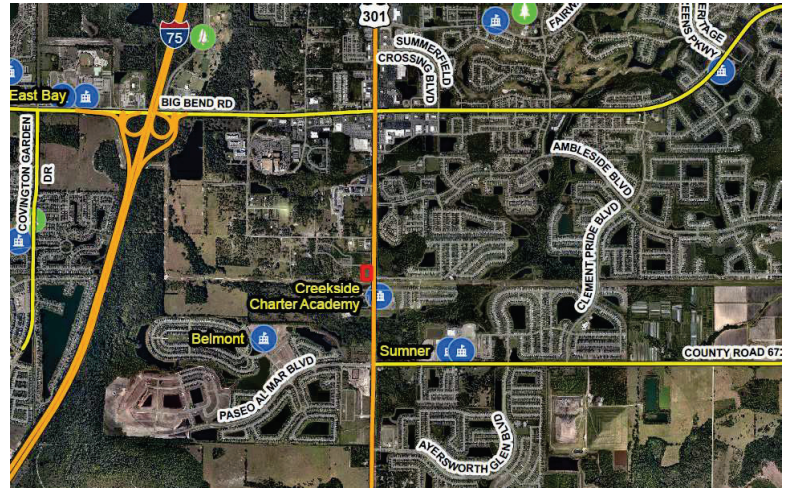


1.0 APPLICATION SUMMARY

Applicant: Southcreek, LLC
 FLU Category: SMU-6 (Suburban Mixed Use – 6)
 Service Area: Urban
 Site Acreage: 2.53
 Community Plan Area: Riverview
 Overlay: None



Introduction Summary

Planned Development PD 04-1476 was approved in 2005 to allow for 106 single-family residential units. In 2012, major modification MM 12-0260 was approved to allow for a parking area for a nearby church property as well as 70,000 square feet (SF) of business professional office (BPO) use to be allowed on the located on the west side of US Highway 301 at the intersection of Alder Green Drive. Accordingly, the BPO uses are allowed on the two parcels located on the north and south side of Alder Green Drive currently identified with property folio numbers 77771.9438 and 77771.9439. Major Modification MM 22-0860 was approved on January 10, 2023 to allow for a mix of BPO uses with up to 21,000 square feet of specific commercial uses to be allowed such that the total gross floor area (GFA) for the property with folio number 7771.9438 (NWC Alder Green and US 301) would be limited to 42,000 SF.

The applicant is requesting a modification for the property located at the southwest corner of the Alder Green Drive and US Highway 301 intersection to allow up to 8,357 square feet GFA of the approved entitlements of BPO use to be developed for a sit-down restaurant/eating establishment use. The subject property is currently under construction for a 10,127 SF child care facility and is approved for a 15,271 SF office building. If MM 23-0578 is approved, the applicant would forgo the construction of the office building in order to construct the eating establishment.

Existing Approval(s)	Proposed Modification(s)
Business Profession Office uses not to exceed 70,000 SF within the PD.	To allow up to 8,357 SF GFA of sit down restaurant/eating establishment use to be substituted for BPO use on the property with folio number 77771.9439. Reduce the overall BPO entitlements for the PD from 70,000 SF to 60,484 SF.

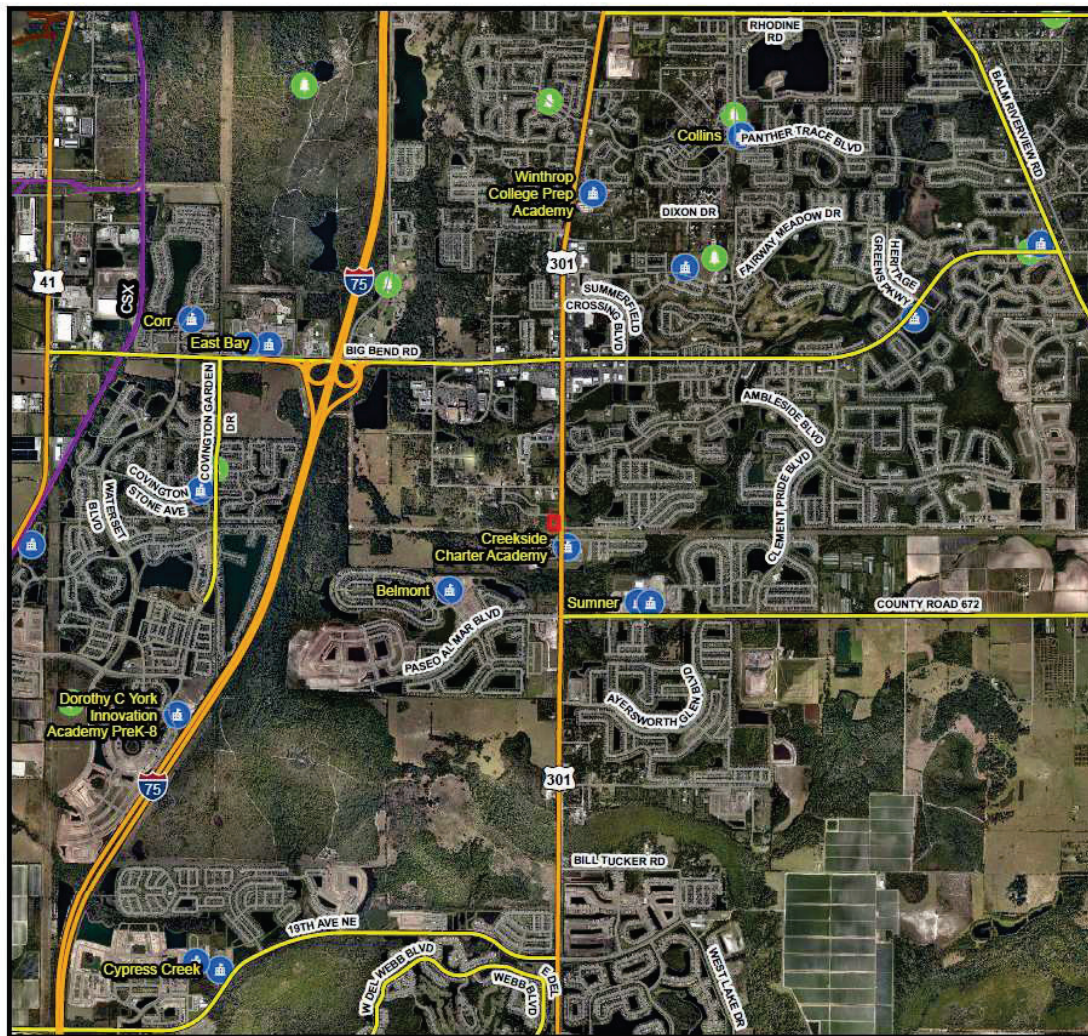
Additional Information

PD Variation(s)	None
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation Consistent	Development Services Recommendation Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The subject property is located on the west side of US Highway 301 between Alder Green Road and Simmons Loop, approximately 0.8 miles south of the Big Bed Road and US Highway 301 intersection. The mix of uses in the vicinity include warehousing, a religious institution, and single-family residential.

North: the property to the north of Alder Green is approved for BPO use with up to 21,000 SF GFA of restricted CN uses.

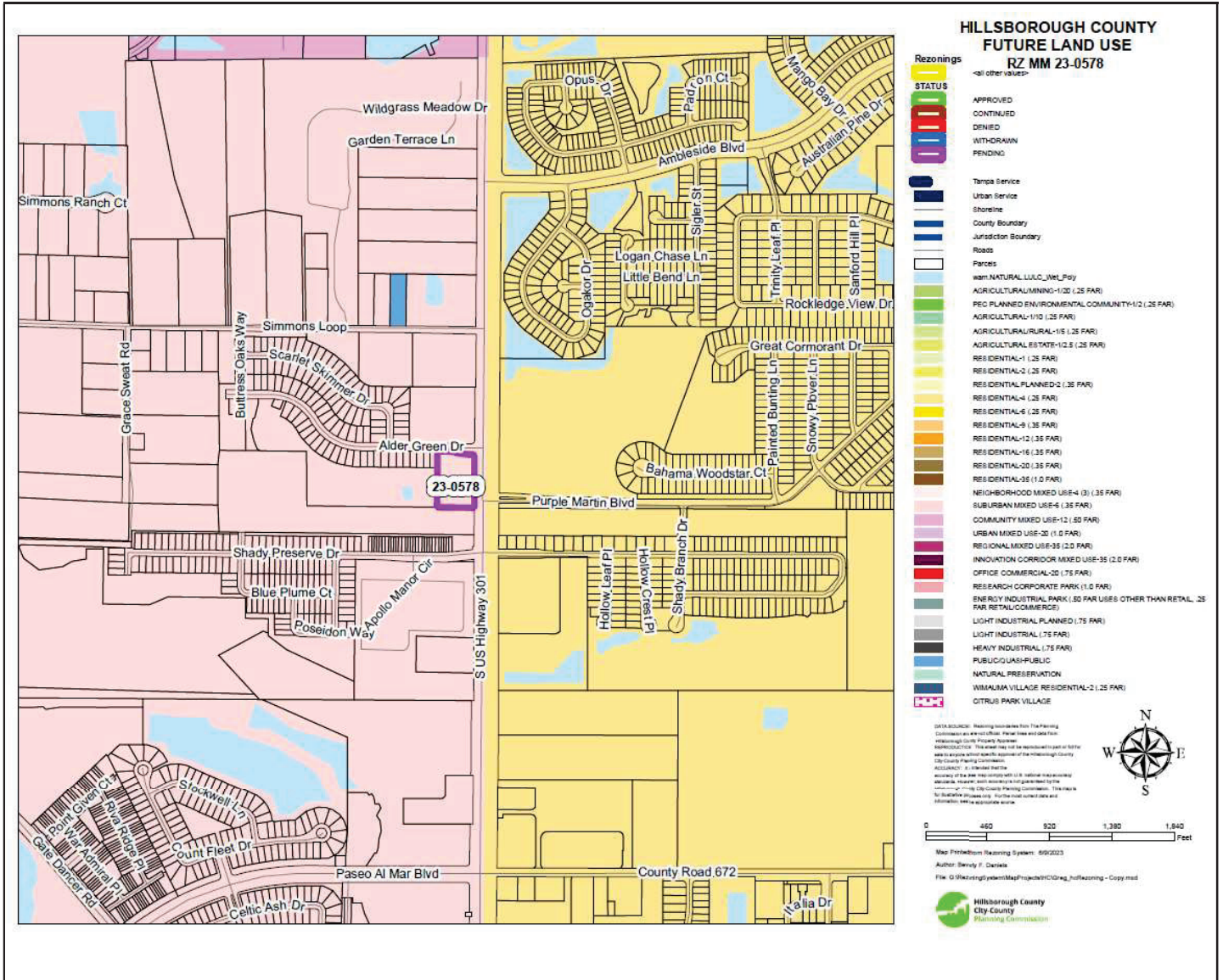
South: the adjoining property to the south is developed for utility transmission line use

East: opposite US Highway 301 to the east lies a PD with 380 single-family dwellings and 40.2 acres of wetlands.

West: the adjoining properties to the west are developed for stormwater and a 7-space parking area; the remaining 106 properties located to the west and northwest of the subject property are developed for single-family dwellings and are located within the same PD.

2.0 LAND USE MAP SET AND SUMMARY DATA

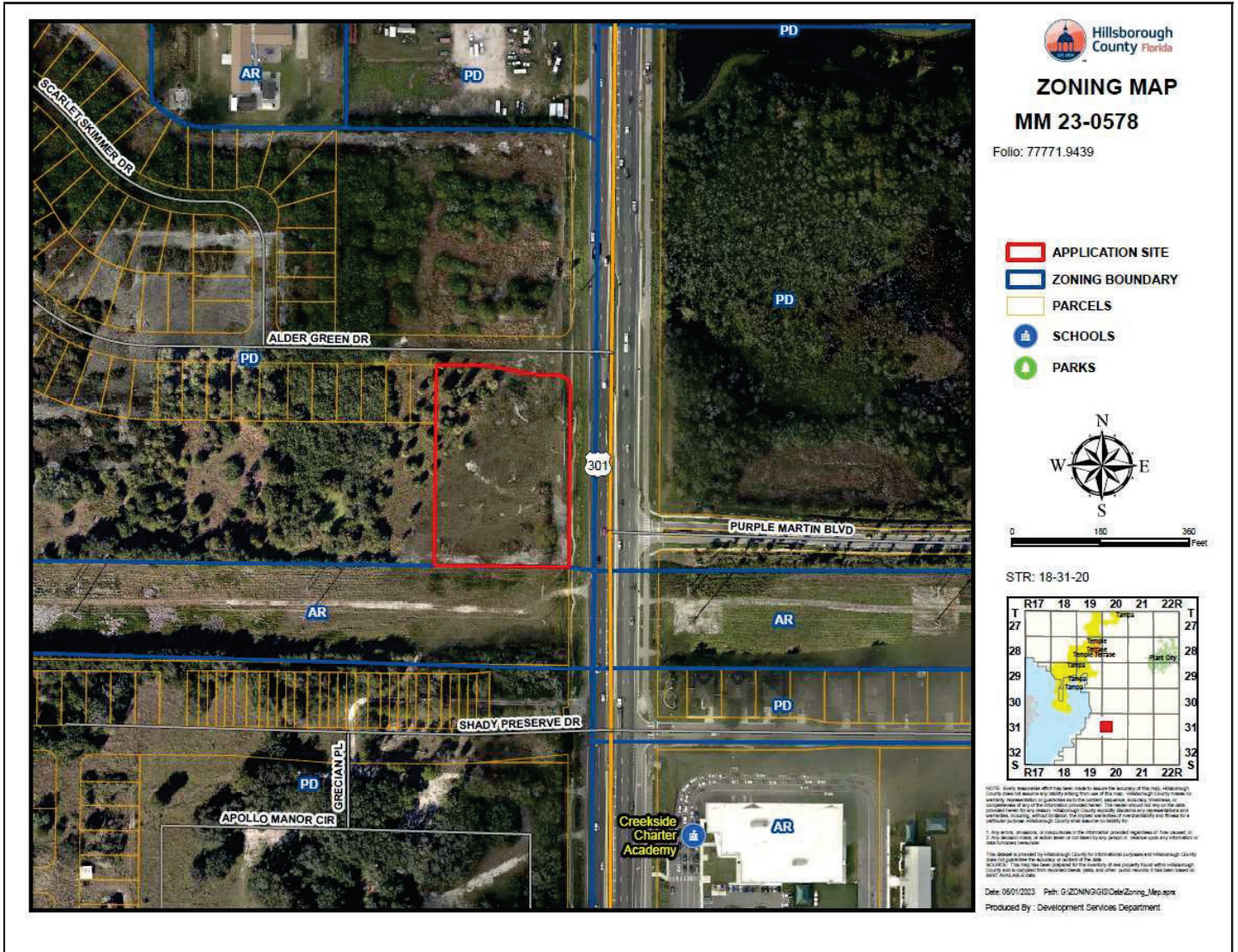
2.2 Future Land Use Map



Subject Site Future Land Use Category	SMU-6
Maximum Density/FAR	DU per GA: 6 FAR: 0.25
Typical Uses	Residential, suburban scale neighborhood commercial, office, research corporate park, light industrial multi-purpose and clustered residential and/or mixed uses where appropriate.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

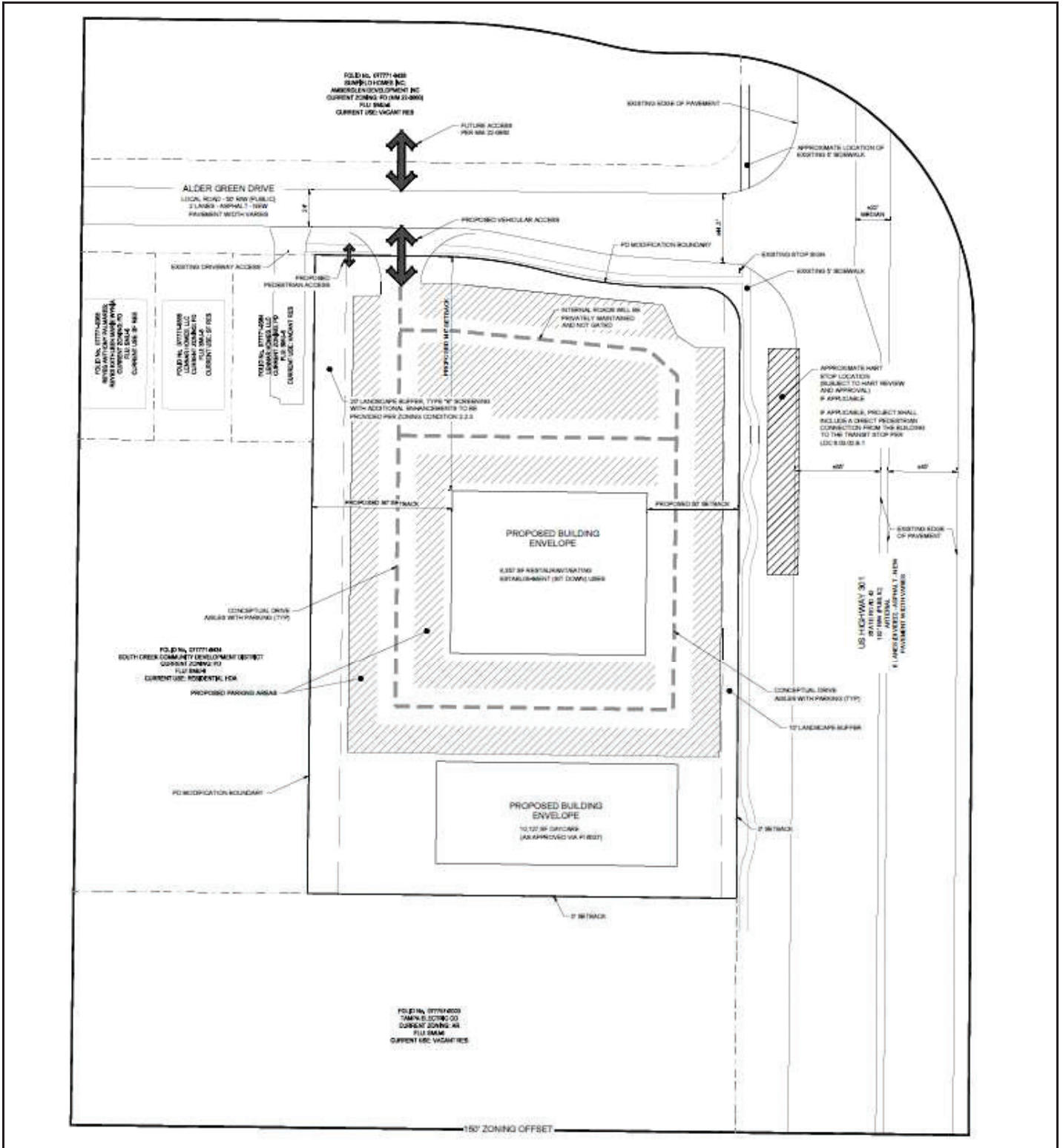


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning	Allowable Use	Existing Use
North	PD 04-1476	DU per GA: 2.69 FAR: 0.25	BPO & Restricted CN	Vacant
South	AR	1 DU/5 GA FAR: NA	Utility	Public Utility
East	PD 14-0422	DU per GA: 4.0 FAR: NA	Agriculture and related	Vacant
West	PD 04-1476	DU per GA: 2.69 FAR: 0.25	Single-family	Parking, Drainage, & Residential, Single-Family

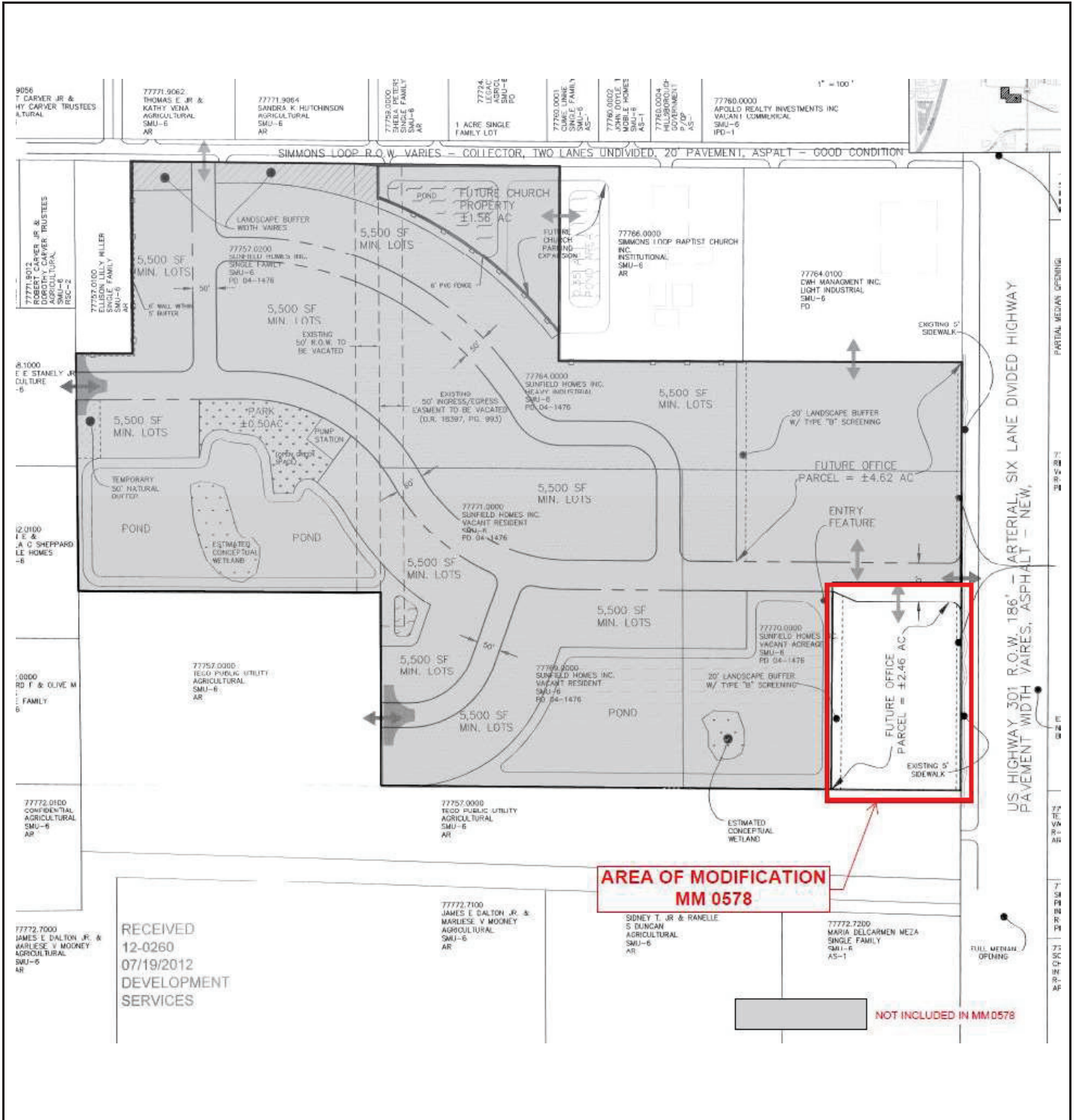
2.0 LAND USE MAP SET AND SUMMARY DATA

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



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)



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
US Highway 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Alder Green Drive	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,686 <u>6,071</u>	325 <u>403</u>	388 <u>475</u>
Proposed	5,930	80 <u>391</u>	618 <u>381</u>
Difference (+/-)	+244 <u>+141</u>	+66 <u>-12</u>	-7 <u>-94</u>

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services Division	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation comments
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings, the increased setback from 20 to 90 feet from the residential properties to the west, and the proposed restrictions to be placed on the eating establishment uses to include sit-down dining only, nonilluminated westward facing signage, and the limited hours of operation, staff finds the proposed major modification to PD 04-1476 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to site plan certification, applicant shall revise the PD site plan to:

1. Revise the site data table to the change total BPO square footage from 70,000 to 60,484 square feet.
2. PD site plan site data note #8 shall be revised to state that the 10,127 sf daycare use shall be limited to a maximum of 200 students.
3. Prior to certification, the PD site plan site data note #8 shall be revised to state that the 10,127 sf daycare use shall be limited to a maximum of 200 students.

Approval - Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~October 21, 2022~~ August 17, 2023.

1. The project shall be allowed a maximum of 106 single family conventional homes, a maximum of ~~70,000~~ 60,484 square feet of business professional office use, and parking area for a church. The parcel with folio number 77771.9438 shall be limited to 42,000 square feet of BPO uses, and may substitute up to 21,000 square feet of BPO uses with the specified CN uses listed below. The parcel with folio number 77771.9439 shall be limited to 18,484 square feet of BPO uses, and may substitute up to 8,357 square feet of BPO uses with a restaurant/eating establishment (sit down). The lot layout may be modified per the minor change provisions of the Land Development Code to accommodate right-of-way dedication for the road improvements that include a pond.

- 1.1 The following CN uses shall be permitted:

Apparel and shoe store;
Appliance store;
Art supply store;
Bank/credit union;
Barber/beauty shop;
Bicycle sales;
Book store;
Camera/photography store;
Drug store; with restricted hours of operation 6 am to 10 pm, and restricted to 10,000 sq. ft.;
Dry cleaners;
Eating establishments with drive-thrus shall be limited to 3,000 sq. ft. maximum, excluding kitchen/processing area; with restricted hours of operation 6 am to 10 pm
Furniture/home furnishings;
Florist shop;
Food product store up to 10,000 sq. ft.;
Grocery store up to 10,000 sq. ft.;
Hardware store up to 10,000 sq. ft.;
Jewelry store;
Mail and package services;
Newsstand;
Novelty and souvenir shop;
Optician/optical supplies;
Photography studio;
Printing services;
Restaurant/eating establishment (sit down);
Restaurant with drive-thru (not exceeding 3,000 square feet); with restricted hours of operation 6 am to 10 pm
Specialty Food store up to 10,000 sq. ft.;
Sporting good store up to 10,000 sq. ft.;
Supermarket up to 10,000 sq. ft.;
Tobacco shop;

Travel agency; and
Watch/clock/jewelry repair.

*Only one (1) drive through operation/business shall be allowed on the site.

2. Except as required in 2.1 and 2.2 below, development standards shall be as follows:

Minimum lot size:	5,500 square feet
Minimum lot width:	50 feet
Minimum front yard setback:	20 feet (10 feet for front yards that function as side yards)
Minimum side yard setback:	5 feet (10 feet for 10,000-square-foot lots)
Minimum rear yard setback:	15 feet
Maximum lot coverage:	60 percent
Maximum height:	35 feet

Office use shall be developed per the Business Professional Office (BPO) development standards.

2.1 The following standards shall also apply to parcel with folio number 77771.9438:

2.1.1 Building setbacks shall be as follows:

- West: 100'
- South: 40'
- East: 0'
- North: 0'

2.1.2 Building(s) shall be architecturally finished on all sides.

2.1.3 A Type "B" buffer shall be installed along the western project boundary.

2.1.4 Buildings that have the specified CN uses shall not exceed one story in height.

2.1.5 Buildings that have the specified CN uses shall have pitched roofs.

2.1.6 The stormwater pond shall be located along the western boundary of the site.

2.1.7 A pedestrian sidewalk shall be located along the eastern edge of the stormwater pond(s), which shall connect to Alder Green Drive.

2.1.8 The specified CN uses are restricted to the northern 250 feet of the parcel.

2.2 The following standards shall also apply to parcel with folio number 77771.9439:

2.2.1 Building setbacks shall be as follows:

- West: 90' (minimum) (excluding dumpster enclosures)
- South: 0' (minimum); (maximum)
- East: 0' (minimum); 50 feet (maximum)
- North: 140' (minimum)

2.2.2 Building(s) shall be architecturally finished on all sides.

2.2.3 A Type "B" buffer shall be installed along the portion of the western project boundary adjacent to single-family residential uses, and shall, width-permitting, be designed as an enhanced buffer.

2.2.4 A restaurant/eating establishment (sit down) use shall not exceed one story in height.

2.2.5 A pedestrian sidewalk shall be provided, which shall connect to Alder Green Drive.

2.2.6 The specified restaurant/eating establishment (sit down) use shall be restricted to limited hours of operation from 6 a.m. to 10 p.m.

2.2.7 The specified restaurant/eating establishment (sit down) use shall comply with all lighting

standards as outlined in Section 6.10.02 of the Land Development Code.

2.2.8 The specified restaurant/eating establishment (sit down) use shall contain no illuminated signage on the western building façade.

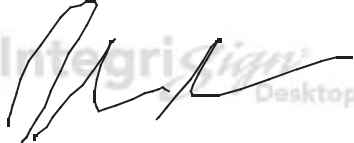
2.2.9 No drive-through facilities or walk-up pick-up windows shall be allowed in the sit-down eating establishment.

2.2.10 The proposed daycare use shall be limited to a maximum of 200 students.

3. A minimum .12-acre gathering space shall be provided within the development in the location indicated on the site plan. The project shall meet the community gathering space requirements of the LDC.
4. Buffering and screening shall be per the Land Development Code unless otherwise indicated herein.
 - 4.1 A buffer is required as shown on the site plan with additional plantings of trees on thirty foot centers, six feet high at time of planting and a hedge three feet tall at time of planting with a 75% opacity. Minimum width of the buffer on the west side of the entrance shall be 5 feet and the minimum width of the buffer on the east side of the entrance shall be 40 feet. The required sidewalk along Simmons Loop Road shall be permitted to be located within the 40' buffer subject to the approval of Hillsborough County. The type of vegetation to be planted will be coordinated with Hillsborough County Natural Resources Section prior to approval of the preliminary plat. The buffer area shall not be platted as part of individual lots and shall be owned and maintained by the homeowner's association or similar entity.
 - 4.2 Along the western property line adjacent to folio # 77757.0100, as shown on the general site plan, a minimum 5-foot buffer and the following screening shall be required: A 6-foot-high masonry wall setback a minimum of 3 feet from the property line. In the three feet between the property line and the masonry wall, Creeping Fig vines shall be planted every 3 feet on center with each plant having at least three runners at least 3 feet in length at the time of planting. Additionally, on the western property boundary adjacent to folio # 77757.0100, there shall be a row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line. A 50-foot landscaped or natural vegetative buffer shall remain adjacent to the remainder of the western property boundary until such time the adjacent properties (folios 77758.1000 & 77762.0100) are redeveloped in the form of receiving a plated subdivision approval. Once these folios receive plat approval, the developer may remove the 50-foot landscaped or natural buffer. If the developer intends to plat lots for the subject property prior to the adjacent properties receiving plat approval, the 50-foot landscaped or natural buffer shall not be platted as part of the lots for the subject property. The wall shall be constructed prior to site development work commencing. The wall and the buffer shall be maintained by the homeowners association.
 - 4.3 A 6-foot-high solid PVC fence shall be provided along the northern property boundary as shown on the site plan (adjacent to Simmons Loop Baptist Church).
5. The entrance to the development on U.S. 301 shall have a landscaped entrance median. At a minimum, an ornamental tree (as identified in the Hillsborough County Approved Tree and Hedge Material Lists) a minimum of 6 feet high at the time of planting and a Florida Grade #1 or better in quality shall be planted in the median. Lawn, low growing evergreen plants and evergreen ground cover shall cover the balance of the landscaped median.
6. The site shall have one full access connection of Alder Green Dr. The location shall align with the approved access connection for folio#77771.9439 on the south side of Alder Green Drive.
7. Daycares, gas stations and convenience stores shall be prohibited on the parcel with folio number 77771.9438.
8. Vehicular and pedestrian cross access shall be provided from folio# 77771.9438 to folio# 77764.0100.
9. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, cumulative project trip generation for folio 77771.9438 shall not exceed 3,165 daily trips or 237 AM peak hour trips or 301 PM peak hour

- trips. Should certain high trip generation uses be constructed by a developer, this cap will potentially result in an inability to construct the maximum approved entitlements. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on site, as well as a trip generation analysis of the existing, approved, and to be constructed uses in order to demonstrate that this cap has not been exceeded. Transportation impacts shall be quantified based on data from the latest edition of the Institute of Transportation Engineer's Trip Generation Manual, or as otherwise approved by Development Services staff where the Trip Generation Manual does not contain appropriate data.
10. ADA-compliant pedestrian connections shall be provided between the primary building entrance(s), parking areas, site arrival points and existing sidewalks along the project's frontage.
 11. A transit accessory pad including shelter, seating, trash receptacle, and bicycle rack shall be provided along the US 301 frontage subject to HART approval.
 12. The developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk connecting the primary entrance(s) of the proposed structure(s), parking areas, adjacent public transit facilities and each of the site arrival points, including cross access connections.
 13. Onsite parking and loading shall be provided for consistent with LDC, Sec. 6.05.
 14. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
 15. Cross-access for the development shall be required as shown as shown on the General Development Plan, unless otherwise approved by Hillsborough County.
 16. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection and would require minimum internal access (the "throat") driveways 100 feet from the edge of pavement of the public roadway. If the project entrances are gated, additional throat depth may be required.
 17. If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.
 18. Sidewalks of a minimum width of five (5) feet shall be constructed within the right-of-way along all roadways adjacent to the property boundaries, except along the forty (40) foot landscape buffer adjacent to the south Simmons Loop. The required sidewalk may be permitted within this buffer subject to the approval of Hillsborough County. There shall also be sidewalks with a minimum width of five (5) feet constructed along both sides of all internal roadways.
 19. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
 20. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals. As such, a proposal to incorporate a stormwater management pond with a wetland system shall be reviewed in accordance with Chapter 1-11, Rules of the EPC.
 21. Prior to issuance of any future building or land alteration permits or other development, the wetland/other surface water lines must be delineated and surveyed. The special purpose survey must be submitted to EPC staff for approval and thereafter incorporated into all future site plan submittals, pursuant to the Hillsborough County Land Development Code (LDC).
 22. The acreage and/or location of the wetland areas and associated wetland setbacks may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the parcel configurations and infra-structure layout to avoid impacting the wetland/other surface water areas and their setbacks.

- 23. 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.
- 24. 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.
- 25. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
- ~~26. Water distribution system improvements will need to be completed prior to connection to the County's water system for the 21,000 square feet of specified CN uses approved through MM22-0860 (folio number 77771.9438). No building permits for the specific commercial use facilities shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.~~
- ~~27-26.~~ 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.

Zoning Administrator Sign Off:	 J. Brian Grady Mon Sep 18 2023 14:20:05
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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 23-0578

ZHM HEARING DATE: SEPTEMBER 18, 2023

BOCC LUM MEETING DATE: NOVEMBER 7, 2023

CASE REVIEWER: SAM BALL

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

(see following page)

LEGEND

PARCEL LINES
EXISTING STRUCTURE
ZONING BOUNDARY
APPROXIMATE WETLAND
PROPOSED POND

FENCE
LANDSCAPE BUFFER
EASEMENT
CROSS ACCESS
BUFFER
LOT DEVELOPMENT AREA

PARCEL INFO

77721.2090
SOUTH FORK HOA
INSTITUTIONAL
R-4
PD

77721.2090
FOLIO NUMBER
OWNER
INSTITUTIONAL
R-4
PD

77721.2090
SOUTH FORK HOA
INSTITUTIONAL
R-4
PD

77721.2090
SOUTH FORK HOA
INSTITUTIONAL
R-4
PD

SIMMONS 40 SITE DATA

1. LAND USE DESIGNATION: INSTITUTIONAL
2. PROJECT NAME: SIMMONS 40
3. PROJECT LOCATION: 3300 GALILEO DRIVE, SUITE 104, NEW PORT RICHEY, FL 34655
4. PROJECT OWNER: SUNFIELD HOMES INC
5. PROJECT ARCHITECT: [REDACTED]
6. PROJECT ENGINEER: [REDACTED]
7. PROJECT DATE: 1/8/12
8. PROJECT STATUS: PRELIMINARY
9. PROJECT PHASE: SITE PLAN
10. PROJECT AREA: 4.62 AC
11. PROJECT ZONING: R-4
12. PROJECT PD: PD
13. PROJECT SUBDIVISION: [REDACTED]
14. PROJECT MAP: [REDACTED]
15. PROJECT RECORD: [REDACTED]
16. PROJECT DEED: [REDACTED]
17. PROJECT PLAT: [REDACTED]
18. PROJECT ORDER: [REDACTED]
19. PROJECT PLAN: [REDACTED]
20. PROJECT ASSESSMENT: [REDACTED]
21. PROJECT APPROVAL: [REDACTED]
22. PROJECT REVIEW: [REDACTED]
23. PROJECT COMMENTS: [REDACTED]

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

3. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

4. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

5. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

6. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

7. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

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12. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

13. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

14. ALL DISTANCES ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

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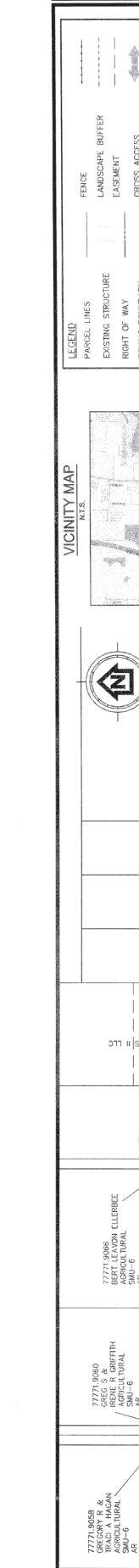
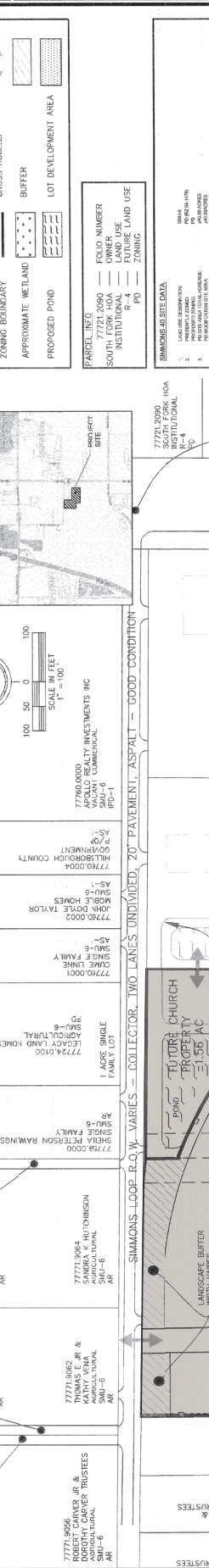
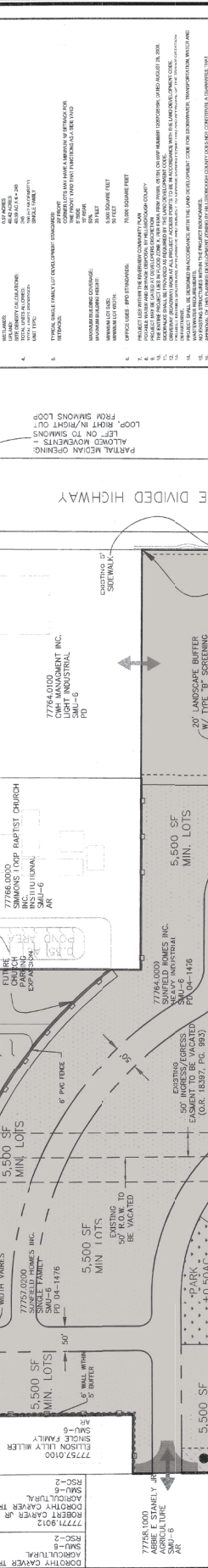
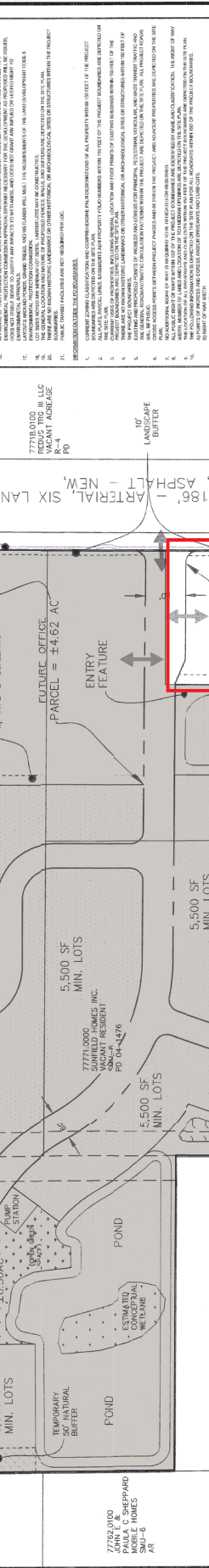
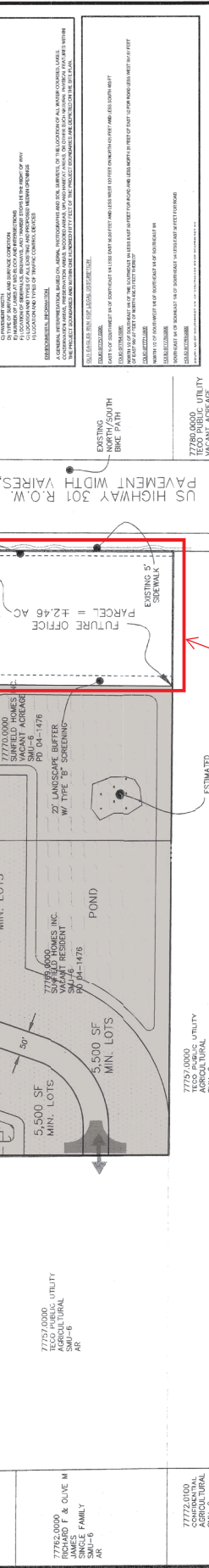
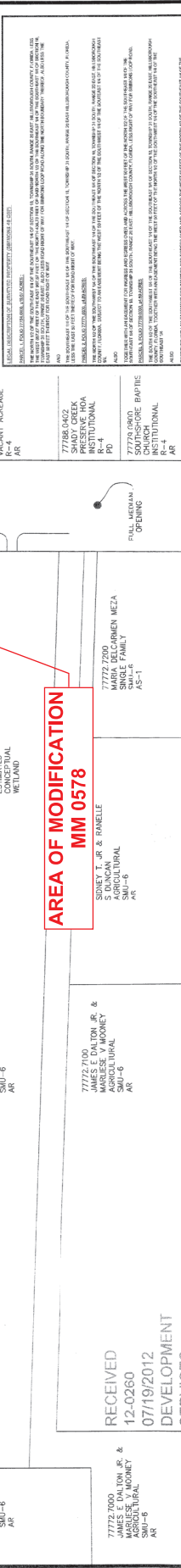
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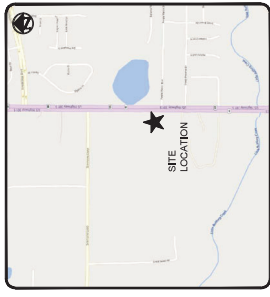
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8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

(see following page)



VICINITY MAP
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PROJECT TEAM MEMBERS:

DEVELOPER:
LEVELUP CONSULTING, LLC
505 E. JACKSON STREET SUITE 200
REVERVIEW, FL 33568
PHONE: (813) 292-7621

ARCHITECT:
C&K ARCHITECTS
4221 W. BOY SCOTT BLVD, SUITE 150
TAMPA, FL 33607
PHONE: (813) 896-5000



LEVELUP CONSULTING, LLC

PROJECT NAME: SOUTH CREEK COMMERCIAL

DRAWING TITLE: PD PLAN

PREPARED FOR: SOUTH CREEK, LLC

PROJECT No.: 1504-04

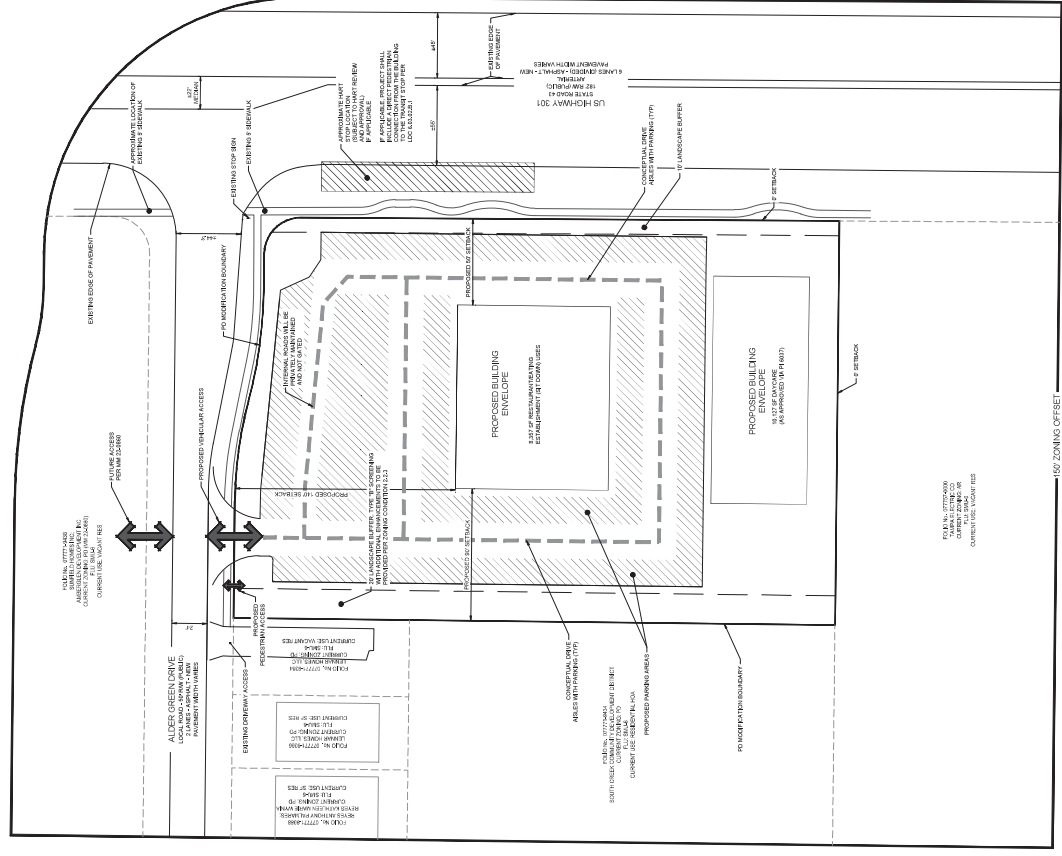
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505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-975-0616
WWW.LEVELUPFLORIDA.COM

PROPERTY DESCRIPTION

LEGAL DESCRIPTION PROVIDED BY C&K ARCHITECTS ASSOCIATES, S.W. 10TH AVENUE, SUITE 100, TAMPA, FLORIDA 33606.

TRACT L, SOUTH CREEK, FROM THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 139, PAGE 122, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



DATE: 08/17/23
DRAWN BY: J. W. WOOD
CHECKED BY: J. W. WOOD
CONTRACT NO.: 2023-1504

15' ZONING OFFSET

APPLICATION NUMBER: MM 23-0578

ZHM HEARING DATE: SEPTEMBER 18, 2023

BOCC LUM MEETING DATE: NOVEMBER 7, 2023

CASE REVIEWER: SAM BALL

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Riverview/South

DATE: 09/08/2023
Revised: 09/18/2023
AGENCY/DEPT: Transportation
PETITION NO: MM 23-0578

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

Revised Conditions:

2.2.9 No drive-through facilities or walk-up pick-up windows shall be allowed in the sit-down eating establishment.

2.2.10 The proposed daycare use shall be limited to a maximum of 200 students.

Other Conditions:

- Prior to certification, the PD site plan site data note #8 shall be revised to state that the 10,127 sf daycare use shall be limited to a maximum of 200 students.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify Planned Development (PD) 04-1476, as most recently amended by MM 22-0860, to allow for a development option for an 8,357-sf sit down eating establishment without drive-thru and 10,127 sf Day Care on +/- 2.53-acre phase of the existing PD, designated SMU-6 future land use category.

The site is located at the southwest corner of US 301 and Alder Green Dr. and allows for 28,000 square feet of Business Professional Office (BPO) uses.

The larger PD includes 106 single family detached units and 70,000 square feet of Professional Business Office (BPO) uses split between the subject property and a +/- 4.63-acre parcel on the north side of Alder Green Dr. The BPO uses may be exchanged for a limited range of Commercial Neighborhood uses listed in the existing conditions of approval.

The subject property currently has site construction plan approval, PI#6037, for a 10,127 sf Day Care, currently under construction, and a 15,271 sf Medical Office.

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.

The applicant's site access analysis includes trip generation for the entire PD and is generally consistent with staff's analysis.

Approved PD Zoning Entitlements:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 200-280 Student Daycare (ITE LUC 565)	760 1,145	140	218
PD: 36,271 sf Medical Office (ITE LUC 720)	1,450	96	144
PD: 106 units, Single Family Detached (ITE LUC 210)	1,064	79	105
PD: 3,000 sf, Fast Food Restaurant - Drive Thru (ITE LUC 934)	1,402	134	100
PD: 18,500 sf, Strip Retail Plaza <40k sf (ITE LUC 822)	1,010	43	120
Total Trips	5,686 6,071	492 570	172 690
Internal Capture Trips	N/A*	124	172
Pass By Trips	N/A*	43	43
Net External Trips	5,686 6,071	325 403	388 475

Proposed Modification (New Development Option):

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 200 Student Daycare (ITE LUC 565)	760	140	134
PD: 21,000 sf Medical Office (ITE LUC 720)	794	59	83
PD: 106 units, Single Family Detached (ITE LUC 210)	1,064	79	105
PD: 3,000 sf, Fast Food Restaurant - Drive Thru (ITE LUC 934)	1,402	134	100
PD: 18,500 sf, Strip Retail Plaza <40k sf (ITE LUC 822)	1,010	43	120
PD: 8,400 sf, High Turnover Restaurant (ITE LUC 932)	900	80	76
Total Trips	5,930	535	618

Internal Capture Trips	N/A*	88	156
Pass By Trips	N/A*	56	81
Net External Trips	5,930	391	381

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+244 -141	+66 -12	-7 -94

*The software utilized by Transportation Review staff does not calculate Internal Capture or Pass By Trips for 24 hour two-way traffic volumes.

The proposed rezoning would generally result in an increase a decrease of trips potentially generated by development of the subject site by +240 -141 average daily trips, and +66 -12 a.m. peak hour trips, and a decrease in the p.m. peak hour by -7 -94 trips.

Additionally, the applicant’s traffic study conducted a functional class assessment of Alder Green Dr. to evaluate Alder Green Drive from US Hwy 301 to the commercial access to determine if the roadway meets the collector road criteria with the full development of the project. The assessment demonstrates that, based on the trip distribution of the project and the generalized worst-case scenario, total project traffic will not exceed the daily trip threshold for reclassification of Alder Green Drive to a collector roadway along the segment of roadway between the project entrance and US Hwy 301.

Staff notes that the proposed PD site plan does not state the maximum number of students (children) that the daycare use will serve. As such staff recommends a proposed condition of approval to cap the number of daycare students to 200 consistent with the applicant’s submitted trip generation and site access analysis. Additionally, staff proposes certain conditions of approval to ensure that the proposed eating establishment use excludes fast food restaurants and drive-thru facilities to remain consistent with what the applicant’s analysis studied.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US Highway 301 and Alder Green Dr.

US Highway 301

US Highway 301 is a 6-lane, divided FDOT arterial roadway in good condition. The roadway is characterized by +/- 12-foot lanes and approximately 177 feet of right of way. There is a sidewalk along the project frontage, bike lanes on both sides and a multi-use path on the east side along the roadway.

This segment of US 301 is designated in the Hillsborough County Corridor Preservation Plan as a 6-lane roadway. The 6-lane roadway segment has subsequently been built out. Therefore, no right-of-way preservation is necessary.

Alder Green Dr.

Alder Green Dr. is a recently constructed 2-lane, local road, characterized by a range +/-24 to 40 feet of pavement in good condition. The right-of-way on Alder Green Dr. in the vicinity of the project ranges from +/-60 to 76 feet. There are no bikelanes. There are sidewalks on both sides of the roadway.

SITE ACCESS

The PD site plan proposes utilize the full access connection on Alder Green Dr. approved under site construction plan PI# 6037, which aligns with the planned project driveway for folio#77771.9438 on the north side of Alder Green Dr.

The project does not meet warrants for site access improvements (i.e. turn lanes) at the project vehicular entrance due to the local roadway functional classification consistent with LDC, Sec. 6.04.04.D. As cited under the Trip Generation Analysis of this report, the applicant’s traffic engineer conducted additional evaluation of Alder Green Dr. existing trips, future trips from planned but unconstructed development, and the project traffic. The evaluation concluded that Alder Green Dr. will not qualify for reclassification to a collector roadway.

Per LDC, Sec. 6.03.09. C., at the time of site development, the PD is required to provide public transit facilities. Subject to HART approval, the PD will be required to provide a transit accessory pad including shelter, seating, trash receptacle, and bicycle rack along the US 301 frontage. The proposed PD site plan shows a general location the public transit facilities requirement can be met. Further coordination with FDOT will be required at the time of site development.

In accordance with LDC, Sec. 6.03.02, the developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk connecting the primary entrance(s) of the proposed structure(s), parking areas, adjacent public transit facilities and each of the site arrival points, including cross access connections.

Parking and loading shall be provided for consistent with LDC, Sec. 6.05 at the time of site construction plan review.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Alder Green Dr. is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US 301	Rhodine Rd.	Balm Rd.	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

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
US Hwy 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Alder Green Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,686 <u>6,071</u>	325 <u>403</u>	388 <u>475</u>
Proposed	5,930	80 <u>391</u>	618 <u>381</u>
Difference (+/-)	+244 <u>-141</u>	+66 <u>-12</u>	-7 <u>-94</u>

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See transportation comments.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 23-0578

DATE OF HEARING: September 18, 2023

APPLICANT: Southcreek, LLC

PETITION REQUEST: The Major Modification request is to modify PD 04-1476 to reduce the permitted 70,000 square feet of BPO land uses to 60,484 square feet and to allow up to 8,357 square feet for a sit-down restaurant

LOCATION: Southwest corner of Alder Green Drive and S. US Hwy. 301

SIZE OF PROPERTY: 2.53 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 04-1476

FUTURE LAND USE CATEGORY: SMU-6

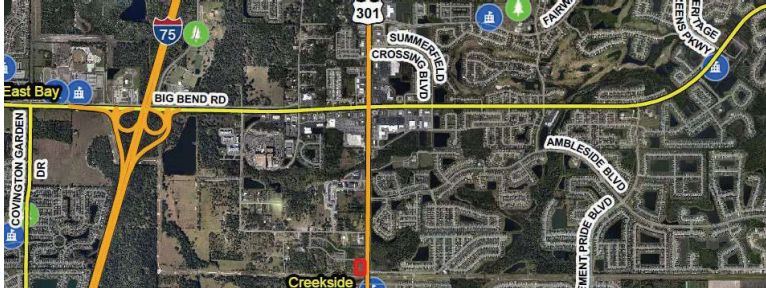
SERVICE AREA: Urban

COMMUNITY PLAN: Riverview

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY



Applicant: Southcreek, LLC

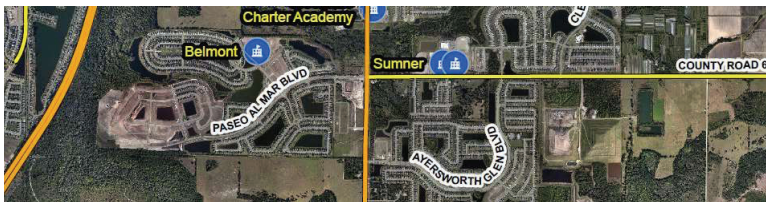
FLU Category: SMU-6 (Suburban Mixed Use – 6)

Service Area: Urban

Site Acreage: 2.53

Community Plan Area: Riverview

Overlay: None



Planned Development PD 04-1476 was approved in 2005 to allow for 106 single-family residential units. In 2012, major modification MM 12-0260 was approved to allow for a parking area for a nearby church property as well as 70,000 square feet (SF) of business professional office (BPO) use to be allowed on the located on the west side of US Highway 301 at the intersection of Alder Green Drive. Accordingly, the BPO uses are allowed on the two parcels located on the north and south side of Alder Green Drive currently identified with property folio numbers 77771.9438 and 77771.9439. Major Modification MM 22-0860 was approved on January 10, 2023 to allow for a mix of BPO uses with up to 21,000

square feet of specific commercial uses to be allowed such that the total gross floor area (GFA) for the property with folio number 7771.9438 (NWC Alder Green and US 301) would be limited to 42,000 SF.

The applicant is requesting a modification for the property located at the southwest corner of the Alder Green Drive and US Highway 301 intersection to allow up to 8,357 square feet GFA of the approved entitlements of BPO use to be developed for a sit-down restaurant/eating establishment use. The subject property is currently under construction for a 10,127 SF child care facility and is approved for a 15,271 SF office building. If MM 23-0578 is approved, the applicant would forgo the construction of the office building in order to construct the eating establishment.

To allow up to 8,357 SF GFA of sit down restaurant/ easting establishment use to be substituted for BPO use on the property with folio number 77771.9439.

Reduce the overall BPO entitlements for the PD from 70,000 SF to 60,484 SF.

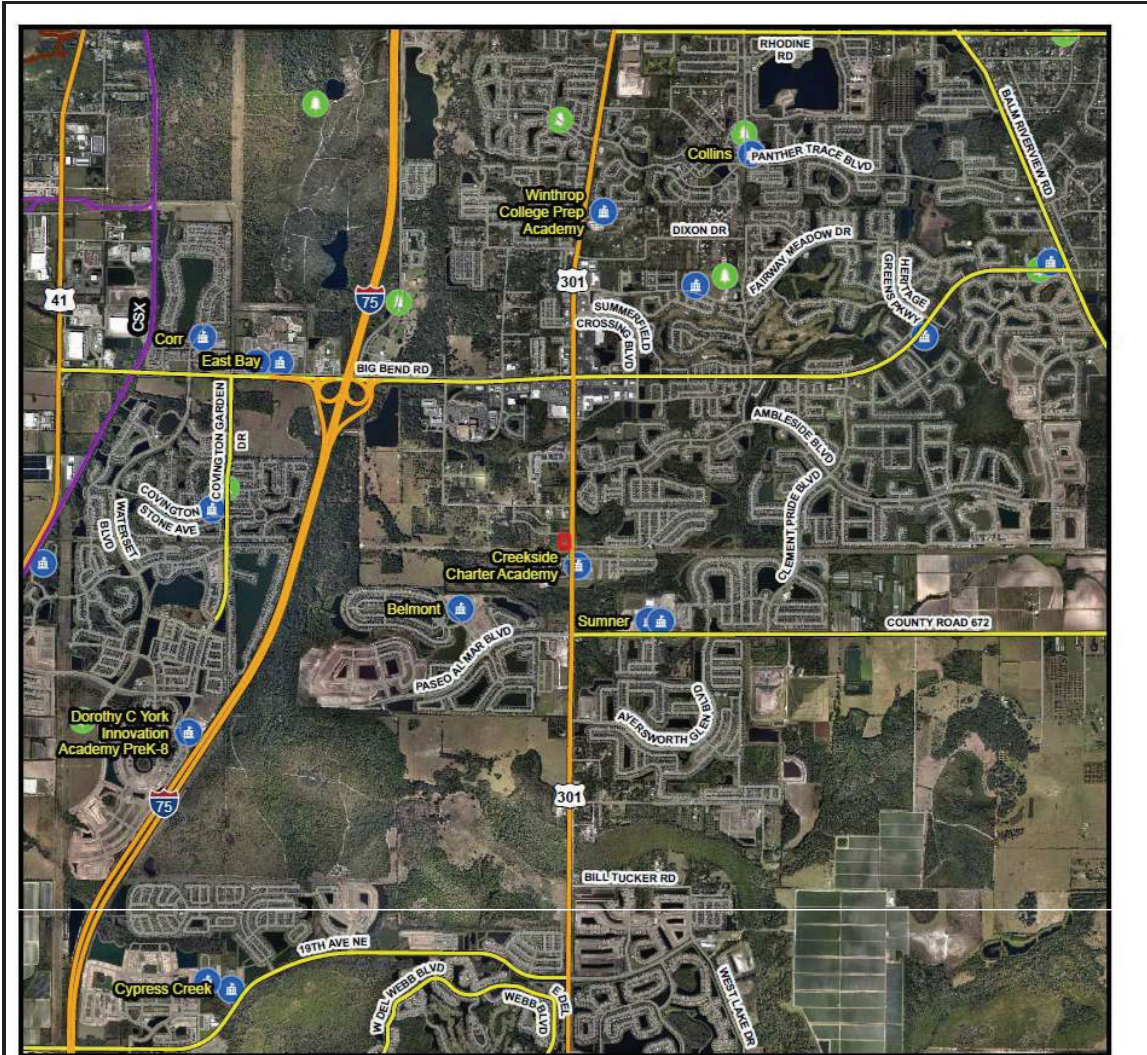
PD Variations: None

Waiver(s) to the Land Development Code: None

Planning Commission Recommendation Consistent

Development Services Recommendation: Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

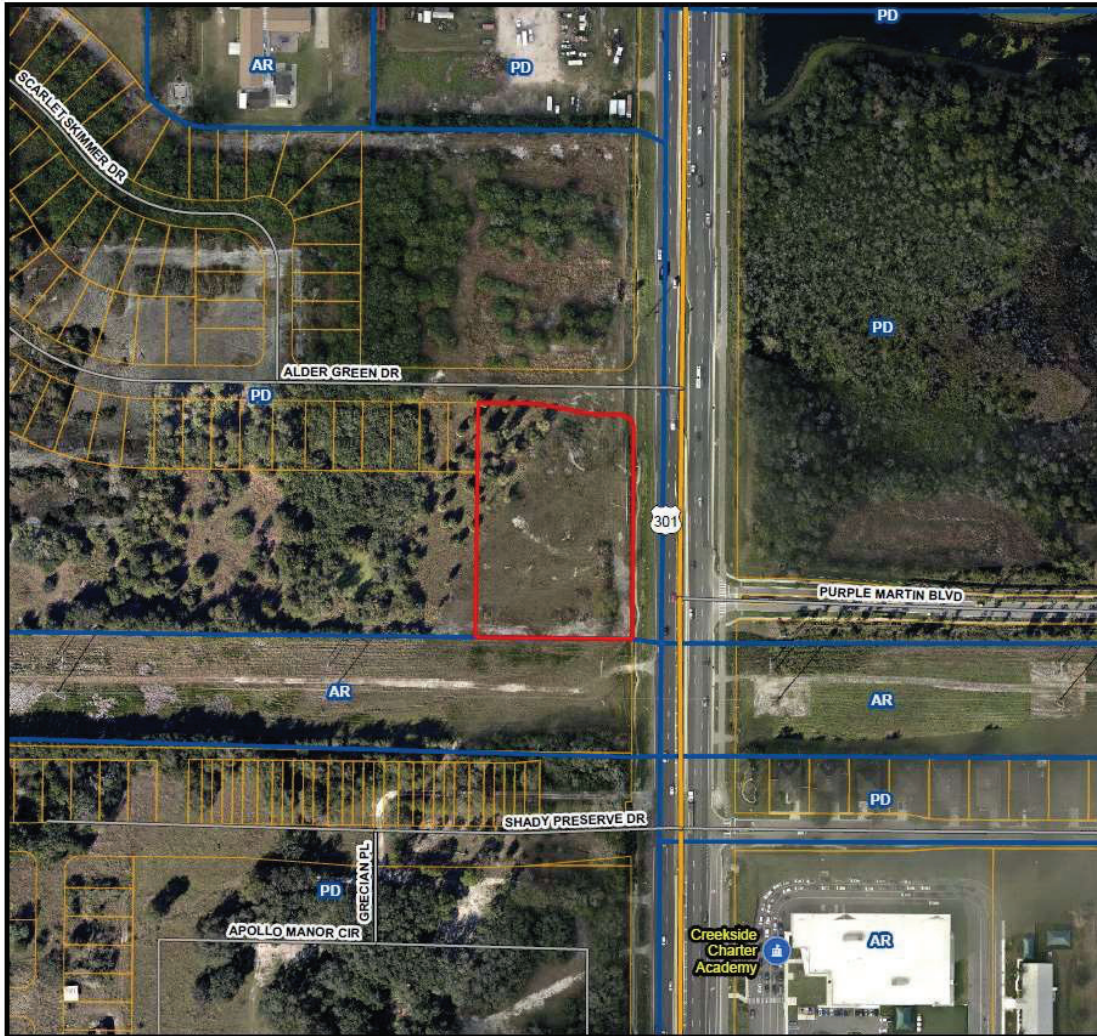
The subject property is located on the west side of US Highway 301 between Alder Green Road and Simmons Loop, approximately 0.8 miles south of the Big Bed Road and US Highway 301 intersection. The mix of uses in the vicinity include warehousing, a religious institution, and single-family residential.

North: the property to the north of Alder Green is approved for BPO use with up to 21,000 SF GFA of restricted CN uses.

South: the adjoining property to the south is developed for utility transmission line use

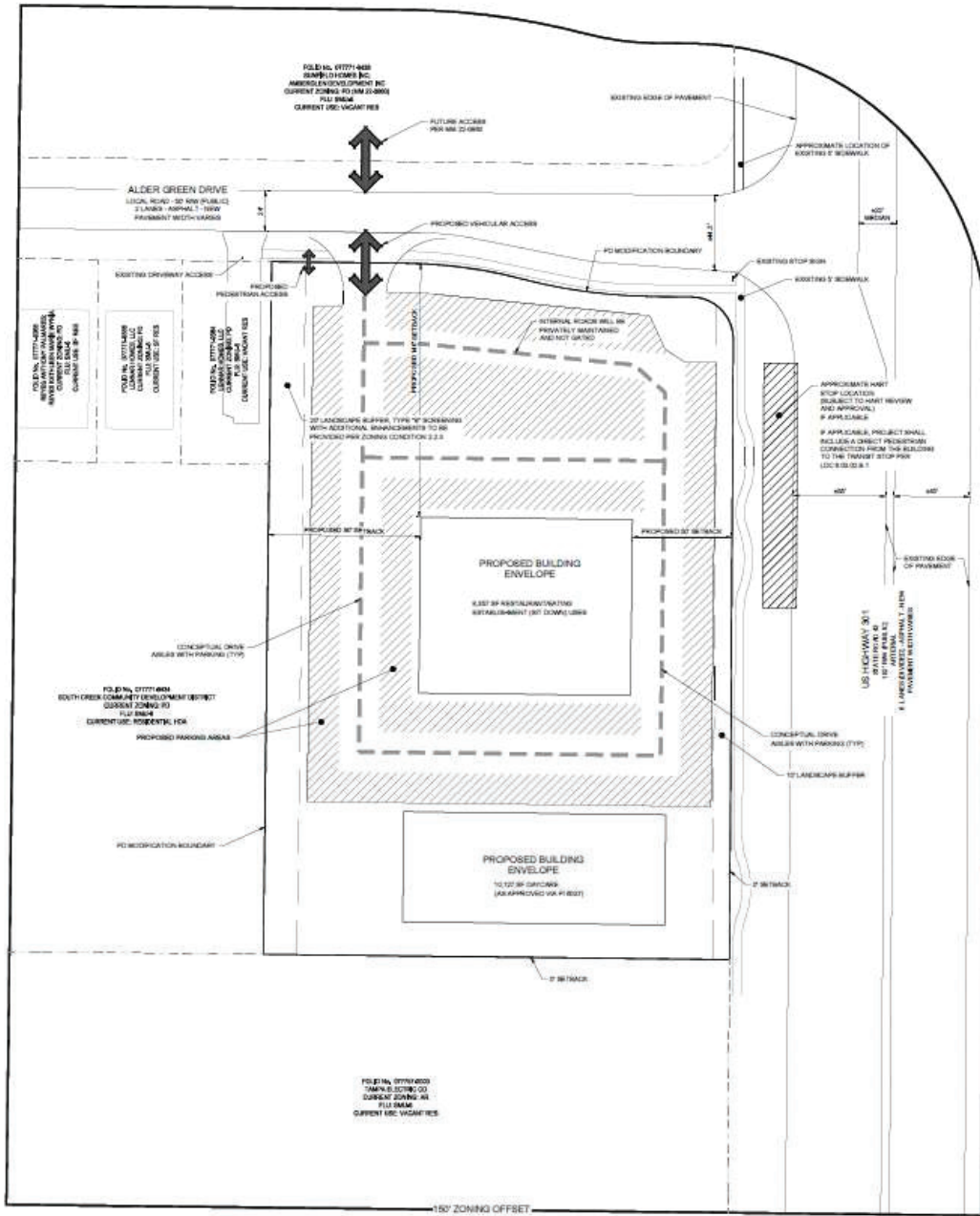
Typical Uses	Residential, suburban scale neighborhood commercial, office, research corporate park, light industrial multi-purpose and clustered residential and/or mixed uses where appropriate.
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2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



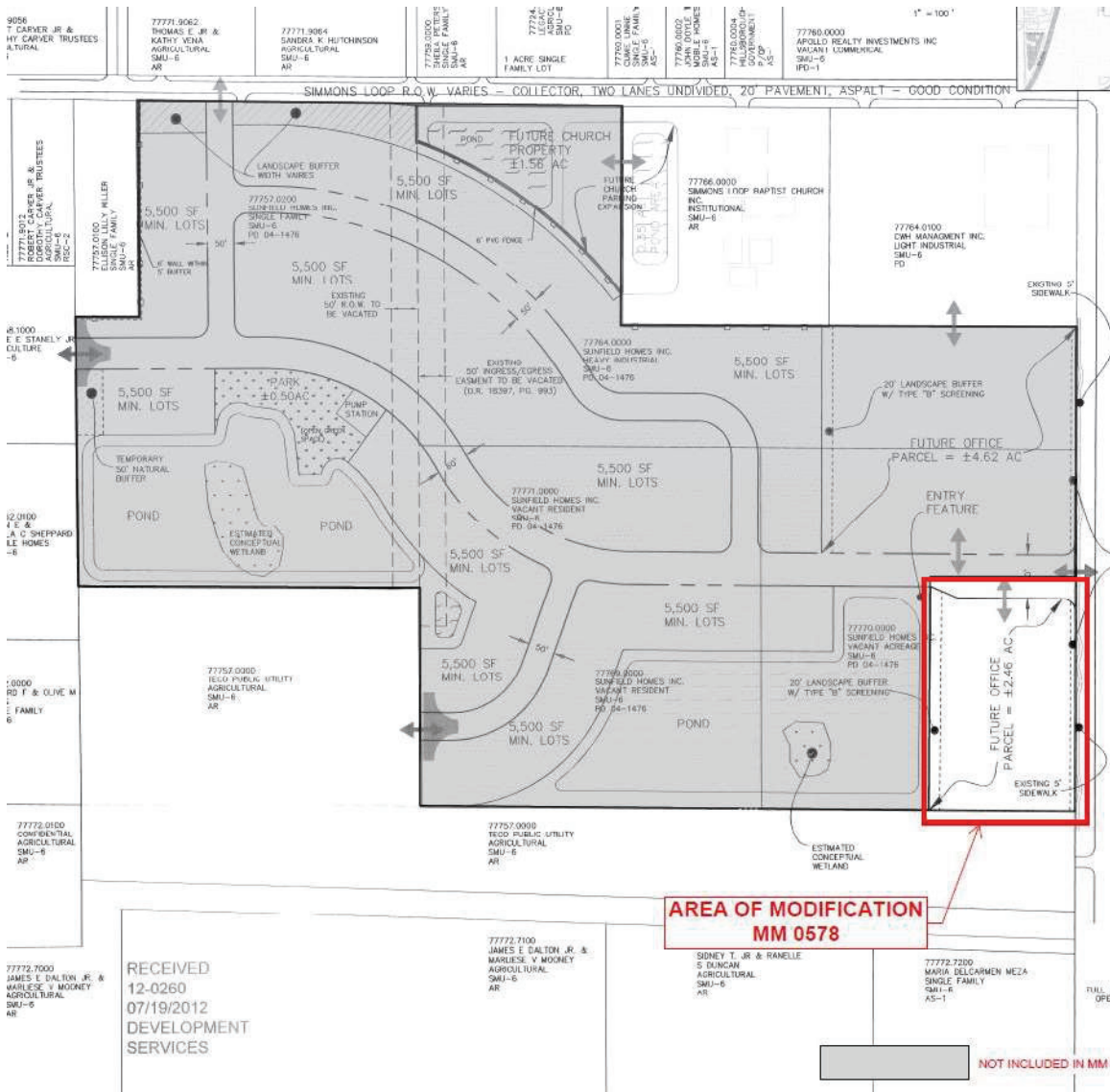
2.0 LAND USE MAP SET AND SUMMARY DATA

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



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)



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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

5.0 IMPLEMENTATION RECOMMENDATIONS 5.1 Compatibility

Based on the adjacent zonings, the increased setback from 20 to 90 feet from the residential properties to the west, and the proposed restrictions to be placed on the eating establishment uses to include sit-down dining only, nonilluminated westward facing signage, and the limited hours of operation, staff finds the

proposed major modification to PD 04-1476 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 18, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Alex Schaler 400 North Ashley testified on behalf of the applicant and described the location of the subject property and zoning history. Ms. Schaler showed graphics and stated that the modification is for a small increase in the amount of commercial land uses and a reduction in the square footage permitted for BPO land uses. She testified that a daycare has been permitted and is constructed on-site. She added that a 15,000 square foot medical office is also approved for a total of just over 25,000 square feet. The Major Modification proposes to substitute the 15,000 square foot medical office with an 8,000 square foot restaurant which would reduce the overall entitlements by about 7,000 square feet. Regarding compatibility, Ms. Schaler stated that there is already commercial development on-site. She detailed the surrounding land uses and stated that the applicant has worked with the Planning Commission to draft 10 zoning conditions that ensure the restaurant will be compatible with the surrounding area. These conditions include a 90-foot setback from the western property line and a 140 setback from the northern property line. Screening will be provided in excess of Land Development Code standards as the trees will be planted 15-feet on center rather than 20-feet on center. Ms. Schaler testified regarding the proposed hours of operation which will close at 10pm and the overall reduction in traffic when compared to the approved land uses. She discussed a neighborhood meeting that was held including follow-up meetings. The concerns focused on traffic which the applicant proposes to address by installing a no left turn sign encouraging people to exit the property to 301 and not through the neighborhood. The applicant also has agreed to work with local police to allow them to leave their squad cars on-site to hopefully reduce speeding in the neighborhood. Ms. Schaler concluded her presentation by stating that the applicant has agreed to attend regular meeting with the community once the restaurant opens to minimize any negative impacts to the community.

Mr. Sam Ball of the Development Services Department, testified regarding the

County staff report and stated that the proposed modification to PD 04-1476 was to allow up to 8,357 square feet of BPO uses to be developed for a sit-down restaurant. He added that the property is currently under construction for a 10,127 square foot child care center and is approved for a 15,271 square foot office building. Mr. Ball stated that if the modification is approved, the applicant would forego the construction of the office building and construct the restaurant instead. He described the location and surrounding land uses and stated that the applicant has agreed to conditions that increase setbacks, establish hours of operation, restrict signage and lighting in an effort to help reduce the impacts of the restaurant on the residential parcels. Mr. Ball stated that the approval would result in a 9,516 square foot reduction in the overall BPO entitlement reducing it from 70,000 square feet to 60,484 square feet. No PD Variations or waivers are requested.

Ms. Jillian Massey of the Planning Commission testified regarding the Planning Commission staff report. Ms. Massey stated that the property is designated Suburban Mixed Use-6 by the Future Land Use Map and is located within the Urban Service Area and the Riverview Community Plan. She described the request and stated that the proposed conditions meet Objective 12-1 of the Community Design Component and Objective 16 regarding neighborhood protection. She cited numerous policies that shows consistency with the modification and stated that the project is compatible with the surrounding area. She concluded her presentation by stating that the development is consistent with the Riverview Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application.

Ms. Kathy Reyes 10433 Alder Green Drive testified in opposition. Ms. Reyes stated that she was representing the SouthCreek development Phases 1 and 2 and submitted a petition in opposition into the record. She stated that the restaurant will increase traffic and impact the intersection of US 301 and Alder Green where there is already congestion, excessive speeding and reckless drivers. Ms. Reyes testified that a majority of the residents in support are investors in the restaurant. Residents in opposition are concerned about the sale of alcohol and the increase in traffic. She added that she has worked with the owner to request gates, radar detection equipment, traffic lights and modified access points.

Mr. Larry Aiken 10371 Scarlett Skimmer Drive testified in opposition. Mr. Aiken stated that the daycare has not opened yet and there will be traffic generated by that business. He stated he is concerned about the safety of the roadway with the additional traffic and that the addition of the restaurant will worsen the situation.

Ms. Cathy Aponte 10340 Scarlett Skimmer Drive testified in opposition and stated that she is concerned about the sale of alcohol by the restaurant and the daycare which will have 200 students and the associated traffic on a very narrow street. She stated that the entrance should be at US 301 and that the neighbors thought that the property would be used a professional office and a change could decrease property values.

Ms. Heinrich of the Development Services Department testified that the Major Modification would not approve alcohol sales on site as that is a separate approval process.

Mr. Henry testified on behalf of the applicant during the rebuttal period and stated that he conducted the traffic analysis for the modification. The traffic will decrease for both the daily AM and PM peak hours. He stated that the reference to a traffic signal is not associated with the subject property but rather at the Shady Hills Preserve which is located to the south. The signal will be installed in 2024 but the two projects cannot connect as there is TECO property intervening.

Ms. Schaler concluded the applicant's rebuttal by stating that the daycare facility is under single ownership with the proposed restaurant site. She added that the property owner has been in the daycare business for 20 years and safety is his utmost concern. She discussed the neighbor's mention of multiple changes but stated that some of the prior changes were other land owners and that the subject property is willing to work with the neighbors to address their concerns.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Ms. Heinrich submitted a revised staff report into the record.

Ms. Schaler submitted a copy of her PowerPoint presentation into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 2.53 acres and is zoned Planned Development (06-0848). The property is designated SMU-6 by the Comprehensive Plan and located in the Urban Service Area and the Riverview Community Planning Area.

2. The Planned Development (PD) is currently approved for 106 single-family homes, 70,000 square feet of BPO uses and a parking area for a church.
3. The Major Modification requests to decrease the BPO square footage from 70,000 square feet to 60,484 square feet and permit an 8,357 square foot sit-down restaurant.
4. No Planned Development variations or waivers are requested.
5. The Planning Commission found the proposed conditions meet Objective 12-1 of the Community Design Component and Objective 16 regarding neighborhood protection. Staff found the modification consistent with the Riverview Community Plan and the Comprehensive Plan.
6. Testimony in opposition was presented at the Zoning Hearing Master hearing and submitted into the record. The concerns focused on the increase in traffic created by the restaurant as well as the sale of alcohol negatively impacting the community.

The applicant's transportation engineer testified that there will be a decrease in the traffic in both the am and the pm peak hour when the proposed restaurant vehicular trips are compared to the already approved medical office vehicular trips.

County staff testified that the Major Modification does not approve the sale of alcohol from the proposed restaurant as that has a separate application process subsequent to the Modification if it were approved.

7. The applicant has agreed to zoning conditions that ensure compatibility with the adjacent neighborhood. These conditions include a limitation that the commercial building has a maximum height of one story, a 90-foot setback from the western property line and a 140 setback from the northern property line. Screening will be provided in excess of Land Development Code standards as the trees will be planted 15-feet on center rather than 20-feet on center. The proposed hours of operation will be 6am to 10pm.
8. The Major Modification request is consistent with the Comprehensive Plan and Land Development Code and compatible with the surrounding area.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The Major Modification request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The Planned Development (PD) is currently approved for 106 single-family homes, 70,000 square feet of BPO uses and a parking area for a church.

The Major Modification requests to decrease the BPO square footage from 70,000 square feet to 60,484 square feet and permit an 8,357 square foot sit-down restaurant.

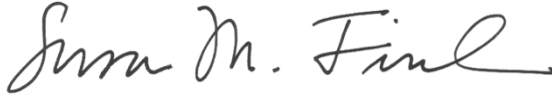
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The applicant has agreed to zoning conditions that ensure compatibility with the adjacent neighborhood. These conditions include a limitation that the commercial building has a maximum height of one story, a 90-foot setback from the western property line and a 140 setback from the northern property line. Screening will be provided in excess of Land Development Code standards as the trees will be planted 15-feet on center rather than 20-feet on center. The proposed hours of operation will be 6am to 10pm.

The request is consistent with the Comprehensive Plan and Land Development Code and compatible with the surrounding area.

RECOMMENDATION

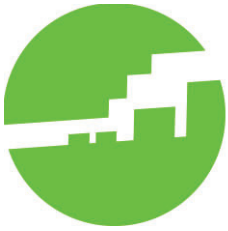
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 04-1476 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



October 9, 2023

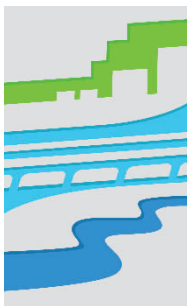
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: September 18, 2023	Petition: 23-0578
Report Prepared: September 6, 2023	<i>West of US Highway 301, and south of Simmons Loop</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Suburban Mixed Use-6 (6 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Riverview, SouthShore Areawide Systems
Requested Zoning:	Major Modification (MM) to a Planned Development (PD) to permit a maximum of 20,127 sq. ft. of Business Professional Office (BPO) with up to 8,357 sq. ft. allowed for sit-down restaurant only
Parcel Size (Approx.):	2.52 +/- acres (109,771 sq. ft.)
Street Functional Classification:	Simmons Loop – Collector U.S. Highway 301 South – Principal Arterial
Locational Criteria	Not applicable
Evacuation Zone	None



Context

- The 2.52+/- acre subject property is west of U.S. Highway 301, and south of Simmons Loop. The site is within the Urban Service Area and limits of the Riverview and SouthShore Areawide Systems Community Plans.
- The subject property is located within the Suburban Mixed Use-6 (SMU-6) Future Land Use classification. Typical allowable uses in this Future Land Use category include 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 locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- Suburban Mixed Use-6 (SMU-6) designated parcels are to the south, north, and west. Residential-4 (RES-4) designated parcels are to the east of the site.
- The subject property is zoned Planned Development (PD) (04-1476). The properties immediately to the south, west, and east are zoned PD and are developed with vacant, single family residential, and public institutional. To the north is Major Modification 22-0860 which was approved for CN uses on the northern half and BPO use on the southern half of the property. The site further to the north has PD (18-0176) zoning and is currently used as light industrial.
- The applicant is requesting a Major Modification (MM) to a Planned Development (PD) to permit a maximum of 20,127 sq. ft. of Business Professional Office (BPO) with up to 8,357 sq. ft. allowed for sit-down restaurant only.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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 1.4: 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.

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 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

MIXED USE LAND USE CATEGORIES

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

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.

Commercial-Locational Criteria

Objective 22: *To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.*

Policy 22.10: *The Locational Criteria outlined in Policy 22.2 will not apply in the following instances:*

where proposed neighborhood commercial uses are proposed as part of a Traditional Neighborhood Development meeting the requirements of this plan and the adopted land development regulations for Traditional Neighborhood Development; or

in large mixed use developments within the mixed use future land use categories (typically over 40 acres in size).

Community Design Component

4.0 COMMUNITY LEVEL DESIGN

4.3 COMMERCIAL CHARACTER

GOAL 9: *Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.*

Policy 9-1.2: *Avoid "strip" development patterns for commercial uses.*

Policy 9-1.3: *New commercial zoning is encouraged to locate at activity centers and commercial redevelopment areas.*

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

Policy 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: *Develop commercial areas in a manner which enhances the County's character and ambiance.*

LIVABLE COMMUNITIES ELEMENT: Riverview

Vision Concept

Physically, Riverview is a diverse community sharing the characteristics of both suburban and rural areas, loosely defined by historical development patterns and predominant land uses. The Advisory Committee and the Planning Team addressed these issues and illustrated their vision graphically by developing the “Riverview District Concept Map”. See attached figure 10.

It identifies distinct visions for the Riverfront, Downtown, Highway 301, Residential, Industrial, Open Space, and Mixed Use districts. These unique districts reflect community assets and guide development.

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.

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". (see Figure 10)

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

- 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.*

Goal 4 Provide safe, attractive, efficient multi-modal transportation, including vehicular, bicycle/pedestrian and transit.

- Protect the capacity of low-volume neighborhood and uncongested roads.*
- Explore opportunities for constructing a bridge across the Alafia as an alternative north-south transportation route.*
- Prioritize and improve major connector roadways and intersections to improve safety and efficiency concurrently as the community grows.*
- Provide sidewalks, pedestrian crossings, bike lanes, and connections to the Hillsborough County Greenway and Trail Master Plan, and extend crossing signal times and use traffic calming techniques along major thoroughfares.*
- Expand mass transit, such as more bus stops and routes and park and ride facilities.*

- Diligently enforce traffic speed laws.
- Provide safe and efficient emergency evacuation routes.
- Continue to implement the Livable Roadways strategies and "Guidelines for Landscaping Hillsborough County Roadways" (or updated replacement documents) for enhancing the appearance of major roadways (such as Boyette Road, US 301, Riverview Drive and Balm-Riverview Road).
- Encourage increased participation in Keep Hillsborough County Beautiful Program (KHCB).
- Implement access management standards such as frontage roads, joint access points, rear lot access points, and managed turning movements.
- Discourage speeding and cut-through traffic by designing roadways with traffic calming measures and using appropriate design speeds to prevent implementation of reactive traffic calming techniques (i.e. speed humps) after construction).
- Coordinate with the Florida Department of Transportation and the County to ensure adequate notice, education and awareness of hazardous material truck and disposal routes and activities.
- Prepare and adopt a US Highway 301 Corridor Plan Overlay that also designates mixed-use town centers.
- Enhance the appearance of US Highway 301 with attractively landscaped medians, tree plantings, sidewalks and the provision of pedestrian-scale lighting.
- Establish east/west pedestrian crossings along US Highway 301 to facilitate access to retail opportunities and other destinations (i.e., library, school, neighborhoods). To this end, consider a pedestrian overpass and traffic calming techniques as options.
- Remove roadside vendors at busy intersections (Hwy. 301/Big Bend Road, Boyette Road and Balm Riverview Road).

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas:

1. Land Use/ Transportation

- Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*
- Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*
- Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).*
- Analyze potential new economic sites,(e.g. Port Redwing)*
- Support the potential Ferry Study and auxiliary services around Port Redwing*
- Utilize Hillsborough County Post Disaster Redevelopment Plan*

Staff Analysis of Goals, Objectives, and Policies:

The 2.52 +/- acre subject property is west of U.S. Highway 301, and south of Simmons Loop. The site is within the Urban Service Area and the limits of the Riverview and SouthShore Areawide Systems Community Plans. The applicant is requesting a Major Modification (MM) to a Planned Development (PD) to permit a maximum of 20,127 sq. ft. of Business Professional Office (BPO) with up to 8,357 sq. ft. allowed for sit-down restaurant only.

Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The Suburban Mixed Use-6 (SMU-6) Future Land Use category is present to the south, north, and west. Residential-4 (RES-4) designated parcels are to the east of the site. The subject property is zoned Planned Development (PD). The properties immediately to the south, west, and east are zoned PD and are undeveloped, single family residential, and public institutional. To the north is a PD zoning developed with light.

The intent of the SMU-6 Future Land Use category states the following: “urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available”. Suburban Mixed Use-6 (SMU-6) allows for 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. Projects that are 20 acres or greater in the Suburban Mixed Use-6 (SMU-6) Future Land Use must demonstrate a mix of land uses in accordance with Policy 19.1. Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. The site is within the Suburban Mixed Use-6 (SMU-6) Future Land Use category, by which suburban scale neighborhood commercial is limited to 175,000 sq. ft. or 0.25 FAR, whichever is less intense. The proposed development would provide for two possible options. One option is to develop all of the property with BPO use up to 20,127 sq. ft. and the other option is to develop 8,357 sq.ft. for a sit-down restaurant only. Per the applicant’s site plan dated August 2, 2023, a 10,127 sq.ft. daycare is under active construction at the moment. The remainder of the property is proposed to have a 8,357 sq.ft. sit-down restaurant or an option to develop with additional BPO uses. In either scenario the proposed square footage does not exceed the maximum FAR per the SMU-6 Future Land Use.

Per Policy 22.10, large mixed-use developments within the mixed-use Future Land Use categories are exempt from Commercial-Locational Criteria (CLC). The subject property is within the SMU-6 Future Land Use category and is part of a larger mixed-use development that contains single-family residential, commercial neighborhood (CN) and business professional office (BPO) uses. The subject site is in PD zoning 04-1476 and is proposing commercial general (CG) use which is an additional use to the mixed-use PD. Therefore, the proposed request does not change the mixed-use PD qualifying uses and therefore is subject to an exemption from CLC.

The proposed rezoning meets the intent of FLUE Policy 1.4 with respect to compatibility with the surrounding area. According to 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.”* The proposal does meet the intent of the Neighborhood Protection Policies (FLUE Objective 16 and FLUE Policies 16.1, 16.2, and 16.3). According to the adopted policy direction, established neighborhoods should be protected by restricting incompatible land uses through locational criteria for the placement of non-residential uses and limiting commercial development in residential land use categories to neighborhood scale (FLUE Policy 16.1). Objective 12-1 of the Community Design Component (CDC) requires new development to complement the surrounding land uses and be designed in a way that is compatible. FLUE Policy 17.7 also requires the mitigation of adverse effects of development on surrounding properties. There are existing single family residential properties immediately to the west, which poses a compatibility concern.

To address compatibility concerns, the applicant has proposed to shift the proposed building 90 feet from the west property boundary. Furthermore, the site plan indicates a 20 foot landscape buffer, type B screening, with additional enhancements per Condition 2.2.3. All of these restrictions are documented in the conditions of approval and are essential to the Planning Commission staff’s consistency finding. Based on these mitigation measures, the proposal is consistent with Objective 12-1 and Objective 16 and Policies 16.1, 16.2, 16.3, and 17.7.

Per FLUE Policy 9.2, developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County. At the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The subject site is located within the limits of the Riverview and SouthShore Areawide Systems Community Plans. The site is located in the U.S. Highway 301 corridor district of the Riverview Community Plan, which is a mixed-use area with high densities, containing a variety of businesses. The plan encourages a safe, attractive, and efficient corridor system. The proposed commercial uses would provide a mix of uses and a variety of businesses along the U.S. Highway 301 corridor. Per the site plan, pedestrian access is observed at the northwest property boundary, and 5 foot sidewalks are proposed along all external street frontages. With both of these elements, the project would suffice for pedestrian connectivity which meets the intent of Goal 4 of the Riverview Community Plan for the transportation system and the SouthShore Areawide Systems Plan transportation objective. The SouthShore Areawide Systems Plan has no specific language relevant to commercial uses for this proposed development. However, it does have language per the Economic Development section on recognizing preferred development patterns and implementing the communities’ desires to the greatest extent possible (activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity). As stated above, the proposed intensity and scale of the development would be compatible with the existing adjacent single family residential development pattern.

Overall, the proposed rezoning would allow for development that is compatible with the existing development pattern found in the surrounding area. Therefore, it is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed major modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to conditions proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ MM 23-0578

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL LULUC_Wet_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.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-16 (.35 FAR)
- RESIDENTIAL-20 (.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)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (75 FAR)
- RESEARCH CORPORATE PARK (1.0 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/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

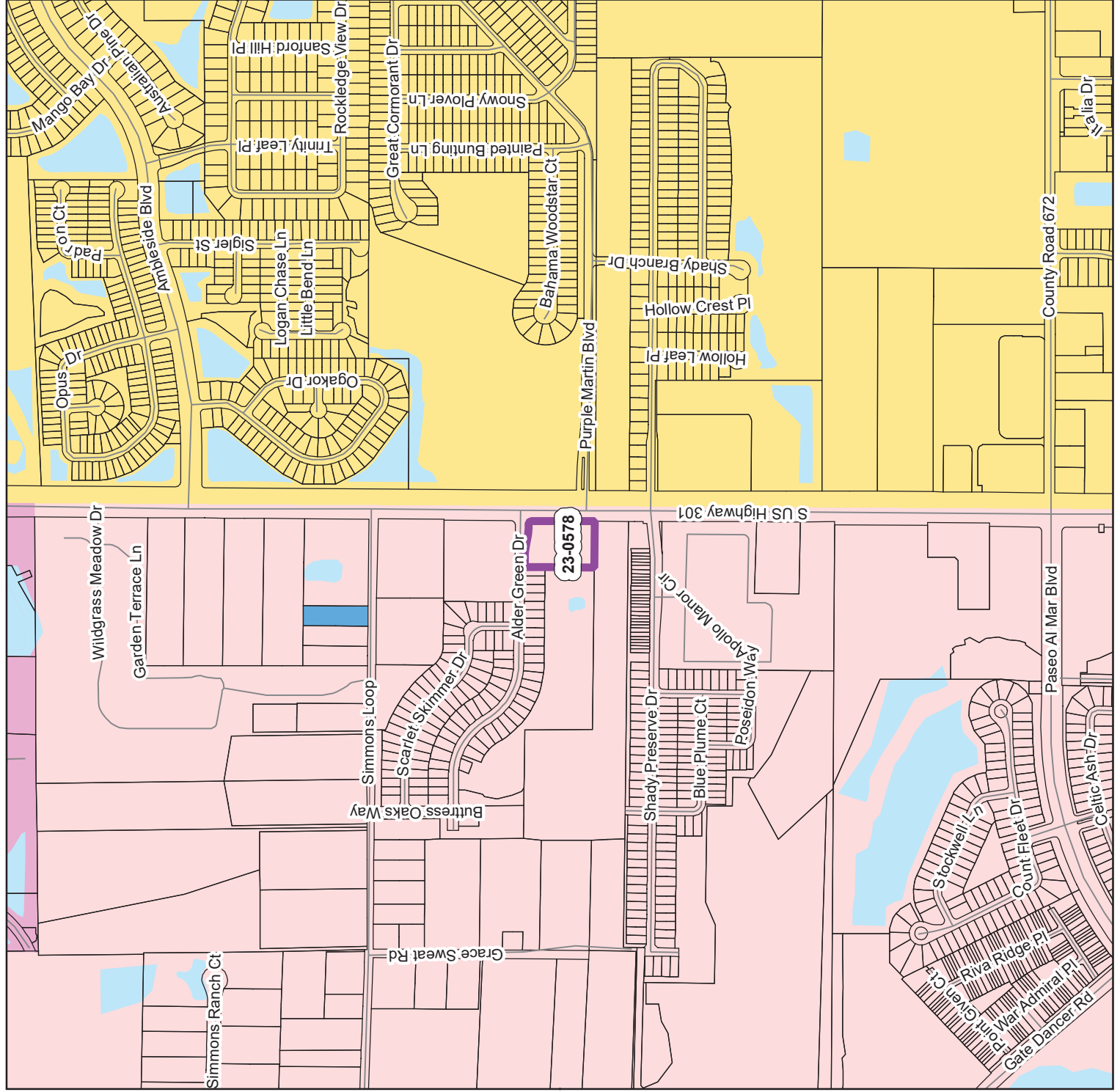


DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only. It is intended that the user of this map seek to approve without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the user of this map seek to approve without specific approval of the Hillsborough County City-County Planning Commission.

WARRANTY: The City-County Planning Commission, Hillsborough County, Florida, U.S. and its staff make no warranty, express or implied, for this map. The City-County Planning Commission, Hillsborough County, Florida, U.S. and its staff make no warranty, express or implied, for this map. The City-County Planning Commission, Hillsborough County, Florida, U.S. and its staff make no warranty, express or implied, for this map. The City-County Planning Commission, Hillsborough County, Florida, U.S. and its staff make no warranty, express or implied, for this map.

Map Printed from Rezoning System: 6/9/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\0604_HR\Rezoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

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**

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Harry Cohen
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Gwendolyn "Gwen" Myers
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Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Southcreek Commercial

Zoning File: PD 04-1476 Modification: MM 23-0578

Atlas Page: None Submitted: 10/27/2023

To Planner for Review: 10/27/2023 Date Due: ASAP

Contact Person: Alex Schaler Phone: 813.221.9600/landuse@gardnerbrewer.com

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Sam Ball Date: 10-27-23

Date Agent/Owner notified of Disapproval: _____

<p>PROJECT NAME: SIMMONS 40 HILLSBOROUGH COUNTY, FLORIDA</p>	<p>SHEET TITLE: GENERAL SITE PLAN</p>	<p>ADDRESS: 3900 GALILEO DRIVE, SUITE 104 NEW PORT RICHEY, FL 34655</p>	<p>FIGURED FOR: SUNFIELD HOMES INC</p>
<p>DATE: 1/16/12</p>	<p>REVISIONS:</p>	<p>JOB NO.: 2021-004</p>	<p>DATE: 12/16/22</p>
<p>MOORE: 8/21/22</p>	<p>DATE: 1/16/12</p>	<p>OWNER: SUN</p>	<p>DATE: 12/16/22</p>
<p>DATE: 1/16/12</p>	<p>DATE: 1/16/12</p>	<p>DESIGNER: SUN</p>	<p>DATE: 12/16/22</p>

LEGEND

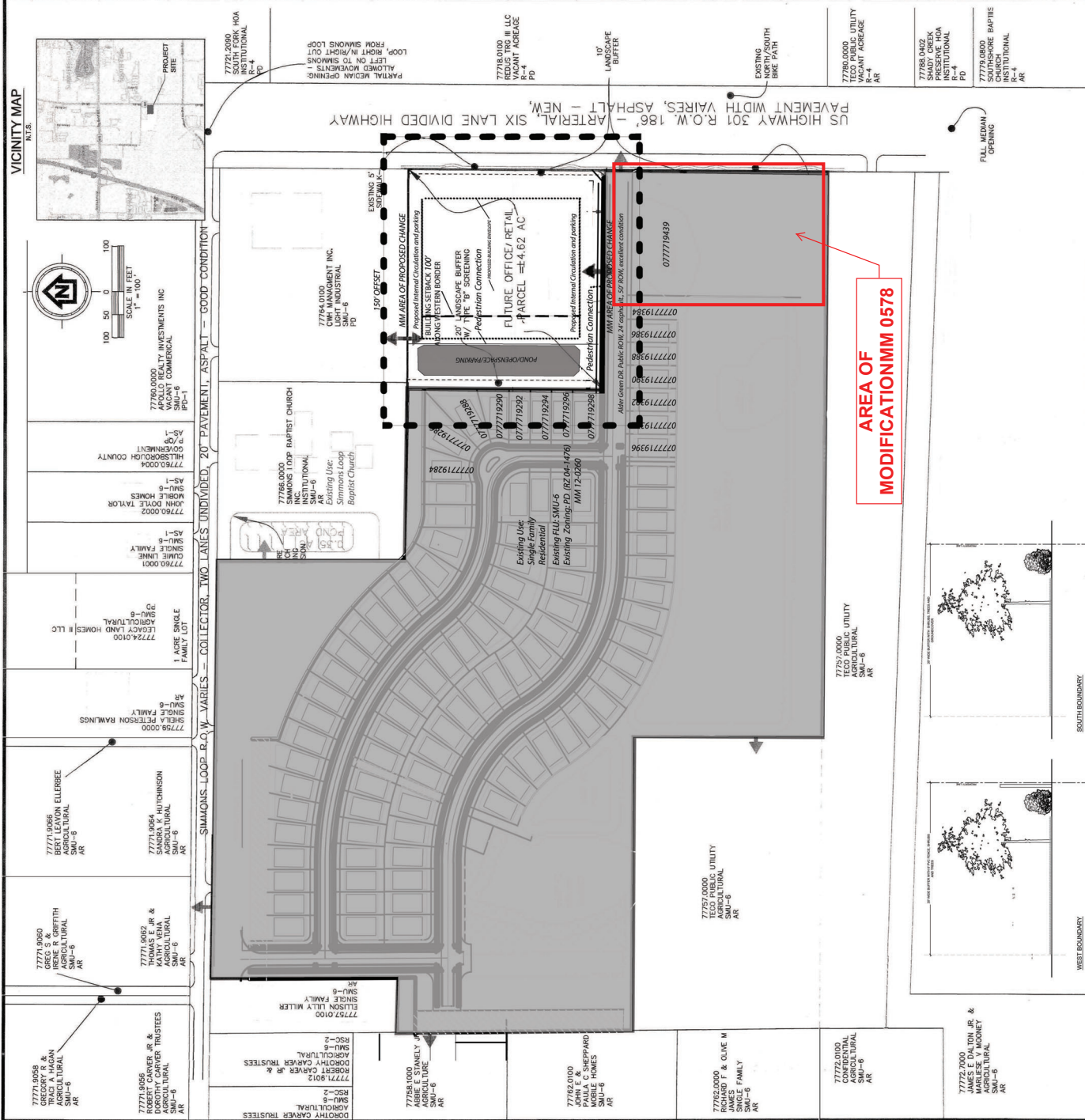
- PARCEL LINES
- EXISTING STRUCTURE
- RIGHT OF WAY
- ZONING BOUNDARY
- APPROXIMATE NETLAND
- PROPOSED POND
- FENCE
- LANDSCAPE BUFFER
- EASEMENT
- CROSS ACCESS
- BUFFER
- LOT DEVELOPMENT AREA

PARCEL INFO

SO: 77721-2090
SI: 77721-2090
FO: 77721-2090
LI: 77721-2090
ZONING: PD

SMIMONS 40 SITE DATA

- LANDSCAPE BUFFER: 10' LANDSCAPE BUFFER (SEE SECTION 17.04.00)
- EXISTING STRUCTURE: EXISTING STRUCTURE (SEE SECTION 17.04.00)
- RIGHT OF WAY: RIGHT OF WAY (SEE SECTION 17.04.00)
- ZONING BOUNDARY: ZONING BOUNDARY (SEE SECTION 17.04.00)
- APPROXIMATE NETLAND: APPROXIMATE NETLAND (SEE SECTION 17.04.00)
- PROPOSED POND: PROPOSED POND (SEE SECTION 17.04.00)
- LOT DEVELOPMENT AREA: LOT DEVELOPMENT AREA (SEE SECTION 17.04.00)
- MINIMUM LOT AREA: MINIMUM LOT AREA (SEE SECTION 17.04.00)
- MINIMUM LOT WIDTH: MINIMUM LOT WIDTH (SEE SECTION 17.04.00)
- MINIMUM LOT DEPTH: MINIMUM LOT DEPTH (SEE SECTION 17.04.00)
- MINIMUM LOT FRONT SETBACK: MINIMUM LOT FRONT SETBACK (SEE SECTION 17.04.00)
- MINIMUM LOT SIDE SETBACK: MINIMUM LOT SIDE SETBACK (SEE SECTION 17.04.00)
- MINIMUM LOT REAR SETBACK: MINIMUM LOT REAR SETBACK (SEE SECTION 17.04.00)
- MINIMUM LOT CORNER SETBACK: MINIMUM LOT CORNER SETBACK (SEE SECTION 17.04.00)
- MINIMUM LOT FRONT YARD SETBACK: MINIMUM LOT FRONT YARD SETBACK (SEE SECTION 17.04.00)
- MINIMUM LOT SIDE YARD SETBACK: MINIMUM LOT SIDE YARD SETBACK (SEE SECTION 17.04.00)
- MINIMUM LOT REAR YARD SETBACK: MINIMUM LOT REAR YARD SETBACK (SEE SECTION 17.04.00)
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- MINIMUM LOT CORNER SETBACK: MINIMUM LOT CORNER SETBACK (SEE SECTION 17.04.00)
- MINIMUM LOT FRONT YARD SETBACK: MINIMUM LOT FRONT YARD SETBACK (SEE SECTION 17.04.00)
- MINIMUM LOT SIDE YARD SETBACK: MINIMUM LOT SIDE YARD SETBACK (SEE SECTION 17.04.00)
- MINIMUM LOT REAR YARD SETBACK: MINIMUM LOT REAR YARD SETBACK (SEE SECTION 17.04.00)
- MINIMUM LOT CORNER YARD SETBACK: MINIMUM LOT CORNER YARD SETBACK (SEE SECTION 17.04.00)





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

REVIEWER: Richard Perez, AICP

PLANNING AREA: Riverview/South

DATE: 09/08/2023

Revised: 09/18/2023

AGENCY/DEPT: Transportation

PETITION NO: MM 23-0578

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

Revised Conditions:

2.2.9 No drive-through facilities or walk-up pick-up windows shall be allowed in the sit-down eating establishment.

2.2.10 The proposed daycare use shall be limited to a maximum of 200 students.

Other Conditions:

- Prior to certification, the PD site plan site data note #8 shall be revised to state that the 10,127 sf daycare use shall be limited to a maximum of 200 students.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify Planned Development (PD) 04-1476, as most recently amended by MM 22-0860, to allow for a development option for an 8,357-sf sit down eating establishment without drive-thru and 10,127 sf Day Care on +/- 2.53-acre phase of the existing PD, designated SMU-6 future land use category.

The site is located at the southwest corner of US 301 and Alder Green Dr. and allows for 28,000 square feet of Business Professional Office (BPO) uses.

The larger PD includes 106 single family detached units and 70,000 square feet of Professional Business Office (BPO) uses split between the subject property and a +/- 4.63-acre parcel on the north side of Alder Green Dr. The BPO uses may be exchanged for a limited range of Commercial Neighborhood uses listed in the existing conditions of approval.

The subject property currently has site construction plan approval, PI#6037, for a 10,127 sf Day Care, currently under construction, and a 15,271 sf Medical Office.

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.

The applicant’s site access analysis includes trip generation for the entire PD and is generally consistent with staff’s analysis.

Approved PD Zoning Entitlements:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 200-280 Student Daycare (ITE LUC 565)	760 <u>1,145</u>	<u>140</u> <u>218</u>	<u>134</u> <u>221</u>
PD: 36,271 sf Medical Office (ITE LUC 720)	1,450	96	144
PD: 106 units, Single Family Detached (ITE LUC 210)	1,064	79	105
PD: 3,000 sf, Fast Food Restaurant - Drive Thru (ITE LUC 934)	1,402	134	100
PD: 18,500 sf, Strip Retail Plaza <40k sf (ITE LUC 822)	1,010	43	120
Total Trips	5,686 <u>6,071</u>	<u>492</u> <u>570</u>	<u>172</u> <u>690</u>
Internal Capture Trips	N/A*	124	172
Pass By Trips	N/A*	43	43
Net External Trips	5,686 <u>6,071</u>	<u>325</u> <u>403</u>	<u>388</u> <u>475</u>

Proposed Modification (New Development Option):

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 200 Student Daycare (ITE LUC 565)	760	140	134
PD: 21,000 sf Medical Office (ITE LUC 720)	794	59	83
PD: 106 units, Single Family Detached (ITE LUC 210)	1,064	79	105
PD: 3,000 sf, Fast Food Restaurant - Drive Thru (ITE LUC 934)	1,402	134	100
PD: 18,500 sf, Strip Retail Plaza <40k sf (ITE LUC 822)	1,010	43	120
PD: 8,400 sf, High Turnover Restaurant (ITE LUC 932)	900	80	76
Total Trips	5,930	535	618

Internal Capture Trips	N/A*	88	156
Pass By Trips	N/A*	56	81
Net External Trips	5,930	391	381

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+244 -141	+66 -12	-7 -94

*The software utilized by Transportation Review staff does not calculate Internal Capture or Pass By Trips for 24 hour two-way traffic volumes.

The proposed rezoning would generally result in an increase a decrease of trips potentially generated by development of the subject site by +240 -141 average daily trips, and +66 -12 a.m. peak hour trips, and a decrease in the p.m. peak hour by -7 -94 trips.

Additionally, the applicant’s traffic study conducted a functional class assessment of Alder Green Dr. to evaluate Alder Green Drive from US Hwy 301 to the commercial access to determine if the roadway meets the collector road criteria with the full development of the project. The assessment demonstrates that, based on the trip distribution of the project and the generalized worst-case scenario, total project traffic will not exceed the daily trip threshold for reclassification of Alder Green Drive to a collector roadway along the segment of roadway between the project entrance and US Hwy 301.

Staff notes that the proposed PD site plan does not state the maximum number of students (children) that the daycare use will serve. As such staff recommends a proposed condition of approval to cap the number of daycare students to 200 consistent with the applicant’s submitted trip generation and site access analysis. Additionally, staff proposes certain conditions of approval to ensure that the proposed eating establishment use excludes fast food restaurants and drive-thru facilities to remain consistent with what the applicant’s analysis studied.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US Highway 301 and Alder Green Dr.

US Highway 301

US Highway 301 is a 6-lane, divided FDOT arterial roadway in good condition. The roadway is characterized by +/- 12-foot lanes and approximately 177 feet of right of way. There is a sidewalk along the project frontage, bike lanes on both sides and a multi-use path on the east side along the roadway.

This segment of US 301 is designated in the Hillsborough County Corridor Preservation Plan as a 6-lane roadway. The 6-lane roadway segment has subsequently been built out. Therefore, no right-of-way preservation is necessary.

Alder Green Dr.

Alder Green Dr. is a recently constructed 2-lane, local road, characterized by a range +/-24 to 40 feet of pavement in good condition. The right-of-way on Alder Green Dr. in the vicinity of the project ranges from +/-60 to 76 feet. There are no bikelanes. There are sidewalks on both sides of the roadway.

SITE ACCESS

The PD site plan proposes utilize the full access connection on Alder Green Dr. approved under site construction plan PI# 6037, which aligns with the planned project driveway for folio#77771.9438 on the north side of Alder Green Dr.

The project does not meet warrants for site access improvements (i.e. turn lanes) at the project vehicular entrance due to the local roadway functional classification consistent with LDC, Sec. 6.04.04.D. As cited under the Trip Generation Analysis of this report, the applicant’s traffic engineer conducted additional evaluation of Alder Green Dr. existing trips, future trips from planned but unconstructed development, and the project traffic. The evaluation concluded that Alder Green Dr. will not qualify for reclassification to a collector roadway.

Per LDC, Sec. 6.03.09. C., at the time of site development, the PD is required to provide public transit facilities. Subject to HART approval, the PD will be required to provide a transit accessory pad including shelter, seating, trash receptacle, and bicycle rack along the US 301 frontage. The proposed PD site plan shows a general location the public transit facilities requirement can be met. Further coordination with FDOT will be required at the time of site development.

In accordance with LDC, Sec. 6.03.02, the developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk connecting the primary entrance(s) of the proposed structure(s), parking areas, adjacent public transit facilities and each of the site arrival points, including cross access connections.

Parking and loading shall be provided for consistent with LDC, Sec. 6.05 at the time of site construction plan review.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Alder Green Dr. is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US 301	Rhodine Rd.	Balm Rd.	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

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
US Hwy 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Alder Green Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,686 <u>6,071</u>	325 <u>403</u>	388 <u>475</u>
Proposed	5,930	80 <u>391</u>	618 <u>381</u>
Difference (+/-)	+244 <u>-141</u>	+66 <u>-12</u>	-7 <u>-94</u>

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See transportation comments.

COMMISSION

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 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Gwendolyn "Gwen" W. Myers
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 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 8/21/2023 PETITION NO.: 23-0578 EPC REVIEWER: Melissa Yanez CONTACT INFORMATION: (813) 627-2600 x1360 EMAIL: yanezm@epchc.org	COMMENT DATE: 6/13/2023 PROPERTY ADDRESS: Riverview, FL FOLIO #: 0777719438 STR: 18-31-20
REQUESTED ZONING: Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	6/17/2022
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Via Site Visit
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

my/cb

ec: Southcreek, LLC - landuse@gardenbrewer.com

Environmental Excellence in a Changing World

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



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:** 09/08/2023
REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator
APPLICANT: Southcreek, LLC **PETITION NO:** 23-0578
LOCATION: S of Alder Green Dr, W of US Hwy 301 S
FOLIO NO: 077771.9439

Estimated Fees:

(Various use types allowed. Estimates are a sample of potential development)

Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562.00 Fire: \$313.00	Warehouse (Per 1,000 s.f.) Mobility: \$1,377.00 Fire: \$34.00	Auto Repair (Per 1,000 s.f.) Mobility: \$11,706.00 Fire: \$313.00
Bank w/Drive Thru (Per 1,000 s.f.) Mobility: \$20,610.00 Fire: \$313.00	Retail - Fast Food w/Drive Thru (Per 1,000 s.f.) Mobility: \$104,494.00 Fire: \$313.00	Mini-Warehouse (Per 1,000 s.f.) Mobility: \$725.00 Fire: \$32.00

Project Summary/Description:

Urban Mobility, South Fire - convert 8,357 sq ft from BPO to CN. Non-specific.



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:** 8/17/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/22/2023

APPLICANT: Southcreek, LLC **PID:** 23-0578

LOCATION: Folio east of 10447 Alder Green Dr. Riverview, FL 33578

FOLIO NO.: 77771.9439

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.



VERBATIM TRANSCRIPT

1 staff finds the proposed development consistent with the
2 Unincorporated Hillsborough County Comprehensive Plan subject to
3 the conditions proposed by the Development Services Department.

4 HEARING MASTER: Thank you so much.

5 Is there anyone in the room or online that would like
6 to speak in support? Anyone in favor? Seeing no one. Anyone
7 in opposition? No one.

8 Ms. Heinrich.

9 MS. HEINRICH: Yes ma'am?

10 HEARING MASTER: Anything else?

11 MS. HEINRICH: No, ma'am.

12 HEARING MASTER: Okay. Thank you.

13 Sir, you have the last word if you'd like it.

14 MR. REALI: Again, Kevin Reali, for the record. Let
15 me just say we have support from all of the different staff
16 departments and request approval. Thank you.

17 HEARING MASTER: All right. Thank you so much. I
18 appreciate it.

19 And, with that, we'll close Major Modification 23-0414
20 and go to the last case.

21 MS. HEINRICH: Our next item is Item D.5, Major Mod
22 application 23-0578. The applicant is requesting a major
23 modification to PD 04-1476. Sam Ball with Development Services
24 has reviewed this and will provide staff findings after the
25 applicant's presentation.

1 HEARING MASTER: All right. Is the applicant here?

2 MS. SCHALER: Alex Schaler, 400 North Ashley Drive,
3 here on behalf of the applicant, Kharey Wisdom, and his entity
4 Southcreek, LLC. This site is located just west of US 301,
5 south of Alder Green Drive. For relative development in the
6 proximity, to the north, the parcel is approved for retail, a
7 drive-through restaurant, and a potential medical office.
8 Again, 301 to the west. To the south is land that is owned by
9 Tiko. And then to the west is a single-family residential
10 neighborhood.

11 So to go into a bit of a brief history on the zoning
12 of this site, this was originally zoned as PD back in 2005.
13 There was a major modification that came along back in 2012.
14 This major mod is important because it designated 70,000 square
15 feet of BPO uses west of 301. So that's essentially two parcels
16 within this PD. There's what we've coined the northern parcel,
17 which is the parcel shown in blue. And then the parcel that is
18 the subject of the application before you this evening, which is
19 shown in red. And then you can see the limits of the PD shown
20 in gray, which includes, again, the two commercial parcels along
21 and then the single-family residential neighborhood.

22 Fast forward to last year in 2022, there was another
23 major modification that introduced, not just BPO uses but
24 specifically commercial-general uses on the northern parcel,
25 21,000 square feet of commercial uses there. In a very, very

1 boiled down, succinct summary, we're requesting a smaller amount
2 but essentially the same request for this major modification on
3 the property outlined in red.

4 So currently the site today is approved for a daycare
5 that has been permitted and constructed already. You approved
6 the building and the associated infrastructure, the access
7 drive. But it's also entitled to a 15,000 square foot medical
8 office building. So this is just over 25,000 square feet of
9 entitlements.

10 The request that we have before you this evening is
11 essentially to substitute this 15,000-square foot medical office
12 with an 8,000-square foot commercial neighborhood restaurant.
13 So, as you can see, the overall entitlement ceiling for the
14 subject property is decreasing by about 7,000 square feet.

15 So one of the major components -- I believe there's
16 two that I wanna touch on with this presentation. The first one
17 is compatibility. And the question isn't whether the site is
18 suitable for commercial uses. Right? There's commercial uses
19 on the site today. The question that is being posed with this
20 application is is this specific restaurant use compatible with
21 the surrounding area.

22 So in looking at compatibility, it's important to look
23 at all four sides of the land. To the north, as mentioned, that
24 is approved for a drive-through restaurant, for about 20,000
25 square feet of retail for medical office. To the east is

1 arterial roadway US 301. It's a state-owned roadway that's a
2 very, very high-volume traffic generator. To the south, again,
3 that Tiko land. That is actually zoned agricultural. And then
4 to the west is a single-family neighborhood.

5 And we're being very transparent in saying that this
6 is the most significant component of compatibility, is making
7 sure that this restaurant is compatible with the surrounding
8 neighborhood. And this isn't just, you know, a restaurant that
9 we're proposing. This is a very, very, very specific
10 restaurant.

11 We've worked extensively with Planning Commission to
12 craft 10 different -- or 10 additional conditions of approval to
13 make sure that this restaurant is compatible with the
14 neighborhood. And this isn't compatibility measured by my
15 scale, by my client's scale; this is compatibility that, again,
16 Planning Commission has found this application consistent based
17 on these commitments that we are making that will be approved,
18 hopefully, with this major modification.

19 So I want to go into detail on a couple of these. The
20 first one is setbacks. We are committing to a minimum 90-foot
21 setback from the western property line. That's where the
22 single-family residential neighborhood is. And then we're also
23 committing to a 140-foot minimum setback from the north property
24 line, which is Alder Green Drive.

25 So, essentially, this northwest corner of the building

1 is locked in place. The building could move east; it could move
2 towards 301. It can move south closer, you know to the daycare
3 that's built today, more adjacent to the Tiko land. But it
4 cannot move any further west than as shown on the site plan and
5 as listed in the conditions of approval.

6 So that 90-foot setback from our western property line
7 inherently introduces a 146-foot setback from the nearest
8 single-family home. What is 146 feet? Well, I can show you
9 what 153 feet is, and it's the width of a football field. To
10 give you an idea of the amount of separation that will occur
11 between the restaurant and the closest single-family home.

12 The next component I want to address with
13 compatibility is buffering. So the code requires a 20-foot
14 Type B buffer between the restaurant as a commercial use and the
15 adjacent residential use. Not only are we committing to this
16 20-foot Type B buffer but we're committing to make this an
17 enhanced buffer. We've done this on some prior applications in
18 the past, and the way this typically plays out in permitting is
19 we just reduce the tree spacing. So, while code requires trees
20 to be planted at 20 feet on-center, we'll plant at 15 feet
21 on-center. So you're getting more trees in the buffer, so
22 you're getting a denser tree canopy and enhancing buffering as a
23 result.

24 I'll summarize the rest of the conditions of approval.
25 Again, these are in the record and in the staff report. But

1 we're committing that the restaurant not exceed one story in
2 height, so this will just be a one-story restaurant. We're
3 providing a pedestrian sidewalk to Alder Green Drive. We are
4 limiting the hours of operation. So this restaurant will be
5 closed at 10:00 p.m. It's not gonna be open late.

6 It will also comply with all lighting standards, so
7 there will be no spillage at the property line to the west. And
8 we're also committing to prohibiting illuminated signage on the
9 western portion of the building. This was suggested by Planning
10 Commission, and we added that one in. So any kind of
11 illuminated building facade signage will be either on that
12 frontage facing Alder Green Drive or the frontage facing US 301.

13 I think the second component that is worth addressing
14 in this presentation is that this is -- this application is an
15 overall reduction in traffic. Not just a reduction in daily
16 trips, not just a reduction in one A.M. or P.M. peak hour. This
17 is an overall full reduction to the traffic that is approved
18 currently on the site.

19 So we're -- with the restaurant, instead of the
20 medical office, we have a decrease in 141 daily trips, a
21 decrease in 12 trips in the A.M. peak hour, and a decrease of 94
22 trips in the P.M. peak hour. So, again, less traffic on the
23 road with this application opposed to the site's existing
24 entitlements today.

25 So we did do some community outreach, and I want to

1 touch on this just briefly for a couple of minutes. The
2 neighborhood was kind enough to invite us to attend their
3 neighborhood meeting last Saturday, and we've had a couple
4 followup meetings since then. And it's been very, very helpful
5 to get a background of what their concerns are and then also
6 what we can do to help them.

7 I will let them speak as well. I won't -- don't want
8 to put words in their mouth, but it seemed as, in terms of our
9 different discussions that we had, that a lot of the concerns
10 are regarding traffic but not traffic from the restaurant, not
11 traffic from the existing medical office, but preexisting
12 condition traffic -- traffic concerns that they're experiencing
13 today. And while, you know, we can't mitigate speeding on
14 public roads and we can't force people to not use a specific
15 road as a cut-through, we can't force DOT to give us an access
16 point on 301, and we can't install a signal.

17 I mean, there's things that -- there's limits to what
18 we can do. But we're a part of this community, and we want to
19 work with them as a partner. So from those meetings, we came up
20 with a few different things that we could do that are in our
21 control. And those are shown on the screen, and we're happy to
22 add those in as different conditions of approval.

23 That's, as you can see on the screen, installing "no
24 left turn" signage at the property line, encouraging people
25 leaving the site to exit and get 301 and not drive through the

1 neighborhood.

2 The developer, who's the property owner, he's offered
3 to engage with local police and use -- and offer for them to use
4 this subject site as a staking place so they can leave some of
5 their squad cars there. So, hopefully, you know, people who are
6 using this as a cut-through will see a police car there every
7 time when they drive by, and it will hopefully reduce speeding
8 in the neighborhood.

9 And then he's agreed to attend regular meetings with
10 the community once the restaurant has been open so we can make
11 sure that none of the operations of the restaurant are affecting
12 or having any kind of negative impacts on the community.

13 So I will leave off with this. We're very proud to
14 have the staff's recommendation of approval on this request.
15 And not just from Development Services, but, as I alluded to
16 earlier, from every single reviewing department. Planning
17 Commission found this application consistent. Transportation
18 found this application consistent. And, again, we feel like
19 we've -- we've worked really, really hard with staff to make
20 sure that this application is fully compatible. So, with that,
21 I am happy to answer any questions.

22 HEARING MASTER: I just had questions about lighting
23 and the reduction in traffic lining, which you covered. So
24 thank you very much. If you could please sign in.

25 MS. SCHALER: Of course. Yes.

1 HEARING MASTER: All right. Development Services.

2 MR. BALL: Good evening. Sam Ball with Development
3 Services. The applicant is requesting a major modification to
4 plan development 04-1476 for the property located at the
5 southwest corner of Alder Green Drive and US 301 intersection to
6 allow up to 8,357 square feet of approved entitlements of BPO
7 use to be developed for a sit-down restaurant eating
8 establishment use. The subject property is currently under
9 construction for a 10,127-square foot childcare facility and is
10 approved for a 15,271-square foot office building. If this
11 major modification is approved, the applicant would basically
12 forego the construction of the office building in order to
13 construct the restaurant.

14 The property is located on the west side of US 301
15 between Alder Green and Simmons Loop, approximately 0.8 miles
16 south of Big Ben Road and the US Highway 301 intersection.

17 The surrounding zoning and development pattern
18 consists of a mix of uses including warehousing, religious
19 institution and single-family residential. The property
20 directly north of Alder Green is approved for business
21 professional office use with up to 21,000 square feet of gross
22 floor area of restricted commercial neighborhood uses and as
23 part of the same plan development.

24 The property to the south is developed to accommodate
25 utility transmission lines. The properties to the east of US

1 301 are part of a plan development with 380 single-family
2 dwellings and 40.2 acres of wetlands. The properties to the
3 immediate west are developed for stormwater and a seven-space
4 parking area. The remaining 106 properties to the west and
5 northwest of the subject property are developed for
6 single-family dwellings and are located within the same plan
7 development.

8 The applicant is proposing development and use
9 restrictions to help reduce the impact on these residential
10 properties, mainly with increased setback, hours of operation,
11 signage and lighting restrictions.

12 If this modification is approved, the applicant would
13 be allowed to substitute 8,357 square foot of gross floor area
14 of sit-down eating establishment for the BPO use on the property
15 with folio number 77771.9439. The approval would also result in
16 a 9,516 square foot reduction in the overall BPO entitlements
17 for the PD, reducing it from 70,000 to 60,484 square feet.

18 With the eating establishment and childcare facility,
19 total development would result in a 0.18 floor area ratio for
20 the property. And to help mitigate the impacts to the
21 residential properties to the west, the applicant is limiting
22 the use to sit-down dining only with restricted hours of
23 operation.

24 Any westward-facing wall signs would not be
25 illuminated. The eating establishment would be limited to a

1 one-story building, and the minimum setbacks from neighboring
2 properties would increase to 140 feet from the north and 90
3 feet, except for the dumpster enclosure, from the west. The
4 modification would also limit the childcare facility to 200
5 children.

6 The applicant is not requesting any PD variations or
7 waivers to the LDC. Based on the adjacent zoning, increased
8 setback from 20 feet to 90 feet from the residential properties
9 to the west, the proposed restrictions placed on the eating
10 establishment to include sit-down dining only, the
11 nonillumination of any westward-facing signage, and limited
12 hours of operation, staff finds the proposed major modification
13 compatible with the existing zoning districts and development
14 pattern in the area and recommends approval of the request
15 subject to conditions.

16 HEARING MASTER: Thank you so much. I appreciate it.
17 Planning Commission.

18 MS. MASSEY: Jillian Massey, Planning Commission
19 staff. The subject property is in the suburban mixed-use-6
20 Future Land Use category. It's in the urban service area and
21 within the limits of the Riverview and Southshore Areawide
22 Systems Community Plans.

23 To address compatibility concerns the Planning
24 Commission staff had with the proposal, the applicant has
25 proposed to shift the proposed building 90 feet from the west

1 property boundary. Furthermore, the site plan indicates a
2 20-foot landscape buffer, Type B screening with additional
3 enhancements per the conditions of approval. All of these
4 restrictions are documented in the conditions of approval and
5 are essential to the Planning Commission staff's consistency
6 finding.

7 Based on all of these mitigative measures, the
8 proposal is consistent with Objective 12-1 of the community
9 design component and Objective 16 and associated policies in the
10 Future Land Use Element relating to neighborhood protection.

11 The subject site is located within the limits of the
12 Riverview and Southshore Areawide Systems Community Plans. The
13 site is located in the US Highway 301 corridor district of the
14 Riverview Community Plan, which is a mixed-use area with high
15 densities containing a variety of businesses. The plan
16 encourages a safe, attractive, and efficient corridor system.
17 The proposed commercial uses would provide a mix of uses and a
18 variety of businesses along US Highway 301 corridor.

19 Per the site plan, pedestrian access is observed at
20 the northwest property boundary, and 5-foot sidewalks are
21 proposed along all external street frontages. With both of
22 these elements, the project would suffice for pedestrian
23 connectivity, which meets the intent of Goal 4 of the Riverview
24 Community Plan for the transportation system and the Southshore
25 Areawide Systems Plan transportation objective.

1 And based on these considerations, among others,
2 Planning Commission staff finds the proposed plan development
3 consistent with the Unincorporated Hillsborough County
4 Comprehensive Plan subject to the conditions proposed by the
5 Development Services Department.

6 HEARING MASTER: Perfect. Thank you so much.

7 Is there anyone in the room or online that would like
8 to speak in support? Anyone in support?

9 THE CLERK: We have Kathy online.

10 HEARING MASTER: Are you in support?

11 MS. APONTE: No, I'm opposition.

12 HEARING MASTER: All right. Thank you.

13 All right. Then, seeing no one in support, we have
14 call for people in opposition. So I had two hands in the room;
15 is that right? Two people? All right. And is there one person
16 online?

17 MS. APONTE: Yes.

18 HEARING MASTER: Okay. So a total of three. Then,
19 we'll do five minutes each. If you want to go head in the room
20 and start. And start by giving your name and address, please.

21 MS. REYES: Yes. My name is Kathy Reyes, and I live
22 at 10433 Alder Green Drive. Thank you for allowing me the
23 chance to present concerns tonight that I share with 133 other
24 residents in South Creek phase one and two. I speak for myself
25 and on behalf of residents who signed a petition in opposition

1 to application MM-230578, proposing a change from commercial
2 office to restaurant.

3 As residents, we believe the zoning change is not a
4 good idea, nor is it complementary or compatible to our
5 community. I personally have knowledge and understanding of the
6 restaurant business. I grew up in a family of restaurateurs,
7 and I was able to observe the good, bad, and ugly at a very
8 early age.

9 The major issues our community is facing and where the
10 main concerns lie with having this restaurant at the top of our
11 community is increase in traffic, congestion at Alder Green and
12 301, excessive speeding and reckless drivers, the possibility of
13 more broken-down vehicles, drugs, substance abuse, crime, poor
14 business practices that could potentially impact community
15 environment, vermin, and infestation.

16 There are two opposing views about the proposed
17 change. There are residents that are for the restaurant. And
18 we want to make you aware that the restaurant, the residents
19 that are in favor of this restaurant, they -- it seems that the
20 good majority of them are investors, and that includes the owner
21 himself -- of the proposed zoning changes who feel that a
22 restaurant is a good thing for our community.

23 Through our WhatsApp community group chat, myself and
24 others have encouraged those in favor to come share their
25 perspective to help those in opposition understand how this

1 restaurant would complement or benefit the community. To date,
2 there's only been one person who's made us aware that there are
3 residents in favor, but there's only been one person who has
4 come forward.

5 And, as -- as I stated, because of the petition,
6 you're aware that we have the residents who are against the
7 restaurant. And I want to point out that there are -- the
8 residents -- there are some of the residents who are 100 percent
9 against a restaurant. And their concerns are not only the ones
10 that I mentioned but also their concerns are of safety and
11 protecting not only their investment but their families.

12 The proposed restaurant also has a bar, and there are
13 a lot of residents that have signed the petition who are very
14 concerned about the alcohol -- the access to alcohol that would
15 be served at this establishment.

16 In addition to the issues that I mentioned, there are
17 three other main concerns that require attention, either from
18 the County or our developer, who is Eisenhower. The need for a
19 traffic light in phase two and the connection between both
20 communities. And, currently, we have a problem with tractor
21 trailers parking in the turn lanes into our development.

22 I'd just like to point out what Ms. Schaler did not
23 mention in her presentation. We've got zoning changing going on
24 all around us, and the majority of it, from what I've been able
25 to see so far, is residential zoning plan development. They're

1 happening nearly 360 degrees around us. So if it is the size
2 restaurant that they're talking about, 8300 square feet, we have
3 traffic issues now. And that restaurant will definitely bring
4 more traffic because the name that we've heard is a very popular
5 restaurant.

6 Whatever the future plans are proposed for this
7 commercial lot, our community will continue to push back until
8 there is an acceptable business that complements the community,
9 installation of safeguards and implementation of a safety plan
10 that protects our residents and their families.

11 HEARING MASTER: You have about 30 seconds left.

12 MS. REYES: Okay. There are some of us who are
13 willing to work with the owner, who has already stepped up, as
14 she mentioned. We have recommendations for solutions, which is
15 installation of traffic control implements such as gates, speed
16 detection radar signs, traffic lights, modified entry and access
17 points.

18 We ask the commissioners to support and consider our
19 opposition in the owner's zoning change and to come up with a
20 plan that will protect our residents within our community, no
21 matter what type of business is placed on this lot; to also give
22 us permission to work with our developer and the owner to
23 collaborate together to devise a plan and implement measures
24 that can protect our property values and the residents.

25 HEARING MASTER: Thank you so much. I appreciate it.

1 MS. REYES: Thank you.

2 HEARING MASTER: If you could please sign in.

3 Sir, if you want to go ahead and come forward, I'll
4 take you next.

5 MR. AIKEN: It won't take me long.

6 HEARING MASTER: Good evening.

7 MR. AIKEN: How you doing?

8 HEARING MASTER: That's all right.

9 MR. AIKEN: I'm Larry Aiken. I live at 10371 Scarlett
10 Skimmer Drive, Riverview, Florida. I heard some big words --
11 compatibility, decreased traffic. The point is that you got the
12 daycare sitting here on this side that has not opened up yet.
13 People coming in and out dropping the kids off, you know,
14 whether it's 6:00 in the morning or 6:00 in the afternoon.

15 He gonna put a restaurant on this side of the road
16 coming in right here. The restaurant is gonna be -- it's not
17 gonna decrease the traffic. You got this same one little road
18 here, in and out. That's already congested. You can't make it
19 work, not safely. You can ride up and down 301 any time and
20 look at the manmade memorials they already have out there on
21 301. There's already people that died on that highway. And you
22 gonna put a large daycare and a restaurant on a one-way in and
23 one-way out street. I can't fathom it. Thank you.

24 HEARING MASTER: Thank you for coming down. If you
25 could please sign in.

1 All right. The last person is online. Give us your
2 name and address, please.

3 THE CLERK: Kathy, can you hear us?

4 KATHY: I apologize. I was muted. Are you guys able
5 to hear me and see me?

6 HEARING MASTER: Yes. Go ahead.

7 MS. APONTE: Lovely. My name is Cathy Aponte. I live
8 on 10340 Scarlett Skimmer Drive. The biggest concern that I
9 have as a resident, as was well articulated by my fellow
10 neighbors, is that we are building an establishment that serves
11 alcohol. On top of that, we have a daycare that's going to have
12 200 students, potentially 200 vehicles going in and out a very,
13 very narrow street that we're going to share with these two very
14 large establishments.

15 We don't even know what's going to be built on the
16 other side across the street. And this is the one way in, one
17 way out for this community because Simmons towards the back end
18 is constantly under construction, and there's going to be a
19 facility, potentially apartments, being built back there. So
20 it's not going to be readily accessible to us. So it's going to
21 bottleneck traffic in and out -- into our community.

22 As already mentioned, we're concerned with the serving
23 of alcohol. We're concerned with the use of drugs, the
24 criminality, the high speed into the community and out, people
25 using it as a cut road. It is really, really dangerous. It

1 increases the probability of collision.

2 This is a residential community. We all have come
3 here from highly dense populations. We were seeking something
4 more residential. The restaurant in question brings a
5 particular cohort of people that are not going to be compatible
6 with what we're trying to establish in our current neighborhood.

7 Either the entrance should be through 301, which it
8 doesn't seem like that's something that you guys are open to,
9 but it certainly shouldn't cut through our neighborhood. We
10 should have our own entrance, not shared with this very large
11 establishment. The restaurant is not going to have the same
12 level of people frequenting that establishment as the medical
13 facility -- two very different populations.

14 So I'm -- we're all here knowing that it was going to
15 be business professional. I think that's the impression that
16 everybody that bought in this property was under the impression
17 of, and not it seems that our property value is going to plummet
18 because of this residential -- because of this coding change.

19 Do you want to add anything? No? Okay.

20 That's all I have to say. Thank you.

21 HEARING MASTER: All right. Thank you for your
22 testimony. I appreciate it.

23 All right. So we'll close opposition testimony, and
24 we'll go to Development Services.

25 Ms. Heinrich, anything?

1 MS. HEINRICH: The only thing I want to add is just to
2 make everybody aware that approval of this major modification
3 would not approve, necessarily, alcohol with beverage permit.
4 If this is approved, the site would still need to go through
5 that, which could be administrative or if they need a waiver --
6 need a special use, which would be a public hearing at that
7 point.

8 HEARING MASTER: All right. Thank you so much. I
9 appreciate it.

10 All right. Then we'll go back to the applicant, who
11 has time for rebuttal.

12 MR. HENRY: Steve Henry, Lincks and Associates, 5023
13 West Laurel, Tampa 33607. We did conduct the traffic analysis
14 for the project. We have worked on this one since day one.
15 But, as indicated in both your staff report and in our analysis,
16 that the proposed use will actually be a decrease in traffic. I
17 know the concern is traffic, but there would actually be a
18 decrease in both daily A.M. and P.M. peak hours.

19 The other question that they had was the signal at
20 phase two, which really isn't associated with this project. It
21 is south of the project at Shady Hills Preserve; it's on the
22 west side. Actually, there is a signal going in there. DOT is
23 putting it in. It's supposed to go in in 2024. So that -- that
24 will actually be signalized.

25 But the two developments can't connect. There's

1 actually Tiko property in between those two developments. It
2 was never planned to connect. And, obviously, getting across
3 the Tiko piece of property is virtually impossible. So there
4 actually is no ability to connect the two developments. But,
5 again, there is a decrease in traffic with what we're proposing
6 to put in there. Thank you.

7 HEARING MASTER: Understood. Thank you so much.

8 MS. SCHALER: Just a couple more closing points I
9 wanted to touch on that they're testimony provided. And the
10 first is that there was concern of drugs and alcohol use and
11 safety. This is not only sharing a parcel with a childcare
12 facility but it is under the same ownership. So the owner's
13 primary business is childcare facilities. He's been in the
14 business for 20 years and has developed multiple different
15 locations throughout both Hillsborough County and the city. So
16 safety and the protection of children and their families is his
17 utmost, number one concern.

18 The second one I wanted to address was in terms of
19 collaboration. And I know there was some mention from Ms.
20 Reyes' testimony regarding zonings, you know, happening all
21 around them. And, you know, as a neighbor, I understand that
22 that's a lot. It's a lot to handle and -- and, you know,
23 there's traffic and there's all these different kinds of
24 concerns.

25 But I think, as mentioned, they touch on a different

1 application, which is the introduction of some more
2 single-family homes. That's not -- we're not affiliated with
3 Eisenhower. That's a different application and in a different
4 property. So I did want to note that.

5 And then I want to close with collaboration because it
6 was also mentioned as well on the petition that was signed
7 encouraging the commissioners to encourage the developers to
8 work with the community. And, as mentioned, we've met with this
9 community three times, and we feel like we do thoroughly
10 understand these concerns and are doing everything in our
11 control and on our property that we can to mitigate them.

12 Because, again, we can't install radar monitoring on
13 land we don't own. We can't decrease speeding. We can't stop
14 people from using roads as a cut-through. But there are avenues
15 for that, and, you know, Commissioner Meyers really cares about
16 this district. And the local police force, that's their job to
17 promote and to protect the public safety and welfare.

18 So, while I don't necessarily believe that this
19 specific zoning application can, you know, stand as a solution,
20 I think there are routes that the neighborhood can take and that
21 our developer and property owner is willing to assist with to
22 get their concerns addressed in other ways. So thank you.

23 HEARING MASTER: All right. Thank you for that. I
24 appreciate it. And, with that, we'll close Major Modification
25 23-0578 and adjourn the hearing. Thank you all for your time

1 hearing.

2 Item A.14, Major Mod 23-0518. This application is out
3 of order to be heard and is being continued to the
4 September 18, 2023 ZHM hearing.

5 Item A.15, PD 23-0519. This application is out of
6 order to be heard and is being continued to the
7 September 18, 2023 ZHM hearing.

8 Item A.16, Major Mod 23-0520. This application is out
9 of order to be heard and is being continued to the
10 September 18, 2023 ZHM hearing.

11 Item A.17, PD 23-0522. This application is out of
12 order to be heard and is being continued to the
13 September 18, 2023 ZHM hearing.

14 Item A.18, Standard Rezoning 23-0552. This
15 application is out of order to be heard and is being continued
16 to the September 18, 2023 ZHM hearing.

17 Item A.19, Standard Rezoning 23-0573. This
18 application is being continued by Staff to the
19 September 18, 2023 ZHM hearing.

20 Item A.20, Major Mod 23-0578. This application is out
21 of order to be heard and is being continued to the
22 September 18, 2023 ZHM hearing.

23 Item A.21, Standard Rezoning 23-0588. This
24 application is out of order to be heard and is being continued
25 to the September 18, 2023 ZHM hearing.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 1 OF 6

DATE/TIME: 9/18/2023 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0369</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>206 2nd Ave S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____
APPLICATION # <u>23-0203</u>	PLEASE PRINT NAME <u>SUSAN SWIFT</u> MAILING ADDRESS <u>607 S. Alexander St #101</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>335</u> PHONE <u>813 247 9100</u>
APPLICATION # <u>23-0082</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-824 1260</u>
APPLICATION # <u>23-0082</u>	PLEASE PRINT NAME <u>Michael Bernstein</u> MAILING ADDRESS <u>19537 Deer Lake Rd</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 293 1930</u>
APPLICATION # <u>23-0082</u>	PLEASE PRINT NAME <u>JAY A MUFFLY</u> MAILING ADDRESS <u>102 5TH AVE SE</u> CITY <u>LUTE</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-2224</u>
APPLICATION # <u>23-0552</u> <u>VS</u>	PLEASE PRINT NAME <u>Gloria Linda Stewart</u> MAILING ADDRESS <u>6997-B Professional Parkway East</u> CITY <u>Sarasota</u> STATE <u>FL</u> ZIP <u>34246</u> PHONE _____

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

PAGE 2 OF 6

DATE/TIME: 9/18/23 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0552</u> <u>VS</u>	PLEASE PRINT NAME <u>Mollie Usher</u> MAILING ADDRESS <u>5513 Rain Frog Ln.</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE _____
APPLICATION # <u>23-0552</u>	PLEASE PRINT NAME <u>Jonathan Hoke</u> MAILING ADDRESS <u>5513 Rain Frog Ln</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813-7205151</u>
APPLICATION # <u>23-0552</u>	PLEASE PRINT NAME <u>Gretchen Genrich Hoke</u> MAILING ADDRESS <u>5513 Rain Frog Lane</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813-707-703981</u>
APPLICATION # <u>23-0552</u> <u>VS</u>	PLEASE PRINT NAME <u>Mollie Genrich</u> MAILING ADDRESS <u>5521 Rain Frog Ln.</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE _____
APPLICATION # <u>23-0552</u> <u>VS</u>	PLEASE PRINT NAME <u>Margaret Thompson</u> MAILING ADDRESS <u>5507 Rain Frog Ln</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE _____
APPLICATION # <u>23-0552</u> <u>VS</u>	PLEASE PRINT NAME <u>Charles Genrich</u> MAILING ADDRESS <u>5521 Rain Frog Ln.</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE _____

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

PAGE 3 OF 6

DATE/TIME: 9/18/23 6 pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0571</u>	PLEASE PRINT NAME <u>Ruth Londono</u> MAILING ADDRESS <u>1502 W. Busch Blvd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813) 919-7802</u>
APPLICATION # <u>23-0572</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331-0976</u>
APPLICATION # <u>23-6640</u>	PLEASE PRINT NAME <u>Tu Mai</u> MAILING ADDRESS <u>14031 N. Dale Mabry Hwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813) 962-6230</u>
APPLICATION # <u>23-8792</u>	PLEASE PRINT NAME <u>Tu Mai</u> MAILING ADDRESS <u>14031 N. Dale Mabry Hwy.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813) 962-6230</u>
APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Hung Mai</u> MAILING ADDRESS <u>14031 N. Dale Mabry</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813 962-6230</u>
APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Aleathea Hoskins</u> MAILING ADDRESS <u>2108 Siloam Springs Dr</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-431-9903</u>

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

PAGE 4 OF 6

DATE/TIME: 9/18/23 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Teri Wagner</u> MAILING ADDRESS <u>2108 Arch McDonald Dr</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33507</u> PHONE <u>8134346722</u>
APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Dana Wilson</u> MAILING ADDRESS <u>2102 Arch McDonald Drive</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>309-287-9739</u>
APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Th Mai</u> MAILING ADDRESS <u>14031 N. Dale Mabry Hwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813)962-6230</u>
APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Justin Tillman</u> MAILING ADDRESS <u>2106 Siloam Springs</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>32527</u> PHONE <u>813335-484</u>
APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Jow Berry</u> MAILING ADDRESS <u>1620 S Dover Rd</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>8132307536</u>
APPLICATION # <u>23-08416</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-277-8421</u>

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

PAGE 5 OF 6

DATE/TIME: 9/18/23 6 PM HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0846</u>	PLEASE PRINT NAME <u>Kathryn Barry</u> MAILING ADDRESS <u>3028 Colonial Ridge Dr</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>540-419-5122</u>
APPLICATION # <u>23-0846</u>	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>23-0059</u>	PLEASE PRINT NAME <u>Mark Bentley</u> MAILING ADDRESS <u>401 E Jackson</u> CITY <u>TPA</u> STATE _____ ZIP _____ PHONE <u>813-225-2250</u>
APPLICATION # <u>23-0059</u>	PLEASE PRINT NAME <u>RYAN MANASSE</u> MAILING ADDRESS <u>401 E JACKSON ST</u> SITE <u>3100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u>
APPLICATION # <u>23-0109</u> <u>VS</u>	PLEASE PRINT NAME <u>Steve Schmitt</u> MAILING ADDRESS <u>5545 Wildwood Dr.</u> CITY <u>Reno</u> STATE <u>NV</u> ZIP <u>89511</u> PHONE _____
APPLICATION # <u>23-0414</u>	PLEASE PRINT NAME <u>Kevin Reali</u> MAILING ADDRESS <u>401 E Jackson ST #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-5059</u>

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

PAGE 6 OF 6

DATE/TIME: 9/18/23 6 PM HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0578	PLEASE PRINT NAME <u>Alexandra Schaler</u> MAILING ADDRESS <u>400 N. Ashley Dr. Suite 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-319-0702</u>
APPLICATION # 23-0578	PLEASE PRINT NAME <u>KATHY REYES</u> MAILING ADDRESS <u>10433 ALDER GREEN DR</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>815-598-7541</u>
APPLICATION # 23-0578	PLEASE PRINT NAME <u>ARMY ANTON</u> MAILING ADDRESS <u>10371 Scarlett Skimmer Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>706-410-7933</u>
APPLICATION # 23-0578 VS	PLEASE PRINT NAME <u>Cathy Aponte</u> MAILING ADDRESS <u>1340 Scarlett Skimmer Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # 23-0578	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 WILLOW ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-789-0039</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: September 18, 2023

HEARING MASTER:


Susan Finch

PAGE: 1 OF 1


APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0203	Susan Swift	1. Applicant Presentation Packet	No
RZ 23-0082	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0082	Todd Pressman	2. Applicant Presentation Packet	No
RZ 23-0552	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0552	Jonathan Hoke	2. Opposition Presentation Packet	No
RZ 23-0552	Gretchen Hoke	3. Opposition Presentation Packet	No
RZ 23-0571	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0571	Ruth Londono	2. Applicant Presentation Packet	No
RZ 23-0573	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0573	Isabelle Albert	2. Applicant Presentation Packet	Yes (Copy)
RZ 23-0640	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0792	Aleathea Hoskins	1. Opposition Presentation Packet	No
RZ 23-0792	Tu Mai	2. Applicant Presentation Packet	No
RZ 23-0846	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0846	Kami Corbett	2. Applicant Presentation Packet	No
RZ 23-0059	Mark Bentley	1. Applicant Presentation Packet	Yes (Copy)
RZ 23-0109	Michelle Heinrich	1. Revised Staff Report – Email	No
MM 23-0414	Michelle Heinrich	1. Revised Staff Report- Email	No
MM 23-0414	Kevin Reali	2. Applicant Presentation Packet	No
MM 23-0578	Michelle Heinrich	1. Revised Staff Report – Email	No
MM 23-0578	Alexandra Schaler	2. Applicant Presentation Packet	No

SEPTEMBER 18, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, September 18, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.


 Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduced Development Services (DS).

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, DS, introduced staff, and reviewed changes/withdrawals/continuances.

 Susan Finch, ZHM, overview of ZHM process.

 Mary Dorman, Senior Assistant County Attorney, overview of oral argument/ZHM process.

 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 23-0203

 Michelle Heinrich, DS, called RZ 23-0203.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0203.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0082

 Michelle Heinrich, DS, called RZ 23-0082.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 23-0082.

MONDAY, SEPTEMBER 18, 2023

C.2. RZ 23-0552

 Michelle Heinrich, DS, called RZ 23-0552.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0552.

C.3. RZ 23-0571

 Michelle Heinrich, DS, called RZ 23-0571.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0571.

C.4. RZ 23-0573

 Michelle Heinrich, DS, called RZ 23-0573.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0573.

C.5. RZ 23-0640

 Michelle Heinrich, DS, called RZ 23-0640.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0640.

C.6. RZ 23-0792

 Michelle Heinrich, DS, called RZ 23-0792.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 23-0792.

MONDAY, SEPTEMBER 18, 2023

C.7. RZ 23-00846

 Michelle Heinrich, DS, called RZ 23-0846.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 23-0846.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM) :

D.1. RZ 23-0059

 Michelle Heinrich, DS, called RZ 23-0059.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0059.

D.2. RZ 23-0109

 Michelle Heinrich, DS, called RZ 23-0109.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0109.

D.3. RZ 23-0369

 Michelle Heinrich, DS, called RZ 23-0369.


 Testimony presented.

 Susan Finch, ZHM, continued RZ 23-0369 to November 13, 2023, ZHM.

D.4. MM 23-0414

 Michelle Heinrich, DS, called MM 23-0414.

 Testimony provided.


 Susan Finch, ZHM, closed MM 23-0414.

MONDAY, SEPTEMBER 18, 2023


D.5. MM 23-0578

 Michelle Heinrich, DS, called MM 23-0578.

 Testimony provided.

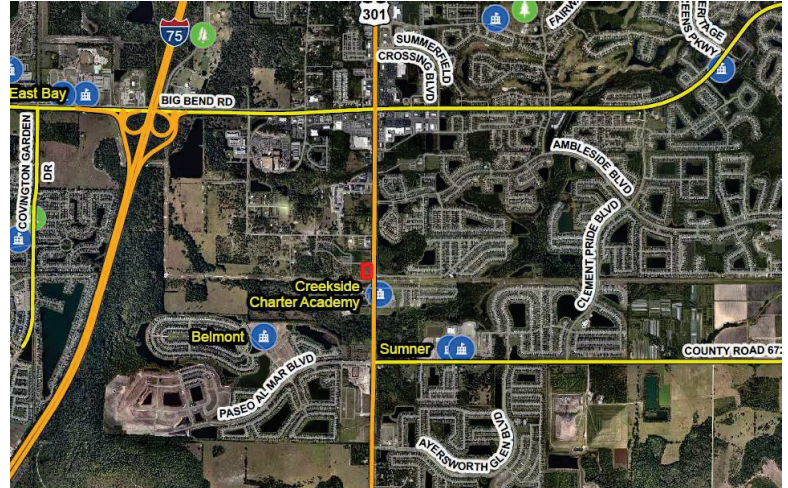
 Susan Finch, ZHM, closed MM 23-0578.

ADJOURNMENT

 Susan Finch, ZHM, adjourned meeting at 10:54 p.m.

1.0 APPLICATION SUMMARY

Applicant: Southcreek, LLC
 FLU Category: SMU-6 (Suburban Mixed Use – 6)
 Service Area: Urban
 Site Acreage: 2.53
 Community Plan Area: Riverview
 Overlay: None



Introduction Summary

Planned Development PD 04-1476 was approved in 2005 to allow for 106 single-family residential units. In 2012, major modification MM 12-0260 was approved to allow for a parking area for a nearby church property as well as 70,000 square feet (SF) of business professional office (BPO) use to be allowed on the located on the west side of US Highway 301 at the intersection of Alder Green Drive. Accordingly, the BPO uses are allowed on the two parcels located on the north and south side of Alder Green Drive currently identified with property folio numbers 77771.9438 and 77771.9439. Major Modification MM 22-0860 was approved on January 10, 2023 to allow for a mix of BPO uses with up to 21,000 square feet of specific commercial uses to be allowed such that the total gross floor area (GFA) for the property with folio number 7771.9438 (NWC Alder Green and US 301) would be limited to 42,000 SF.

The applicant is requesting a modification for the property located at the southwest corner of the Alder Green Drive and US Highway 301 intersection to allow up to 8,357 square feet GFA of the approved entitlements of BPO use to be developed for a sit-down restaurant/eating establishment use. The subject property is currently under construction for a 10,127 SF child care facility and is approved for a 15,271 SF office building. If MM 23-0578 is approved, the applicant would forgo the construction of the office building in order to construct the eating establishment.

Existing Approval(s)	Proposed Modification(s)
Business Profession Office uses not to exceed 70,000 SF within the PD.	To allow up to 8,357 SF GFA of sit down restaurant/eating establishment use to be substituted for BPO use on the property with folio number 77771.9439. Reduce the overall BPO entitlements for the PD from 70,000 SF to 60,484 SF.

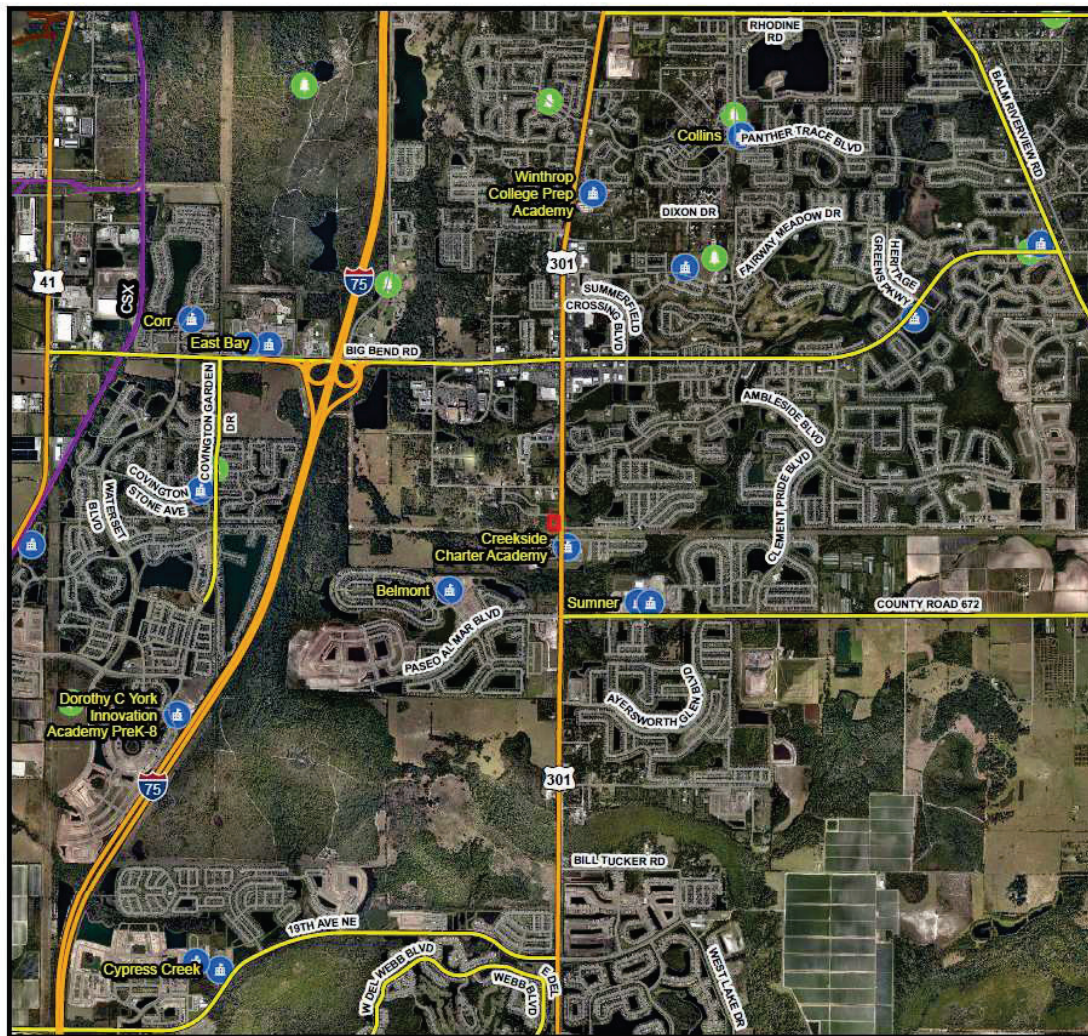
Additional Information

PD Variation(s)	None
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation Consistent	Development Services Recommendation Approvable, subject to proposed conditions
---	--

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Hillsborough County Florida

VICINITY MAP
MM 23-0578

Folio: 77771.9439

- APPLICATION SITE
- + RAILROADS
- Ⓜ SCHOOLS
- Ⓜ PARKS

N
 W — E
 S

0 3,000 6,000
 Feet

STR: 18-31-20

T	R17	18	19	20	21	22R	T
27							27
28							28
29							29
30							30
31							31
32							32
S	R17	18	19	20	21	22R	S

NOTE: Users responsible after this has been used to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. Hillsborough County makes no warranty, representation or guarantee as to the content, accuracy, timeliness, completeness or any other characteristics of the information provided herein. The reader should not rely on the data provided herein for any purpose. Hillsborough County explicitly disclaims any responsibility and warranties, including, without limitation, the implied warranties of non-negligence and fitness for a particular purpose. Hillsborough County shall remain liable for:

1. Any errors, omissions, or inaccuracies in the information provided regardless of how caused; or
2. Any decision made, or action taken or not taken by any person in reliance upon any information or data furnished herein.

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Date: 06/01/2023 File: G:\ZONING\GIS\Date\Vicinity_Map.aprx
 Produced By: Development Services Department

Context of Surrounding Area:

The subject property is located on the west side of US Highway 301 between Alder Green Road and Simmons Loop, approximately 0.8 miles south of the Big Bed Road and US Highway 301 intersection. The mix of uses in the vicinity include warehousing, a religious institution, and single-family residential.

North: the property to the north of Alder Green is approved for BPO use with up to 21,000 SF GFA of restricted CN uses.

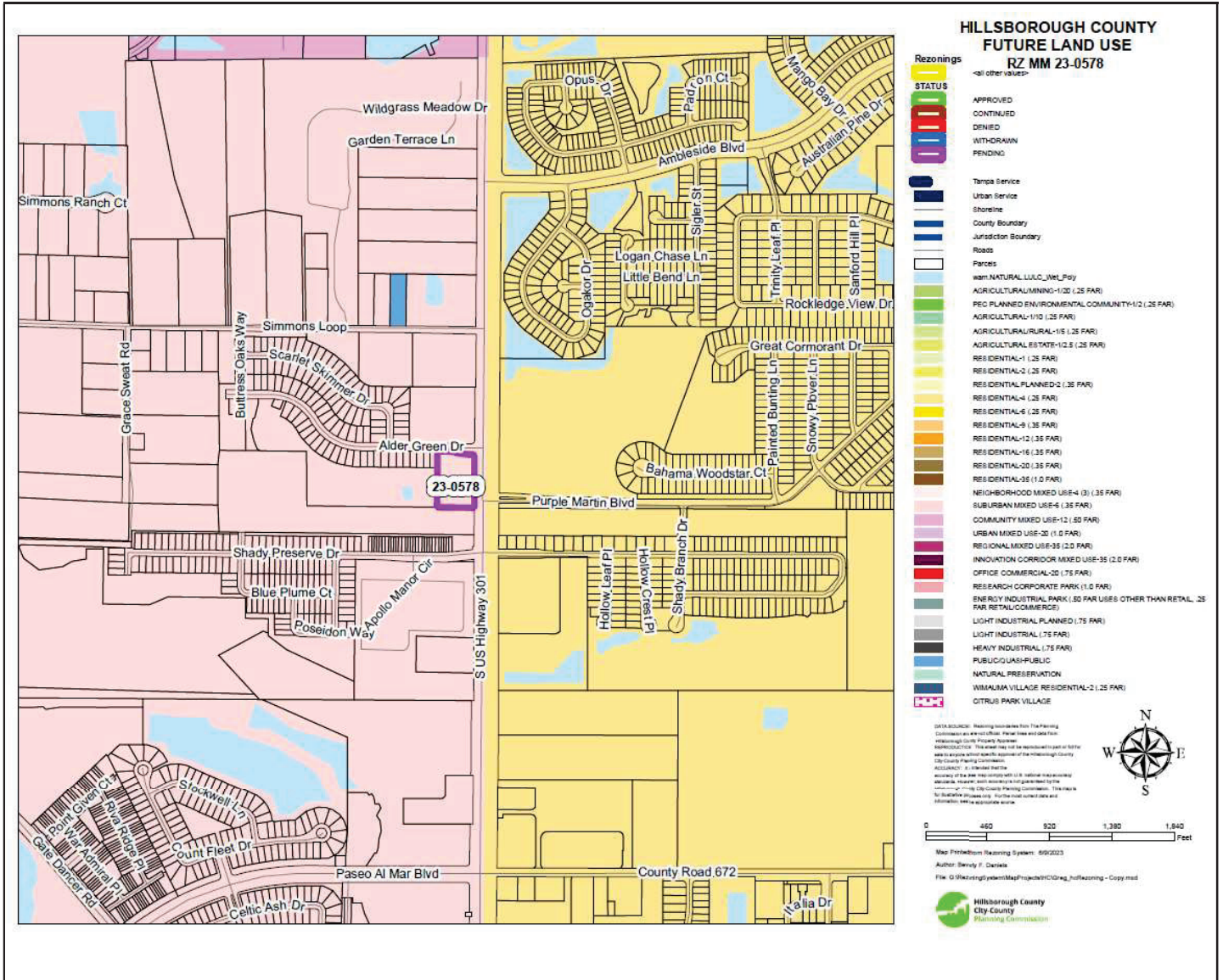
South: the adjoining property to the south is developed for utility transmission line use

East: opposite US Highway 301 to the east lies a PD with 380 single-family dwellings and 40.2 acres of wetlands.

West: the adjoining properties to the west are developed for stormwater and a 7-space parking area; the remaining 106 properties located to the west and northwest of the subject property are developed for single-family dwellings and are located within the same PD.

2.0 LAND USE MAP SET AND SUMMARY DATA

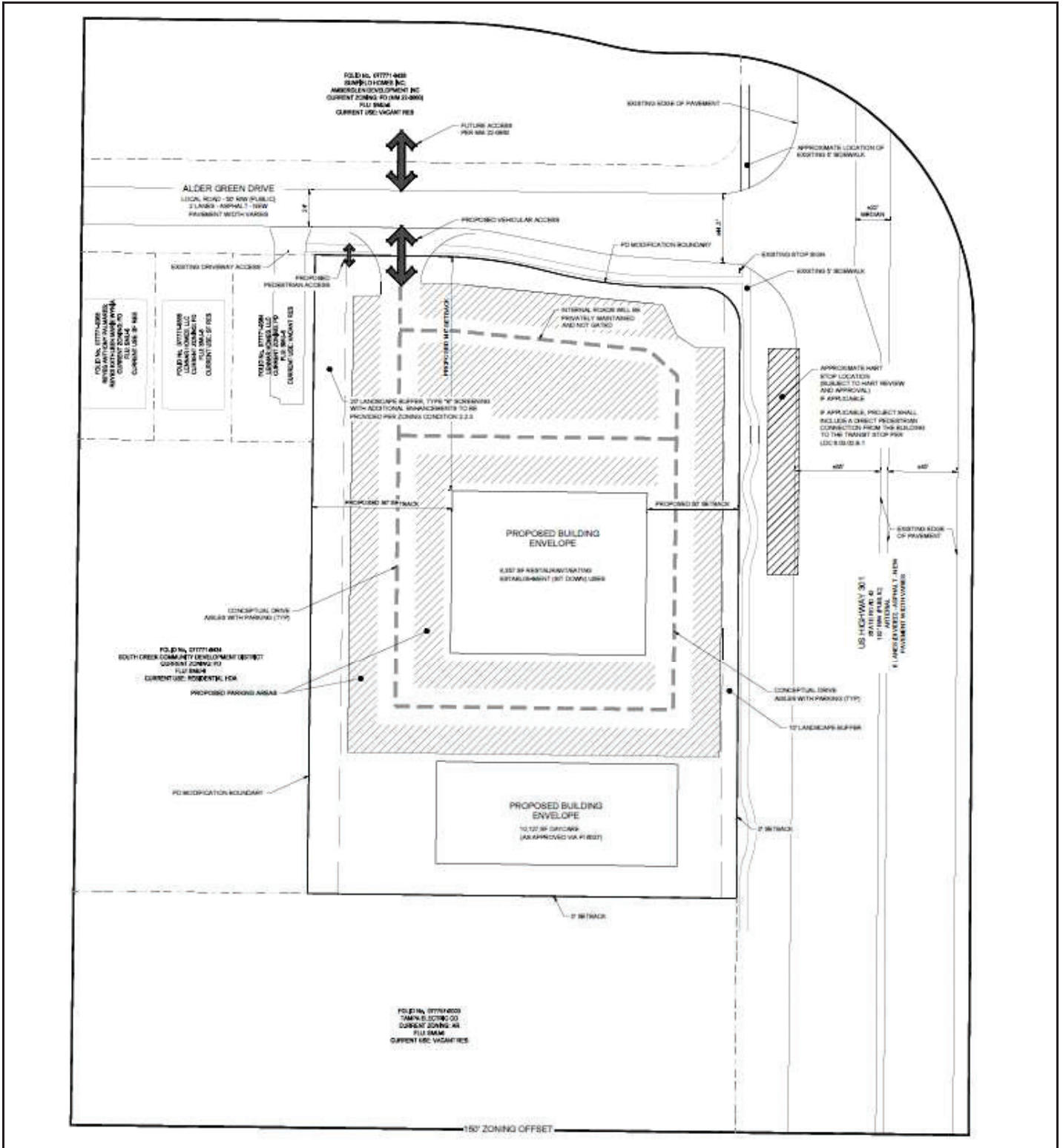
2.2 Future Land Use Map



Subject Site Future Land Use Category	SMU-6
Maximum Density/FAR	DU per GA: 6 FAR: 0.25
Typical Uses	Residential, suburban scale neighborhood commercial, office, research corporate park, light industrial multi-purpose and clustered residential and/or mixed uses where appropriate.

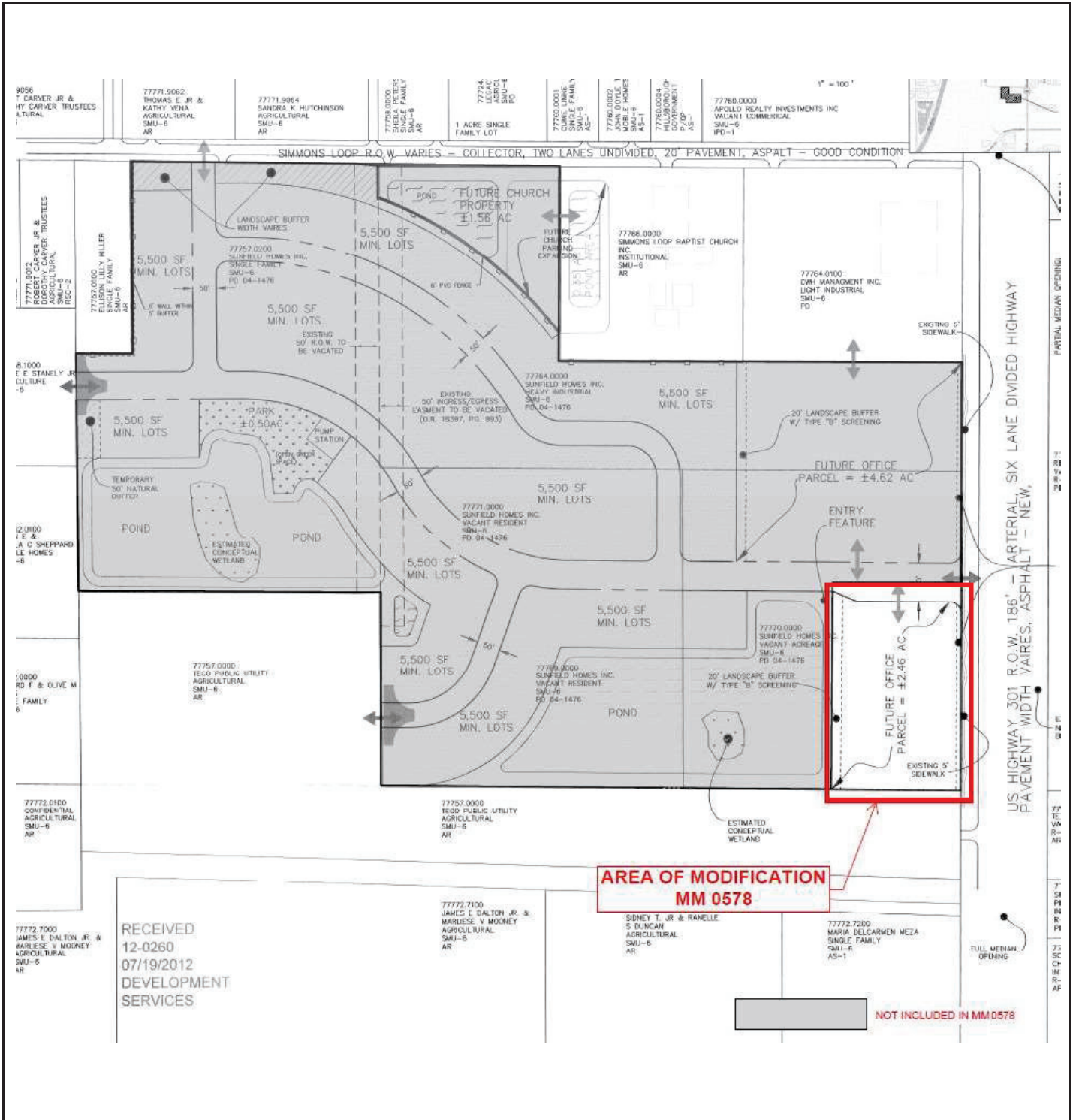
2.0 LAND USE MAP SET AND SUMMARY DATA

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



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)



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
US Highway 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Alder Green Drive	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,686 <u>6,071</u>	325 <u>403</u>	388 <u>475</u>
Proposed	5,930	80 <u>391</u>	618 <u>381</u>
Difference (+/-)	+244 <u>+141</u>	+66 <u>-12</u>	-7 <u>-94</u>

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Environmental Services Division	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation comments
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings, the increased setback from 20 to 90 feet from the residential properties to the west, and the proposed restrictions to be placed on the eating establishment uses to include sit-down dining only, nonilluminated westward facing signage, and the limited hours of operation, staff finds the proposed major modification to PD 04-1476 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to site plan certification, applicant shall revise the PD site plan to:

1. Revise the site data table to the change total BPO square footage from 70,000 to 60,484 square feet.
2. PD site plan site data note #8 shall be revised to state that the 10,127 sf daycare use shall be limited to a maximum of 200 students.
3. Prior to certification, the PD site plan site data note #8 shall be revised to state that the 10,127 sf daycare use shall be limited to a maximum of 200 students.

Approval - Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~October 21, 2022~~ August 17, 2023.

1. The project shall be allowed a maximum of 106 single family conventional homes, a maximum of ~~70,000~~ 60,484 square feet of business professional office use, and parking area for a church. The parcel with folio number 77771.9438 shall be limited to 42,000 square feet of BPO uses, and may substitute up to 21,000 square feet of BPO uses with the specified CN uses listed below. The parcel with folio number 77771.9439 shall be limited to 18,484 square feet of BPO uses, and may substitute up to 8,357 square feet of BPO uses with a restaurant/eating establishment (sit down). The lot layout may be modified per the minor change provisions of the Land Development Code to accommodate right-of-way dedication for the road improvements that include a pond.

- 1.1 The following CN uses shall be permitted:

Apparel and shoe store;
 Appliance store;
 Art supply store;
 Bank/credit union;
 Barber/beauty shop;
 Bicycle sales;
 Book store;
 Camera/photography store;
 Drug store; with restricted hours of operation 6 am to 10 pm, and restricted to 10,000 sq. ft.;
 Dry cleaners;
 Eating establishments with drive-thrus shall be limited to 3,000 sq. ft. maximum, excluding kitchen/processing area; with restricted hours of operation 6 am to 10 pm
 Furniture/home furnishings;
 Florist shop;
 Food product store up to 10,000 sq. ft.;
 Grocery store up to 10,000 sq. ft.;
 Hardware store up to 10,000 sq. ft.;
 Jewelry store;
 Mail and package services;
 Newsstand;
 Novelty and souvenir shop;
 Optician/optical supplies;
 Photography studio;
 Printing services;
 Restaurant/eating establishment (sit down);
 Restaurant with drive-thru (not exceeding 3,000 square feet); with restricted hours of operation 6 am to 10 pm
 Specialty Food store up to 10,000 sq. ft.;
 Sporting good store up to 10,000 sq. ft.;
 Supermarket up to 10,000 sq. ft.;
 Tobacco shop;

Travel agency; and
Watch/clock/jewelry repair.

*Only one (1) drive through operation/business shall be allowed on the site.

2. Except as required in 2.1 and 2.2 below, development standards shall be as follows:

Minimum lot size:	5,500 square feet
Minimum lot width:	50 feet
Minimum front yard setback:	20 feet (10 feet for front yards that function as side yards)
Minimum side yard setback:	5 feet (10 feet for 10,000-square-foot lots)
Minimum rear yard setback:	15 feet
Maximum lot coverage:	60 percent
Maximum height:	35 feet

Office use shall be developed per the Business Professional Office (BPO) development standards.

2.1 The following standards shall also apply to parcel with folio number 77771.9438:

2.1.1 Building setbacks shall be as follows:

- West: 100'
- South: 40'
- East: 0'
- North: 0'

2.1.2 Building(s) shall be architecturally finished on all sides.

2.1.3 A Type "B" buffer shall be installed along the western project boundary.

2.1.4 Buildings that have the specified CN uses shall not exceed one story in height.

2.1.5 Buildings that have the specified CN uses shall have pitched roofs.

2.1.6 The stormwater pond shall be located along the western boundary of the site.

2.1.7 A pedestrian sidewalk shall be located along the eastern edge of the stormwater pond(s), which shall connect to Alder Green Drive.

2.1.8 The specified CN uses are restricted to the northern 250 feet of the parcel.

2.2 The following standards shall also apply to parcel with folio number 77771.9439:

2.2.1 Building setbacks shall be as follows:

- West: 90' (minimum) (excluding dumpster enclosures)
- South: 0' (minimum); (maximum)
- East: 0' (minimum); 50 feet (maximum)
- North: 140' (minimum)

2.2.2 Building(s) shall be architecturally finished on all sides.

2.2.3 A Type "B" buffer shall be installed along the portion of the western project boundary adjacent to single-family residential uses, and shall, width-permitting, be designed as an enhanced buffer.

2.2.4 A restaurant/eating establishment (sit down) use shall not exceed one story in height.

2.2.5 A pedestrian sidewalk shall be provided, which shall connect to Alder Green Drive.

2.2.6 The specified restaurant/eating establishment (sit down) use shall be restricted to limited hours of operation from 6 a.m. to 10 p.m.

2.2.7 The specified restaurant/eating establishment (sit down) use shall comply with all lighting

standards as outlined in Section 6.10.02 of the Land Development Code.

2.2.8 The specified restaurant/eating establishment (sit down) use shall contain no illuminated signage on the western building façade.

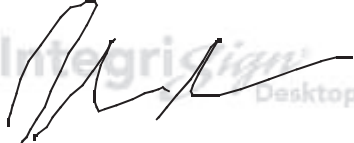
2.2.9 No drive-through facilities or walk-up pick-up windows shall be allowed in the sit-down eating establishment.

2.2.10 The proposed daycare use shall be limited to a maximum of 200 students.

3. A minimum .12-acre gathering space shall be provided within the development in the location indicated on the site plan. The project shall meet the community gathering space requirements of the LDC.
4. Buffering and screening shall be per the Land Development Code unless otherwise indicated herein.
 - 4.1 A buffer is required as shown on the site plan with additional plantings of trees on thirty foot centers, six feet high at time of planting and a hedge three feet tall at time of planting with a 75% opacity. Minimum width of the buffer on the west side of the entrance shall be 5 feet and the minimum width of the buffer on the east side of the entrance shall be 40 feet. The required sidewalk along Simmons Loop Road shall be permitted to be located within the 40' buffer subject to the approval of Hillsborough County. The type of vegetation to be planted will be coordinated with Hillsborough County Natural Resources Section prior to approval of the preliminary plat. The buffer area shall not be platted as part of individual lots and shall be owned and maintained by the homeowner's association or similar entity.
 - 4.2 Along the western property line adjacent to folio # 77757.0100, as shown on the general site plan, a minimum 5-foot buffer and the following screening shall be required: A 6-foot-high masonry wall setback a minimum of 3 feet from the property line. In the three feet between the property line and the masonry wall, Creeping Fig vines shall be planted every 3 feet on center with each plant having at least three runners at least 3 feet in length at the time of planting. Additionally, on the western property boundary adjacent to folio # 77757.0100, there shall be a row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The trees are to be planted within ten feet of the property line. A 50-foot landscaped or natural vegetative buffer shall remain adjacent to the remainder of the western property boundary until such time the adjacent properties (folios 77758.1000 & 77762.0100) are redeveloped in the form of receiving a plated subdivision approval. Once these folios receive plat approval, the developer may remove the 50-foot landscaped or natural buffer. If the developer intends to plat lots for the subject property prior to the adjacent properties receiving plat approval, the 50-foot landscaped or natural buffer shall not be platted as part of the lots for the subject property. The wall shall be constructed prior to site development work commencing. The wall and the buffer shall be maintained by the homeowners association.
 - 4.3 A 6-foot-high solid PVC fence shall be provided along the northern property boundary as shown on the site plan (adjacent to Simmons Loop Baptist Church).
5. The entrance to the development on U.S. 301 shall have a landscaped entrance median. At a minimum, an ornamental tree (as identified in the Hillsborough County Approved Tree and Hedge Material Lists) a minimum of 6 feet high at the time of planting and a Florida Grade #1 or better in quality shall be planted in the median. Lawn, low growing evergreen plants and evergreen ground cover shall cover the balance of the landscaped median.
6. The site shall have one full access connection of Alder Green Dr. The location shall align with the approved access connection for folio#77771.9439 on the south side of Alder Green Drive.
7. Daycares, gas stations and convenience stores shall be prohibited on the parcel with folio number 77771.9438.
8. Vehicular and pedestrian cross access shall be provided from folio# 77771.9438 to folio# 77764.0100.
9. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, cumulative project trip generation for folio 77771.9438 shall not exceed 3,165 daily trips or 237 AM peak hour trips or 301 PM peak hour

- trips. Should certain high trip generation uses be constructed by a developer, this cap will potentially result in an inability to construct the maximum approved entitlements. Concurrent with each increment of development, the developer shall provide a list of existing and previously approved uses on site, as well as a trip generation analysis of the existing, approved, and to be constructed uses in order to demonstrate that this cap has not been exceeded. Transportation impacts shall be quantified based on data from the latest edition of the Institute of Transportation Engineer's Trip Generation Manual, or as otherwise approved by Development Services staff where the Trip Generation Manual does not contain appropriate data.
10. ADA-compliant pedestrian connections shall be provided between the primary building entrance(s), parking areas, site arrival points and existing sidewalks along the project's frontage.
 11. A transit accessory pad including shelter, seating, trash receptacle, and bicycle rack shall be provided along the US 301 frontage subject to HART approval.
 12. The developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk connecting the primary entrance(s) of the proposed structure(s), parking areas, adjacent public transit facilities and each of the site arrival points, including cross access connections.
 13. Onsite parking and loading shall be provided for consistent with LDC, Sec. 6.05.
 14. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
 15. Cross-access for the development shall be required as shown as shown on the General Development Plan, unless otherwise approved by Hillsborough County.
 16. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection and would require minimum internal access (the "throat") driveways 100 feet from the edge of pavement of the public roadway. If the project entrances are gated, additional throat depth may be required.
 17. If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.
 18. Sidewalks of a minimum width of five (5) feet shall be constructed within the right-of-way along all roadways adjacent to the property boundaries, except along the forty (40) foot landscape buffer adjacent to the south Simmons Loop. The required sidewalk may be permitted within this buffer subject to the approval of Hillsborough County. There shall also be sidewalks with a minimum width of five (5) feet constructed along both sides of all internal roadways.
 19. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
 20. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals. As such, a proposal to incorporate a stormwater management pond with a wetland system shall be reviewed in accordance with Chapter 1-11, Rules of the EPC.
 21. Prior to issuance of any future building or land alteration permits or other development, the wetland/other surface water lines must be delineated and surveyed. The special purpose survey must be submitted to EPC staff for approval and thereafter incorporated into all future site plan submittals, pursuant to the Hillsborough County Land Development Code (LDC).
 22. The acreage and/or location of the wetland areas and associated wetland setbacks may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the parcel configurations and infra-structure layout to avoid impacting the wetland/other surface water areas and their setbacks.

- 23. 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.
- 24. 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.
- 25. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
- ~~26. Water distribution system improvements will need to be completed prior to connection to the County's water system for the 21,000 square feet of specified CN uses approved through MM22-0860 (folio number 77771.9438). No building permits for the specific commercial use facilities shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.~~
- ~~27-26.~~ 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.

Zoning Administrator Sign Off:	 J. Brian Grady Mon Sep 18 2023 14:20:05
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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 23-0578

ZHM HEARING DATE: SEPTEMBER 18, 2023

BOCC LUM MEETING DATE: NOVEMBER 7, 2023

CASE REVIEWER: SAM BALL

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

(see following page)

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)

(see following page)

APPLICATION NUMBER: MM 23-0578

ZHM HEARING DATE: SEPTEMBER 18, 2023

BOCC LUM MEETING DATE: NOVEMBER 7, 2023

CASE REVIEWER: SAM BALL

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Riverview/South

DATE: 09/08/2023
Revised: 09/18/2023
AGENCY/DEPT: Transportation
PETITION NO: MM 23-0578

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

Revised Conditions:

2.2.9 No drive-through facilities or walk-up pick-up windows shall be allowed in the sit-down eating establishment.

2.2.10 The proposed daycare use shall be limited to a maximum of 200 students.

Other Conditions:

- Prior to certification, the PD site plan site data note #8 shall be revised to state that the 10,127 sf daycare use shall be limited to a maximum of 200 students.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify Planned Development (PD) 04-1476, as most recently amended by MM 22-0860, to allow for a development option for an 8,357-sf sit down eating establishment without drive-thru and 10,127 sf Day Care on +/- 2.53-acre phase of the existing PD, designated SMU-6 future land use category.

The site is located at the southwest corner of US 301 and Alder Green Dr. and allows for 28,000 square feet of Business Professional Office (BPO) uses.

The larger PD includes 106 single family detached units and 70,000 square feet of Professional Business Office (BPO) uses split between the subject property and a +/- 4.63-acre parcel on the north side of Alder Green Dr. The BPO uses may be exchanged for a limited range of Commercial Neighborhood uses listed in the existing conditions of approval.

The subject property currently has site construction plan approval, PI#6037, for a 10,127 sf Day Care, currently under construction, and a 15,271 sf Medical Office.

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.

The applicant's site access analysis includes trip generation for the entire PD and is generally consistent with staff's analysis.

Approved PD Zoning Entitlements:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 200-280 Student Daycare (ITE LUC 565)	760 1,145	140	218
PD: 36,271 sf Medical Office (ITE LUC 720)	1,450	96	144
PD: 106 units, Single Family Detached (ITE LUC 210)	1,064	79	105
PD: 3,000 sf, Fast Food Restaurant - Drive Thru (ITE LUC 934)	1,402	134	100
PD: 18,500 sf, Strip Retail Plaza <40k sf (ITE LUC 822)	1,010	43	120
Total Trips	5,686 6,071	492 570	172 690
Internal Capture Trips	N/A*	124	172
Pass By Trips	N/A*	43	43
Net External Trips	5,686 6,071	325 403	388 475

Proposed Modification (New Development Option):

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 200 Student Daycare (ITE LUC 565)	760	140	134
PD: 21,000 sf Medical Office (ITE LUC 720)	794	59	83
PD: 106 units, Single Family Detached (ITE LUC 210)	1,064	79	105
PD: 3,000 sf, Fast Food Restaurant - Drive Thru (ITE LUC 934)	1,402	134	100
PD: 18,500 sf, Strip Retail Plaza <40k sf (ITE LUC 822)	1,010	43	120
PD: 8,400 sf, High Turnover Restaurant (ITE LUC 932)	900	80	76
Total Trips	5,930	535	618

Internal Capture Trips	N/A*	88	156
Pass By Trips	N/A*	56	81
Net External Trips	5,930	391	381

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+244 -141	+66 -12	-7 -94

*The software utilized by Transportation Review staff does not calculate Internal Capture or Pass By Trips for 24 hour two-way traffic volumes.

The proposed rezoning would generally result in an increase a decrease of trips potentially generated by development of the subject site by +240 -141 average daily trips, and +66 -12 a.m. peak hour trips, and a decrease in the p.m. peak hour by -7 -94 trips.

Additionally, the applicant’s traffic study conducted a functional class assessment of Alder Green Dr. to evaluate Alder Green Drive from US Hwy 301 to the commercial access to determine if the roadway meets the collector road criteria with the full development of the project. The assessment demonstrates that, based on the trip distribution of the project and the generalized worst-case scenario, total project traffic will not exceed the daily trip threshold for reclassification of Alder Green Drive to a collector roadway along the segment of roadway between the project entrance and US Hwy 301.

Staff notes that the proposed PD site plan does not state the maximum number of students (children) that the daycare use will serve. As such staff recommends a proposed condition of approval to cap the number of daycare students to 200 consistent with the applicant’s submitted trip generation and site access analysis. Additionally, staff proposes certain conditions of approval to ensure that the proposed eating establishment use excludes fast food restaurants and drive-thru facilities to remain consistent with what the applicant’s analysis studied.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on US Highway 301 and Alder Green Dr.

US Highway 301

US Highway 301 is a 6-lane, divided FDOT arterial roadway in good condition. The roadway is characterized by +/- 12-foot lanes and approximately 177 feet of right of way. There is a sidewalk along the project frontage, bike lanes on both sides and a multi-use path on the east side along the roadway.

This segment of US 301 is designated in the Hillsborough County Corridor Preservation Plan as a 6-lane roadway. The 6-lane roadway segment has subsequently been built out. Therefore, no right-of-way preservation is necessary.

Alder Green Dr.

Alder Green Dr. is a recently constructed 2-lane, local road, characterized by a range +/-24 to 40 feet of pavement in good condition. The right-of-way on Alder Green Dr. in the vicinity of the project ranges from +/-60 to 76 feet. There are no bikelanes. There are sidewalks on both sides of the roadway.

SITE ACCESS

The PD site plan proposes utilize the full access connection on Alder Green Dr. approved under site construction plan PI# 6037, which aligns with the planned project driveway for folio#77771.9438 on the north side of Alder Green Dr.

The project does not meet warrants for site access improvements (i.e. turn lanes) at the project vehicular entrance due to the local roadway functional classification consistent with LDC, Sec. 6.04.04.D. As cited under the Trip Generation Analysis of this report, the applicant’s traffic engineer conducted additional evaluation of Alder Green Dr. existing trips, future trips from planned but unconstructed development, and the project traffic. The evaluation concluded that Alder Green Dr. will not qualify for reclassification to a collector roadway.

Per LDC, Sec. 6.03.09. C., at the time of site development, the PD is required to provide public transit facilities. Subject to HART approval, the PD will be required to provide a transit accessory pad including shelter, seating, trash receptacle, and bicycle rack along the US 301 frontage. The proposed PD site plan shows a general location the public transit facilities requirement can be met. Further coordination with FDOT will be required at the time of site development.

In accordance with LDC, Sec. 6.03.02, the developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk connecting the primary entrance(s) of the proposed structure(s), parking areas, adjacent public transit facilities and each of the site arrival points, including cross access connections.

Parking and loading shall be provided for consistent with LDC, Sec. 6.05 at the time of site construction plan review.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Alder Green Dr. is not a regulated roadway within 2020 Hillsborough County Level of Service (LOS) Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
US 301	Rhodine Rd.	Balm Rd.	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

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
US Hwy 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Alder Green Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,686 <u>6,071</u>	325 <u>403</u>	388 <u>475</u>
Proposed	5,930	80 <u>391</u>	618 <u>381</u>
Difference (+/-)	+244 <u>-141</u>	+66 <u>-12</u>	-7 <u>-94</u>

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See transportation comments.

Major Modification (Southcreek, LLC)

MM 23-0578



23-0578
Alexandra Schaler
ZHM 9-18-2023 Exhibit 2

Hillsborough County
Zoning Hearing Master (ZHM) Hearing
MM 23-0578
September 18, 2023

Site Details

- Located at the southwest corner of Alder Green Drive & U.S. 301
- Northern parcel approved for Retail & Drive-Through restaurant
- Neighborhood exists to the west (Lennar)
- Commercial uses prevalent along U.S. 301 corridor

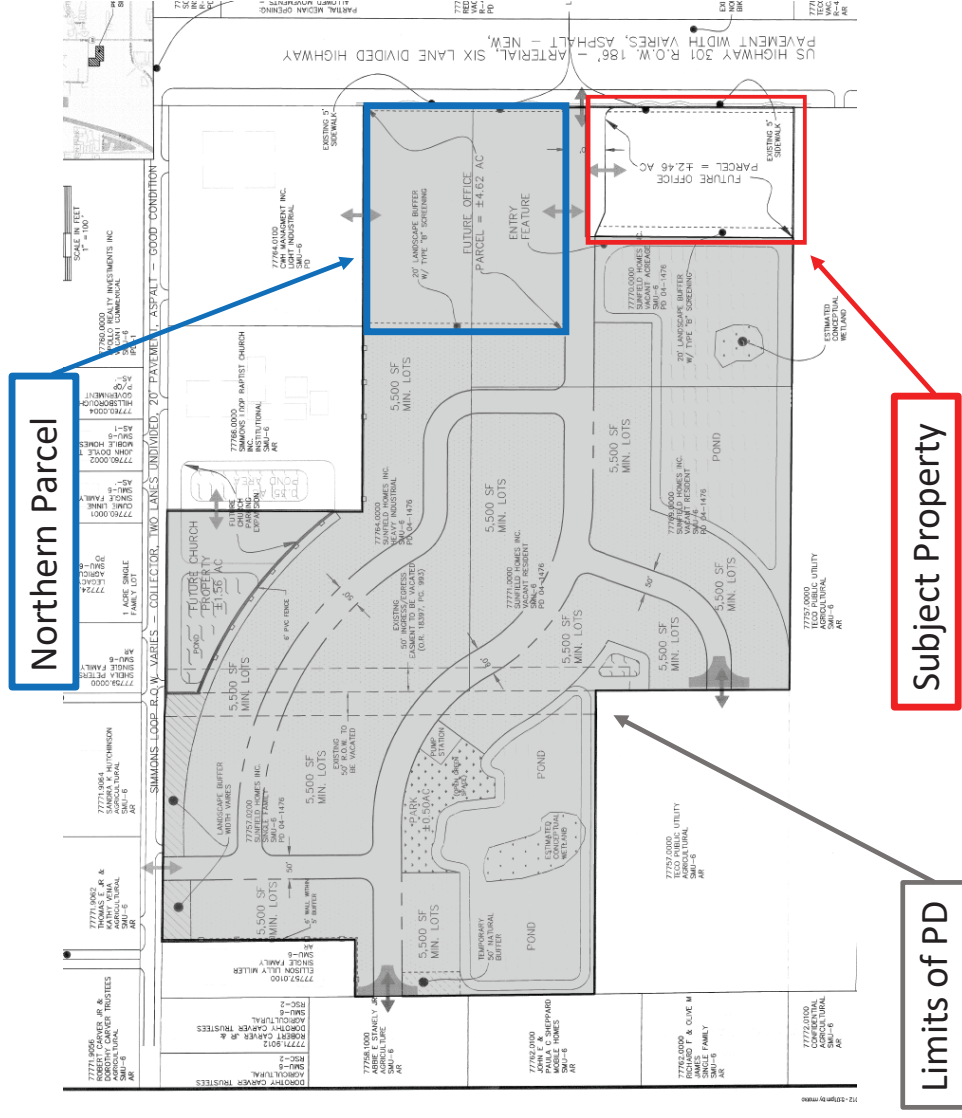


MM 23-0578 (SW Corner of Alder Green Drive & U.S. 301)

September 18, 2023

Zoning History

- MM 12-0260 approved in 2012
- MM 12-0260 allowed for 70,000 square feet of BPO uses west of U.S. 301
- Applies to (2) parcels (subject parcel & northern parcel)
- MM 22-0860 introduced commercial uses on the northern parcel (21K SF)



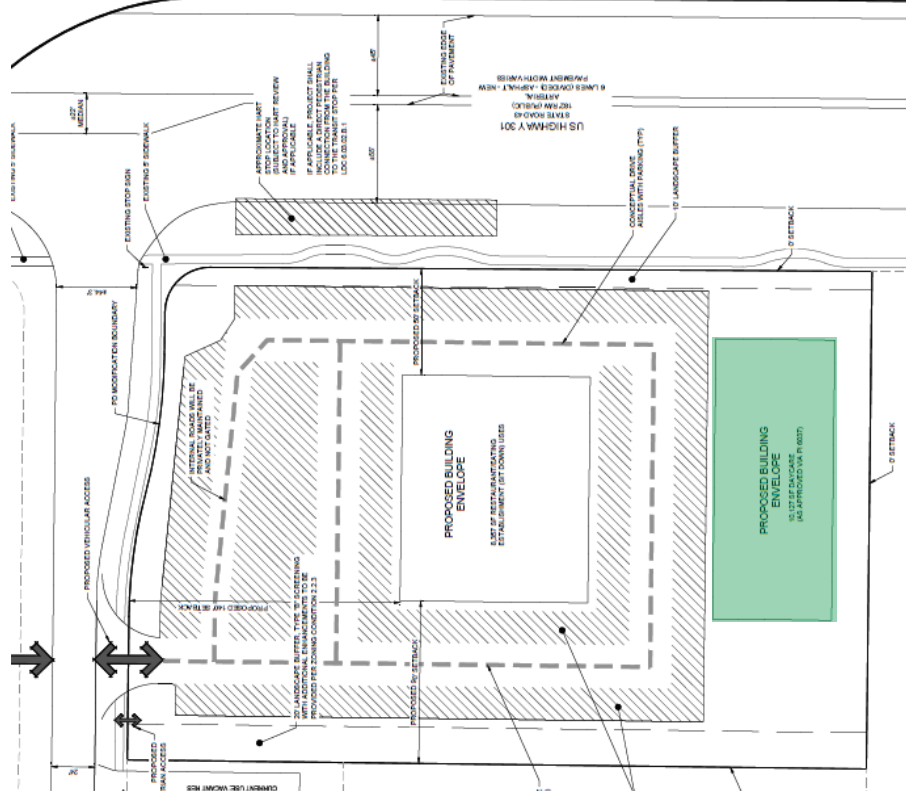
MM 23-0578 (SW Corner of Alder Green Drive & U.S. 301)

September 18, 2023

Existing Entitlements (Subject Property)

- Permits could be pulled today for:
 - 10,127 SF daycare (**built**)
 - 15,271 SF medical office (not built)

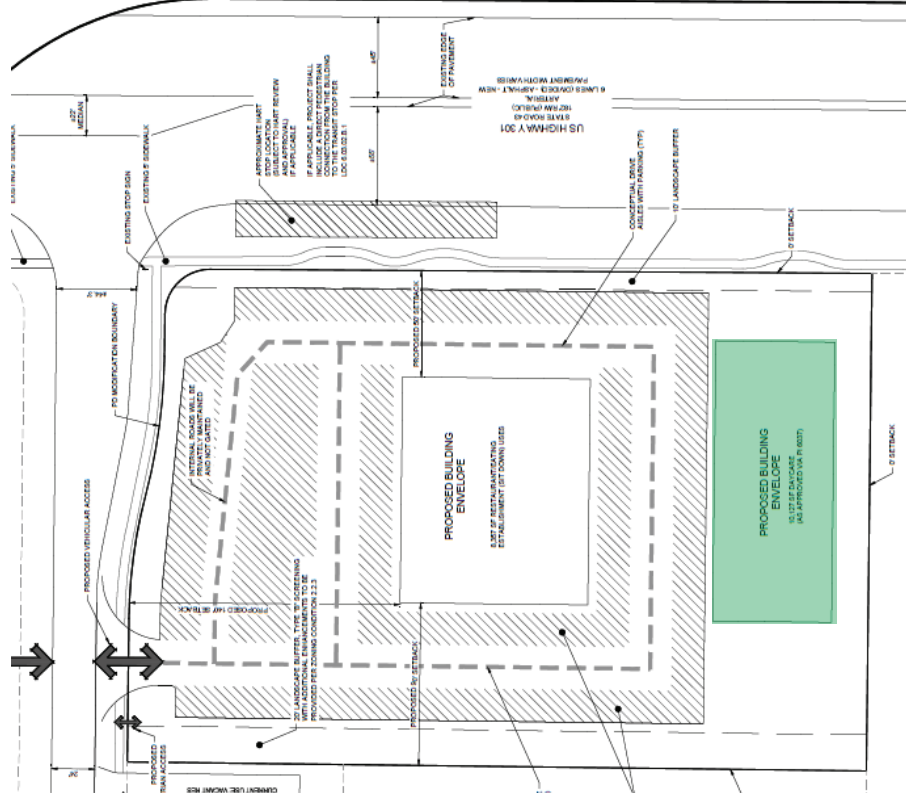
Total SF = 25,398 SF



Proposed Entitlements (Subject Property)

- Current application seeks approval for:
 - 10,127 SF daycare (**built**)
 - 8,357 SF restaurant (not built)

Total SF = 18,484 SF



MM 23-0578 (SW Corner of Alder Green Drive & U.S. 301)

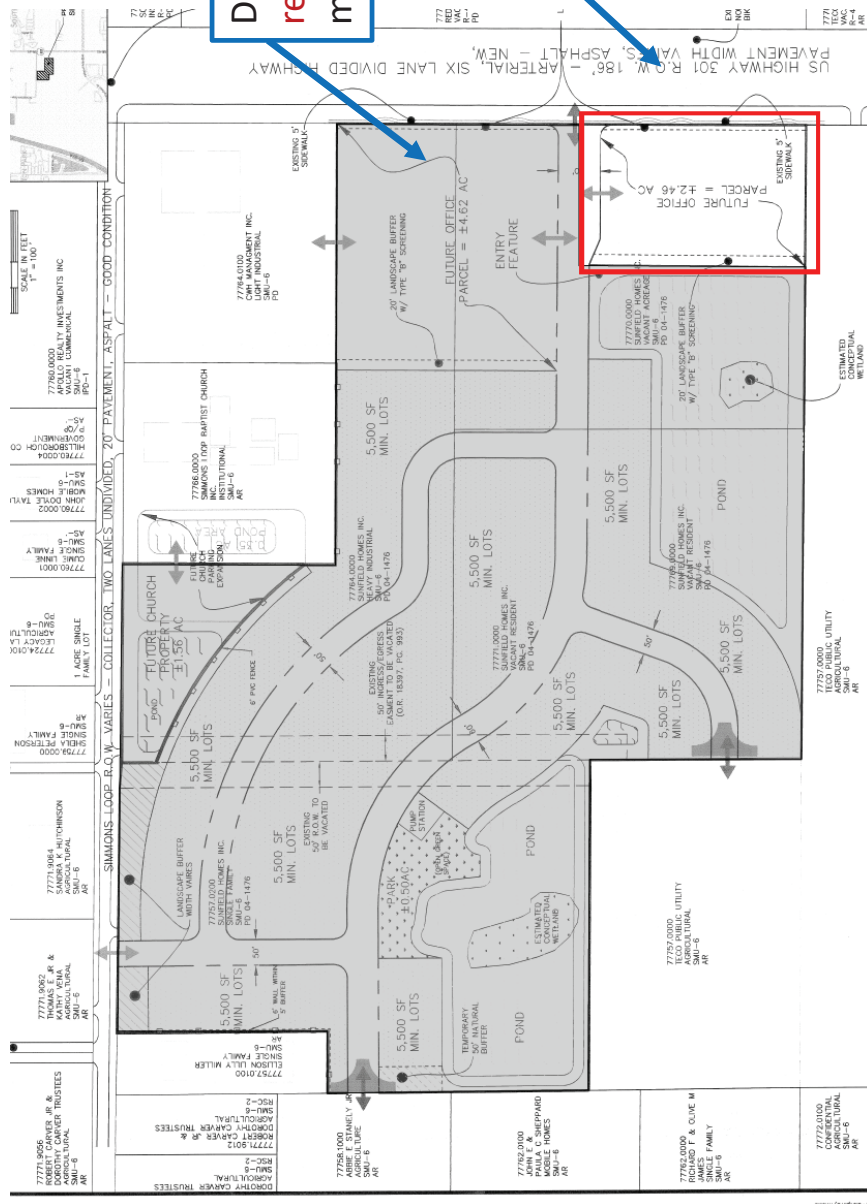
September 18, 2023

Comparison of Entitlements

Use	Approved SF	Proposed SF	Delta
Daycare	10,127 SF	10,127 SF	0
Medical Office	15,271 SF	0 SF	-15,271
Sit-Down Restaurant	0 SF	8,357 SF	+8,357
TOTAL	25,398 SF	18,484 SF	↓6,914 SF



Addressing Compatibility



Drive-through
restaurant; retail;
medical office

Arterial
Roadway

MM 23-0578 (SW Corner of AlderGreen Drive & U.S. 301)

September 18, 2023



Addressing Compatibility

2.2 The following standards shall also apply to parcel with folio number 77771.9439:

2.2.1 Building setbacks shall be as follows:

West: 90 feet (minimum) (excluding dumpster enclosures)

South: 0 feet (minimum)

East: 0 feet (minimum), 50 feet (maximum)

North: 140 feet (minimum)

2.2.2 Building(s) shall be architecturally finished on all sides.

2.2.3 A Type "B" buffer shall be installed along the portion of the western project boundary adjacent to single-family residential uses, and shall, width-permitting, be designed as an enhanced buffer

2.2.4 A restaurant/eating establishment (sit down) use shall not exceed one story in height

2.2.5 A pedestrian sidewalk shall be provided, which shall connect to Alder Green Drive.

2.2.6 The specified restaurant/eating establishment (sit down) use shall be restricted to limited hours of operation from 6 a.m. to 10 p.m.

2.2.7 The specified restaurant/eating establishment (sit down) use shall comply with all lighting standards as outlined in Section 6.10.02 of the Land Development Code.

2.2.8 The specified restaurant/eating establishment (sit down) use shall contain no illuminated signage on the western building facade.



Addressing Compatibility



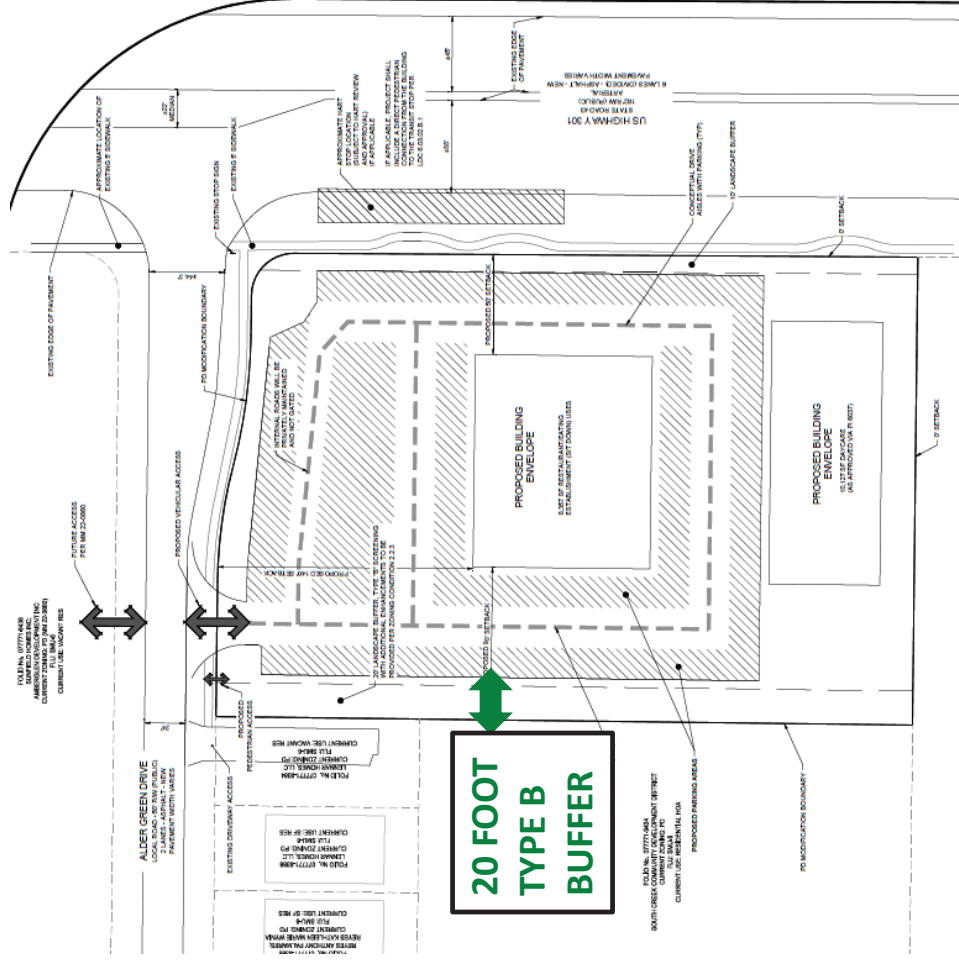
MM 23-0578 (SW Corner of Alder Green Drive & U.S. 301)

September 18, 2023

Addressing Compatibility

Buffering

- 20-foot **enhanced** Type B buffer along western property line adjacent to residential

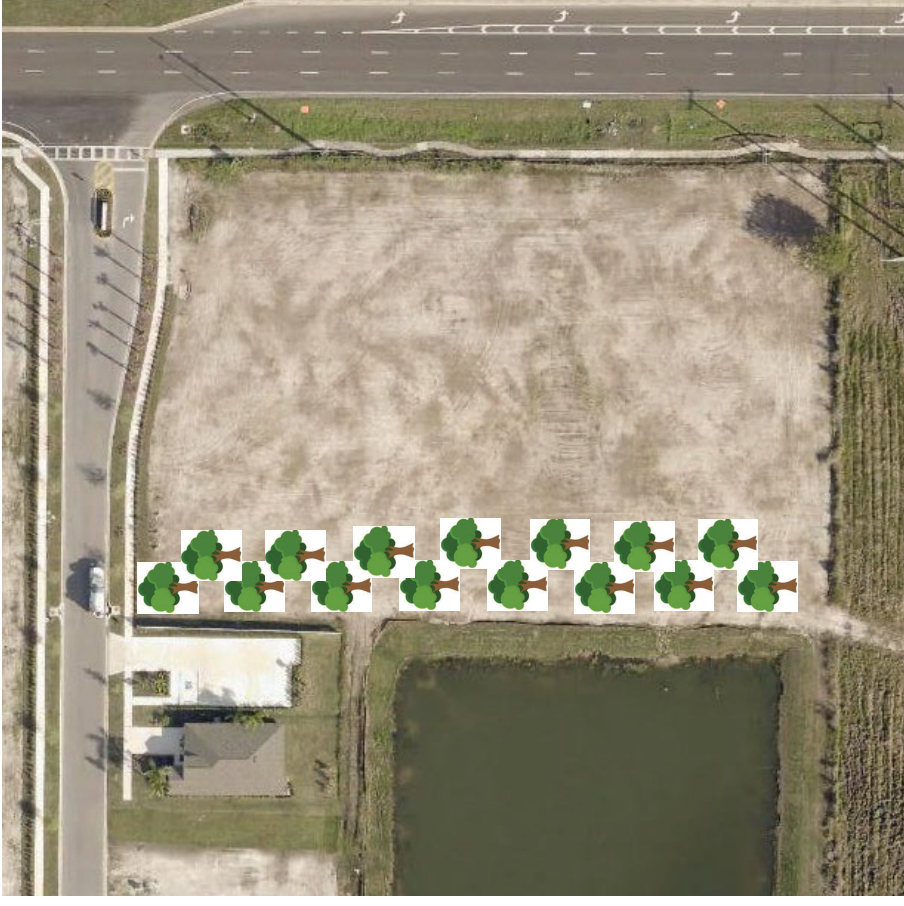
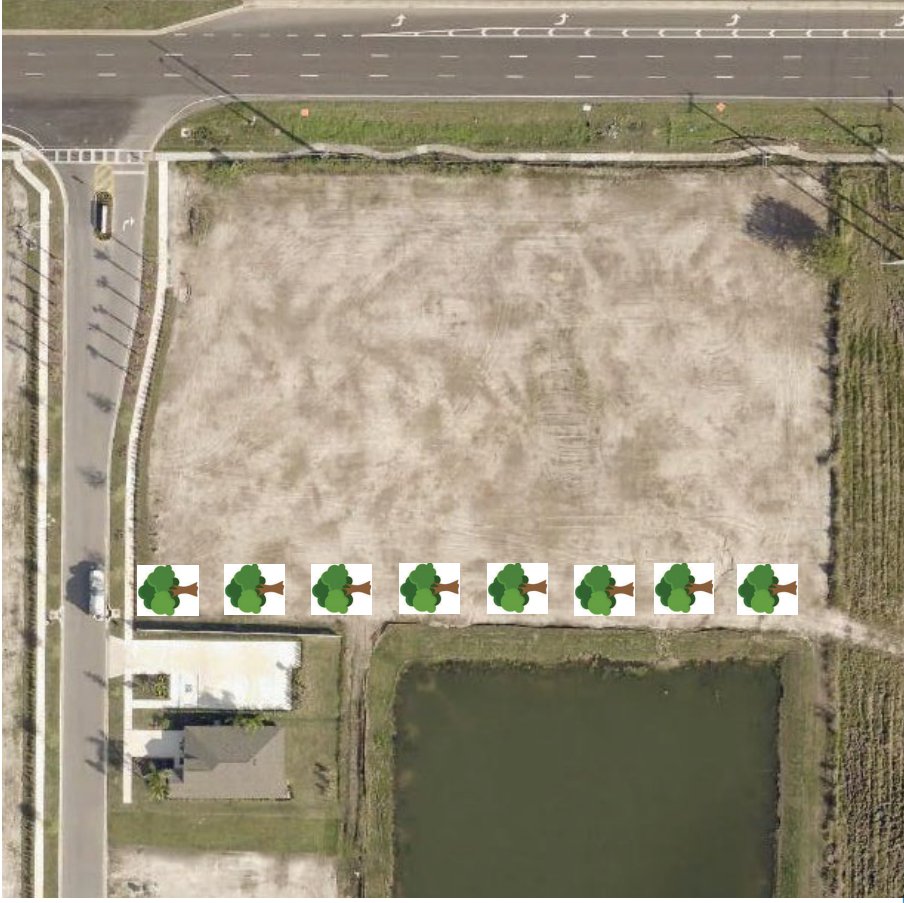


MM 23-0578 (SW Corner of Alder Green Drive & U.S. 301)

September 18, 2023



Addressing Compatibility



MM 23-0578 (SW Corner of Alder Green Drive & U.S. 301)

September 18, 2023

Addressing Compatibility

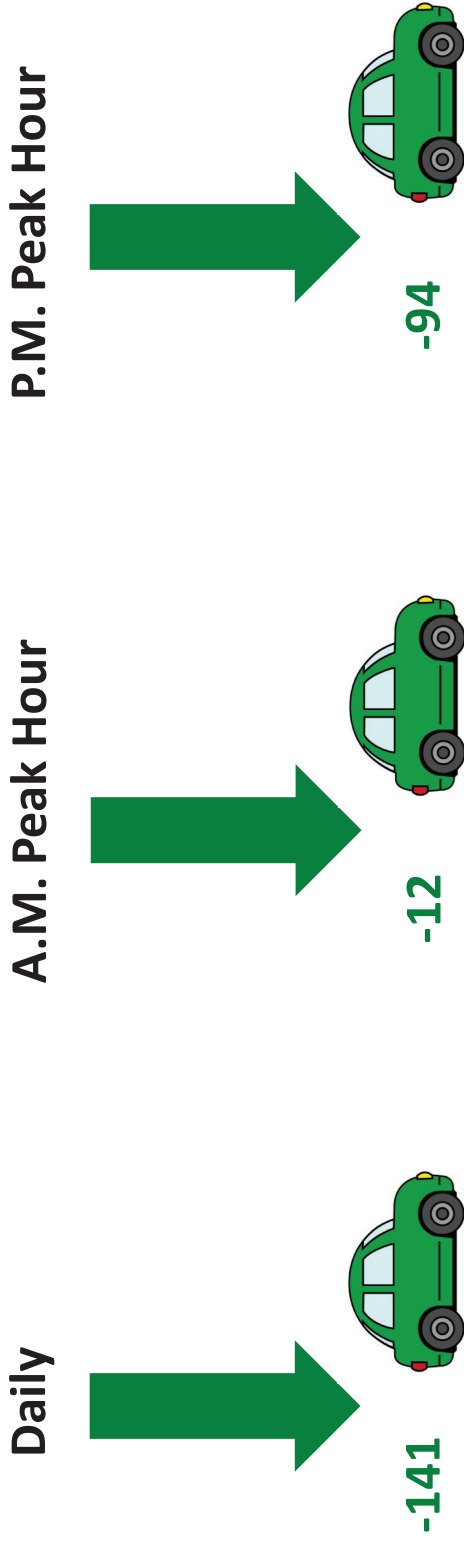
Building & Operational

- A restaurant/eating establishment (sit down) use shall not exceed **one story in height**
- A pedestrian sidewalk shall be provided, which shall connect to Alder Green Drive.
- The specified restaurant/eating establishment (sit down) use shall be restricted to **limited hours of operation** from 6 a.m. to 10 p.m.
- The specified restaurant/eating establishment (sit down) use **shall comply with all lighting standards** as outlined in Section 6.10.02 of the Land Development Code.
- The specified restaurant/eating establishment (sit down) use shall contain **no illuminated signage** on the western building façade.



Addressing Traffic

Application proposes a REDUCTION in daily, A.M. Peak Hour, and P.M. Peak Hour Traffic



Community Outreach

- South Creek Community Neighborhood Meeting (9/9/2023)
- Small Group Meeting with Developer/Property Owner (9/13/2023)
- Suggested Solutions Meeting (9/16/2023)

ADDITIONAL Developer Commitments (Beyond COA)

- ✓ **No left-turn signage at property line along Alder Green Drive**
- ✓ **Engagement with local police force to address speeding/permission to use subject site for “staking”**
- ✓ **Attendance at regularly scheduled community meetings to mitigate any operational impacts**



Staff Support

APPLICATION NUMBER: MM 23-0578

ZHM HEARING DATE: SEPTEMBER 18, 2023

BOCC LUM MEETING DATE: NOVEMBER 7, 2023



CASE REVIEWER: SAM BALL

5.2 Recommendation

Based on the above considerations, staff recommends **approval** of the request, subject to conditions.



Staff Support

STAFF DEPARTMENT	FINDING:
Development Services	Approvable, subject to proposed conditions 
Planning Commission	Consistent 
Environmental Protection Commission	Consistent 
Transportation	Consistent 



Questions?



MM 23-0578 (SW Corner of Alder Green Drive & U.S. 301)

September 18, 2023

Key Points

✓ Less peak hour traffic

✓ More traffic-compatible uses



✓ Less intensity / square footage

✓ More safeguards for compatibility



Approved Access

Digitally signed by Eric S. Dunning
 Date: 2022.06.29 10:48:58 -0400'

CONSTRUCTION DOCUMENTS FOR SOUTH CREEK COMMERCIAL
 SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST
 HILLSBOROUGH COUNTY, FLORIDA

SHEET NUMBER	SHEET TITLE
C-10	GENERAL NOTES
C-11	GENERAL NOTES
C-12	GENERAL NOTES
C-13	GENERAL NOTES
C-14	GENERAL NOTES
C-15	GENERAL NOTES
C-16	GENERAL NOTES
C-17	GENERAL NOTES
C-18	GENERAL NOTES
C-19	GENERAL NOTES
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C-100	GENERAL NOTES

PROJECT TEAM MEMBERS:

OWNER:
 K...
 1500 N. ...
 Phone: (813) 252-2222
 Email: ...

ARCHITECT:
 ...
 6222 W. ...
 Phone: (813) 775-5446
 Email: ...

ENGINEER:
 Eric S. Dunning
 1500 N. ...
 Phone: (813) 252-2222
 Email: ...

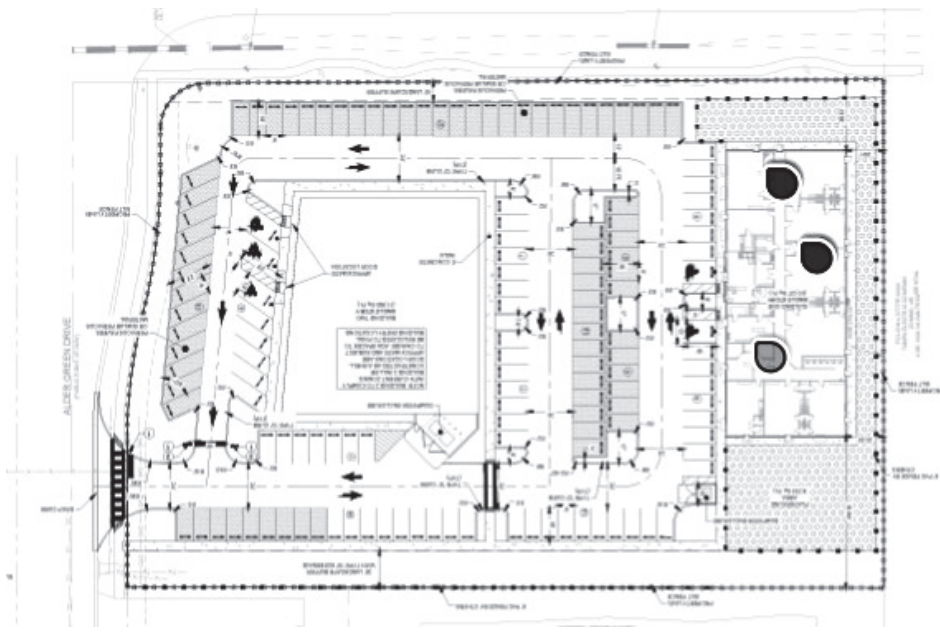
PROPERTY DESCRIPTION:
 ...
 1.800.432.4775

PROJECT NAME: SOUTH CREEK COMMERCIAL PH-46937



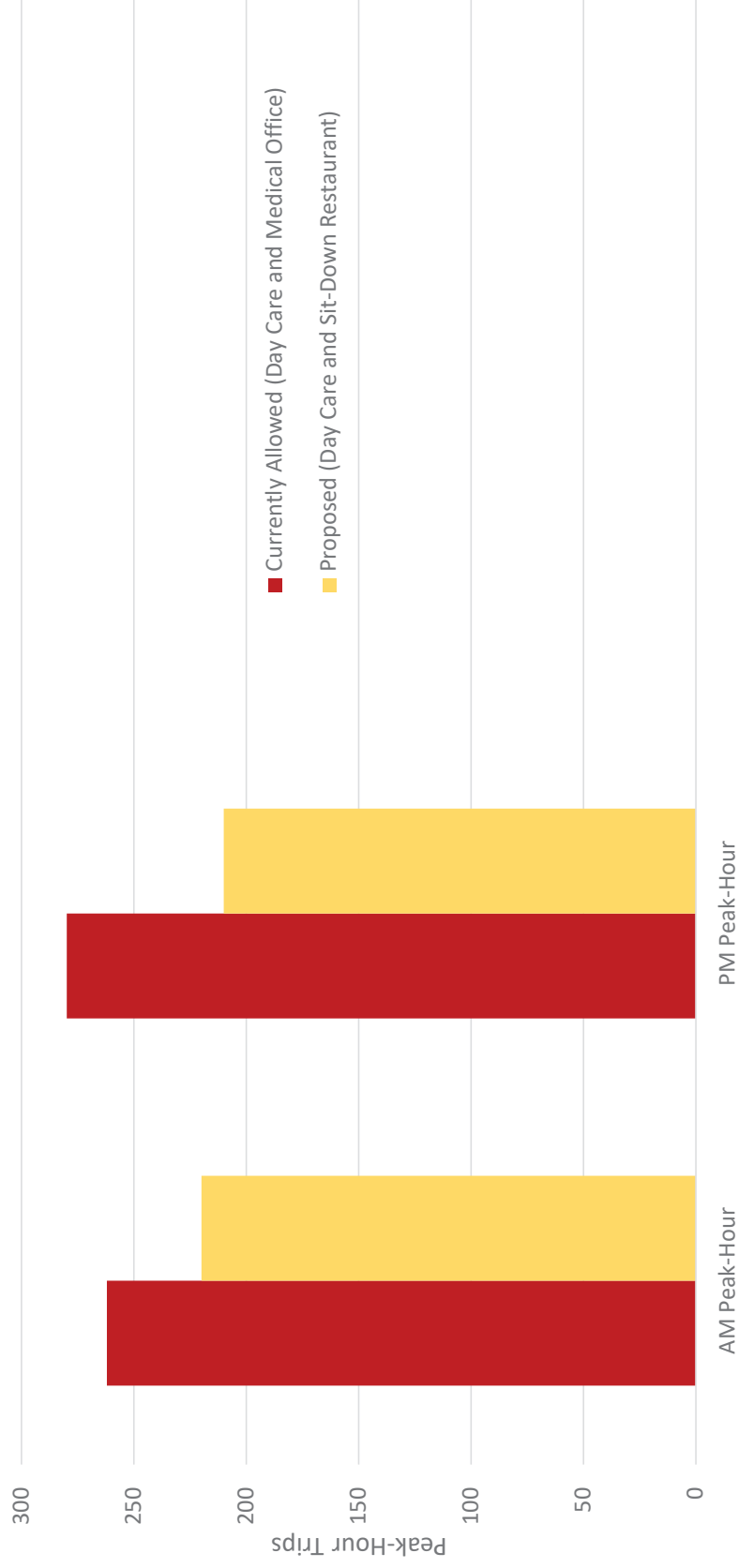
MM 23-0578 (SW Corner of Alder Green Drive & U.S. 301)

September 18, 2023



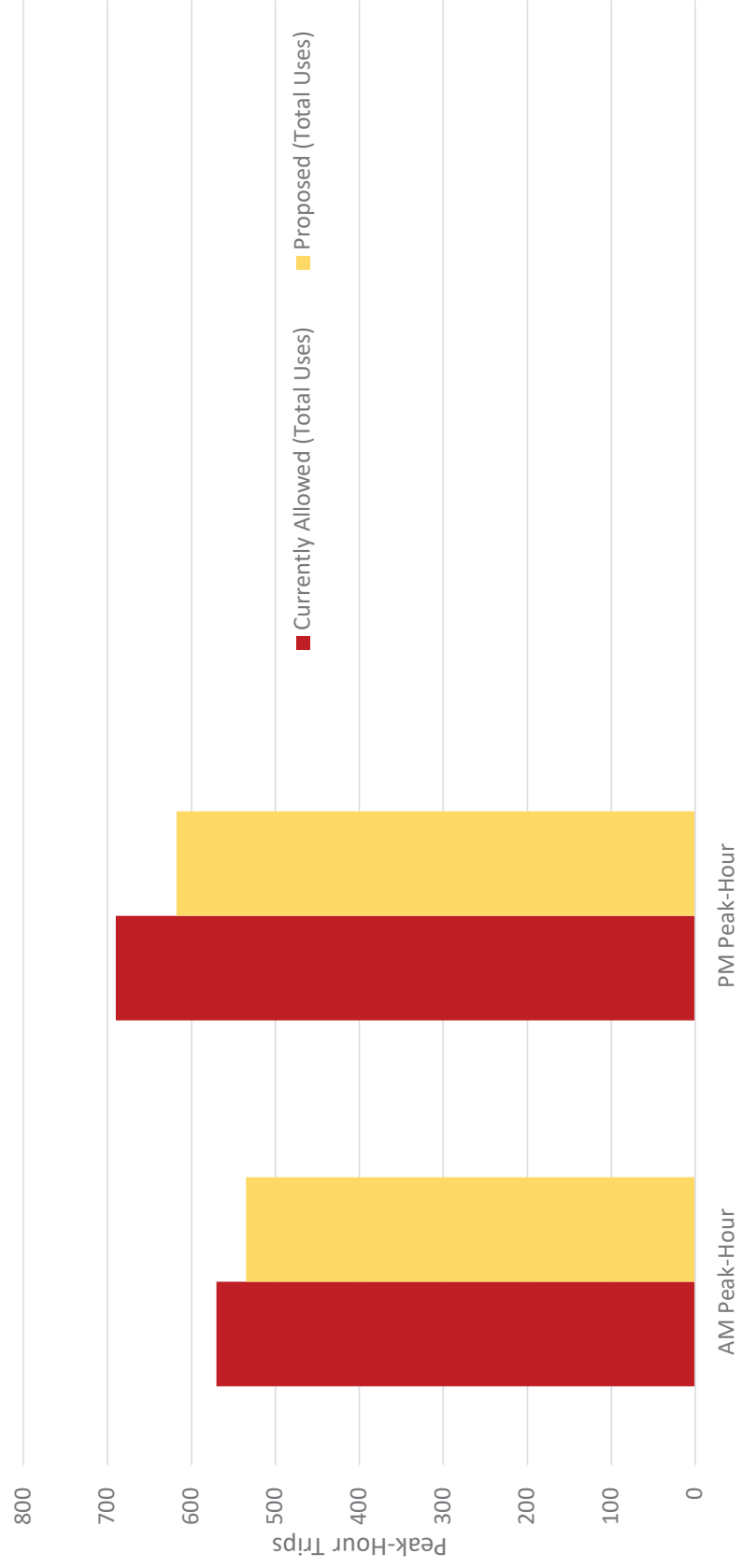
Addressing Traffic

Trip Generation Comparison: Currently Allowed Uses vs. Proposed Uses



Addressing Traffic

Trip Generation Comparison: Currently Allowed Uses vs. Proposed Uses



Addressing Traffic

	Medical Office	Restaurant	Day Care Center
12:00 - 1:00 AM	0.0%	0.5%	0.0%
1:00 - 2:00 AM	0.0%	0.2%	0.0%
2:00 - 3:00 AM	0.0%	0.3%	0.0%
3:00 - 4:00 AM	0.2%	0.3%	0.0%
4:00 - 5:00 AM	0.9%	0.3%	0.0%
5:00 - 6:00 AM	0.6%	0.5%	0.6%
6:00 - 7:00 AM	1.2%	1.3%	5.3%
7:00 - 8:00 AM	3.9%	2.3%	17.9%
8:00 - 9:00 AM	9.0%	3.2%	13.0%
9:00 - 10:00 AM	10.3%	3.7%	5.0%
10:00 - 11:00 AM	10.3%	4.9%	2.7%
11:00 - 12:00 PM	9.0%	9.5%	2.6%
12:00 - 1:00 PM	7.5%	12.3%	2.4%
1:00 - 2:00 PM	9.0%	8.8%	3.1%
2:00 - 3:00 PM	9.7%	4.5%	4.3%
3:00 - 4:00 PM	9.6%	3.6%	7.2%
4:00 - 5:00 PM	8.0%	5.1%	13.8%
5:00 - 6:00 PM	5.6%	8.5%	17.7%
6:00 - 7:00 PM	2.4%	9.4%	4.3%
7:00 - 8:00 PM	1.5%	8.2%	0.0%
8:00 - 9:00 PM	0.7%	5.7%	0.0%
9:00 - 10:00 PM	0.3%	3.7%	0.0%
10:00 - 11:00 PM	0.1%	2.2%	0.0%
11:00 - 12:00 AM	0.1%	0.9%	0.0%

MM 23-0578 (SW Corner of Alder Green Drive & U.S. 301)

September 18, 2023





**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Monday, September 11, 2023 1:01 PM
To: Rome, Ashley; Timoteo, Rosalina; Grandlienard, Christopher; Ball, Fred (Sam)
Subject: FW: Zoning Change Objections- 23-0522 & 23-0578
Attachments: Email Message Oppose Zoning Restaurant.docx; Email Message Oppose Zoning Increase Units.docx

From: Patricia Hall <pathall1727@gmail.com>
Sent: Monday, September 11, 2023 12:41 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Zoning Change Objections

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

Dear Commissioners,

Please see attached letter in reference to zoning issues.

Regards,

Patricia A. Hall
678-467-4376

Dear Commissioners:

I, Patricia Hall, resident of South Creek **Phase 2**, Riverview, Florida **OPPOSE** Application **#MM-23-0578** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned **Commercial Office to Restaurant**, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

This piece of land is located right off of Route 301 and the entry/exit to the proposed restaurant would spill out onto one of the primary streets in our neighborhood which is Alder Green Drive, Scarlett Skimmer, and Buttress Oaks that has no gate and no barrier to stop traffic from freely flowing into our community. This is currently a condition and situation that exists with the Day-Care Center who received County approval for their driveway to spill onto Alder Green Drive and will sit on the same plot of land next to this restaurant.

My neighbors and I are responsible citizens, we strongly believe in the importance of maintaining a secure environment where everyone can thrive and enjoy the peace of mind that comes with feeling safe within their own community. However, these proposed changes as well as other proposed surrounding zoning changes have raised serious concerns and prompted many of us to seek immediate action, through whatever means necessary, to address this pressing issue.

Allowing this change will have a major, negative impact on our community, our neighborhood, and our families causing increased, cut-through traffic, excessive speeding which is currently a major problem and exposing our children and family members to possible predators as well as impacting property values.

We kindly request your attention and assistance in addressing this matter promptly. We understand that ensuring public safety is a complex task, but we believe that through collaborative efforts, we can find effective solutions to mitigate the risks our growing community currently faces.

The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood.

Thank you for your time and dedication to public service! We eagerly anticipate your response!
Warm regards,

Patricia Hall
10464 Shady Preserve Drive, Riverview, FL 33578
Pathall1727@gmail.com
678-467-4376

Please Send Your Opposition Email to County Commissioners
to: hearings@hillsboroughcounty.org

Dear Commissioners:

I, Patricia Hall, resident of South Creek Phase 1+2, Riverview, Florida **OPPOSE** Application **#RZ-PD 23-0522** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the Rezoning Planned Development proposition that would change the currently zoned **Planned Development to add acreage giving the developer the ability to increase the number of units**; thus increasing the population of vehicles that would converge onto Simmons Loop. The reason this causes great distress among our community members is the level of volume and congestion this will add to an already tight and narrow roadway which is a more accurate description of Simmons Loop. We have this increasing sense of vulnerability as today there is traffic that diverts on to Buttress Oaks, then on to either Scarlett Skimmer and Alder Green Drive. This occurs when the traffic starts to build up at the Simmons Loop and Route 301 intersection; our community, yet again, is open and becomes a cut-through for all overflow traffic. This off-road traffic currently comes through our community, often at excessive speeds, and does not obey the one speed limit sign posted near the entrance. Plus, any offroad traffic poses a potential threat of predators openly entering our neighborhood thus putting our families, our beloved children and pets at risk.

My neighbors and I are responsible citizens, we strongly believe in the importance of maintaining a secure environment where everyone can thrive and enjoy the peace of mind that comes with feeling safe within their own community. However, this proposed change, as well as other proposed surrounding zoning changes, have raised serious concerns and prompted many of us to seek immediate action, through whatever means necessary, to address this pressing issue.

Allowing this change will have a major, negative impact on our community as described above. Nobody wants to own a home that is situated on a busy congested highway. The citizens of South Creek did not choose to buy a home on a busy road like that of Route 301 or Big Bend; we bought in a "Planned Development" community with its own roads. None of us ever expected that our own neighborhood roads were at risk of becoming thoroughfares! Giving approval to allow for more volume without an effective plan will also impact our property values into the future if protective barriers are not put in place to provide protection and prevent increased flow in traffic.

We kindly request your attention and assistance in addressing this matter promptly. We understand that ensuring public safety is a complex task, but we believe that through collaborative efforts, we can find effective solutions to mitigate the risks our growing community currently faces.

The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood. Thank you for your time and dedication to public service! We eagerly anticipate your response!

Warm regards,
10464 Shady Preserve Drive
Riverview, FL 33578
Pathall1727@gmail.com

Rome, Ashley

From: Hearings
Sent: Monday, September 11, 2023 7:36 AM
To: Timoteo, Rosalina
Cc: Rome, Ashley; Ball, Fred (Sam)
Subject: FW: MM-23-0578 Feedback

From: Karthikeyan <karthi08@gmail.com>
Sent: Friday, September 8, 2023 9:23 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: MM-23-0578 Feedback

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

Dear Commissioners,

I resident of South Creek Phase 2 Riverview, Florida **OPPOSE** Application **#MM-23-0578** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned **Commercial Office to Restaurant**, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

This piece of land is located right off of Route 301 and the entry/exit to the proposed restaurant would spill out onto one of the primary streets in our neighborhood which is Alder Green Drive, Scarlett Skimmer, and Buttress Oaks that has no gate and no barrier to stop traffic from freely flowing into our community. This is currently a condition and situation that exists with the Day-Care Center who received County approval for their driveway to spill onto Alder Green Drive and will sit on the same plot of land next to this restaurant.

My neighbors and I are responsible citizens, we strongly believe in the importance of maintaining a secure environment where everyone can thrive and enjoy the peace of mind that comes with feeling safe within their own community. However, these proposed changes as well as other proposed surrounding zoning changes have raised serious concerns and prompted many of us to seek immediate action, through whatever means necessary, to address this pressing issue.

Allowing this change will have a major, negative impact on our community, our neighborhood, and our families causing increased, cut-through traffic, excessive speeding which is currently a major problem and exposing our children and family members to possible predators as well as impacting property values.

We kindly request your attention and assistance in addressing this matter promptly. We understand that ensuring public safety is a complex task, but we believe that through collaborative efforts, we can find effective solutions to mitigate the risks our growing community currently faces.

The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood.

Thank you for your time and dedication to public service! We eagerly anticipate your response!

Regards,
Karthikeyan Kuppusamy
6444 Heath Star pl Riverview 33578
813.816.3197

karthi08@gmail.com

Rome, Ashley

From: Hearings
Sent: Monday, August 28, 2023 10:47 AM
To: Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)
Subject: FW: MM-23-0578

From: Xi Lin <xlwcw2@yahoo.com>
Sent: Sunday, August 27, 2023 11:57 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: MM-23-0578

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

Dear Commissioners:

I, Weichu Wang, resident of South Creek Phase 1 , Riverview, Florida **OPPOSE** Application **#MM-23-0578** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned **Commercial Office to Restaurant**, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

This piece of land is located right off of Route 301 and the entry/exit to the proposed restaurant would spill out onto one of the primary streets in our neighborhood which is Alder Green Drive, Scarlett Skimmer, and Buttress Oaks that has no gate and no barrier to stop traffic from freely flowing into our community. This is currently a condition and situation that exists with the Day-Care Center who received County approval for their driveway to spill onto Alder Green Drive and will sit on the same plot of land next to this restaurant.

My neighbors and I are responsible citizens, we strongly believe in the importance of maintaining a secure environment where everyone can thrive and enjoy the peace of mind that comes with feeling safe within their own community. However, these proposed changes as well as other proposed surrounding zoning changes have raised serious concerns and prompted many of us to seek immediate action, through whatever means necessary, to address this pressing issue.

Allowing this change will have a major, negative impact on our community, our neighborhood, and our families causing increased, cut-through traffic, excessive speeding which is currently a major problem and exposing our children and family members to possible predators as well as impacting property values.

We kindly request your attention and assistance in addressing this matter promptly. We understand that ensuring public safety is a complex task, but we believe that through collaborative efforts, we can find effective solutions to mitigate the risks our growing community currently faces.

The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood.

Thank you for your time and dedication to public service! We eagerly anticipate your response!
Warm regards,

Weichu Wang
10358 Alder Green Dr
919-610-9036
xlwcw2@yahoo.com

Rome, Ashley

From: Hearings
Sent: Tuesday, September 5, 2023 9:01 AM
To: Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)
Subject: FW: Application #MM-23-05778 OPPOSITION LETTER

From: Taylor Lock <lockhome2021@gmail.com>
Sent: Monday, September 4, 2023 9:21 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Application #MM-23-05778 OPPOSITION LETTER

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

Dear Commissioners:

I, Ryland & Taylor Lock, residents of South Creek Phase 1 Riverview, Florida **OPPOSE** Application **#MM-23-0578** and ask our Board of County Commissioners to do the same!

As concerned residents of South Creek regarding the zoning proposition that would change the currently zoned **Commercial Office to Restaurant**, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

This piece of land is located right off of Route 301 and the entry/exit to the proposed restaurant would spill out onto one of the primary streets in our neighborhood which is Alder Green Drive, Scarlet Skimmer, and Buttress Oaks that has no gate and no barrier to stop traffic from freely flowing into our community. This is currently a condition and situation that exists with the Day-Care Center who received County approval for their driveway to spill onto Alder Green Drive and will sit on the same plot of land next to this restaurant.

My neighbors and I are responsible citizens, we strongly believe in the importance of maintaining a secure environment where everyone can thrive and enjoy the peace of mind that comes with feeling safe within their own community. However, these proposed changes as well as other proposed surrounding zoning changes have raised serious concerns and prompted many of us to seek immediate action, through whatever means necessary, to address this pressing issue.

Allowing this change will have a major, negative impact on our community, our neighborhood, and our families causing increased cut-through traffic, excessive speeding which is currently a major problem and exposing our children and family members to possible predators as well as impacting property values.

We kindly request your attention and assistance in addressing this matter promptly. We understand that ensuring public safety is a complex task, but we believe that through collaborative efforts, we can find effective solutions to mitigate the risks our growing community currently faces.

The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood.

Thank you for your time and dedication to public service! We eagerly anticipate your response!

Warm regards,

Ryland & Taylor Lock
10387 Scarlet Skimmer Drive Riverview 33578
951-205-9361

lockhome2021@gmail.com

Rome, Ashley

From: Hearings
Sent: Thursday, June 15, 2023 2:45 PM
To: Timoteo, Rosalina; Rome, Ashley
Subject: FW: Opposition to MM23-0578

-----Original Message-----

From: Cathy <catmonier@yahoo.com>
Sent: Thursday, June 15, 2023 12:30 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Opposition to MM23-0578

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

Good afternoon,

As a home owner in the South Creek community, I oppose the proposition (MM23-0578) to convert the zoning from business professional to a restaurant. Placing a restaurant in that lot will cause unmanageable traffic, noise pollution, and rodents. In addition, such a restaurant would negatively impact the childcare currently being built by increasing dangerous traffic patterns, presence of pests, and alcohol being served within such close proximity to minors. I am available to speak more on my concerns. Thank you.

- Cathy Monier

Rome, Ashley

From: Hearings
Sent: Wednesday, August 23, 2023 2:07 PM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Ball, Fred (Sam)
Subject: FW: OPPOSE Application #MM-23-0578

From: CONSTANCE TAYLOR <taylorconstance@bellsouth.net>
Sent: Tuesday, August 22, 2023 9:11 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: OPPOSE Application #MM-23-0578

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

Dear Commissioners:

I, **Constance Monix**, resident of South Creek **Phase 2**, Riverview, Florida **OPPOSE** Application **#MM-23-0578** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned **Commercial Office to Restaurant**, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

This piece of land is located right off of Route 301 and the entry/exit to the proposed restaurant would spill out onto one of the primary streets in our neighborhood which is Alder Green Drive, Scarlett Skimmer, and Buttress Oaks that has no gate and no barrier to stop traffic from freely flowing into our community. This is currently a condition and situation that exists with the Day-Care Center who received County approval for their driveway to spill onto Alder Green Drive and will sit on the same plot of land next to this restaurant.

My neighbors and I are responsible citizens, we strongly believe in the importance of maintaining a secure environment where everyone can thrive and enjoy the peace of mind that comes with feeling safe within their own community. However, these proposed changes as well as other proposed surrounding zoning changes have raised serious concerns and prompted many of us to seek immediate action, through whatever means necessary, to address this pressing issue.

Allowing this change will have a major, negative impact on our community, our neighborhood, and our families causing increased, cut-through traffic, excessive speeding which is currently a major problem and exposing our children and family members to possible predators as well as impacting property values.

We kindly request your attention and assistance in addressing this matter promptly. We understand that ensuring public safety is a complex task, but we believe that through collaborative efforts, we can find effective solutions to mitigate the risks our growing community currently faces.

The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood.

Thank you for your time and dedication to public service! We eagerly anticipate your response!
Warm regards,

Constance Monix
10362 Poseidon Way
Riverview, FL 33578
678.910.7777
taylorconstance@bellsouth.net

Rome, Ashley

From: Hearings
Sent: Tuesday, September 5, 2023 8:59 AM
To: Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)
Subject: FW: Application #MM-23-0578

From: Makayla Pawloski <makaylapawloski@gmail.com>
Sent: Sunday, September 3, 2023 10:26 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Application #MM-23-0578

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

Dear Commissioners:

I, Makayla Pawloski, resident of South Creek Phase 1, Riverview, Florida **OPPOSE** Application **#MM-23-0578** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned **Commercial Office to Restaurant**, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

This piece of land is located right off of Route 301 and the entry/exit to the proposed restaurant would spill out onto one of the primary streets in our neighborhood which is Alder Green Drive, Scarlett Skimmer, and Buttress Oaks that has no gate and no barrier to stop traffic from freely flowing into our community. This is currently a condition and situation that exists with the Day-Care Center who received County approval for their driveway to spill onto Alder Green Drive and will sit on the same plot of land next to this restaurant.

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Allowing this change will have a major, negative impact on our community, our neighborhood, and our families causing increased, cut-through traffic, excessive speeding which is currently a major problem and exposing our children and family members to possible predators as well as impacting property values.

We kindly request your attention and assistance in addressing this matter promptly. We understand that ensuring public safety is a complex task, but we believe that through collaborative efforts, we can find effective solutions to mitigate the risks our growing community currently faces.

The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood.

Thank you for your time and dedication to public service! We eagerly anticipate your response!

Warm regards,
Makayla Pawloski
10383 Alder Green Drive Riverview Fl 33578
(941)-779-7187
makylapawloski@gmail.com

Rome, Ashley

From: Hearings
Sent: Tuesday, September 5, 2023 9:03 AM
To: Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)
Subject: FW: Petition Opposing Application #MM23-0578
Attachments: Petition Opposing #MM23-0578.pdf

From: Kathleen Reyes <reyeskm93@gmail.com>
Sent: Monday, September 4, 2023 10:59 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: phillineg@gmail.com
Subject: Petition Opposing Application #MM23-0578

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

Dear Commissioners:

Attached you will find a petition that includes 133 signatures from residents of South Creek phase 1 and 2 who are opposing the Major Modification, Application #MM23-0578, that is being proposed by the owner/applicant. We have stated our reasons for opposition in the petition as well as having outlined our reasons in the individual email messages that have also been sent to the hearings email address.

We hope you will consider our request to oppose.

Regards,

Kathleen Reyes (on Behalf of) and the Residents of South Creek, Riverview, Florida

PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

We, the residents of South Creek (Phase 1 and 2) in Riverview, Florida,

OPPOSE the zoning change that is being proposed on **Application #MM23-0578**.

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We ask our commissioners for their support, to NOT allow this change, and to encourage the developer/builder to come forth and sit down to discuss and collaborate with the South Creek (Phase 1 and 2) Residents to devise and implement an effective plan that will protect the South Creek Communities (Phase 1 and 2) now and into the future.

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
Donald Hostetter	10344 Blue Plum Ct. Riverview, FL 33578	luisamp-18@yahoo.com	<i>[Signature]</i>
Rachel Porter	10334 Blue Plum Ct	askanaspiez@gmail.com	<i>[Signature]</i>
Tom Mostrod	10315 Stone Plum Ct	Lgsteens@yahoo.com	<i>[Signature]</i>
Patrick Mensel	10321 Blue Plum Ct	Patrick.K.Mensch@gmail	<i>[Signature]</i>
Ajay Mohan C.P.	10325 Blue Plum Ct	ajumohan@gmail.com	<i>[Signature]</i>
DANNY VILAYSENG	10351 BLUE PLUM CT	D.VILAYSENG@OUTLOOK.COM	

DATE: August 19, 2023

PAGE: [2] of [12]

PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

2 of 17

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
Lester Ruiz Jr	10348 Blue Plume Ct Riverview FL 33578	ruiz.lester@gmail	
Janea Ruiz	103418 Blue Plume Ct Riverview FL 33578	jmeairby@gmail	
Gilbert Romero	10323 Poseidon way Riverview FL 33578	gilbertromero29@yahoo	
Peter George	10344 Poseidon way Riverview FL 33578	Peter-George1988@judicial.or	
Tiffany Lyte	10344 Poseidon way Riverview FL 33578	Niki8556 DM@gmail.com	T-Lyte.
Jungwale Talon Malik	10362 Poseidon way Riverview FL 33578	talonmalik@wellgood.net	
Laura Jones	10374 poseidon way	lraojones@gmail.com	
Niki Johnson	10388 Blue Plume Ct	Nikabob84@live.com	
OSCAR ELKINS	10356 BLUE PLUMECT	maryelkins@gmail.com	
Mary Elkins	10356 Blue Plume Ct,	maryelkins@gmail.com	
Dana Mills	10352 Blue Plume Ct	dmills0404@yahoo	

PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

We, the residents of South Creek (Phase 1 and 2) in Riverview, Florida, **OPPOSE** the zoning change that is being proposed on **Application #MM23-0578**. The owner/developer is proposing a zoning change from Commercial Office to Restaurant. The traffic that this business could attract will have a negative impact on our community affecting the safety, security, and integrity of the neighborhood and its Residents and their property values. Approving this proposition will increase traffic flow into South Creek as it will attract off-road traffic from Highway 75, Route 301 and Big Bend Road, major thorough-fares, and will cause an increased risk of even greater traffic volumes of cut-through and speeding traffic which is a current problem in our unprotected (no-barriers or speed enforced) community.

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
Olivia Bards	10331 Blue Plume Ct	olivia_bards2@gmail.com	
Joel Rushing	10343 Blue Plume Ct	Bizzard4ever@yahoo.com	
Nina Rushing	10343 Blue Plume Ct	nina_rushing@yahoo.com	
Charlotte Jackson	10339 Blue Plume Ct	belle2187@gmail.com	
Taylor Reinhardt	10356 Poseidon Wy	reinhardtva@gmail.com	
MANUEL MARTINEZ	10302 Blue Plume Ct	manuelm73@gmail.com	

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PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

We, the residents of South Creek (Phase 1 and 2) in Riverview, Florida,

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
ROBERT VALENTINE	10425 ALDER GREEN DR RIVERVIEW, FL 33578	RYANNIZI@YAHOO.COM	Robert Valentine
SUNDARABALAN GUNALAN	10306, Alder Green Dr, Riverview, FL 33578	sundarabalan@gmail.com	G. Sundarabalan
Ramya Vilayan	10306, Alder Green Dr, Riverview, FL 33578.	Vramyavilayan@gmail.com	Vilayan
KiAngela Osborne	10318 Alder Green Dr. Riverview, FL 33578	KiAngelaSmith@gmail.com	KAS
Nicole Kingston	10318 Alder Green Dr Riverview, FL 33578	Nicole.Kingston3@gmail.com	AK
Tenell Osborne	10318 Alder Green Dr. Riverview, FL 33718	Osthornerterrell@gmail.com	OT
Jim Contreras	10320 Alder Green Dr. Riverview, FL 33578	JimFF2016@hotmail.com	JFF
Quani Arthur	10308 Alder Green Dr Riverview FL 33578	Quani2018@gmail.com	Q
Luis A Caballero	10304 Alder Green Dr Riverview FL 33578	Luis@KMGLogistics.com	LUCAS
Angelina Rojas	10308 Alder Green Dr Riverview 33578	Angelina1014@gmail.com	CR
Krishane Johnson	10310 Alder Green Drive Riverview FL.	kjoint@yahoo.com	A

DATE: AUGUST 19, 2023

PAGE: [6] of [17]

PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

We, the residents of South Creek (Phase 1 and 2) in Riverview, Florida,

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
KATHLEEN M. REYES	10433 Alder Green Dr.	reyeskm3@gmail.com	<i>Kathleen Reyes</i>
ANTHONY REYES	10433 Alder Green Dr.	spidy3903@gmail.com	<i>Anthony Reyes</i>
JOHNNY SOTO	10405 Alder Green Dr.	ashley.stewart@yahoo.com	<i>Johnny Soto</i>
WILSON SOTO	10405 Alder Green Dr.	pubo8480@gmail.com	<i>Wilson Soto</i>
WILFRED MAHARIR	10397 Alder Green Dr.	EENZ4@ATT.NET	<i>Wilfred Maharir</i>
ENA MAHARIR	10397 Alder Green Dr.	EENZ4@ATT.NET	<i>Ena Maharir</i>
Wei-Chu Nie	10359 Alder Green Dr.	xlancvz@yahoo.com	<i>Wei-Chu Nie</i>
Xi Lin	10359 Alder Green Dr.	XCHWCW1@yahoo.com	<i>Xi Lin</i>
Cindy Watson	10351 Alder Green Dr.	cindywatson330@gmail.com	<i>Cindy Watson</i>
Frankline Nkenken	10349 Alder Green Dr.	frankstamp@yahoo.com	<i>Frankline Nkenken</i>

DATE: AUGUST 19 2023

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PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

We, the residents of South Creek (Phase 1 and 2) in Riverview, Florida,

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
P. PRAKASH	10337 ALDER GREEN DR	ppr47@gmail.com	[Signature]
Belinda Brown	10391 Alder Green Dr.	belindabrown0921@gmail.com	[Signature]
Andrew Brown	10391 Alder Green Dr	andubrown26@gmail	[Signature]
Charles Brown	10391 Alder Green Dr	ce911@yahoo.com	[Signature]
Havish Rajbayan	10387 Alder Green Dr	hari.rajbayan@gmail.com	[Signature]
Makayla Pawloski	10383 Alder Green Dr	makaylapawloski@gmail.com	[Signature]
James Delaf	10379 Alder Green	solary84@yahoo.com	[Signature]
Geirre Bermudez	10365 Alder Green	geirrebermudez4@gmail.com	[Signature]
Guiselle Piedra	10365 Alder Green	Piedraquiselle7@gmail.com	[Signature]
Trevor Taylor-Tillet	10361 Alder Green Dr	trevor.taylortillet@gmail.com	[Signature]
Donna Taylor-Tillet	10361 Alder Green Dr	dtaylortillet@gmail.com	[Signature]

DATE: AUGUST 19 2023 PAGE: [8] of [8] # 17

PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

We, the residents of South Creek (Phase 1 and 2) in Riverview, Florida,

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
Laquanda Sims	10297 Alder Green Dr. Riverview FL 33578	quanda1234@gmail.com	<i>[Signature]</i>
Ronnie Sims	10297 Alder Green Dr Riverview FL 33578	87leesimse@gmail.com	<i>[Signature]</i>
Ashley Koubathum Montalvo	10354 Scarlet Skimmer	a-koubathum@hotmail.com	<i>[Signature]</i>
Jericha Hernandez	10363 Scarlet Skimmer	JmH222426@gmail.com	<i>[Signature]</i>
Aria Taylor	103625 carlet Skimmer	aria.taylor@co.es.net	<i>[Signature]</i>
Larry Aiken	10371 Scarlet Skimmer	larryaiken@yahoo.com	<i>[Signature]</i>
Walter Chappel Aiken	10371 Scarlet Skimmer Dr	lchappel@aiken.com	<i>[Signature]</i>
Aaron Menkhoff	10379 Scarlet Skimmer Dr	aaronmenkhoff@yahoo.com	<i>[Signature]</i>
Julio Alva	10393 Scarlet Skimmer Dr	Julioalva1992@gmail.com	<i>[Signature]</i>
Natalie Fedor	10393 Scarlet Skimmer Dr	Natalie.fedor@yahoo.com	<i>[Signature]</i>
Rickey Williams		williamr37@gmail.com	<i>[Signature]</i>

DATE: AUGUST 19, 2023

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PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

We, the residents of South Creek (Phase 1 and 2) in Riverview, Florida,

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
Katrina Hansen	10419 Alder Green	Kotjminvse@gmail.com	<i>Katrina Hansen</i>
Caleb Hansen	10419 Alder Green	hansen_c@cox.net	<i>Caleb Hansen</i>

2

PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
Patricia Hall	10464 Shady Preserve Dr. Riverview, FL 33578	pahall11727@gmail.com	<i>Patricia Hall</i>
Reginald Warner	10448 Shady Preserve Dr Riverview, FL 33578	rwarner97@icloud.com	<i>Reginald Warner</i>
Sprix Blackwood	10436 Shady Preserve Dr. Riverview, FL 33578	gsbdesigns19@gmail.com	<i>Sprix Blackwood</i>
Johnathon O	10432 Shady Preserve Dr Riverview, FL 33578	Johnathon1201@gmail.com	<i>Johnathon O</i>
Karthikeyan Kuppusamy	6444 Heathstar Pl Riverview, FL 33578	Karthi08@gmail.com	<i>Karthikeyan</i>
JAMES H. THORPE #	6496 Heathstar Pkwy Riverview, FL 33578	ALL DAY 616@yahoo.com	<i>James H. Thorpe</i>

DATE: AUGUST 19 2023

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PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
ROBSON CRUZ	10386 SCARLET SKIMMER DR	CRUZ FAMILY USA @ Gmail.com	[Signature]
ADRIANA CRUZ	10386 SCARLET SKIMMER DR	bacana@live.com	954-415-2877 [Signature]
Michael Joseph Meyer	10387 SCARLET SKIMMER DR	wickaelj410@gmail.com	[Signature]
Alahum Meyer	10384 SCARLET SKIMMER DR	Natalyjunior1012@yahoo.com	[Signature]
Elumalai Kumar	10330 SCARLET SKIMMER DR	elumalai4u@gmail.com	[Signature]
Justin Faustina	Scarlet Skimmer Dr	FaustinaJustin@ymail.com	[Signature]
Shreela Sena	10360 SCARLET SKIMMER R	SomasenSena58@gmail.com	[Signature]
Hope Kolodzievski	10388 SCARLET SKIMMER	rdpwolf559@msn.com	[Signature]
Alethea Jenkins	10366 SCARLET SKIMMER	tuggies330@gmail.com	[Signature]
Terrance Jenkins	10360 SCARLET SKIMMER	ongodswatch@aol.com	[Signature]
Garnier Johnson	10348 SCARLET SKIMMER	garnier.johnson@yahoo.com	[Signature]

DATE: AUGUST 19, 2023

PAGE: [12] of [17]

PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
Marguis Collier	10326 Scarlet Skimmer	MarguisCollier2178@Xfinity.com	<i>Marguis Collier</i>
Andrey Trolic	10329 Scarlet Skimmer	atrollet15@gmail.com	<i>Andrey Trolic</i>
Bob Gutman	10322 Scarlett Spar	pubgudmn75@gmail.com	<i>Bob Gutman</i>
Devon White	10318 Scarlett Skimmer	dwhite1220@gmail.com	<i>Devon White</i>
Yesenia Hernandez	10313 Scarlet Skimmer Dr.	bayusenaria@gmail.com	<i>Yesenia Hernandez</i>
Cathy Macena	10321 Scarlet Skimmer	cathy.macena@ipworld.com	<i>Cathy Macena</i>
Alex Bunn	10385 Scarlet Skimmer Dr	alex@crpse.com	<i>Alex Bunn</i>
Ryland Lock	10387 Scarlet Skimmer Dr.	RileyLock@gmail.com	<i>Ryland Lock</i>
ISAAC HAGINS	10304 Scarlett Skimmer	N/A	<i>Isaac Hagins</i>

DATE:

AUGUST 19, 2023

PAGE: [13] of [17]

PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

We, the residents of South Creek (Phase 1 and 2) in Riverview, Florida,

OPPOSE the zoning change that is being proposed on **Application #MM23-0578**.

The owner/developer is proposing a zoning change from Commercial Office to Restaurant. The traffic that this business could attract will have a negative impact on our community affecting the safety, security, and integrity of the neighborhood and its Residents and their property values. Approving this proposition will increase traffic flow into South Creek as it will attract off-road traffic from Highway 75, Route 301 and Big Bend Road, major thorough-fares, and will cause an increased risk of even greater traffic volumes of cut-through and speeding traffic which is a current problem in our unprotected (no-barriers or speed enforced) community.

We ask our commissioners for their support, to NOT allow this change, and to encourage the developer/builder to come forth and sit down to discuss and collaborate with the South Creek (Phase 1 and 2) Residents to devise and implement an effective plan that will protect the South Creek Communities (Phase 1 and 2) now and into the future.

>>>> *Note: We are not opposing growth or development!<<<< We are asking the leaders to come forth, work with us, and to offer or show us a well thought out community plan that supports community integrity and keeps all residents safe regardless of class, income, or property values!

NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
Reymundo Alvarado	10251 Shady preserve Drive	Reymundo Alvarado22@gmail.com	<i>[Signature]</i>
Brenda Lewis	6258 Shady preserve dr	brendajew507@gmail.com	<i>[Signature]</i>

(2)

PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

We, the residents of South Creek (Phase 1 and 2) in Riverview, Florida,

OPPOSE the zoning change that is being proposed on **Application #MM23-0578**.

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
Claudia Dobson	1091 Shady Preserve	csdobson3@gmail.com	CDR
Chandré Lee	10310 Shady Preserve	bigchan@yahoo.com	[Signature]
Kimberlee Rodgers	10246 Shady Preserve Dr	K.A.Rodgers@live.com	[Signature]
Nycole Jones	10232 Shady Preserve	Nyckie31@gmail.com	[Signature]
Zoya Igjidar	10240 Shady Preserve	Zoya.Igjidar@gmail.com	[Signature]
Katy Lefebvre	10286 Shady Preserve Dr	KatyLefebvre123@gmail.com	[Signature]
Starrin Annise	10357 Shady Preserve Dr	starrin7@gmail.com	[Signature]
Lily Saunders	10270 Shady Preserve Dr	CKSAUNDERS22@gmail.com	[Signature]

DATE: AUGUST 19 2023 PAGE: 15 of 17

PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

We, the residents of South Creek (Phase 1 and 2) in Riverview, Florida,

OPPOSE the zoning change that is being proposed on **Application #MM23-0578**.

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
Yolanda Gore	10406 Shady Preserve Dr	turtleturtle793@gmail.com	<i>[Signature]</i>
Taleisha Fluker	10386 Shady Preserve Dr	Flukertaleisha3@gmail.com	<i>[Signature]</i>
Cassi Inan	10328 Shady Preserve	cessian@ymail.com	<i>[Signature]</i>
Bridley Jeerms	10364 Shady Preserve	Bridley29@hotmail.com	<i>[Signature]</i>
DANVAN Egan	10316 Shady Preserve	danvanenw@comcast.net	<i>[Signature]</i>
Brooke Murlan	10257 Shady Preserve	jumbay2@gmail.com	<i>[Signature]</i>

6

AUGUST 19 2023

PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

We, the residents of South Creek (Phase 1 and 2) in Riverview, Florida,

OPPOSE the zoning change that is being proposed on **Application #MM23-0578**.

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
Sabrina Christmas	10315 Shady Preserve Dr Riverview, FL 33578	sabrinachristmas73@gmail.com	<i>Sabrina Christmas</i>
Mara Olson	10391 Shady Preserve Dr. Riverview FL 33578	Olson1008@yahoo.com	<i>Mara Olson</i>
Monique Sutton	10377 Shady Preserve Riverview FL 33578	monique_sutton93@yahoo.com	<i>Monique Sutton</i>
Ortha Sutton			<i>Ortha Sutton</i>
Benjamin Phransom	10385 Shady Preserve Riverview FL 33578	bjanez02@gmail.com	<i>Benjamin Phransom</i>
WJ Singletary	10369 Shady Preserve FL	wj.singletary@delahoe.com	<i>WJ Singletary</i>
Sean Carlos Fernandez	10363 Shady Preserve or	travis.fernandez615@hotmail.com	<i>Sean Carlos Fernandez</i>
BIBHAS K BERAT	10335 Shady Preserve Dr	bibhas.beras@gmail.com	<i>Bibhas K Berat</i>
Edward Hunter	10323 Shady Preserve Dr	edwardhunter18@gmail.com	<i>Edward Hunter</i>
Santosh Bhusal	10309 Shady Preserve Dr	bhusal.santosh@gmail.com	<i>Santosh Bhusal</i>

PETITION SOUTH CREEK (PHASE I and II) RIVERVIEW, FLORIDA 33578

We, the residents of South Creek (Phase 1 and 2) in Riverview, Florida,

OPPOSE the zoning change that is being proposed on **Application #MM23-0578**.

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NAME (PRINTED)	ADDRESS	EMAIL	SIGNATURE
Demetrius	10476 Shady Preserve	Demetriuswest49@gmail	<i>[Signature]</i>
Nethrie McBride	10472 Shady Preserve	nethrie.mcbride@yahoo	<i>[Signature]</i>
Rudolph McBride	10472 Shady Preserve	nethrie.mcbride@yahoo.com	<i>[Signature]</i>
David Powers	10470 Shady Preserve	david.powers1967@gmail.com	<i>[Signature]</i>
Rebecca Powers	10470 Shady Preserve	rpowers0624@gmail.com	<i>[Signature]</i>
Claine Fernandez	10468 Shady Preserve	Jessan514@aol.com	<i>[Signature]</i>
Antoinette Powell	10444 Shady Preserve	antoinette.powell@yahoo	<i>[Signature]</i>
Lana Bembaw	10456 Shady Preserve	lanabembaw@gmail	<i>[Signature]</i>
Rosalvia Luisco	10436 Shady Preserve	Clg8429@gmail.com	<i>[Signature]</i>
Ernest Hill	10426 Shady Preserve DE	ernesthill1220@spectrum.net	<i>[Signature]</i>
Nancy Quevedo	10276 Shady Preserve Dr	NUNIQUEGDOI@GMAIL.COM	<i>[Signature]</i>

[Handwritten mark]

Rome, Ashley

From: Hearings
Sent: Tuesday, September 5, 2023 9:05 AM
To: Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)
Subject: FW: OPPOSE Application #MM-23-0578

From: Harish Raghavan <hari.raghav@gmail.com>
Sent: Monday, September 4, 2023 11:14 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: OPPOSE Application #MM-23-0578

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

Dear Commissioners:

I, Harish Raghavan, resident of South Creek Phase1 Riverview, Florida **OPPOSE** Application **#MM-23-0578** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned **Commercial Office to Restaurant**, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

This piece of land is located right off of Route 301 and the entry/exit to the proposed restaurant would spill out onto one of the primary streets in our neighborhood which is Alder Green Drive, Scarlett Skimmer, and Buttress Oaks that has no gate and no barrier to stop traffic from freely flowing into our community. This is currently a condition and situation that exists with the Day-Care Center who received County approval for their driveway to spill onto Alder Green Drive and will sit on the same plot of land next to this restaurant.

My neighbors and I are responsible citizens, we strongly believe in the importance of maintaining a secure environment where everyone can thrive and enjoy the peace of mind that comes with feeling safe within their own community. However, these proposed changes as well as other proposed surrounding zoning changes have raised serious concerns and prompted many of us to seek immediate action, through whatever means necessary, to address this pressing issue.

Allowing this change will have a major, negative impact on our community, our neighborhood, and our families causing increased, cut-through traffic, excessive speeding which is currently a major problem and exposing our children and family members to possible predators as well as impacting property values.

We kindly request your attention and assistance in addressing this matter promptly. We understand that ensuring public safety is a complex task, but we believe that through collaborative efforts, we can find effective solutions to mitigate the risks our growing community currently faces.

The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood.

Thank you for your time and dedication to public service! We eagerly anticipate your response!

Warm regards,

Harish K Raghavan
10387 Alder Green Dr
(469) 545-9845
hari.raghav@gmail.com

Rome, Ashley

From: Hearings
Sent: Tuesday, September 5, 2023 9:00 AM
To: Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)
Subject: FW: Opposition to Application #MM-23-0578

From: Kathleen Reyes <reyeskm93@gmail.com>
Sent: Monday, September 4, 2023 7:36 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Opposition to Application #MM-23-0578

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

Dear Commissioners:

I, a resident of South Creek, Phase 1, Riverview, Florida **OPPOSE** Application **#MM-23-0578** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned **Commercial Office to Restaurant**, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

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The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood.

Thank you for your time and dedication to public service! We eagerly anticipate your response!
Warm regards,

Kathleen Reyes
10433 Alder Green Drive
Riverview, FL 33578
845-598-7541
reyeskm93@gmail.com

Rome, Ashley

From: Hearings
Sent: Tuesday, September 5, 2023 9:01 AM
To: Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)
Subject: FW: Oppose Application #MM-23-0578

From: Tony Reyes <spidy3903@gmail.com>
Sent: Monday, September 4, 2023 7:48 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Oppose Application #MM-23-0578

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

Dear Commissioners:

I, resident of South Creek Phase 1, Riverview, Florida **OPPOSE** Application **#MM-23-0578** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned **Commercial Office to Restaurant**, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

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The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood.

Thank you for your time and dedication to public service! We eagerly anticipate your response!

Warm regards,

Anthony P. Reyes

10433 Alder Green Drive

Riverview, FL 33578

845-598-7541

reyeskm93@gmail.com

Rome, Ashley

From: Hearings
Sent: Monday, August 21, 2023 9:41 AM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Ball, Fred (Sam)
Subject: FW: 10384 Scarlet Skimmer Dr
Attachments: Scan Aug 20, 2023.pdf

From: Natalis Rosado <natalyyjunior1012@yahoo.com>
Sent: Sunday, August 20, 2023 2:55 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: 10384 Scarlet Skimmer Dr

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

[Sent from Yahoo Mail for iPhone](#)

Dear Commissioners:

I, Nahum Bayez, resident of South Creek (Phase 1), Riverview, Florida
OPPOSE Application #MM-23-0578 and ask our Board of County Commissioners to do the
same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned Commercial Office to Restaurant, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

This piece of land is located right off of Route 301 and the entry/exit to the proposed restaurant would spill out onto one of the primary streets in our neighborhood which is Alder Green Drive, Scarlett Skimmer, and Buttress Oaks that has no gate and no barrier to stop traffic from freely flowing into our community. This is currently a condition and situation that exists with the Day-Care Center who received County approval for their driveway to spill onto Alder Green Drive and will sit on the same plot of land next to this restaurant.

My neighbors and I are responsible citizens, we strongly believe in the importance of maintaining a secure environment where everyone can thrive and enjoy the peace of mind that comes with feeling safe within their own community. However, these proposed changes as well as other proposed surrounding zoning changes have raised serious concerns and prompted many of us to seek immediate action, through whatever means necessary, to address this pressing issue.

Allowing this change will have a major, negative impact on our community, our neighborhood, and our families causing increased, cut-through traffic, excessive speeding which is currently a major problem and exposing our children and family members to possible predators as well as impacting property values.

We kindly request your attention and assistance in addressing this matter promptly. We understand that ensuring public safety is a complex task, but we believe that through collaborative efforts, we can find effective solutions to mitigate the risks our growing community currently faces.

The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood.

Thank you for your time and dedication to public service! We eagerly anticipate your response!
Warm regards.

Nahum Bayez

10384 Scarlet Skimmer Dr.

(813) 410-5659 / 813-458-5884

NatalyJunior12@yahoo.com

Dear Commissioners:

I, Nahum Reyes, resident of South Creek (Phase 1), Riverview, Florida **OPPOSE** Application #**RZ-PD 23-0522** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the Rezoning Planned Development proposition that would change the currently zoned Planned Development to add acreage giving the developer the ability to increase the number of units; thus increasing the population of vehicles that would converge onto Simmons Loop. The reason this causes great distress among our community members is the level of volume and congestion this will add to an already tight and narrow roadway which is a more accurate description of Simmons Loop. We have this increasing sense of vulnerability as today there is traffic that diverts on to Buttress Oaks, then on to either Scarlett Skimmer and Alder Green Drive. This occurs when the traffic starts to build up at the Simmons Loop and Route 301 intersection; our community, yet again, is open and becomes a cut-through for all overflow traffic. This off-road traffic currently comes through our community, often at excessive speeds, and does not obey the one speed limit sign posted near the entrance. Plus, any offroad traffic poses a potential threat of predators openly entering our neighborhood thus putting our families, our beloved children and pets at risk.

My neighbors and I are responsible citizens, we strongly believe in the importance of maintaining a secure environment where everyone can thrive and enjoy the peace of mind that comes with feeling safe within their own community. However, this proposed change, as well as other proposed surrounding zoning changes, have raised serious concerns and prompted many of us to seek immediate action, through whatever means necessary, to address this pressing issue.

Allowing this change will have a major, negative impact on our community as described above. Nobody wants to own a home that is situated on a busy congested highway. The citizens of South Creek did not choose to buy a home on a busy road like that of Route 301 or Big Bend; we bought in a "Planned Development" community with its own roads. None of us ever expected that our own neighborhood roads were at risk of becoming thoroughfares! Giving approval to allow for more volume without an effective plan will also impact our property values into the future if protective barriers are not put in place to provide protection and prevent increased flow in traffic.

We kindly request your attention and assistance in addressing this matter promptly. We understand that ensuring public safety is a complex task, but we believe that through collaborative efforts, we can find effective solutions to mitigate the risks our growing community currently faces.

The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood. Thank you for your time and dedication to public service! We eagerly anticipate your response!

Warm regards,

Rome, Ashley

From: Hearings
Sent: Monday, August 21, 2023 10:04 AM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Ball, Fred (Sam)
Subject: FW: OPPOSE Application #MM-23-0578

From: Gilbert Romero <gilbertromero29@yahoo.com>
Sent: Sunday, August 20, 2023 10:30 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: OPPOSE Application #MM-23-0578

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

Dear Commissioners:

I, Gilbert Romero, resident of South Creek Phase 2, Riverview, Florida **OPPOSE** Application **#MM-23-0578** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned **Commercial Office to Restaurant**, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

This piece of land is located right off of Route 301 and the entry/exit to the proposed restaurant would spill out onto one of the primary streets in our neighborhood which is Alder Green Drive, Scarlett Skimmer, and Buttress Oaks that has no gate and no barrier to stop traffic from freely flowing into our community. This is currently a condition and situation that exists with the Day-Care Center who received County approval for their driveway to spill onto Alder Green Drive and will sit on the same plot of land next to this restaurant.

My neighbors and I are responsible citizens, we strongly believe in the importance of maintaining a secure environment where everyone can thrive and enjoy the peace of mind that comes with feeling safe within their own community. However, these proposed changes as well as other proposed surrounding zoning changes have raised serious concerns and prompted many of us to seek immediate action, through whatever means necessary, to address this pressing issue.

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Thank you for your time and dedication to public service! We eagerly anticipate your response!
Warm regards,

Gilbert Romero

10323 Poseidon Way
Riverview, FL, 33578

Phone #: 813-394-5273

Email: gilbertromero29@yahoo.com

Rome, Ashley

From: Hearings
Sent: Tuesday, September 5, 2023 8:59 AM
To: Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)
Subject: FW: Oppose Application MM23-0578

From: Joel Rushing <blizzard4ever@yahoo.com>
Sent: Monday, September 4, 2023 12:48 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Oppose Application MM23-0578

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

Dear Commissioners:

I, Joel Rushing, resident of South Creek Phase Number 1 + 2, Riverview, Florida OPPOSE Application #MM-23-0578 and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned Commercial Office to Restaurant, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

This piece of land is located right off of Route 301 and the entry/exit to the proposed restaurant would spill out onto one of the primary streets in our neighborhood which is Alder Green Drive, Scarlett Skimmer, and Buttress Oaks that has no gate and no barrier to stop traffic from freely flowing into our community. This is currently a condition and situation that exists with the Day-Care Center who received County approval for their driveway to spill onto Alder Green Drive and will sit on the same plot of land next to this restaurant.

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Thank you for your time and dedication to public service! We eagerly anticipate your response!

Warm regards,

Joel Rushing

10343 Blue Plume Court, Riverview FL, 33578

(870)501-1328

Blizzard4ever@yahoo.com

Rome, Ashley

From: Hearings
Sent: Tuesday, September 5, 2023 9:00 AM
To: Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)
Subject: FW: Oppose Application MM23-0578

From: Nina Rushing <nina_rushing@yahoo.com>
Sent: Monday, September 4, 2023 12:49 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Oppose Application MM23-0578

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

Dear Commissioners:

I, Nina Rushing, resident of South Creek Phase 1+2, Riverview, Florida **OPPOSE** Application **#MM-23-0578** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned **Commercial Office to Restaurant**, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

This piece of land is located right off of Route 301 and the entry/exit to the proposed restaurant would spill out onto one of the primary streets in our neighborhood which is Alder Green Drive, Scarlett Skimmer, and Buttress Oaks that has no gate and no barrier to stop traffic from freely flowing into our community. This is currently a condition and situation that exists with the Day-Care Center who received County approval for their driveway to spill onto Alder Green Drive and will sit on the same plot of land next to this restaurant.

My neighbors and I are responsible citizens, we strongly believe in the importance of maintaining a secure environment where everyone can thrive and enjoy the peace of mind that comes with feeling safe within their own community. However, these proposed changes as well as other proposed surrounding zoning changes have raised serious concerns and prompted many of us to seek immediate action, through whatever means necessary, to address this pressing issue.

Allowing this change will have a major, negative impact on our community, our neighborhood, and our families causing increased, cut-through traffic, excessive speeding which is currently a major problem and exposing our children and family members to possible predators as well as impacting property values.

We kindly request your attention and assistance in addressing this matter promptly. We understand that ensuring public safety is a complex task, but we believe that through collaborative efforts, we can find effective solutions to mitigate the risks our growing community currently faces.

The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood.

Thank you for your time and dedication to public service! We eagerly anticipate your response!
Warm regards,

Nina Rushing
10343 Blue Plume Court, Riverview, FL, 33578
870-360-9409
nina_rushing@yahoo.com

Rome, Ashley

From: Hearings
Sent: Tuesday, September 5, 2023 9:02 AM
To: Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)
Subject: FW: Opposition Email: Application #MM-23-0578

From: Robert Valentine <nyrnv123@yahoo.com>
Sent: Monday, September 4, 2023 9:28 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Opposition Email: Application #MM-23-0578

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

Dear Commissioners:

I, Robert Valentine, resident of South Creek Phase I, Riverview, Florida, OPPOSE Application #MM-23-0578 and ask our Board of County Commissioners to do the same.

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned Commercial Office to Restaurant, causes great distress among our community members.

This piece of land is located right off Route 301 and the entry/exit to the proposed restaurant would spill onto one of our primary streets which is Alder Green Drive.

Allowing this change will have a major, negative impact on our community, neighborhood, and our families causing increased, cut-through traffic, and excessive speeding which is currently a major problem.

We kindly request your attention and assistance in addressing this matter promptly. The safety of our community is our utmost priority. Thank you for your time and assistance in addressing this concern. We are confident that with your guidance, involvement, and support we can collaboratively find an effective solution.

Robert Valentine
10425 Alder Green Dr.
Riverview, FL 33578

Rome, Ashley

From: Hearings
Sent: Tuesday, September 5, 2023 9:03 AM
To: Rome, Ashley; Timoteo, Rosalina; Ball, Fred (Sam)
Subject: FW: #MM-23-0578
Attachments: Opposition1.docx

From: Cindy Watson <cindywatson330@gmail.com>
Sent: Monday, September 4, 2023 10:28 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: #MM-23-0578

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

Good evening,

Dear Commissioners:

I, Cindy Watson, resident of South Creek Phase One, Riverview, Florida **OPPOSE** Application **#MM-23-0578** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned **Commercial Office to Restaurant**, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

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The safety of our community remains our utmost priority. We are confident that with your guidance, involvement, and support, we can work together to find effective solutions and ensure a better future for our neighborhood.

Thank you for your time and dedication to public service! We eagerly anticipate your response!
Warm regards,

Cindy Watson
10357 Alder Green Dr.
Riverview, FL 33578
(239) 839-8999
Cindywatson330@gmail.com

Dear Commissioners:

I, Cindy Watson, resident of South Creek Phase One, Riverview, Florida **OPPOSE** Application **#MM-23-0578** and ask our Board of County Commissioners to do the same!

As a concerned resident of South Creek regarding the zoning proposition that would change the currently zoned **Commercial Office to Restaurant**, causes great distress among our community members. We have this increasing sense of vulnerability due to the potential threat of predators openly entering our neighborhood and posing a risk to the safety of our families, particularly our beloved children.

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Warm regards,

Cindy Watson
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Riverview, FL 33578
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