14. 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.
- 15. 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.
- 16. 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).
- 17. 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.
- 18. Water distribution system improvements will need to be completed prior to connection to the County's water system. No building permits that would create demand for water service shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 South County Potable Water Rep ump

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.

Case Reviewer: Jared Follin

- 18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 19. 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.
- 20. 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.

Zoning Administrator Sign Off:

J. Brian Grady.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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.

ZHM HEARING DATE: December 16, 2024 BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Jared Follin

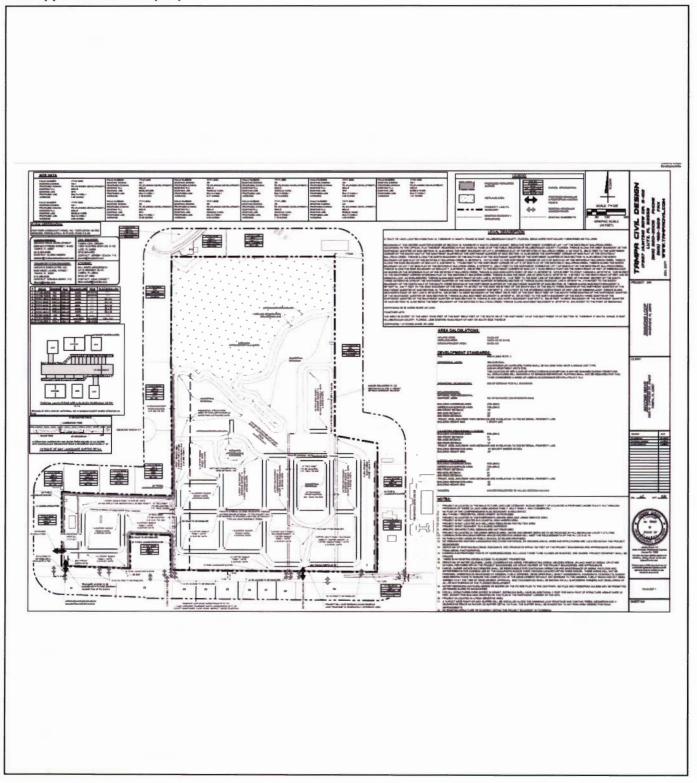
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Jared Follin

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

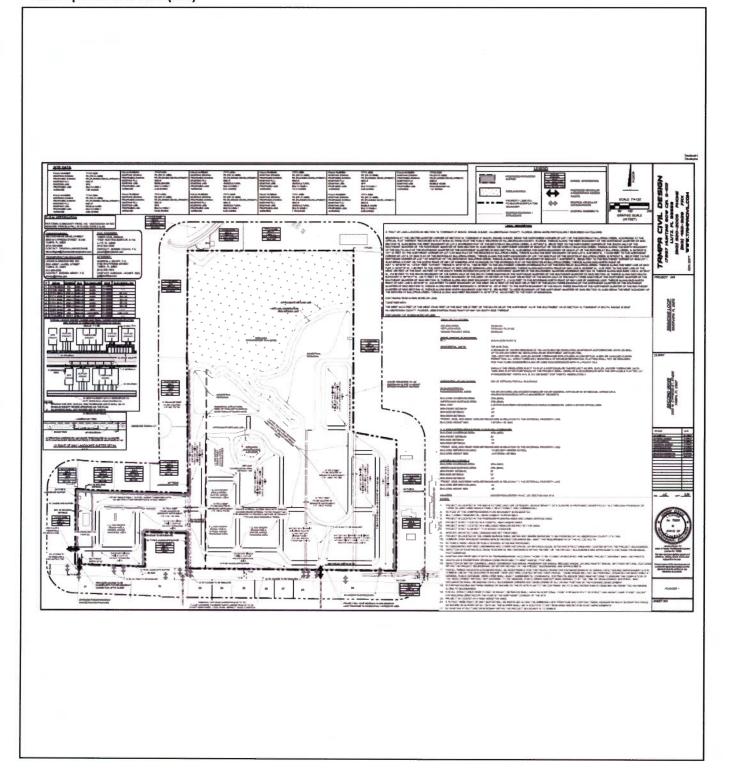


ZHM HEARING DATE: BOCC LUM MEETING DATE: December 16, 2024 February 11, 2025

Case Reviewer: Jared Follin

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



ZHM HEARING DATE: December 16, 2024 BOCC LUM MEETING DATE: February 11, 2025

February 11, 2025 Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

REVIEW	ing Technician, Development Services Department VER: Richard Perez, AICP NG AREA: RV / South	DATE: 11/01/2024 AGENCY/DEPT: Transportation PETITION NO: MM 24-0384
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attack	ched conditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF ZONING APPROVAL

Revised Conditions:

- 1.2. b. Single-family detached and duplex units may only be platted if constructed with direct access to a roadway complying with the Hillsborough County Technical Manual (TS-3) local roadway section and consistent with the requirements of LDC, Sec. 6.02.01. B.
- 7. If PD 21-0969 MM 24-0384 is approved, the County Engineer will approve a de minimis request to a Design Exception (dated October 14, 2021) and which was previously found approvable approved by the County Engineer (on November 3, 2021 January 27, 2023). Approval of this Design Exception will require +/- 2,000 linear feet of improvements consistent with the Hillsborough County Transportation Technical Manual TS-4 typical section with exception provided for to allow 5-foot bike lanes and 6-foot sidewalks where constructed against the back of curb due to right-of-way constraints.
- 8. If PD 21-0969 MM 24-0384 is approved, the County Engineer will approve a <u>de minimis request to a</u> Sec. 6.04.02 Administrative Variance (dated October 14, 2021) and which was <u>previously approved found approvable</u> by the County Engineer (on November 3, 2021 January 27, 2023). Approval of this Administrative Variance will permit the reduction of the access spacing minimum distance requirement between the project's western driveway on Simmons Loop Rd. and the next closest driveway approximately +/-55 feet to the west.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify Planned Development (PD) #21-0969 to increase total number of residential units, allow for additional non-residential uses, and add alleyway access design details. PD# 21-0969 was approved as rental/residential community consisting of a mix of detached and attached dwelling units; and multi-story apartment buildings, with a day care. The Future Land Use designation of the site is SMU-6.

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
Esting, Early Cost Size		AM	PM
PD: Single Family Detached -136 Units (ITE 210)	1,338	99	133
PD: Multi-Family - 336 Units (ITE 221)	1,556	136	131
PD: Day Care – 100 Students (ITE 565)	404	74	74
Total:	3,298	309	338

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
Doming, Danie Coolong		AM	PM
PD: Single Family Detached -135 Units (ITE 210)	1,330	97	132
PD: Multi-Family - 320 Units (ITE 221)	1,480	129	125
PD: Town Homes – 45 Units (ITE 215)	292	17	23
PD: Day Care – 150 Students (ITE 565)	582	107	104
Total:	3,684	350	384

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak	Hour Trips
Zolling, Lane Ose/Size	Two-Way Volume	AM	PM
Difference	+386	+41	+46

The proposed rezoning will result in an increase in potential trip generation by 386 daily trips, 41 AM peak hour and 46 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site fronts the south side of Simmons Loop Rd.

Simmons Loop Rd. is a substandard 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 +/-63 feet. There are no paved shoulders along the roadway. There are bike lanes and sidewalks immediately to the east of the subject property and +/-2,000 feet west of the project site along Simmons Loop Road.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban collector roadway shall meet the typical section TS-4 standard. TS-4 standard includes 11-foot-wide lanes, 7-foot buffered bike lanes, F-type curbs and 5-foot wide sidewalks on both sides within a minimum of 64 feet of right-of-way.

The applicant had previously obtained approval of a design exception to improve approximately 2,000 linear feet of Simmons Loop Rd., as further discussed in the design exception de minimis finding below, and will connect to the proposed improvements (to be constructed by the developer of PD 20-0310 - Simmons Village North) west of the project and existing improvements east of the project.

Planned Infrastructure Improvements by Others:

The developer of approved PD 20-0310 (Simmons Village North) is constructing the Gate Dancer Rd. northern segment connecting to Simmons Loop Rd., creating a "T" intersection where the existing road turns east toward U.S. Highway 301. The new road is being 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. Additionally, the developer of Simmons Village North is required to improve approximately 300 ft of Simmons Loop Road east of the new intersection.

Improvements Completed by Others:

Recently completed infrastructure improvement associated with construction of Planned Developments (PD 04-1476 and 18-0109) to the east of the subject property include a bike lane and curbing on the north side and sidewalks on both sides, along the projects' respective frontages, of Simmons Loop Rd.

SITE ACCESS

The proposed PD site plan provides for two (2) full access connections to Simmons Loop Rd. Based on the applicant's site access analysis, a 245-foot eastbound left turn lane is warranted, and a 195-foot westbound right turn lane is warranted to serve the project's western access connection on Simmons Loop Rd. Only a 245-foot eastbound left turn lane is warranted for the project's eastern access on Simmons Loop Rd.

The PD Site Plan provides cross access to the adjacent property to the west (folio# 77747.0000) as required per LDC, Sec. 6.04.03. Q.

Staff notes that pursuant to LDC, Section 6.02.01.B. platted single family detached and duplex units must have direct access to a roadway and therefore cannot have sole access via internal private drive aisles. As such staff is proposing a revised condition of approval to previously approved condition 1.2. to require internal local roadways are constructed to provide access to single family detached and duplex units in the event the developer may elect to plat said units.

REQUESTED DESIGN EXCEPTION DE MINIMIS FINDING-SIMMONS LOOP ROAD

As Simmons Loop Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) previously submitted a Design Exception request (dated October 14, 2021) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception approved the request on January 27, 2023. To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-4 Typical Section (for 2-Lane, undivided, urban collector roadways) the developer has proposed to improve 2,000 linear feet of Simmons Loop Rd to standard with the following exceptions:

- 1) Bike Lanes TS-4 requires 7-foot buffered bike lanes. Due to right of way constraints, the developer proposes to provide 5-foot bike lanes.
- 2) Sidewalk -- TS-4 requires sidewalk on both sides of the roadway. The sidewalk to be provided as follows:
 - a. Sidewalk on the northside of Simmons Loop along the property frontage is to be provided. The sidewalk will vary between 5 feet and 6 feet. The 6-foot sidewalk is provided where the sidewalk is adjacent to the curb due to right of way constraints.
 - b. The sidewalk on the northside is to be extended east to tie into the existing sidewalk.

No changes to this Design Exception were proposed by the applicant. The County Engineer found the requested zoning changes will have no effect on this Design Exception. As such, the County Engineer will approve a de minimis exception to the previously approved Design Exception in the event MM 24-0384 is approved.

REQUESTED ADMINISTRATIVE VARIANCE DE MINIMIS FINDING:

The applicant previously submitted a Section 6.04.02.B. Administrative Variance Request (dated October 14, 2021) from the Section 6.04.07 LDC requirement, governing minimum spacing for access connections (driveways). The project's western access connection is planned to align with the approved access connection to the south for PD 20-0310 (Simmons Village North), however there is an existing single residential driveway on the north side of Simmons Loop Rd. +/-55 feet to west of the proposed access connection. The LDC a minimum of 245 feet spacing between driveways on Simmons Loop Rd. Based on factors presented in the Administrative Variance Request, the County Engineer approved the request on January 27, 2023.

The County Engineer found the requested zoning changes will have no effect on this Administrative Variance. As such, the County Engineer will approve a de minimis exception to the previously approved Administrative Variance if MM 24-0384 is approved.

LEVEL OF SERVICE (LOS)

Simmons Loop Rd is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report



October 14, 2021

Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22nd Floor Tampa, FL 33602

Re: Simmons Loop

RZ 21-0969 Lincks Project No. 21026

LINCRS & ASSUCIATES, INC	CKS & ASSOCIATES,	INC
--------------------------	-------------------	-----

application # 24-038	and determined the changes
to be de mimimis. As	such, the previous approval
shall stand.	
Michael J. Williams,	P.E.

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L – Existing Facilities for Simmons Loop from the Gate Dancer Road Extension to the project access. According to the Hillsborough County Functional Classification Map, Simmons Loop is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area. The developer proposes to rezone the subject property to Planned Development to allow the following land uses:

- Multi -Family 336 Dwelling Units
- Single Family 133 Dwelling Units
- Day Care 10,000 Square Feet
 - 100 Students

The developer of Simmons Village proposes to extend Gate Dancer Road from its current terminus within Belmont to Simmons Loop. As a part of the plans to extend Gate Dancer Road approximately 300 feet of Simmons Loop east of Gate Dancer Road extension is proposed to be improved. A copy of the plans are included in the appendix of this letter.

Table 1 provides the trip generation for the project and Table 2 provides the roadway capacity analysis for Simmons Loop adjacent to the site. As shown in Table 2, Simmons Loop currently operates at an acceptable level of service and will continue to operate at an acceptable level of service with the addition of the project traffic.

The access to serve the project is proposed to be two (2) full accesses to Simmons Loop.

The request is for a Design Exception to TS-4 of the Hillsborough County Transportation Technical Manual for Simmons Loop from the project access to Gate Dancer Road. The subject segment of Simmons Loop is currently a two (2) lane roadway with 11-foot lanes. The following exceptions are requested to accommodate the proposed project.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams October 14, 2021 Page 2

- 1) Bike Lanes TS-4 has 7 foot buffered bike lanes. Due to right of way constraints, the developer proposes to provide 5 foot bike lanes.
- 2) Sidewalk TS-4 has sidewalk on both sides of the roadway. The sidewalk to be provided is as follows:
 - a. Sidewalk on the northside of Simmons Loop along the property frontage is to be provided. The sidewalk varies between 5 feet and 6 feet. The 6 foot sidewalk is provided where the sidewalk is adjacent to the curb due to right of way constraints.
 - The sidewalk on the northside is to be extended east to tie into the existing sidewalk.

Figure 1 provides the limits of the proposed improvements.

The justification for the Design Exception is as follows:

- 1. The primary access for the development is to Simmons Loop.
- The developer proposes to improve approximately 2,000 linear feet of Simmons Loop and will connect to the proposed improvements west of the project and existing improvements east of the project.

Based on the above, it is our opinion, the proposed improvements to Simmons Loop mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards

President

Lincks & Associates, Inc.

.E.#51555

Based on the information provided by the applicant, this request is:

Disapproved X Approved **Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Williams/

Michael J. Digitally signed by Michael J. Williams

Date: 2023.01.27

16:45:38 -05'00'

Michael J. Williams

Sincerely,

Hillsborough County Engineer

Mr. Mike Williams October 14, 2021 Page 4

ABLE	ESTIMATED PROJECT TRIP ENDS (1)

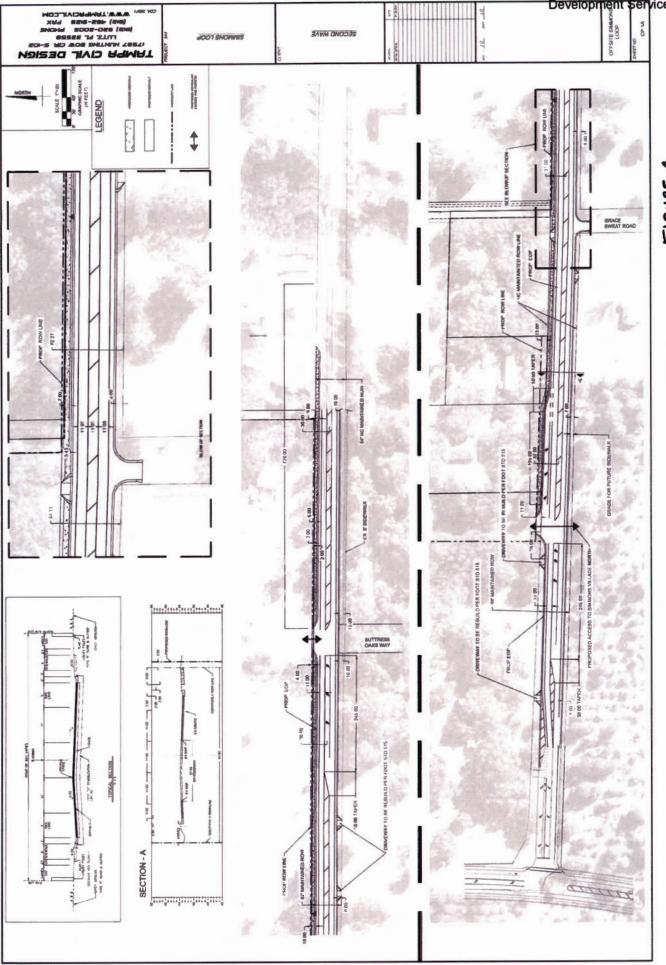
Daily	되	29 83	1,352 / 25 74	58 52	8,657 112 209 321
_					1 223
Trip Ends	O	22	20	20	164
	Total	142	134	三	387
	Daily Trip Ends Trip Ends	Daily Trip Ends Trip Ends Trip Ends h Out Total In Out	Daily Trip Ends Trip Ends Trip Ends Trip Ends In Out Total In Out 1,829 29 83 112 87 55	Trip Ends Trip Ends Lip Ends Lip Ends Out Total In Out 29 83 112 87 55 25 74 99 84 50	Trip Ends Trip Ends In Out Total In Out 29 83 112 87 55 25 74 99 84 50 58 52 110 52 59

TABLE 2

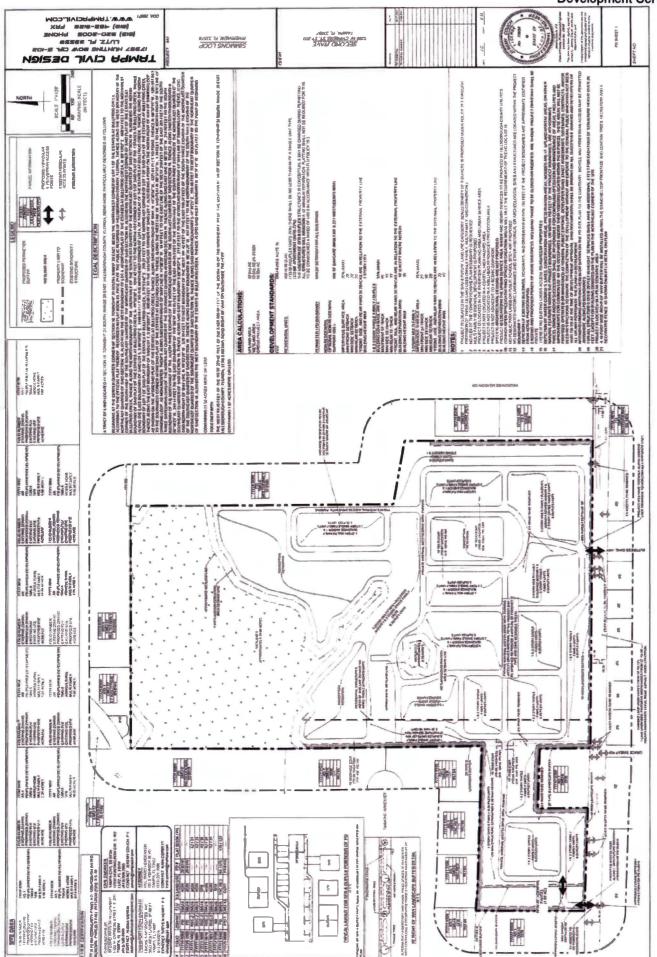
LINK ANALYSIS

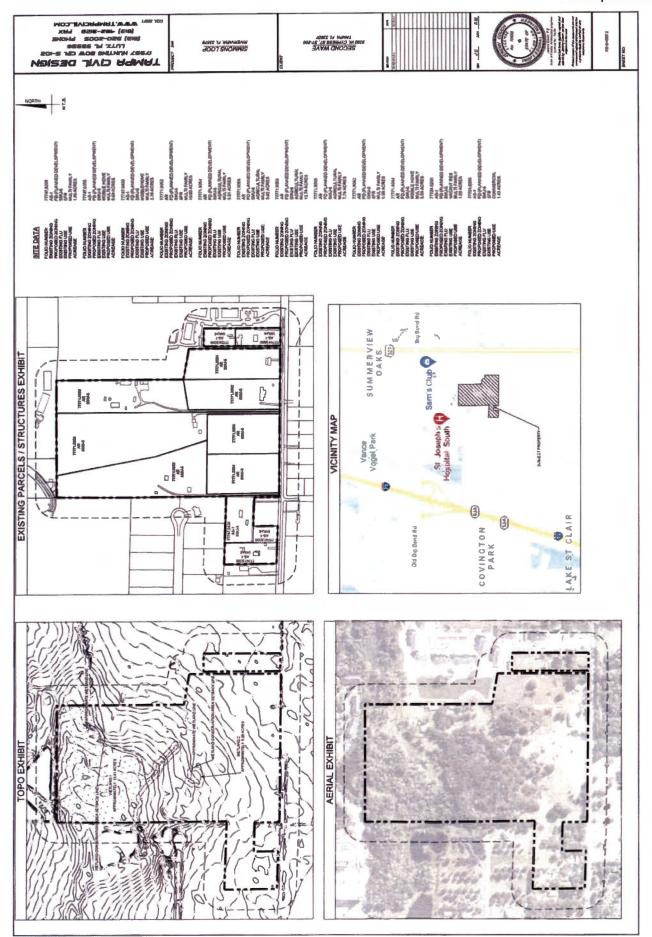
Available Capacity	581
Total	616
Project Traffic	192
Peak Season Traffic (2)	424 498
Period	AM
LOS D Capacity (1)	1,197
Geometry	2LU
의	US 301
From	Gate Dancer Rd
Roadway	Simmons

(1) Source - 2020 FDOT Quality/Level of Service Handbook. (2) Source - Access Management Analysis dated October, 2021.

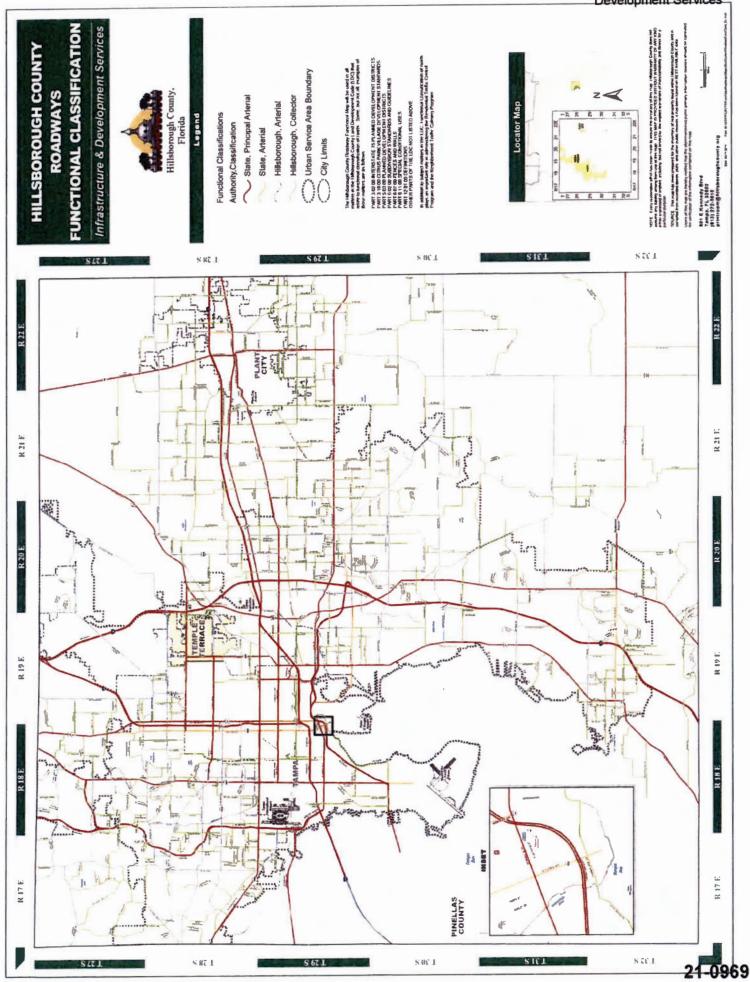




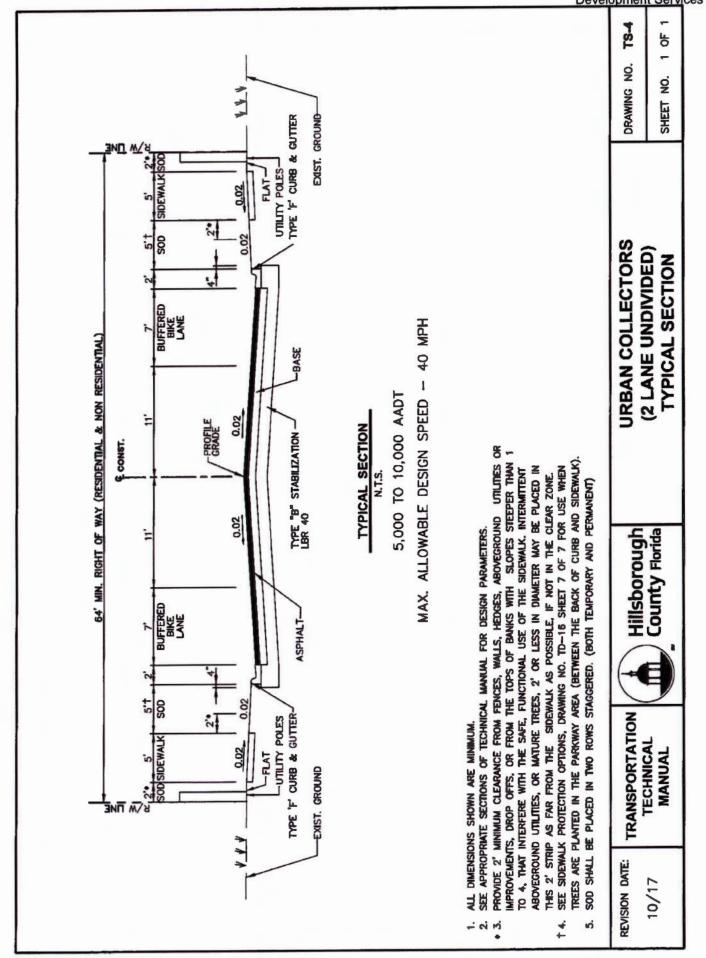


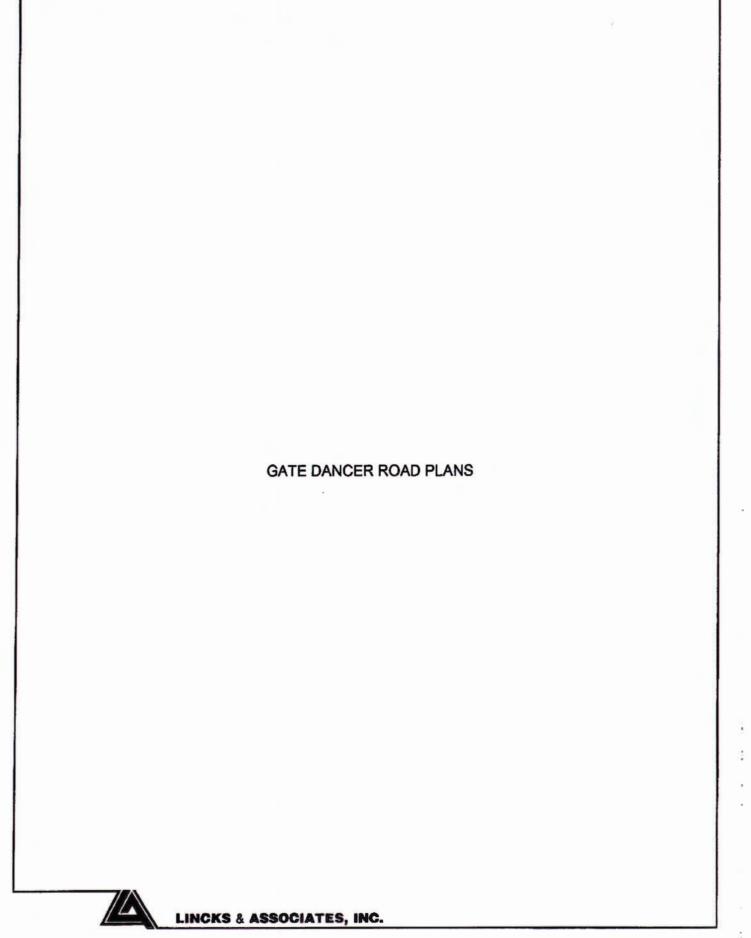


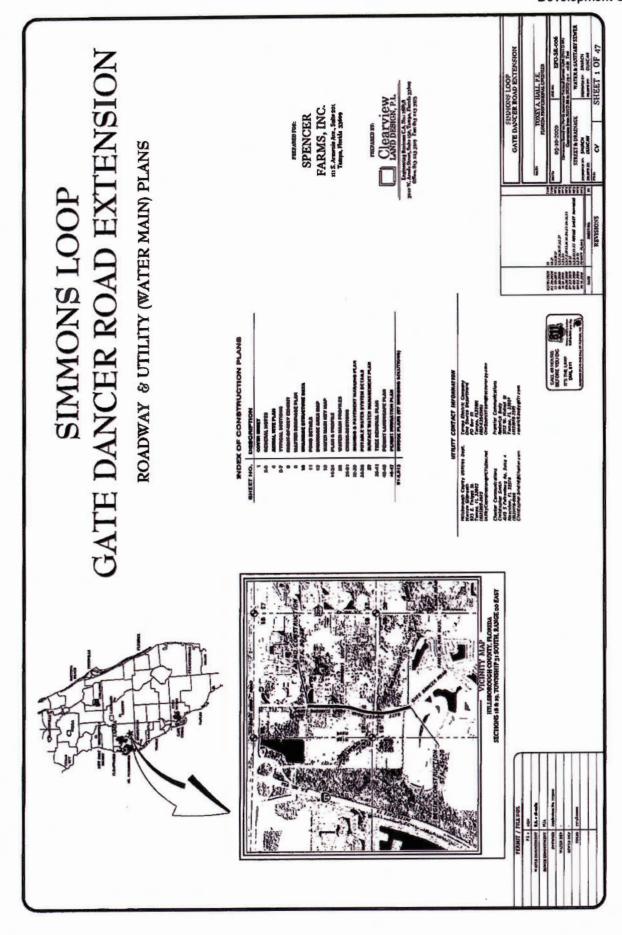


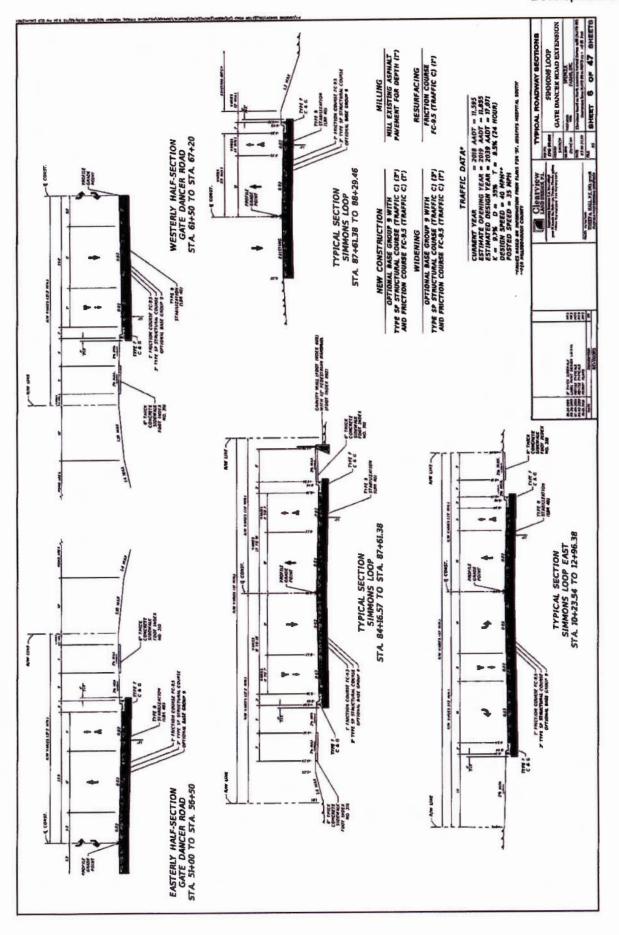


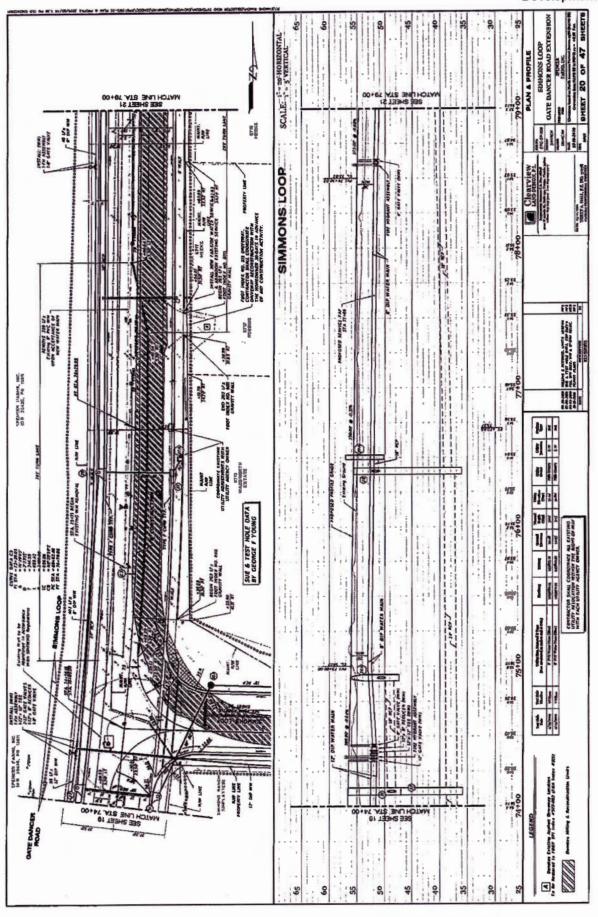


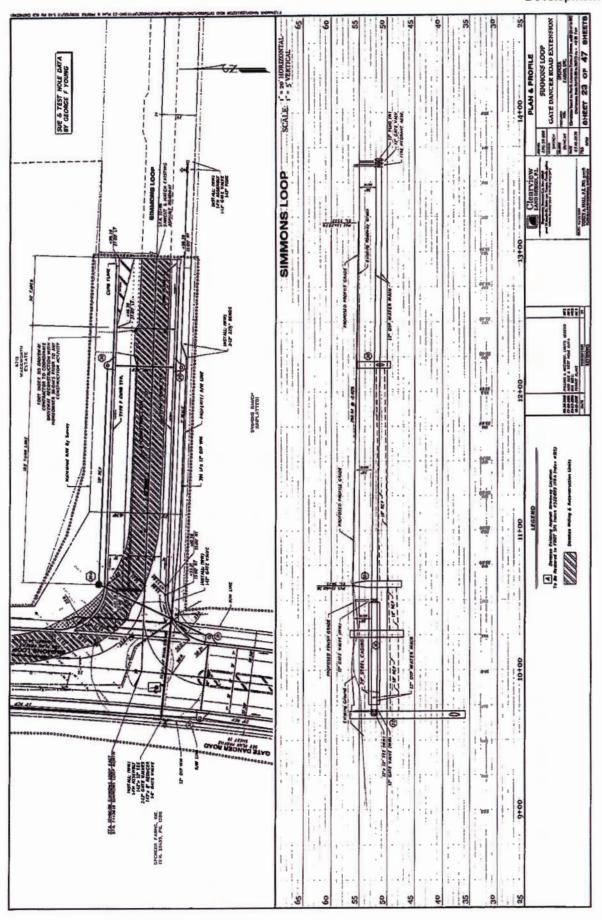


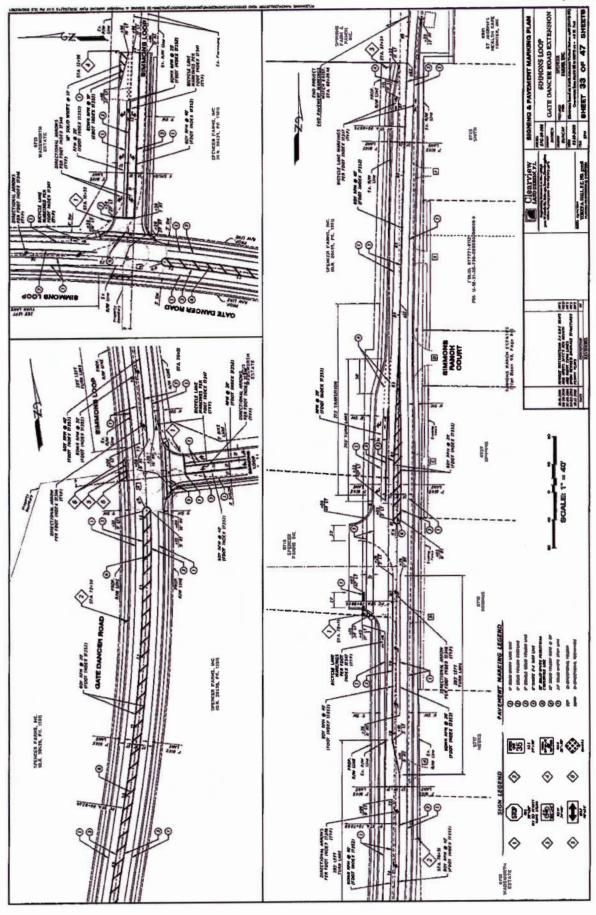


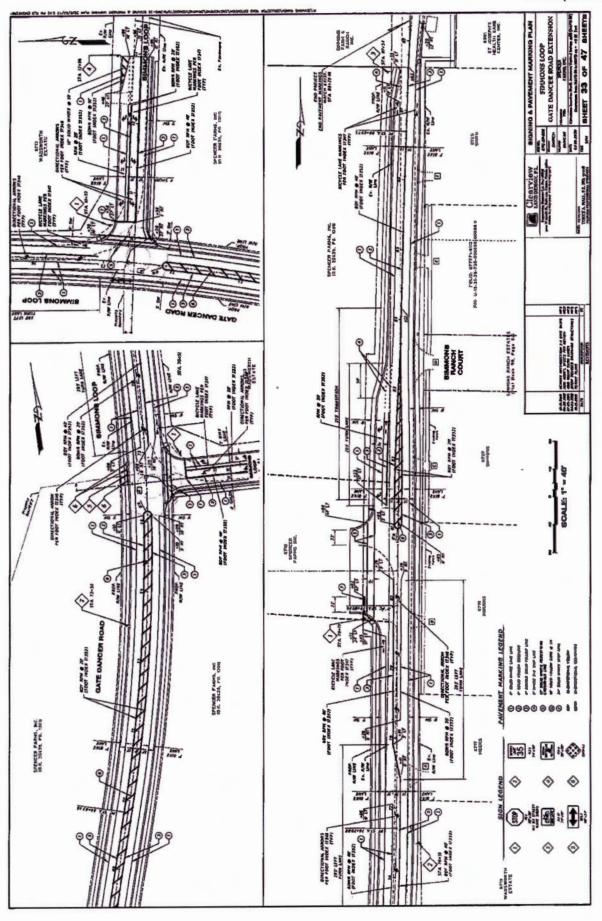




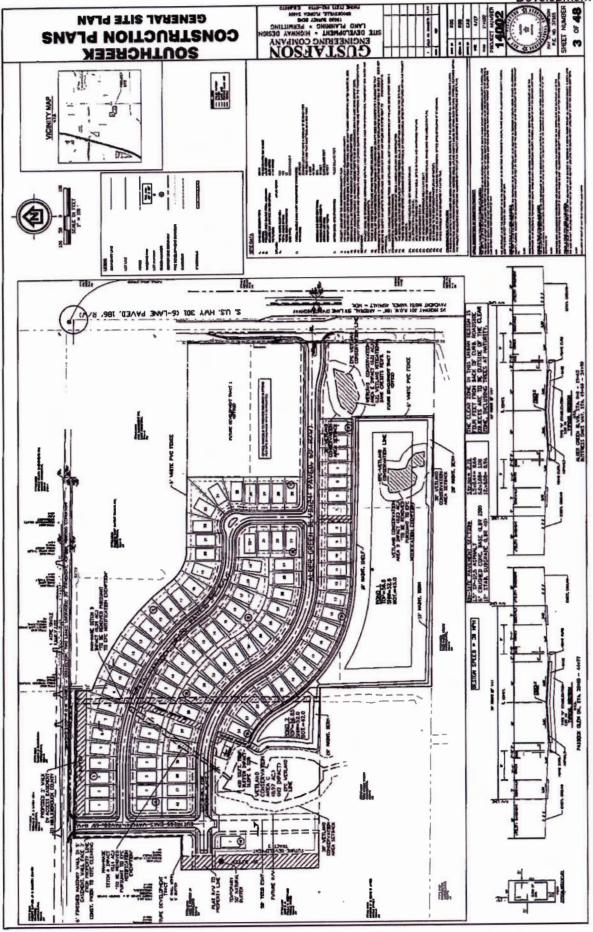








Received October 14, 2021 Development Services



	Received October 14, 2021 Development Services
	Development Services
2012 FDOT QUALITY / LEVEL	1
OF SERVICE HANDBOOK	
LINCKS & ASSOCIATES, INC.	
mitwite & meeters inc; inc.	

12/18/12

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's **Urbanized Areas**¹

ANTERIORIE PROPRIED LA CONTRACTOR DE LA	ONN VERTICATED POSTO PRIMITES
STATE SIGNALIZED ARTERIALS	FREEWAYS
Class I (40 mph or higher posted speed limit)	B C D E 4,120 5,540 6,700 7,190
Lanes Median B C D B 6	6,130 8,370 10,060 11,100
2 Undivided * 1,510 1,600 ** 8	8,230 11,100 13,390 15,010
4 Divided * 3,420 3,580 ** 10	10,330 14,040 16,840 18,930
6 Divided * 5,250 5,390 ** 12	14,450 18,880 22,030 22,860
Class I (40 mph or higher posted speed limit) Lanes Median B C D B 2 Undivided * 1,510 1,600 ** 8 4 Divided * 3,420 3,580 ** 10 6 Divided * 5,250 5,390 ** 12 8 Divided * 7,090 7,210 **	14,430 10,660 22,030 22,600
Class II (35 mph or slower posted speed limit)	Freeway Adjustments
Laucs Median	Auxiliary Lanes Ramp nt in Both Directions Metering
2 Undivided 500 1,550 1,410	nt in Both Directions Metering + 1,800 + 5%
4 Divided * 1,310 2,920 3,040	+ L ₁ au() + 376
6 Divided * 2,090 4,500 4,590	
8 Divided * 2,880 6,060 6,130	
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.) Non-State Signalized Roadways - 10%	
Median & Turn Lane Adjustments Exclusive Exclusive Adjustment UN	VINTERRUPTED FLOW HIGHWAYS
Lanes Median Left Lanes Right Lanes Factors Lanes	Median B C D B
2 Divided Yes No +5% 2	Undivided 770 1,530 2,170 2,990
	Divided 3,300 4,660 5,900 6,530
	Divided 4,950 6,990 8,840 9,790
Multi Undivided No No -25%	
Yes +5% U	ninterrupted Flow Highway Adjustments
Lanes A	Median Exclusive left lanes Adjustment factors
fed	Divided Yes +5%
malamana in Abla table bas 0.6	Individed Yes -5%
Volumes in mis table by 0.6 Multi U	Individed No -25%
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)	n are presented as peak hour two-way volumes for levels of service and somobile/truck modes unless specifically stated. This table does not and and should be used only for general planning applications. The felt from which this table is derived should be used for more specific loations. The table and deriving computer models should not be used for
Paved Shoulder/Bicycle Compton the based on cloud	ersection design, where more refined techniques exist. Calculations are ning applications of the Highway Capacky Manual and the Tromit
Lane Coverage B C D E Capacity and C	Quality of Service Monual.
0-49% * 260 680 1,770 *	rice for the bisyols and pedestrian modes in this table is based on number
50-84% 190 600 1,770 >1,770 of motorized.v	chiales, not number of bjoyolists or pedestrians using the facility.
85-100% 830 1,770 >1,770 ** 3 Paus pachous	rathown are only for the peak hour in the single direction of the higher traffic
PEDESTRIAN MODE ²	
(Multiply motorized vehicle volumes shown below by number of "Camot be as	phieved using table input veiue defaults.
directional readway fames to determine two-way maximum service volumes.)	ole for this level of service letter grade. For the automobile mode,
volumes.)	rthan level of service D become F became intersection capacities have
Sidewalk Coverage B C D E been reached. F	or the bicycle mode, the level of service letter grade (isolading F) is not lime there is no meximum vehicle volume threshold using table input
	ine more a to movement sectore sound francismo with mote min
50-84% * 150 780 1,420	The state of the s
85-100% 340 960 1,560 >1,770	1
BUS MODE (Scheduled Fixed Route) ³ (Buses in peak hour in peak direction)	
Sidewalk Coverage B C D E Soupie:	ent of Transportation
0-84% >5 ≥4 ≥3 ≥2 Systems Plannin	m/oknying/systemskm/jog/default.shim

2012 FDOT QUALITY/LEVEL OF SERVICE HANDBOOK TABLES



October 14, 2021

Mr. Mike Williams Hillsborough County Government 601 East Kennedy Blvd., 22nd Floor Tampa, FL 33602

Re:

Simmons Loop

RZ 21-0969 Lincks Project No. 21026

application #	24-0384 and determined the char	nges
o be de mimi	imis. As such, the previous approval	
nall stand.		
Michael J. Wi	illiams, P.E.	

LINCKS & ASSOCIATES, INC.

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.07 of the Hillsborough County Land Development Code for the access to Simmons Loop. The developer proposes to rezone the property to Planned Development to allow the following land uses:

- Multi-Family 336 Dwelling Units
- Single-Family 133 Dwelling Units
- Day Care 10,000 Square Feet
 100 Students

Table 1 provides the trip generation for the proposed project.

The access to serve the project is proposed to be via two (2) accesses to Simmons Loop. A copy of the PD plan is included in the appendix of this letter.

The subject property is within the Urban Service Area and according to the Hillsborough County Roadways Functional Classification Map, Simmons Loop is a collector road.

The western most access for the project is proposed to align with the Simmons Village North access to Simmons Loop.

The request is for an Administrative Variance to Section 6.04.07 of the Hillsborough County LDC for the access spacing on Simmons Loop. Based on Section 6.04.07, the access spacing for Simmons Loop is 245 feet and the spacing from the western access to the access to the west is 55 feet. This is graphically shown in Figure 1.

The justification for the variance is as follows:

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website

(a) there is an unreasonable burden on the applicant,

- 1. The proposed western access is to align with the future access to Simmons Village North on the south side of Simmons Loop.
- 2. The access to the west is a driveway to a Single Family Home.

Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

The proposed access is to align with the future access for the Simmons Village North access which is recommended from an operational standpoint.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only frontage for the project is Simmons Loop. Due to property constraints, the only reasonable location for the access is to align with the future Simmons Village North access.

- The proposed western access is to align with the future access to Simmons Village North on the south side of Simmons Loop.
- 2. The access to the west is a driveway to a Single Family Home.

Therefore, it is not reasonable or feasible for the project to modify the location of the access to meet the current LDC spacing criteria.

(b) the variance would not be detrimental to the public health, safety and welfare,

The proposed access is to align with the future access for the Simmons Village North access which is recommended from an operational standpoint.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

The only frontage for the project is Simmons Loop. Due to property constraints, the only reasonable location for the access is to align with the future Simmons Village North access.

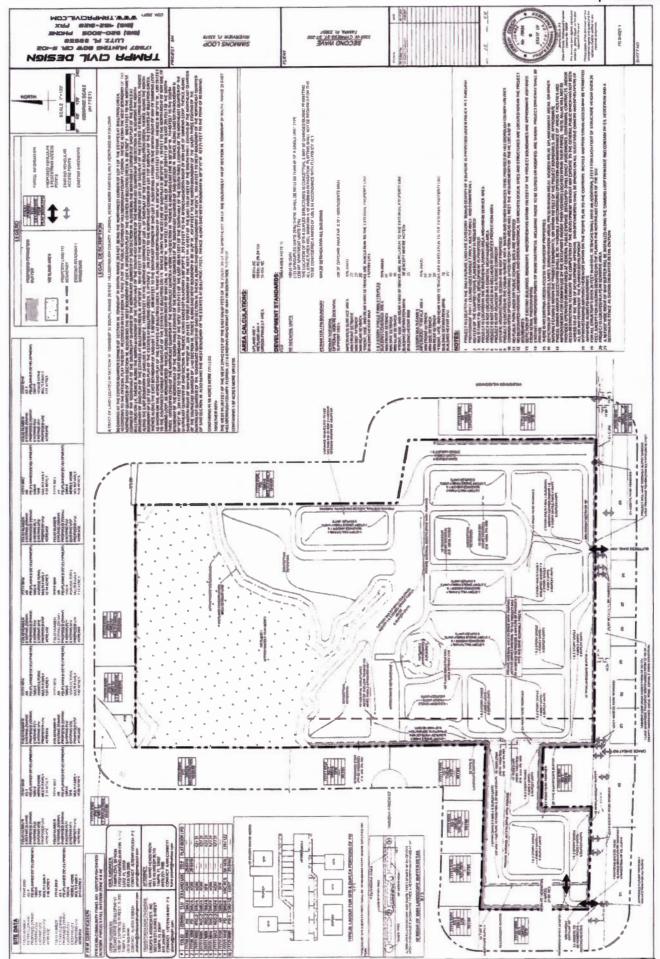
1			1
Please do not hesitate to c information.	ontact us if you have any	questions or require any	additional
Best Regards, Steven J Henry		N Mar	7
President Lincks & Associates, Inc.		////	
P.E. #51555			
Х Арр	pproved roved roved with Conditions		
If there are any further qu	uestions or you need cla	rification, please cont	act Sheida
L. Tirado, P.E.	Michael J	Digitally signed by Michael J.	
Date		Williams	
	Williams	Date: 2023.01.27 16:47:33 -05'00'	Sincerely,
		Michael	J. Williams
		Hillsborough Coun	ty Engineer

		ITE Daily	Daily	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
Land Use	Size	LUC	Trip Ends	<u>In</u>	Out	Total	<u>In</u>	Out	Total
Multi - Family	336 DU's	221	1,829	29	83	112	87	55	142
Single Family	133 DU's	210	1,352	25	74	99	84	50	134
Day Care	10,000 SF	565	<u>476</u>	<u>58</u>	52	110	52	59	111
		Total	3,657	112	209	321	223	164	387

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

	Received October 14, 202 Development Services
·	
PD PLAN	
LINCKS & ASSOCIAITES, INC.	

21-0969



Received October 14, 2021
Development Services

		Received October 14, 2021 Development Services
		Development Services
		L.
l l		
		-
	HILLSBOROUGH COUNTY	
	ROADWAY FUNCTIONAL CLASSIFICATION MAP	
/A		

	Received October 14, 202
	Development Services
HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE	
SECTION 6.04.04	
	I
	1
	1
	1
	=

Sec. 6.04.04. - Design Standards

A. Driveway Width/Length

Driveways provide the physical transition between a site and the abutting roadway. Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users.

The actual width and length of driveways shall be subject to internal and external traffic flow considerations. The driveway width considerations include, but are not limited to the number of lanes, the driveway geometrics, internal obstructions, traffic safety, etc. The length of driveways shall be designed to provide for an uninterrupted traffic flow on the public street. This will require that the entering vehicles not be confronted with maneuvering vehicles at the immediate point of entry, thus requiring other entering vehicle(s) to stop in the through traffic flow. The driveway length therefore, will be subject to the anticipated required stacking length of entering and exiting vehicle during the peak period.

- For driveways that will be signalized, driveway length should be determined by a traffic study of
 expected traffic and queues. An important measurement in determining the driveway length is the
 outbound queue.
- 2. For unsignalized driveways, the following minimum lengths will be used:

Land Use	Driveway Length (In Feet)
Any major entrance with 4 or more total lanes in the in the driveway. Typically malls, and "Super" retail centers	300 or greater, based on traffic study
Regional Shopping Centers (over 150,000 sq. ft.)	250
Community Shopping Center (100-150,000 sq. ft.) (Supermarket, drug store, etc.)	150
Small Strip Shopping Center	50
Smaller Commercial Development (convenience store with gas pumps)	30

3. For residential developments, the maximum length shall be:

Land Use	Driveway Length (In Feet)	
Residential Developments	250	

B. Driveway Grades

- Driveway grades shall conform to the requirements of FDOT Roadway and Traffic Design Standard Indices, latest edition.
- For driveways with high volumes and where curve radii turnouts would be a prime benefit to traffic movements, the following factors should be considered:
 - a. It is desirable to have driveway slope upward from gutter line without any vertical curve. The upward slope with curbs will allow better control of drainage.
 - b. It is desirable to have a relatively flat area adjacent to the roadway, where vehicles may turn off without an immediate climbing or descending need. Then exiting vehicles may wait to enter traffic flow at approximately roadway level.
 - c. Within the limits of curve radii, no drop curb shall be allowed except as required for curb cut ramps.

C. Traffic Control Devices

- 1. The installation of signs and pavement markings at private roadways and residential or commercial driveways, and the installation of traffic signals at high-volume commercial Type III driveways may be required in order to provide for safe and efficient movement of traffic. All traffic control devices shall be installed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) and the current County standards and specifications and shall be approved by the County Public Works Department, Traffic Section.
- 2. The approval to install traffic signals shall be based on a traffic engineering study which addresses the warrants, the design, and the operation of the signals. The study and design shall be approved by the County Public Works Department, Traffic Section and FDOT, if on the State Highway System. The responsibility for the engineering study shall rest with the permittee. If a traffic signal is installed, all signal elements and appropriate portions of the access approach to assure efficient signal operation, shall be on public right-of-way or on easements granted to the public.

Any required traffic control devices, including signs, signals or pavement markings shall be installed by the permittee. The permittee shall be responsible for all purchase and installation costs involved.

D. Auxiliary Lanes

Auxiliary Lanes refer to left-turn, right-turn, acceleration, deceleration, and storage lanes.

Developments which generate AM or PM Peak Hour Traffic which exceeds the following thresholds shall provide the following site related acceleration, deceleration, and storage lanes:

- If more than 20 left turning vehicles per hour on a two-lane arterial or collector roadway, then left turn lanes are warranted,
- 2. If more than 50 right turning vehicles per hour on a two-lane arterial or collector roadway, then right turn lanes are warranted,
- 3. If more than 40 right turning vehicles per hour, on a four-lane rural roadway, then a right turn lane is warranted.
- 4. If more than 80 right turning vehicles per hour, on a four-lane urban roadway, then a right turn lane is warranted.
- If more than 60 right turning vehicles per hour, on a six-lane rural roadway, then a right turn lane is warranted,
- 6. If more than 100 right turning vehicles per hour, on a six-lane urban roadway, then a right turn lane is warranted,
- On multi-lane roadways, left turn lanes shall be constructed when there are more than 20 left turning vehicles.

(Ord. No. 00-38, § 2, 11-2-00; Ord. No. 05-22, § 2, 11-17-05; Ord. No. 07-18, § 2, 7-19-07, eff. 10-1-07)

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	County Collector - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements □ Other 	

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,298	309	338
Proposed	3,684	350	384
Difference (+/-)	+386	+41	+46

^{*}Trips reported are based on net new external trips unless otherwise noted.

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:			100	

Design Exception/Administrative Variance	☐ Not applicable for this request	
Road Name/Nature of Request	Туре	Finding
Simmons Loop/ Substandard Roadway	Design Exception Previously Approved	De Minimis
Simmons Loop/ Access Spacing	Administrative Variance Previously Approved	De Minimis
Notes:		W-1-

4.0 Additional Site Information & Agency Comme	ents Summary		
Transportation	Objections	Conditions Requested	Additional Information/Comments
☑ Design Exception/Adm. Variance Requested☑ Off-Site Improvements Provided	☐ Yes ☐ N/A ☑ No	⊠ Yes □ No	See report.

PARTY OF RECORD

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >	
< THIS PAGE WAS INTENTIONALLY LEFT BLANK >	

Rome, Ashley

From: Hearings

Sent: Monday, October 21, 2024 1:50 PM

To: Follin, Jared; Rome, Ashley; Timoteo, Rosalina

Subject: FW: Zoning Hearing MM 24-0384

Attachments: 2024_10_17_14_34_31.pdf

From: Will Milligan <wmilligan@brooklineig.com>

Sent: Monday, October 21, 2024 11:24 AM

To: Hearings < Hearings@hcfl.gov>

Cc: Alex Lippert <alippert@brooklineig.com>

Subject: Zoning Hearing MM 24-0384

External email: Use caution when clicking on links, opening attachments or replying to this email.

I reciev ed a zoning hearing master letter of notice for the above referenced application. Can I request the attachments and any additional information?



Hillsborough ZONING HEARING MASTER LETTER OF NOTICE

To: Surrounding Property Owner and/or Any Registered Neighborhood Organization or Civic Association

APPLICATION NUMBER: MM 24-0384

You are hereby notified that the un	dersigned is requesting a PD Major Modification	before the Zoning Hearing Master
	ic hearing. You have received notice of this	
property owner or the designated within the required distance of the	representative of a Registered Neighborhood subject site.	Organization and/or Civic Association
PUBLIC HEARING DATE: 11/12/2024	TIME: 6:00 PM	
LOCATION OF PUBLIC HEARING:	Board of County Commissioners Boardroom*	
	2nd Floor, County Center, 601 E Kennedy Blvd,	, Tampa, FL 33602
	(*Virtual participation in this public hearing is	available through communications
	media technology, as described in the "About	the Hearing" section, below.)
NATURE OF REQUEST: (Provide a ge	neral description of the request)	
Major Modification to Planned De	evelopment 21-0969	
variations from the non-district reg	oval process creates its own customized zoning outlined ulations as set forth in Section 5.03.06.C.6 of the	e Land Development Code.
LOCATION OF THE PROPERTY: (Add	ress and/or General Location) See Folio Attachm	ent
CURRENT ZONING: PD 21-0969	PROPOSED ZONING: PD 24	1- 0384

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at: HCFLGov.net/pgmstore.

Additional information concerning this application may be obtained by emailing Hillsborough County Development Services Department at Hearings@hcflgov.net. Please include the Application Number at the top of this form for a quicker response. Additional information may also be obtained by calling (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

Applicant / Representative

Name: _	Simmons Loop Apartment Partners WB LLC / Gordon J. Schiff, P.A. / Tampa Civil Design
Address:	180 Fountain Pkwy N Ste 100, St. Petersburg, FL 33716 / 4155 W Cypress St., Tampa, FL 33607 / 17937 Hunting Bow Cir. S-102, Lutz, FL 33558
Phone:_8	313-540-8086 / 813-515-7979 / 813-920-2005
Email:	tlamontagne@2ndwavedevelopment.com / gjs@schiffpa.com / jcouch@tampacivil.com / celeste@tampacivil.com

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or

the applicant's representative at the number listed above.

PLEASE USE ORIGINAL FORM - DO NOT RETYPE



Hillsborough & County Florida

AELSWING HEVIROR

To: Surrounding Property Owner

and/or Any Registered Neighborhood Organization or Civic Association

BOTTON TO PATEU

ABEC-AS NIM mission montacing

You are negrety coliffical that the underlighed is requirating a PROModel's administration of the Country of a public hearing. You have received northly of this requested action because you are a collection of the designation of the designation of a Repolation of this borhood Organization and/or a structure of the designation of the collection of the c

Proceeding and head shake the process of the proces

more and accompanies of companies of the Companies of the

Store Process in Sybnamia (A) the year paid bas

y foreign perturped on in unit, or that he ethy is avoitable theoreth communications or readia technology as described in the "Apoat the Hapring" section, below,) the uni-

Region Mountained to Prepare of Development Line 1999.

Note: The PD - ppileation and copyriculty locus insolveds own content of zonery district and may be used to obtain variations from the non-district sequation, in the footbin is \$400.06.05 of the cond Development Code.

LOCATION OF THE PROPERTY: (And vss amount Ginner) See Holl. Attackment

CURRENT ZOMESC: PD 21-0585

9K0P05F5 2CH11/G: PD 24-9 13-1

Copies of the paptication and department upons are topt by the Administrator and are open to public inspection in the offices of the Clark of the Charles and the Country Administrator. The applicant in any be reviewed notice through the littlishmough Country Development Services Department on webpage for sted at: HCC country Development Services Department on webpage for sted at: HCC country Development Country Development Services Department on webpage for sted at: HCC country Development Country Development Services Department on webpage for sted at:

Additional information concerning this application may be obtained by smalling Hillsborough County beneforment Services Department at the top of the formation a quicker response. Additional information may also be obtained by satisfy (213) 307-4759.

In accordance with the Americans with Disabilities Aut, echoos because, social accommodistants to carbrigate in The proceedings and chose seaking an in expect a choold contagn to Customer Sarvice Center as Eductional number (83.3) 20.1 a188 or Reading with Custom and Call it to contagnibe of Bloom or arrests a sceedings. The member, is locally

Para información en Español, favor de llamar al (\$13) 307 4739

Applicant / Representative

Name: Simmons Loop Apartment Poince to WolfLC 7 Cordon, J. Schief, P. J. / Temp., C. / Decign

** Address: *** Address Revets of the first of the first

різале: 312-5-16-5086 / 813-515-7979 (112.) (2006.

and tribugue: Qi**ntos**led to course it **pro**gletoring in 2004 the Squity is nodern the rive**d w**ow brill **@ negistrorn**d in 1960 (

Send Withen Consinents or Evidence, paper such your physical address cale crail outdour to

1950 - Community Development, Dirision, 40-5,000 to 100, Pamps, for 37601, or finite in Figures to Hill Historian

Additional information may be obtained on a neight windold mosting may be reconsised by a madding the copined on title applicant's representative at the cumber list of each).

DEVITE LONGO - WADALS DONGO SELEDARSE

Submitting testimony and/or evidence:

All interested parties wishing to submit testimony or other evidence for the record in this matter must submit such in at least one of the following manners:

- In writing to the office of the Zoning Administrator at least 14 days prior to the hearing in order to be given consideration in the preparation of Development Services Staff's Final Report to the Zoning Hearing Master; or
- In writing to the office of the Zoning Administrator at least 2 business days prior to the hearing in order to be included as part of the record of the hearing;
- 3) Spoken or in writing* during the public hearing before the Zoning Hearing Master. (*Parties opting to participate virtually who also wish to submit written or documentary evidence must submit their written or documentary evidence prior to the public hearing, pursuant to (1) or (2), above.)

Testimony or evidence submitted prior to the hearing should be addressed to the attention of the Zoning Hearing Master and delivered as follows:

- 1) Hand delivered to County Center, 601 E. Kennedy Blvd. in downtown Tampa.
- 2) Mailed to P. O. Box 1110, Tampa, FL 33601
- 3) Via e-mail by attaching testimony and/or evidence documents to an e-mail sent to Hearings@HCFLGov.net.

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

About the Hearing:

The staff report of the Development Services Department must be filed six (6) days prior to the hearing. The participants before the Zoning Hearing Master shall be the County staff, the applicant (and/or the applicant's agent(s)), and the public. The order of presentation will be

- 1) The applicant and the applicant's witnesses shall present their case.
- 2) The Staff of the Development Services Department will give a summary of the request, and present the County Staff's findings and recommendations.
- 3) The Staff of the Planning Commission shall state whether the request is in compliance or non-compliance with the Comprehensive Land Use Plan.
- 4) You and other witnesses shall present their case.
- 5) County Staff will have the opportunity to make additional comments.
- 6) The applicant will have the opportunity for rebuttal and summations.

The Zoning Hearing Master may question witnesses as he/she deems necessary and appropriate and may permit responses to evidence or testimony received. Time will be allowed for a reasonable amount of questioning of the witnesses for the applicant, public agencies and opposition, but questioning should be limited to direct testimony already presented.

Each side will be given 15 minutes to present its case, however, the Zoning Hearing Master may grant additional time for good cause. The public as a whole is considered as one participant, so large groups may wish to designate a spokesperson. The staffs of each separate County agency are considered individual participants.

PARTICIPATION OPTIONS: For the convenience of residents, Hillsborough County is making it possible for interested parties to participate in this public hearing virtually by means of communications media technology or in person.

<u>In Person</u>: For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFLGov.net/SpeakUp.

<u>Virtual Participation</u>: Virtual participation is available. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Zoning Hearing Master during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Zoning Hearing Master, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary

evidence you wish to be considered by the Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: HillsboroughCounty.org/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Zoning Hearing Master will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Zoning Hearing Master by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button

If you have any questions or need additional information for providing public input you may call (813) 446-6617.

The recommendation of the Zoning Hearing Master will be filed with the Clerk of the Board of County Commissioners (BOCC) within 15 working days after the conclusion of the public hearing.

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a party of record. To be considered party of record you must be one of the following:

- A person who was present at the Zoning Hearing Master (ZHM) hearing and presented either oral testimony or documentary evidence
- A person who was notified by Letter of Notice of the ZHM hearing. This includes the Designated Representative(s) of the registered Neighborhood Organizations within 1 mile of the site for which the request was made.
- A person who submitted documentary evidence to the master file two (2) business days prior to the ZHM hearing or by proxy during the ZHM hearing.

If you qualify as a Party of Record and opt to speak at the BOCC meeting, your testimony must be restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. Visit HCFLGov.net/SpeakUp to register to speak virtually or in person at the BOCC meeting.

The requirements for participation by a Party of Record at the BOCC Land Use meeting are set forth in Sec. 10.03.04 of the Land Development Code, as amended by Ordinance 21-18 (effective May 28, 2021). For additional questions regarding participation, please email us at Hearings@hcflgov.net or call (813) 307-4739.

Project Folios:

Folio Nos.: 077771-9054 and 077771-9056

Site Address: 1, Riverview; North of Simmons Loop and east of Simmons Ranch Ct

Zoning: PD 21-0969 Future Land Use: SMU-6

Folio No.: 077747-0350

Site Address: 6705 Simmons Loop, Riverview, FL 33578

Zoning: PD 21-0969 Future Land Use: SMU-6

Folio No.: 077771-9064

Site Address: 6627 Simmons Loop, Riverview, FL 33578

Zoning: PD 21-0969 Future Land Use: SMU-6

Folio No.: 077747-0400

Site Address: 6703 Simmons Loop, Riverview, FL 33578

Zoning: PD 21-0969 Future Land Use: SMU-6

Folio No.: 077771-9058

Site Address: 6643 Simmons Loop, Riverview, FL 33578

Zoning: PD 21-0969 Future Land Use: SMU-6

Folio No.: 077747-0200

Site Address: 6707 Simmons Loop, Riverview, FL 33578

Zoning: PD 21-0969 Future Land Use: SMU-6

Folio No.: 077771-9052

Site Address: 6659 Simmons Loop, Riverview, FL 33578

Zoning: PD 21-0969 Future Land Use: SMU-6

Folio No.: 077771-9062

Site Address: 6633 Simmons Loop, Riverview, FL 33578

Zoning: PD 21-0969 Future Land Use: SMU-6

Folio No.: 077724-0250

Site Address: 6709 Simmons Loop, Riverview, FL 33578

Zoning: PD 21-0969 Future Land Use: SMU-6

Folio No.: 077771-9060

Site Address: 6637 Simmons Loop, Riverview, FL 33578

Zoning: PD 21-0969 Future Land Use: SMU-6