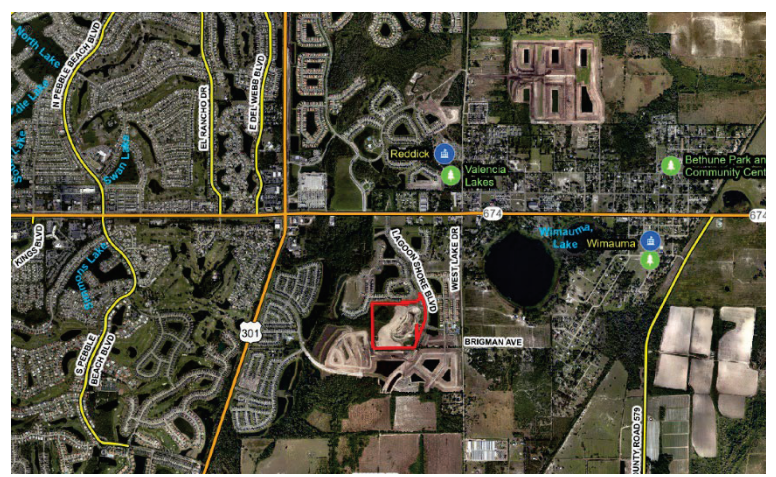


1.0 APPLICATION SUMMARY

Applicant: Southshore Bay Club, LLC and Dune FL Land I Sub, LLC
FLU Category: RES-4 and RES-6
Service Area: Urban
Site Acreage: 4.95 +/-
Community Plan Area: Wimauma
Overlay: Wimauma Downtown



Introduction Summary:

The subject site Parcel F of PD 05-0210, as most recently modified by MM 21-0417. The overall PD is 192 +/- acres in size and approved for residential uses and a general indoor/outdoor recreational use (Southshore Bay Lagoon). Southshore Bay Lagoon is an aquatic recreation use for both the public and PD residents which features a water lagoon, kayaking and paddle boarding, water slides, water obstacle course, seating areas and cabana rentals, open air event space, private bar and pool area, and bar and restaurant facilities. Hours of operation are limited to 10:00 am – 8:00 pm with no distinction between residents and visitors patrons. Visitor access is currently by the availability of a limited number of visitor parking spaces at the time of a required reservation. The non-resident (visitors) parking area is limited to a maximum of 246 spaces.

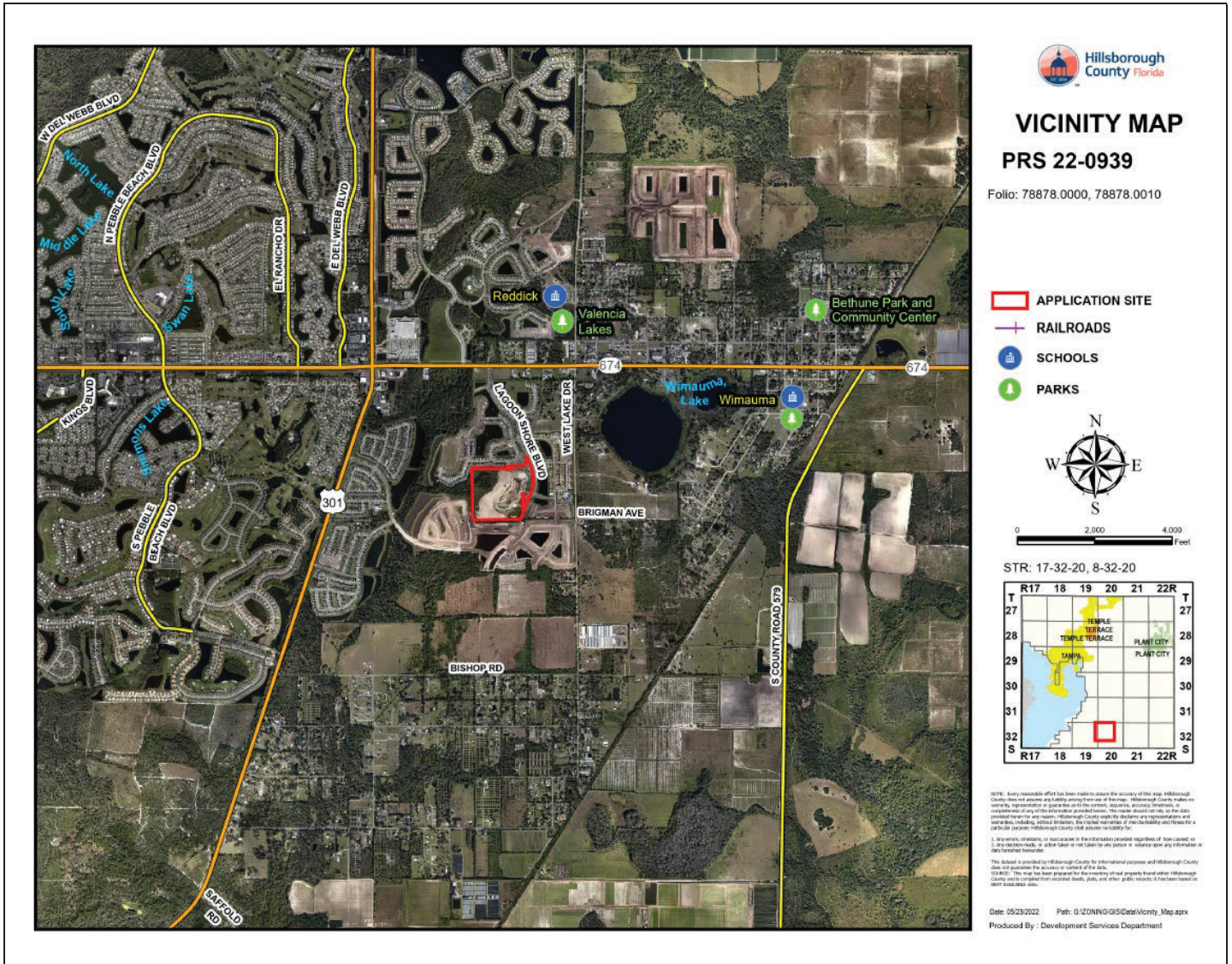
Existing Approval(s):	Proposed Modification(s):
Hours of operation shall be from 10:00 am – 8:00 pm for all users (residents and visitors)	Hours of operation shall be from 10:00 am – 8:00 pm for visitors only. Primary enforcement to be conducted by the operator using the enforcement methods of waterproof hand stamps for visitors and towing in the visitor parking lot after visitor hours of operation have ended. Hours of operation shall be from 10:00 am to 11:00 am for residents and their guests only.

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

Planning Commission Recommendation: Inconsistent	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

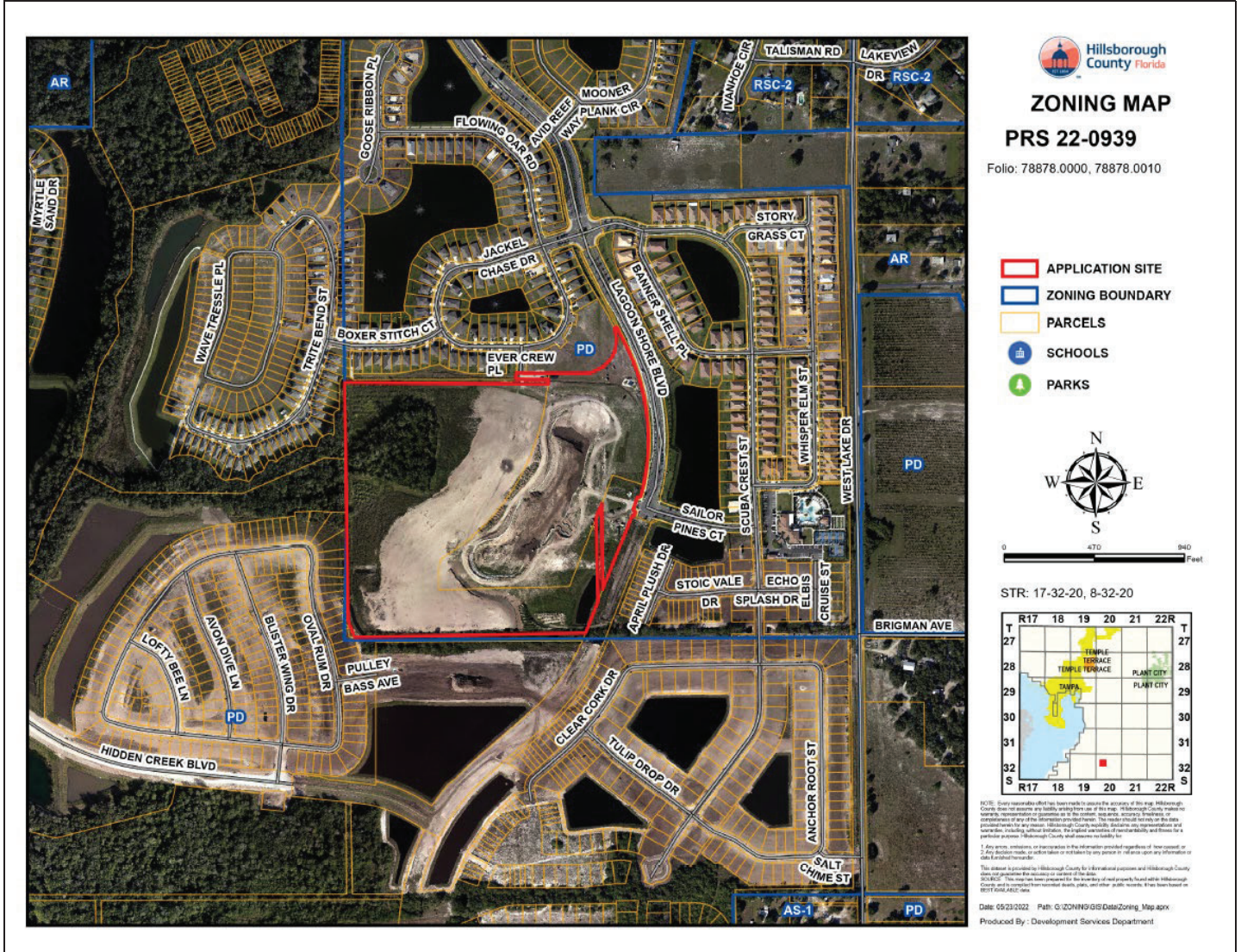


Context of Surrounding Area:

The site is located within a 192-acre planned development, located between Highway 301 and West Lake Road, south of SR 674. The subject site is located in the Wimauma community, south of the Wimauma Downtown area. The general area is transitioning to a suburban development pattern due to multiple existing and future single-family neighborhoods and residential support uses (schools).

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

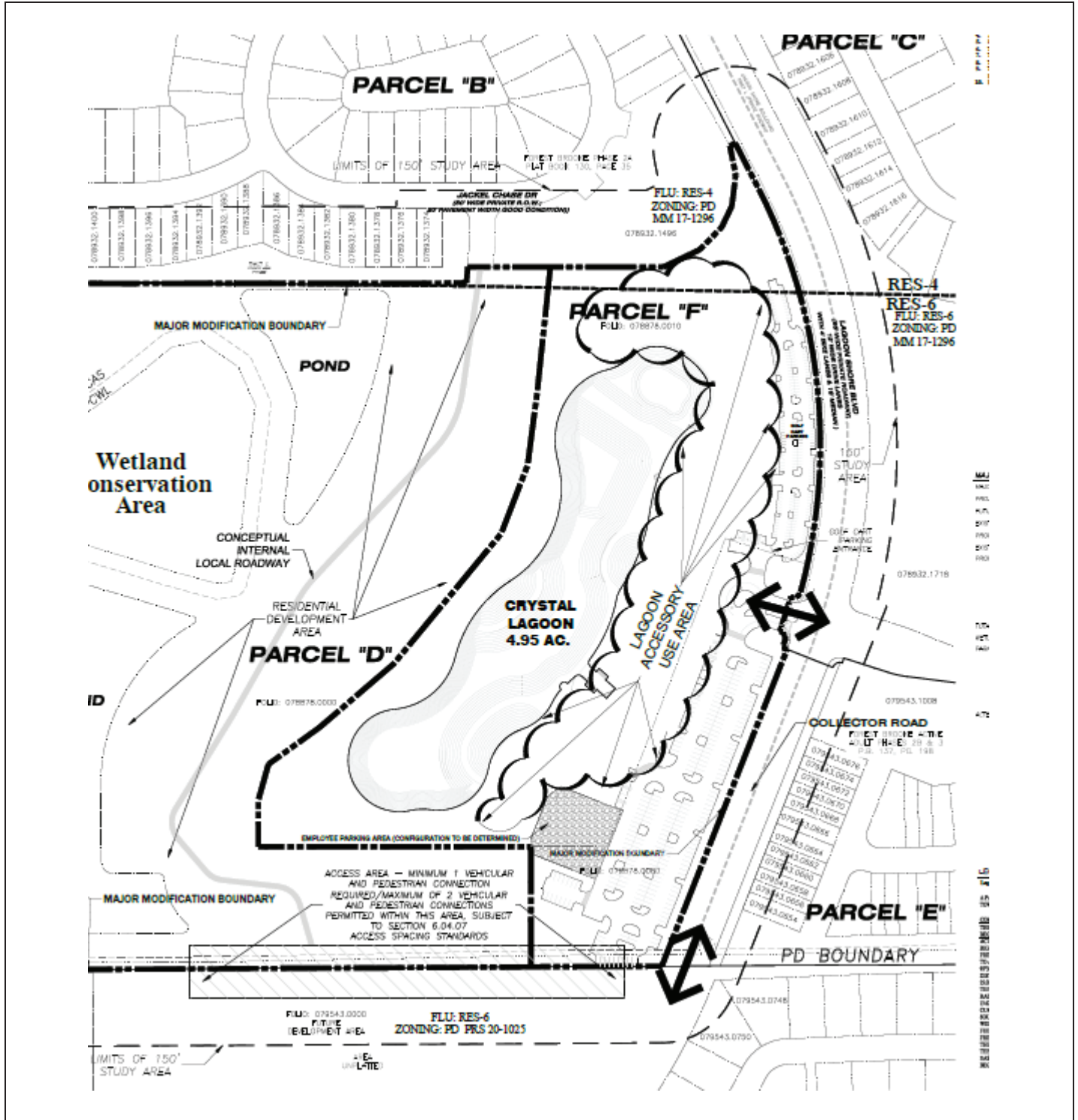


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 05-0210: Parcel B	840 units (overall)	Residential	Residential
South	PD : Parcel F	2,821 units (overall)	Residential	Stormwater, Open Space, Residential
East	PD 05-0210: Parcel E	840 units (overall)	Residential	Roadway, Stormwater, Residential
West	PD 05-0210: Parcel D	840 units (overall)	Residential	Undeveloped

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 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
SR 674	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Lagoon Shore Blvd.	Private-Collector	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	647	23	80
Proposed	647	23	80
Difference (+/-)	0	0	0

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

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

Notes:

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	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	
Conservation & Environ. Lands Mgmt.	<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	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <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 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	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa (to the west) <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" 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 checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Waiver approved under MM 21-0417

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is internal to the overall PD and adjacent to residential development that will be the beneficiary of the proposed revisions to the operating hours. The subject area is currently surrounded by a 6-foot high fence on all sides. The area to immediate north of the site approved for residential development and is currently undeveloped. Other portions of the northern area have been developed with single-family homes at distances of 200-300 feet north/northwest from the lagoon. The area to the immediate west is approved for single-family development; however, it is currently undeveloped.

The Southshore Bay Lagoon is an existing neighborhood amenity to existing and future residents. Therefore, the use is present, known to residents and a desired part of the overall project. The creation of hours for residents and their guests only has been requested by the residents and is therefore expected to be enforced. The visitor hours of operation will continue to end at 8:00 pm.

Staff has not identified any compatibility concerns.

5.2 Recommendation

Staff recommends approval, subject to proposed conditions.

Staff is supportive of this request on the basis that visitor hours of operation will be primarily enforced by the Southshore Bay Lagoon operator using existing and proposed procedures which have been proposed by the applicant and can be reasonably enforced. Currently, the public is limited by reservation and the limited number of parking spaces available in at the facility. A visitor log is maintained by security, and all visitors must display a tag or their reservation on their vehicle. The proposed additional requirements include visitor hours of operation which will be enforced with the use of a waterproof hand stamp for Visitors to clearly distinguish them from residents and their guests at any time. Any vehicles in the visitor parking area beyond 8:30 pm that is on the maintained log and/or has a Visitors tag or reservation on their vehicle will be towed. Signage will be posted to alert Visitors of the hours of operation and towing penalty. While the Operating Entity will be the primary enforcer of these restrictions, the County retains the right and ability to conduct enforcement on the Operating Entity if they fail to enforce the requirements.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 18, 2022.

1. The project shall be permitted a maximum of 840 dwelling units and a Recreational Use, General Indoor/Outdoor of a Crystal Lagoon which will include, but not be limited to ancillary uses such as bar, eating establishments, pools, volleyball, cabanas, and other structures providing shaded seating areas as permitted today and outdoor recreational activities, including, but not limited to kayaking and/or paddleboarding. Prohibited Crystal Lagoon Uses include bowling alleys, skating rinks, movie theatres, gymnasiums, fitness centers, dance schools, miniature golf, baseball hitting cages, and athletic fields/courts, i.e., baseball, softball or football fields, or tennis, basketball, pickleball courts. The Recreational Use, General Indoor/Outdoor use (Crystal Lagoon) shall be located within Parcel F and be limited to no more than 20,000 square feet of enclosed structures. Of the total units permitted, a maximum of 450 units may be developed as multi-family/townhome units subject to the conditions contained herein. Dwellings within Parcel C and E shall be limited to Housing for Older Persons in accordance with the LDC Section 6.11.51.
 - 1.1 Resort Dwelling Units may be permitted within Parcel E. The maximum number of Resort Dwelling Units shall be limited to 12 and shall be developed in accordance with the LDC Sections 3.21.03 and 3.21.04.B through H.
 - 1.2 The Recreational Use, General Indoor/Outdoor (Crystal Lagoon and ancillary uses) is also subject to the following conditions:
 - a. ~~The hours of operation for residents and their guests shall be from 10:00 am – 11:00 pm. shall be from 10:00 a.m. – 8:00 p.m. A security guard shall be present during operating hours at the entrance gate on Lagoon Shore Boulevard. Access to the Crystal Lagoon shall be prohibited at resident-only entrance gates.~~
 - b. For members of the general public who use the Crystal Lagoon and ancillary uses (“Visitors”), the hours of operation shall be from 10:00 am – 8:00 pm.
 - c. A security guard shall be present during operating hours at the Crystal Lagoon entrance gate on Lagoon Shore Boulevard. Access to the Crystal Lagoon shall be prohibited at resident-only entrance gages.
 - d. All Visitors shall receive a water-proof hand stamp upon entry at the Crystal Lagoon entrance gate.
 - e. The Recreational Use, General Indoor/Outdoor shall be fully enclosed within a 6-foot-high fence.

- ef. Patron access to the Recreational Use, General Indoor/Outdoor and Crystal Lagoon accessory/ancillary uses, including but not limited to bar uses, shall solely occur within the gated lagoon area.
- dg. ~~Non-resident~~ Visitor daily reservations shall be limited based on the number of available parking spaces at the time of reservation. This limitation shall be monitored by Crystal Lagoon staff and the security guard at the entrance gate(s) on Lagoon Shore Boulevard. Available parking spaces shall be verified by the security guard before ~~non-residents~~ Visitors are permitted access to the Crystal Lagoon. ~~Non-residents visiting~~ Visitors at the Crystal Lagoon shall be required to display a ~~✓~~ Visitor tag and/or reservation on the dashboard of the vehicle for tracking purposes. A ~~✓~~ Visitor/patron log that includes the full names of all Visitors shall be maintained by Crystal Lagoon staff and the security guard in real time to ensure that this limitation is enforced. The ~~✓~~ Visitor/patron log shall include the license plate, color, make and model of the vehicles and shall be available to Hillsborough County upon request. In addition, parking lot attendant(s) are required during peak hours of operation. The number of parking spaces which shall be constructed to serve residents and ~~non-resident ✓~~ Visitors ~~are~~ is 286 vehicle spaces, consisting of 246 vehicle resident/~~non-resident~~ Visitor guest spaces and 40 employee vehicle spaces. Additionally, the developer shall construct a minimum of 220 golf cart parking spaces, and a minimum of 70 bicycle parking spaces. Bicycle parking shall meet the requirements of Section 6.05.02.P of the LDC. Parking for the Recreational Use, General Indoor/Outdoor uses shall not be permitted outside of Parcel F (including along the collector roadway, Lagoon Shore Boulevard, or along residential streets). No Parking signs shall be installed along the collector roadway to prohibit parking outside of Parcel F.
- ~~e-. Parking for the Recreational Use, General Indoor/Outdoor uses shall not be permitted outside of Parcel F (including along the collector roadway, Lagoon Shore Boulevard, or along residential streets). No Parking signs shall be installed along the collector roadway to prohibit parking outside of Parcel F.~~
- h. The Lagoon Operator shall cause any vehicle displaying a Visitor tag and/or reservation on the dashboard of the vehicle remaining in the parking lot after 8:30 pm to be towed.
- fi. Solar lights in the parking lot and along Lagoon Shore Boulevard shall incorporate functionality to minimize off site lighting impacts. Additionally, outdoor lighting on site shall be subject to LDC Part 6.10.00.
- gj. Any Alcoholic Beverage permit for the subject site shall be reviewed in accordance with LDC Section 6.11.11 as a separate application.
- k. It is acknowledged that the applicant for PRS 22-0939 has proposed operational conditions of zoning that may post practical enforcement limitations for the County. Accordingly, the Crystal Lagoon operating entity (the "Operating Entity") shall have primary enforcement responsibility for ensure compliance with all of the conditions

contained herein. The Operating Entity shall be responsible for addressing and resolving, as appropriate, any and all complaints associated with the violation of these conditions. The Operating Entity shall post and maintain signs in conspicuous locations at the entrance to and within the gated lagoon area that list the hours of operation for both residents and their guests and Visitors, as well as the towing requirement and also list a phone number for the Operating Entity. Notwithstanding the foregoing, the County retains the right and authority to enforce this condition and any other conditions, as otherwise provided by law.

2. Single-family conventional development shall be developed in accordance with the following:

- Minimum lot size: 4,000 square feet
- Minimum lot width: 40 feet
- Front/rear yard setback: 20 feet (1)
- Rear yard setback: 15 feet
- Side yard setback: 5 feet
- Maximum building height: 35 feet
- (1) One front yard functioning as a side yard shall be permitted at 10 feet.

3. A maximum of 25% of the total single-family detached units shall consist of lots less than 5,000 square feet in size with a lot width of less than 50 feet. Said lots shall be located a minimum of 150 feet from project boundaries. Prior to Preliminary Plat approval for a Development Parcel, the developer shall provide documentation of the total number of single-family detached conventional units approved and the percentage of which are less than 5,000 square foot lots.

4. Single-family attached/villa uses shall be developed with the following:

- Minimum lot size: 3,500 square feet per unit
- Minimum lot width: 35 feet
- Front yard setback: 15 feet (1)
- Rear yard setback: 15 feet
- Minimum building separation: 10 feet
- Maximum building height: 35 feet
- Maximum lot coverage: 65 %
- (1) Corner lots shall allow a 10 foot front yard setback for the front yard serving as a side yard.

5. Multi-family uses shall be developed in accordance with the following:

- Front yard setback: 20 feet
- Rear yard setback: 15 feet
- Side yard setback: 10 feet
- Minimum building separation: 20 feet
- Maximum building height: 35 feet

6. Townhome uses shall be developed in accordance with the following:

Minimum lot width:	16 feet
Front yard setback:	20 feet (1)
Rear yard setback:	15 feet
Minimum building separation:	20 feet
Maximum building height:	35 feet (2)

(1) Corner lots shall allow a 10 foot front yard setback for the front yard serving as a side yard.

(2) An additional setback from the PD boundaries of 2 feet for every 1 foot of building height over 20 feet in height shall be required.

7. Access to the properties shown as folio 78880.0100 (to the west of the north/south collector which is currently folio 78878.6000) and folio 78880.0200 (to the east side of the north/south collector) may be available, subject to the agreement of both property owners.
 - 7.1 For residential lots abutting the north/south collector road, screening shall consist of a six foot fence or landscaping consistent with Section 6.06.06.C.4. Screening is not required in those areas where open space and/or retention ponds with a minimum width of 30 feet abut the north/south collector road. This landscaping shall be maintained by the homeowners association or similar entity.
 - 7.2 A 6-foot PVC fence shall be provided along the eastern project boundary adjacent to West Lake Drive as shown on the site plan. To the east of said fence, the developer shall install landscaping to include Evergreen trees 10-feet-tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity.
 - 7.3 A 50-foot wide buffer shall be provided along the northern boundary adjacent to AR zoned property as well as along the eastern project boundary adjacent to residential zoning/Kenilworth Drive as shown on the site plan. Within said buffer the applicant shall provide a 6-foot PVC fence with landscaping located to the external side of the fence to include Evergreen trees 10-feet-tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity. A 20-foot buffer with a Type B screen shall be provided along the remainder of the northern project boundary.
8. Parcels shall be located as generally shown on the site plan. Prior to Preliminary Site Plan/Plat approval for Parcels B or D, the developer shall determine the type and location of housing for said parcels.
9. Two neighborhood parks and a community center shall be provided in the location as generally shown on the site plan and shall contain the minimum acreage of upland as shown on the plan.
10. A minimum of 3 acres of uplands shall be afforded for pocket parks within the project and each pocket park shall contain a minimum of one-half acre. Four pocket parks shall be located as shown on the site plan. Where pocket parks are contiguous with the required 50-foot landscape buffer a maximum of 50 percent of said buffer may count towards meeting the minimum pocket park acreage. Prior to

- Preliminary Plan approval, the location and size of any additional pocket parks shall be shown on the site plan.
11. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways, a minimum of 5 feet wide, throughout the project with direct connections from the pedestrian paths/sidewalks to the neighborhood parks, retention areas as shown on the site plan, community center, pocket parks, and among each Parcel within the project. The pedestrian path/sidewalk system shall be indicated on the plan prior to Preliminary Plan approval.
 12. The location of trees that qualify as Grand Oaks must be identified on the submitted Preliminary Plan/Plat as part of the Site Development process. Site design features to avoid the removal of and/or adverse impacts to these trees are to be displayed on the submitted Preliminary Plan.
 13. 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.
 14. Prior to Concurrence approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FOOT and/or Hillsborough County standards using FOOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the following turn lanes at his expense:
 - 14.1 Dual Northbound lefts, Northbound right on internal collector roadway at SR 674,
 - 14.2 Eastbound right turn lane and Westbound left turn lane on SR 674 at project entrance,
 - 14.3 If warranted, a Northbound left on West Lake Road at internal collector roadway project drive on Westlake Boulevard,
 - 14.4 If warranted, Eastbound exclusive left turn lane, through lane, and right, turn lane on internal collector roadway at West Lake Boulevard, unless the study shows that the through-right can accommodate project traffic, then the exclusive right shall not be required.
 15. All cross-access shall be paved to the project boundary and designed to County standards. All bicycle-pedestrian cross access shall be a hard pervious surface such as mulch, gravel, or pervious concrete; it is preferable that a wooden boardwalk serve as the connection. The bicycle-pedestrian connection cannot be grass, dirt, or sand.
 16. Prior to Construction Plan approval, the Developer shall dedicate a total of forty-eight (48) feet of right-of-way on West Lake Road. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a 40 mph rural collector roadway. Right-of-way shall be measured from the centerline of the existing ROW. This would likely result in the conveyance and dedication of an additional eighteen (18) feet of ROW.

17. As an alternative to the Master Roadway Plan depicted on the General Site Plan, the developer shall have the ability to design an alternative internal roadway system which encompasses a combination of collector roads, local roads and/or a grid system. In order to exercise this alternative, the developer shall submit an alternative Master Roadway Plan identifying the internal roadways necessary, at a minimum, to provide north/south connectivity from SR 674 to the southern property boundary and providing connection with the collector roadway on the property that is subject to PRS 12-0485 as shown on the certified general site plan. The alternative Master Roadway Plan shall be reviewed in accordance with the requirements of the Land Development Code and the Transportation Technical Manual. The alternative Master Roadway Plan shall be submitted prior to approval of any development permits, including, but not limited to, preliminary site plan approval. However this requirement does not apply to the approved plans as of May 30, 2012 for Parcel 1. The alternative Master Roadway Plan is subject to review and approval by the Administrator. Should an alternative roadway plan be approved, the developer shall submit a revised General Site Plan within 60 days of approval.
18. When warranted and approved by FDOT, a traffic signal shall be installed at the intersection of the internal collector roadway and SR 674 by the Developer, or by the County with funds paid by the Developer. Until such signal is warranted, the Developer may, at their election, include signal design and all or a portion of the signal installation in the scope of other improvements to SR 674 which may be required. If such option is elected, the Developer shall only be responsible for funding the remainder of the work to complete the signal installation. If such signal has not met warrants and/or has not been approved by FDOT at the time the Developer has received certificates of occupancy for seventy five percent (75%) of the units authorized by this zoning, the Developer shall pay such funds as would be required to install such signal prior to receiving further certificates of occupancy. Prior to site plan certification, a notation shall be added to the site plan that when warranted, such signal will be installed by the Developer, or by the County with funds paid by the Developer. All signals must be approved by the Hillsborough County Public Works Department and traffic signals on the State Highway System must also have the approval of FDOT. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department and/or the FDOT.
19. As shown on the PD Site Plan, a minimum of one (1) vehicular and pedestrian connection shall be provided along the southern boundaries of Parcels D and F. A maximum of two (2) vehicular and pedestrian connections may be permitted one (1) each to Parcels D and F. Access may occur anywhere within the area identified on the PD site plan, subject to Section 6.04.07 minimum access spacing requirements. All connections are subject to the review and approval of Hillsborough County, and effectuation of such connections shall require corresponding access connections within the adjacent PD to the project's south.
20. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 20.1 Ground Signs shall be limited to Monument Signs.
 - 20.2 Billboards, pennants and banners shall be prohibited.

21. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
22. Prior to or concurrent with the plat/site/construction plan review for development within Parcel D, the developer shall construct a bus bay on SR 674 within the existing right-of-way, as well as construct a transit accessory pad and provide a bus shelter, seating, trash receptacles and bicycle rack. The design and location of the required transit facilities shall be subject to the review and approval of HART and the Florida Department of Transportation. In the event that the FDOT declines to authorize construction of a bus bay within the existing SR 674 right-of-way within 1 mile of the proposed project, the developer shall work with FDOT, HART and the County to identify an appropriate location for the other required facilities.
23. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
24. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
25. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
26. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
27. 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 regulation in effect at the time of preliminary site plan/plat approval.
28. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:



IntegrSign Desktop

J. Brian Grady
Mon Jul 18 2022 11:21:15

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

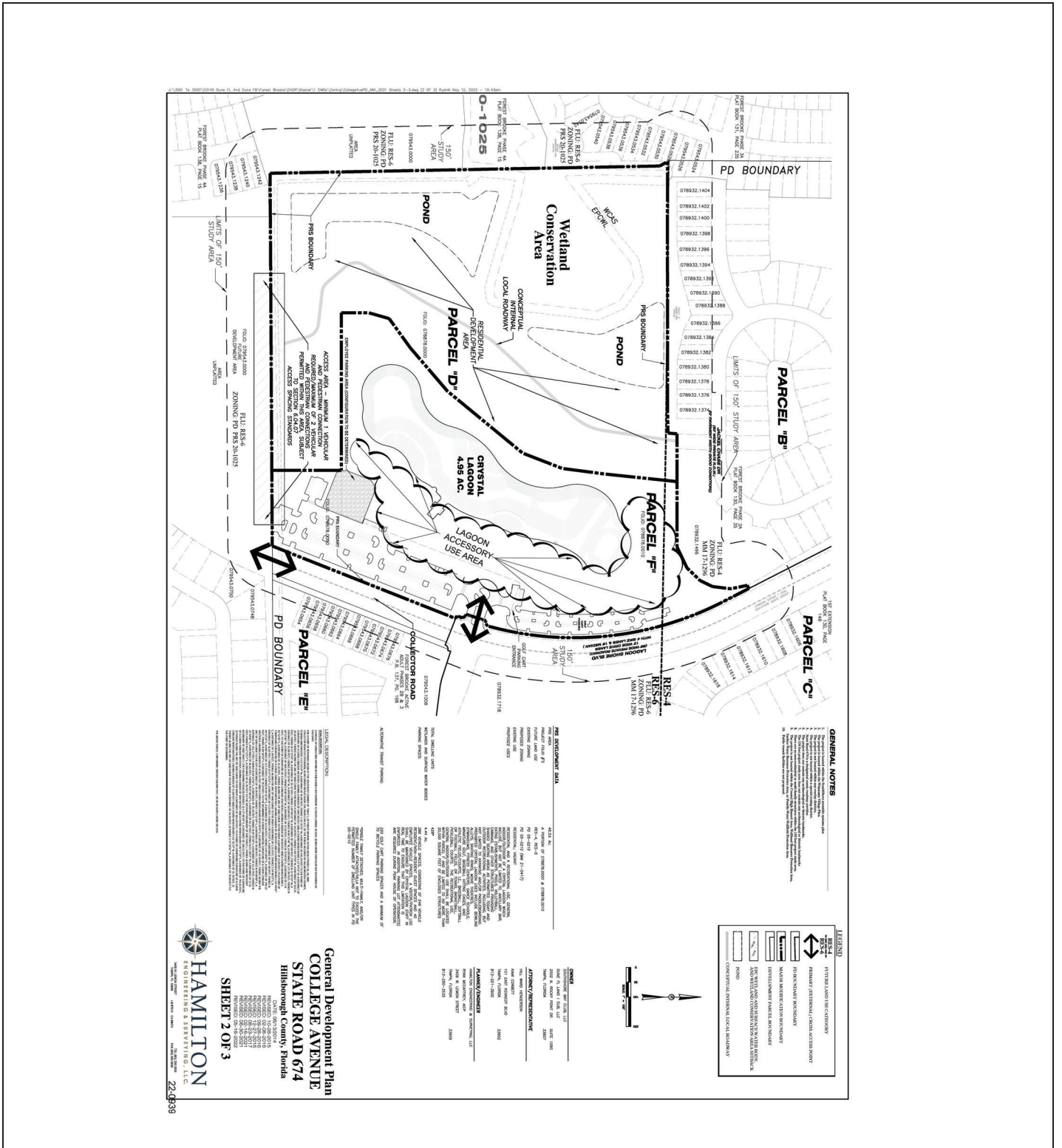
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 7/07/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: WM/South

PETITION NO: PRS 22-0939

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

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION

The applicant is requesting a personal appearance (PRS) to approved Planned Development (PD) #05-0210, as amended most recently by MM 21-0417. The PD consists of multiple folios, totaling +/- 192.4 ac. The area which is the subject of this major modification consists of two parcels totaling +/- 47.15 ac and is approved for residential uses in Parcel "D" and Recreational Use, General Indoor/Outdoor (crystal lagoon and accessory uses, which include but are not limited to event space, cabanas, tiki bar/restaurant areas, and playgrounds) in Parcel F.

The PD is currently approved to allow the public to visit the crystal lagoon based on available space within the facility. The existing condition of approval 1.2 a. establishes the hours of operation of the crystal lagoon for residents and the public are to be 10:00 a.m. to 8:00 p.m.

The developer proposes to amend the Planned Development for the Crystal Lagoon to modify the hours as follows:

- Non-Residents – 10:00 a.m. to 8:00 p.m.
- Residents – 10:00 a.m. to 11:00 p.m.

The existing conditions provide for the mechanisms for tracking residents and non-residents as the crystal lagoon is gated and all vehicles are required to display the visitor tag and/or reservation on the dashboard of the vehicle for tracking purposes.

The applicant's traffic engineer submitted an analysis of the transportation impact which concludes that, since the modified hours will only be available for residents of PD, the proposed change is not anticipated to generate any additional external traffic.

Staff prepared an analysis of the potential trips, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, for the Recreational Uses in Parcel "F" utilizing a generalized worst-case scenario.

Parcel “F” - Recreational Use, General Indoor/Outdoor:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: water slide park with 285 parking spaces (ITE LUC 482)	647	23	80

No change in trip generation is anticipated as a result of the proposed PD minor modification.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SR 674 is a 2-lane, principal arterial roadway, that is owned, maintained and under the permitted authority of the Florida Department of Transportation (FDOT). The roadway characterized by +/-12 feet travel lanes, with pavement in above average condition. There are 5-foot wide bicycle facilities (on paved shoulders) along both sides of the roadway in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along both sides of SR 674 in the vicinity of the proposed project.

Lagoon Shore Blvd. is a 2 to 4 -lane, privately maintained collector roadway characterized by +/- 11-foot wide travel lanes. There are +/- 5 to 6-foot wide sidewalks along both sides of the roadway. There is a +/- 5-foot wide golf cart path lanes (within the roadway) along portions of the roadway.

SITE ACCESS AND CONNECTIVITY

Primary site access for the overall PD is to/from SR 674. In the future, additional access will be to US 301 (to the west) and Bishop Rd. (to the south) through the adjacent Sunshine Village PD. An existing access has already been constructed within Sunshine Village, connecting to West Lake Dr. that is served by existing turn lanes at the intersection of SR 674 and Lagoon Shore Blvd.

Additional vehicular and pedestrian connection along the southern project boundary of Parcels D and F is planned. Until such time that it is constructed sole access to proposed Parcel F will be from Lagoon Shore Blvd., and sole access to proposed Parcel D will be from Ever Crew Pl. (a roadway stubout constructed to the southern boundary of Parcel B). These potential connections were designed and approved for flexibility, both in the number (up to a maximum of two) and location of potential access points, given that there is currently no corresponding access shown on the zoning to the south and the connection(s) effectuation will require coordination, consent, and zoning modification of the owners of PD to the south.

LEVEL OF SERVICE

Lagoon Shore Blvd. is not a regulated roadway in the Hillsborough County Level of Service Report. Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
SR 674	US 301	CR 579	D	C

Source: 2020 Hillsborough County 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
SR 674	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Lagoon Shore Blvd.	Private - Collector	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	647	23	80
Proposed	647	23	80
Difference (+/-)	0	0	0

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted July 7, 2021.

1. The project shall be permitted a maximum of 840 dwelling units and a Recreational Use, General Indoor/Outdoor of a Crystal Lagoon which will include, but not be limited to ancillary uses such as bar, eating establishments, pools, volleyball, cabanas, and other structures providing shaded seating areas as permitted today and outdoor recreational activities, including, but not limited to kayaking and/or paddleboarding. Prohibited Crystal Lagoon Uses include bowling alleys, skating rinks, movie theatres, gymnasiums, fitness centers, dance schools, miniature golf, baseball hitting cages, and athletic fields/courts, i.e., baseball, softball or football fields, or tennis, basketball, pickleball courts. The Recreational Use, General Indoor/Outdoor use (Crystal Lagoon) shall be located within Parcel F and be limited to no more than 20,000 square feet of enclosed structures. Of the total units permitted, a maximum of 450 units may be developed as multi-family/townhome units subject to the conditions contained herein. Dwellings within Parcel C and E shall be limited to Housing for Older Persons in accordance with the LDC Section 6.11.51.
 - 1.1 Resort Dwelling Units may be permitted within Parcel E. The maximum number of Resort Dwelling Units shall be limited to 12 and shall be developed in accordance with the LDC Sections 3.21.03 and 3.21.04.B through H.
 - 1.2 The Recreational Use, General Indoor/Outdoor (Crystal Lagoon and ancillary uses) is also subject to the following conditions:
 - a. The hours of operation shall be from 10:00 a.m. – 8:00 p.m. A security guard shall be present during operating hours at the entrance gate on Lagoon Shore Boulevard. Access to the Crystal Lagoon shall be prohibited at resident-only entrance gates.
 - b. The Recreational Use, General Indoor/Outdoor shall be fully enclosed within a 6-foot-high fence.
 - c. Patron access to the Recreational Use, General Indoor/Outdoor and Crystal Lagoon accessory/ancillary uses, including but not limited to bar uses, shall solely occur within the gated lagoon area.
 - d. Non-resident daily reservations shall be limited based on the number of available parking spaces at the time of reservation. This limitation shall be monitored by Crystal Lagoon staff and the security guard at the entrance gate(s) on Lagoon Shore Boulevard. Available parking spaces shall be verified by the security guard before non-residents are permitted access to the Crystal Lagoon. Non-residents visiting the Crystal Lagoon shall be required to display a visitor tag and/or reservation on the dashboard of the vehicle for tracking purposes. A visitor/patron log shall be maintained by Crystal Lagoon staff and the security guard in real time to ensure that this limitation is enforced. The visitor/patron log shall include the license plate, color, make and model of the vehicles and shall be available to Hillsborough County upon request. In addition, parking lot attendant(s) are required during peak hours of operation. The number of parking spaces which shall be constructed to serve residents and non-resident visitors are 286 vehicle spaces, consisting of 246 vehicle resident/non-resident guest spaces and 40 employee vehicle spaces. Additionally, the developer shall construct a minimum of 220 golf cart parking spaces, and a minimum of

70 bicycle parking spaces. Bicycle parking shall meet the requirements of Section 6.05.02.P of the LDC.

- e. Parking for the Recreational Use, General Indoor/Outdoor uses shall not be permitted outside of Parcel F (including along the collector roadway, Lagoon Shore Boulevard, or along residential streets). No Parking signs shall be installed along the collector roadway to prohibit parking outside of Parcel F.
- f. Solar lights in the parking lot and along Lagoon Shore Boulevard shall incorporate functionality to minimize off site lighting impacts. Additionally, outdoor lighting on site shall be subject to LDC Part 6.10.00.
- g. Any Alcoholic Beverage permit for the subject site shall be reviewed in accordance with LDC Section 6.11.11 as a separate application.

2. Single-family conventional development shall be developed in accordance with the following:

Minimum lot size: 4,000 square feet
Minimum lot width: 40 feet
Front/rear yard setback: 20 feet (1)
Rear yard setback: 15 feet
Side yard setback: 5 feet
Maximum building height: 35 feet
(1) One front yard functioning as a side yard shall be permitted at 10 feet.

3. A maximum of 25% of the total single-family detached units shall consist of lots less than 5,000 square feet in size with a lot width of less than 50 feet. Said lots shall be located a minimum of 150 feet from project boundaries. Prior to Preliminary Plat approval for a Development Parcel, the developer shall provide documentation of the total number of single-family detached conventional units approved and the percentage of which are less than 5,000 square foot lots.

4. Single-family attached/villa uses shall be developed with the following:

Minimum lot size: 3,500 square feet per unit
Minimum lot width: 35 feet
Front yard setback: 15 feet (1)
Rear yard setback: 15 feet
Minimum building separation: 10 feet
Maximum building height: 35 feet
Maximum lot coverage: 65 %
(1) Corner lots shall allow a 10 foot front yard setback for the front yard serving as a side yard.

5. Multi-family uses shall be developed in accordance with the following:

Front yard setback: 20 feet
Rear yard setback: 15 feet
Side yard setback: 10 feet
Minimum building separation: 20 feet

Maximum building height: 35 feet

6. Townhome uses shall be developed in accordance with the following:

Minimum lot width: 16 feet
Front yard setback: 20 feet (1)
Rear yard setback: 15 feet
Minimum building separation: 20 feet
Maximum building height: 35 feet (2)

(1) Corner lots shall allow a 10 foot front yard setback for the front yard serving as a side yard.

(2) An additional setback from the PD boundaries of 2 feet for every 1 foot of building height over 20 feet in height shall be required.

7. Access to the properties shown as folio 78880.0100 (to the west of the north/south collector which is currently folio 78878.6000) and folio 78880.0200 (to the east side of the north/south collector) may be available, subject to the agreement of both property owners.

7.1 For residential lots abutting the north/south collector road, screening shall consist of a six foot fence or landscaping consistent with Section 6.06.06.C.4. Screening is not required in those areas where open space and/or retention ponds with a minimum width of 30 feet abut the north/south collector road. This landscaping shall be maintained by the homeowners association or similar entity.

7.2 A 6-foot PVC fence shall be provided along the eastern project boundary adjacent to West Lake Drive as shown on the site plan. To the east of said fence, the developer shall install landscaping to include Evergreen trees 10-feet-tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity.

7.3 A 50-foot wide buffer shall be provided along the northern boundary adjacent to AR zoned property as well as along the eastern project boundary adjacent to residential zoning/Kenilworth Drive as shown on the site plan. Within said buffer the applicant shall provide a 6-foot PVC fence with landscaping located to the external side of the fence to include Evergreen trees 10-feet-tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity. A 20-foot buffer with a Type B screen shall be provided along the remainder of the northern project boundary.

8. Parcels shall be located as generally shown on the site plan. Prior to Preliminary Site Plan/Plat approval for Parcels B or D, the developer shall determine the type and location of housing for said parcels.

9. Two neighborhood parks and a community center shall be provided in the location as generally shown on the site plan and shall contain the minimum acreage of upland as shown on the plan.

10. A minimum of 3 acres of uplands shall be afforded for pocket parks within the project and each pocket park shall contain a minimum of one-half acre. Four pocket parks shall be located as shown on the site plan. Where pocket parks are contiguous with the required 50-foot landscape buffer a maximum of 50 percent of said buffer may count towards meeting the minimum pocket park acreage. Prior to Preliminary Plan approval, the location and size of any additional pocket parks shall be shown on the site plan.

11. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways, a minimum of 5 feet wide, throughout the project with direct connections from the pedestrian paths/sidewalks to the neighborhood parks, retention areas as shown on the site plan, community center, pocket parks, and among each Parcel within the project. The pedestrian path/sidewalk system shall be indicated on the plan prior to Preliminary Plan approval.
12. The location of trees that qualify as Grand Oaks must be identified on the submitted Preliminary Plan/Plat as part of the Site Development process. Site design features to avoid the removal of and/or adverse impacts to these trees are to be displayed on the submitted Preliminary Plan.
13. 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.
14. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FOOT and/or Hillsborough County standards using FOOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the following turn lanes at his expense:
 - 14.1 Dual Northbound lefts, Northbound right on internal collector roadway at SR 674,
 - 14.2 Eastbound right turn lane and Westbound left turn lane on SR 674 at project entrance,
 - 14.3 If warranted, a Northbound left on West Lake Road at internal collector roadway project drive on Westlake Boulevard,
 - 14.4 If warranted, Eastbound exclusive left turn lane, through lane, and right, turn lane on internal collector roadway at West Lake Boulevard, unless the study shows that the through-right can accommodate project traffic, then the exclusive right shall not be required.
15. All cross-access shall be paved to the project boundary and designed to County standards. All bicycle-pedestrian cross access shall be a hard pervious surface such as mulch, gravel, or pervious concrete; it is preferable that a wooden boardwalk serve as the connection. The bicycle-pedestrian connection cannot be grass, dirt, or sand.
16. Prior to Construction Plan approval, the Developer shall dedicate a total of forty-eight (48) feet of right-of-way on West Lake Road. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a 40 mph rural collector roadway. Right-of-way shall be measured from the centerline of the existing ROW. This would likely result in the conveyance and dedication of an additional eighteen (18) feet of ROW.
17. As an alternative to the Master Roadway Plan depicted on the General Site Plan, the developer shall have the ability to design an alternative internal roadway system which encompasses a combination of collector roads, local roads and/or a grid system. In order to exercise this alternative, the developer shall submit an alternative Master Roadway Plan identifying the internal roadways necessary, at a minimum, to provide north/south connectivity from SR 674 to the southern property boundary and providing connection with

the collector roadway on the property that is subject to PRS 12-0485 as shown on the certified general site plan. The alternative Master Roadway Plan shall be reviewed in accordance with the requirements of the Land Development Code and the Transportation Technical Manual. The alternative Master Roadway Plan shall be submitted prior to approval of any development permits, including, but not limited to, preliminary site plan approval. However this requirement does not apply to the approved plans as of May 30, 2012 for Parcel 1. The alternative Master Roadway Plan is subject to review and approval by the Administrator. Should an alternative roadway plan be approved, the developer shall submit a revised General Site Plan within 60 days of approval.

18. When warranted and approved by FDOT, a traffic signal shall be installed at the intersection of the internal collector roadway and SR 674 by the Developer, or by the County with funds paid by the Developer. Until such signal is warranted, the Developer may, at their election, include signal design and all or a portion of the signal installation in the scope of other improvements to SR 674 which may be required. If such option is elected, the Developer shall only be responsible for funding the remainder of the work to complete the signal installation. If such signal has not met warrants and/or has not been approved by FDOT at the time the Developer has received certificates of occupancy for seventy five percent (75%) of the units authorized by this zoning, the Developer shall pay such funds as would be required to install such signal prior to receiving further certificates of occupancy. Prior to site plan certification, a notation shall be added to the site plan that when warranted, such signal will be installed by the Developer, or by the County with funds paid by the Developer. All signals must be approved by the Hillsborough County Public Works Department and traffic signals on the State Highway System must also have the approval of FDOT. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department and/or the FDOT.
19. As shown on the PD Site Plan, a minimum of one (1) vehicular and pedestrian connection shall be provided along the southern boundaries of Parcels D and F. A maximum of two (2) vehicular and pedestrian connections may be permitted one (1) each to Parcels D and F. Access may occur anywhere within the area identified on the PD site plan, subject to Section 6.04.07 minimum access spacing requirements. All connections are subject to the review and approval of Hillsborough County, and effectuation of such connections shall require corresponding access connections within the adjacent PD to the project's south.
20. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 20.1 Ground Signs shall be limited to Monument Signs.
 - 20.2 Billboards, pennants and banners shall be prohibited.
21. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
22. Prior to or concurrent with the plat/site/construction plan review for development within Parcel D, the developer shall construct a bus bay on SR 674 within the existing right-of-way, as well as construct a transit accessory pad and provide a bus shelter, seating, trash receptacles and bicycle rack. The design and location of the required transit facilities shall be subject to the review and approval of HART and the Florida Department of Transportation. In the event that the FDOT declines to authorize construction of a bus bay within the existing SR 674 right-of-way within 1 mile of the proposed project, the developer shall

work with FDOT, HART and the County to identify an appropriate location for the other required facilities.

23. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
24. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
25. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
26. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
27. 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 regulation in effect at the time of preliminary site plan/plat approval.
28. 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 7/07/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: WM/South

PETITION NO: PRS 22-0939

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

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION

The applicant is requesting a personal appearance (PRS) to approved Planned Development (PD) #05-0210, as amended most recently by MM 21-0417. The PD consists of multiple folios, totaling +/- 192.4 ac. The area which is the subject of this major modification consists of two parcels totaling +/- 47.15 ac and is approved for residential uses in Parcel "D" and Recreational Use, General Indoor/Outdoor (crystal lagoon and accessory uses, which include but are not limited to event space, cabanas, tiki bar/restaurant areas, and playgrounds) in Parcel F.

The PD is currently approved to allow the public to visit the crystal lagoon based on available space within the facility. The existing condition of approval 1.2 a. establishes the hours of operation of the crystal lagoon for residents and the public are to be 10:00 a.m. to 8:00 p.m.

The developer proposes to amend the Planned Development for the Crystal Lagoon to modify the hours as follows:

- Non-Residents – 10:00 a.m. to 8:00 p.m.
- Residents – 10:00 a.m. to 11:00 p.m.

The existing conditions provide for the mechanisms for tracking residents and non-residents as the crystal lagoon is gated and all vehicles are required to display the visitor tag and/or reservation on the dashboard of the vehicle for tracking purposes.

The applicant's traffic engineer submitted an analysis of the transportation impact which concludes that, since the modified hours will only be available for residents of PD, the proposed change is not anticipated to generate any additional external traffic.

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Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: water slide park with 285 parking spaces (ITE LUC 482)	647	23	80

No change in trip generation is anticipated as a result of the proposed PD minor modification.

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SITE ACCESS AND CONNECTIVITY

Primary site access for the overall PD is to/from SR 674. In the future, additional access will be to US 301 (to the west) and Bishop Rd. (to the south) through the adjacent Sunshine Village PD. An existing access has already been constructed within Sunshine Village, connecting to West Lake Dr. that is served by existing turn lanes at the intersection of SR 674 and Lagoon Shore Blvd.

Additional vehicular and pedestrian connection along the southern project boundary of Parcels D and F is planned. Until such time that it is constructed sole access to proposed Parcel F will be from Lagoon Shore Blvd., and sole access to proposed Parcel D will be from Ever Crew Pl. (a roadway stubout constructed to the southern boundary of Parcel B). These potential connections were designed and approved for flexibility, both in the number (up to a maximum of two) and location of potential access points, given that there is currently no corresponding access shown on the zoning to the south and the connection(s) effectuation will require coordination, consent, and zoning modification of the owners of PD to the south.

LEVEL OF SERVICE

Lagoon Shore Blvd. is not a regulated roadway in the Hillsborough County Level of Service Report. Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
SR 674	US 301	CR 579	D	C

Source: 2020 Hillsborough County LOS report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
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Lagoon Shore Blvd.	Private - Collector	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	647	23	80
Proposed	647	23	80
Difference (+/-)	0	0	0

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn “Gwen” W. Myers
 Kimberly Overman
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 Reginald Sanford, MPH AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: July 26, 2022</p> <p>PETITION NO.: 22-0939</p> <p>EPC REVIEWER: Mike Thompson</p> <p>CONTACT INFORMATION: (813) 627-2600 X1219</p> <p>EMAIL: thompson@epchc.org</p>	<p>COMMENT DATE: June 21, 2022</p> <p>PROPERTY ADDRESS: 16881 Lagoon Shore Blvd.</p> <p>FOLIO #: 78878.0000, 78878.0100</p> <p>STR: 8, 17, -32S-20E</p>
<p>REQUESTED ZONING: Minor Mod to PD</p>	
FINDINGS	
WETLANDS PRESENT	Yes
SITE INSPECTION DATE	na
WETLAND LINE VALIDITY	Yes
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands throughout the PD area
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. 	

Environmental Excellence in a Changing World

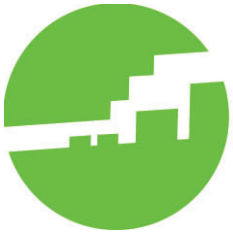
Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.



Hillsborough County
City-County
Planning Commission

Memorandum

July 14, 2022

To: Brian Grady, Hillsborough County Development Services Department

From: Jillian Massey, Hillsborough County City-County Planning Commission

RE: PRS 22-0939

The applicant is requesting a Personal Appearance/Minor Modification (PRS) for PD 05-0210, which was recently modified under MM 21-0417. The PRS request is to extend the hours of operation to 10:00am to 11:00pm for the Recreational Use, General Indoor/Outdoor Crystal Lagoon and accessory uses for residents only.

The site is 192± acre and located on the west side of Lagoon Shore Boulevard, south of State Road 674. The site is located within the Residential-4 (RES-4) and Residential-6 (RES-6) Future Land Use categories. The modification area totals 46.5± acres. The subject property is located within the Urban Service Area (USA). It falls within the limits of the Wimauma Village Community Plan.

The site is currently approved for a maximum of 840 dwelling units and a semi-private Recreational Use, General Indoor/Outdoor Crystal Lagoon with accessory uses. The approved hours of operation for the Recreational Use, General Indoor/Outdoor Crystal Lagoon and accessory uses are 10:00am to 8:00pm. The applicant is requesting to extend the hours of operation from 10:00am to 11:00pm for residents only. However, the request is found to be inconsistent with several Goals, Objectives and Policies in the Comprehensive Plan relating to Commercial Locational Criteria (CLC) and Neighborhood Protection. The site is in the RES-4 and RES-6 Future Land Use categories, which requires it to meet certain criteria to locate commercial uses. This site does not meet CLC. In addition, there are compatibility concerns with regards to the commercial use in a residential setting, and extending the hours of operation would be in direct conflict with Future Land Use Element (FLUE) Policies 1.4, 16.3, 16.5 and 17.7 (see Policies below).

Planning Commission staff has reviewed the request and has been found **INCONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*. The following Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* apply to this Personal Appearance/Minor Modification request (PRS 22-0939) and are used as a basis for an inconsistency 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.

Land Use Categories

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

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

Policy 8.2: Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations
Relationship To Land Development Regulations

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.

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 22.2: The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Policy 22.7: Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

Policy 22.8: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.*

Community Design Component

Neighborhood Level Design

5.1 Compatibility

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

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

Policy 12-1.1: *Lots on the edges of new developments that have both a physical and visual relationship to adjacent property that is parceled or developed at a lower density should mitigate such impact with substantial buffering and/or compatible lot sizes.*

Policy 12-1.2: *Walls and buffering used to separate new development from the existing, lower density community should be designed in a style compatible with the community and should allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

If you have any questions regarding these comments or need further information, please contact me at (813) 565-9315.

Sincerely,

Jillian Massey
Senior Planner



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

PETITION NO.: PRS22-0939 REVIEWED BY: Randy Rochelle DATE: 6/16/2022

FOLIO NO.: 78878.0000 & 78878.0010

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (adjacent to the site), (approximately 100 feet from the site) and is located within the east Right-of-Way of Lagoon Shore Boulevard . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 8 inch wastewater gravity main exists (adjacent to the site), (approximately feet from the site) and is located within the boundary of the subject property . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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

Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 8 June 2022

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Kami Corbett

PETITION NO: PRS 22-0939

LOCATION: Not listed

FOLIO NO: 78878.0000 & 78878.0010

SEC: _____ TWN: _____ RNG: _____

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



**PARTY OF
RECORD**

From: [Celinez Perea](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 4:15:04 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility.

As a resident of the Southshore Bay Community, I look forward to the opportunity to access the restaurants and bars after 8:00 pm with my neighbors and my family. Although this facility is semi-private, it is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public.

I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Grady, Brian](#)
To: [Vazquez, Bianca](#)
Subject: FW: Application Number PRS-22-0939
Date: Wednesday, June 29, 2022 8:13:09 AM
Attachments: [image001.png](#)

J. Brian Grady

Director, Community Development Division

Development Services Department

P: (813) 276-8343
E: GradyB@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: KEITH RADCLIFFE <krad40@gmail.com>
Sent: Tuesday, June 28, 2022 8:51 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

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Sincerely,

Supporter of the Southshore Bay Lagoon Community

From: [Mary Radcliffe](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 8:48:06 PM

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Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

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Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [KELLY ROSS](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 7:04:42 PM

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Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

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Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [john.senuta](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 5:51:34 PM

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Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

John Senuta

Supporter of the Southshore Bay Lagoon Community

Sent from my T-Mobile 4G LTE Device

From: [Grady, Brian](#)
To: [Vazquez, Bianca](#)
Subject: FW: Application Number PRS-22-0939
Date: Wednesday, June 29, 2022 8:11:20 AM
Attachments: [image001.png](#)

J. Brian Grady

Director, Community Development Division
Development Services Department

P: (813) 276-8343
E: GradyB@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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From: john senuta <jsenuta@hotmail.com>
Sent: Tuesday, June 28, 2022 5:50 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my T-Mobile 4G LTE Device

From: [Gina Tessier](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 4:01:02 PM

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

I support residents only later hours of operation. Although I don't think the lagoon should be open later than 10pm.
Regina Tessier

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

Rome, Ashley

From: Vazquez, Bianca
Sent: Wednesday, June 29, 2022 8:01 AM
To: Rome, Ashley
Subject: FW: Application Number PRS-22-0939 (POR)

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

From: [Kevin Bower](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 9:31:50 PM

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Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Kierston Brice](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 8:34:15 PM

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Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Deanna Bryan](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 7:33:47 PM

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Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [William Butler Jr](#)
To: [Hearings](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 8:23:00 PM

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

Chair Kimberly Overman Board of County Commissioners 601 E. Kennedy Blvd. Tampa, FL 33602
Hearings@hcflgov.net Re: Application Number PRS-22-0939 Dear Chair Overman and Board of County Commissioners:

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is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public. I ask you to support this minor modification to the rezoning approval. Sincerely, Supporter of the Southshore Bay

Lagoon Community

[Sent from the all new AOL app for Android](#)

From: [Tera Claus](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 4:22:10 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

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As a resident of the Southshore Bay Community, I look forward to the opportunity to access the restaurants and bars after 8:00 pm with my neighbors and my family. Although this facility is semi-private, it is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public.

I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Grady, Brian](#)
To: [Vazquez, Bianca](#)
Subject: FW: Application Number PRS-22-0939
Date: Wednesday, June 29, 2022 8:04:41 AM
Attachments: [image001.png](#)

J. Brian Grady
Director, Community Development Division
Development Services Department

P: (813) 276-8343
E: GradyB@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: mike valentine <valentinmiguel867@gmail.com>
Sent: Tuesday, June 28, 2022 4:27 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay

Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,
Miguel Valentin
Supporter of the Southshore Bay Lagoon Community

From: [Steve Coffman](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 6:09:13 PM

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

As a resident of Southshore Bay who uses the lagoon frequently, the extended hours would be beneficial for us since i work 12 hour shifts at St Joe's South hospital till 7pm and don't have access once I get home each in evening.

Thanks
Steve Coffman
5107 Flowing Oar rd
Wimauma FL 33598

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Paula Coote](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Wednesday, June 29, 2022 7:13:31 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [SANDRA CORETTI](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 6:03:36 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Sandra & Shannon Chafens
Supporter of the Southshore Bay Lagoon Community & Resident

From: [wendy.delacruz](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 10:06:01 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

From: [Debra DiDonato](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 6:21:58 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Angela Dunn](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Wednesday, June 29, 2022 10:20:22 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Angela Dunn

From: [Claire Earnshaw](#)
To: [Hearings](#)
Cc: [Grady, Brian](#); [Heinrich, Michelle](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 5:31:57 PM

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

Chair Kimberly Overman Board of County Commissioners 601 E. Kennedy Blvd. Tampa, FL 33602 Hearings@hcflgov.net Re: Application Number PRS-22-0939 Dear Chair Overman and Board of County Commissioners: I am writing in support of the above-referenced rezoning modification. The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility. As a resident of the Southshore Bay Community, I look forward to the opportunity to access the restaurants and bars after 8:00 pm with my neighbors and my family. Although this facility is semi-private, it is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public. I ask you to support this minor modification to the rezoning approval. Sincerely, Supporter of the Southshore Bay Lagoon Community

From: [exclusiveconstructionllc](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Wednesday, June 29, 2022 10:30:24 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my Verizon, Samsung Galaxy smartphone

From: [cassandra franklin](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 4:20:54 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

From: [Grady, Brian](#)
To: [Vazquez, Bianca](#)
Subject: FW: Application Number PRS-22-0939
Date: Wednesday, June 29, 2022 12:49:53 PM
Attachments: [image001.png](#)

J. Brian Grady

Director, Community Development Division
Development Services Department

P: (813) 276-8343
E: GradyB@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Gary E <grarn26@gmail.com>
Sent: Wednesday, June 29, 2022 10:58 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Get [Outlook for Android](#)

From: [Grady, Brian](#)
To: [Vazquez, Bianca](#)
Subject: FW: Application Number PRS-22-0939
Date: Wednesday, June 29, 2022 12:50:13 PM
Attachments: [image001.png](#)

J. Brian Grady

Director, Community Development Division
Development Services Department

P: (813) 276-8343
E: GradyB@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Gary E <grarn26@gmail.com>
Sent: Wednesday, June 29, 2022 10:57 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Get [Outlook for Android](#)

From: gearn26@yahoo.com
To: [Hearings](#)
Date: Tuesday, June 28, 2022 5:11:35 PM

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

I support the lagoon opening later hours

From: [Eugene Hayes](#)
To: [Hearings](#)
Subject: Re: Application Number PRS-22-0939
Date: Wednesday, June 29, 2022 12:35:40 PM

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

Chair Kimberly Overman Board of County Commissioners 601 E. Kennedy Blvd. Tampa, FL 33602
Hearings@hcflgov.net Re: Application Number PRS-22-0939 Dear Chair Overman and Board of County Commissioners:

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[Sent from Yahoo Mail on Android](#)

From: [deanna Hill](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 7:34:36 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Sasha Hoffman](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 5:57:57 PM

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

I am in favor of the new proposal of operating hours for our Southshore Bay Lagoon!

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,
Sasha J Hoffman
Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Debbie Hurley-Feck](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 9:11:01 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Debbie Hurley-Feck
Supporter of the Southshore Bay Lagoon Community

From: [Grady, Brian](#)
To: [Vazquez, Bianca](#)
Subject: FW: Application Number PRS-22-0939
Date: Wednesday, June 29, 2022 8:13:23 AM
Attachments: [image001.png](#)

J. Brian Grady

Director, Community Development Division
Development Services Department

P: (813) 276-8343
E: GradyB@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Debbie Hurley-Feck <debbiehurleyfeck@gmail.com>
Sent: Tuesday, June 28, 2022 9:10 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Debbie Hurley-Feck
Supporter of the Southshore Bay Lagoon Community

From: [Matthew Johnson](#)
To: [Hearings](#)
Cc: [Grady, Brian](#); [Heinrich, Michelle](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 4:23:08 PM

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

Chair Kimberly Overman Board of County Commissioners 601 E. Kennedy Blvd. Tampa, FL 33602 Hearings@hcflgov.net Re: Application Number PRS-22-0939 Dear Chair Overman and Board of County Commissioners: I am writing in support of the above-referenced rezoning modification. The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility. As a resident of the Southshore Bay Community, I look forward to the opportunity to access the restaurants and bars after 8:00 pm with my neighbors and my family. Although this facility is semi-private, it is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public. I ask you to support this minor modification to the rezoning approval. Sincerely, Supporter of the Southshore Bay Lagoon Community

Matthew Johnson

From: pamelakorzep@gmail.com
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 8:58:39 PM

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

Hello,

I am writing to express my support for the proposed modification to SouthShore Bay's operating hours. As a resident, having the lagoon open longer will provide additional opportunities to enjoy our amenities, increase employment opportunities for local residents, and increase our property values.

With the added daylight hours, we should be able to stay longer and enjoy the evening. This year, we were not able to have a 4th of July celebration due to the limited hours, unlike the sister lagoon in Pasco County. We deserve have the same access as those in Epperson.

Thank you for your consideration.

Pamela Korzep

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Tamara Kurfiss](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 6:21:33 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,
Tamara Kurfiss

Supporter of the Southshore Bay Lagoon Community

From: [Brian Kurfiss](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 3:55:14 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility.

As a resident of the Southshore Bay Community, I look forward to the opportunity to access the restaurants and bars after 8:00 pm with my neighbors and my family. Although this facility is semi-private, it is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public.

I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

From: [Josh Leblanc](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 6:10:13 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility.

As a resident of the Southshore Bay Community, I look forward to the opportunity to access the restaurants and bars after 8:00 pm with my neighbors and my family. Although this facility is semi-private, it is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public.

I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Maribel Lopez](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Wednesday, June 29, 2022 10:18:32 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Brian Makas](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 4:34:04 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. I support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility.

As a resident of the Southshore Bay Community, I look forward to the opportunity to access the restaurants and bars after 8:00 pm with my neighbors and my family. I was disappointed in particular during the recent Tampa Bay Playoffs not to have a place to watch the game with my neighbors and my family would have also enjoyed being outside to watch as well. Although this facility is semi-private, it is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public.

I ask you to support this minor modification to the rezoning approval.

Sincerely,
Brian Makas
16938 Trite Bend Street in Southshore Bay

Rome, Ashley

From: Norris, Marylou
Sent: Wednesday, June 29, 2022 9:35 AM
To: Vazquez, Bianca; Rome, Ashley; Heinrich, Michelle
Subject: FW: PRS 22-0939

From: Brian Makas <brianmakas@gmail.com>
Sent: Wednesday, June 29, 2022 9:21 AM
To: Norris, Marylou <NorrisM@hillsboroughcounty.org>
Cc: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Re: PRS 22-0939

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

Thank you, I appreciate your consideration and the response. It may not sound like much but working the hours that we do we're simply not able to make it out in time to meet the neighbors during the week and have other obligations on the weekend ... two hours would make a big difference.

On Wed, Jun 29, 2022 at 8:51 AM Norris, Marylou <NorrisM@hillsboroughcounty.org> wrote:

Thank you for contacting Hillsborough County. We have entered your comments included in your email into the PRS 22-0939 application's record. Please note that this application is being heard at the 7/26/22 Board of County Commissioners (BOCC) Land Use Meeting at the Robert W. Saunders, Sr. Public Library, located at [1505 N. Nebraska Ave., Tampa, Florida 33602-2849](#) at 9:00 a.m.

If you wish to attend the hearing either in person or by virtual participation, please register **one week before the hearing** at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes prior to the start of the hearing.

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hillsboroughcounty.org/pgm> to enter the PGM Store. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 22-0939.**

If you have any questions or need further information regarding this application, please contact Michelle Heinrich at HeinrichM@HCFLGov.net, who is the planner for this application. If you have any questions regarding process participation, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: [Michelle H](#)
To: [Hearings](#)
Cc: [Grady, Brian](#); [Heinrich, Michelle](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 4:23:49 PM

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

Chair Kimberly Overman Board of County Commissioners 601 E. Kennedy Blvd. Tampa, FL 33602 Hearings@hcflgov.net Re: Application Number PRS-22-0939 Dear Chair Overman and Board of County Commissioners: I am writing in support of the above-referenced rezoning modification. The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility. As a resident of the Southshore Bay Community, I look forward to the opportunity to access the restaurants and bars after 8:00 pm with my neighbors and my family. Although this facility is semi-private, it is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public. I ask you to support this minor modification to the rezoning approval. Sincerely, Supporter of the Southshore Bay Lagoon Community

From: [mikhaan183m0](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Wednesday, June 29, 2022 10:30:17 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my Verizon, Samsung Galaxy smartphone

From: [James Mizell](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Wednesday, June 29, 2022 4:19:44 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

From: [Kelly Pannell](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 7:15:26 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community
Kelly Pannell

From: [CHARLES PULCANO](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 10:33:35 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone!
Excuse any typo's and missed punctuation

From: [Mary Radcliffe](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 10:45:15 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Allen Rutledge](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 4:33:44 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Allen Rutledge](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 4:33:26 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Tiffany Rutledge](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 1:07:02 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Thursday, June 30, 2022 1:51 PM
To: Vazquez, Bianca; Rome, Ashley; Heinrich, Michelle
Subject: FW: Application Number PRS-22-0939

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

From: Brynne-Lei Anthony <anthony.brynne@gmail.com>
Sent: Thursday, June 30, 2022 1:12 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Brynne-Lei Radcliffe

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Ben Banerjee](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 4:40:55 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

From: [Yasmin Bates](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 10:23:32 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

From: [Karen Carter](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 6:31:26 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Karen Carter

Supporter of the Southshore Bay Lagoon Community

From: [Karen Cassels](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 10:59:54 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [James Shriner](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 6:06:06 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Rita Walker](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 10:53:18 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Ray Warren](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 7:04:17 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

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I ask you to support this minor modification to the rezoning approval.

Sincerely,
Ray warren

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Jennifer Young](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 12:29:44 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility.

As a resident of the Southshore Bay Community, I look forward to the opportunity to access the restaurants and bars after 8:00 pm with my neighbors and my family. Although this facility is semi-private, it is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public.

I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: abcclopton@outlook.com
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Friday, July 1, 2022 6:17:38 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Christopher Dekow](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 1:27:03 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,
Christopher G DeKow

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Debbie](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 9:17:03 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPad

From: [Janis Hamm](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 7:38:57 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Jo Klodzinski](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Friday, July 1, 2022 8:35:50 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Glenn Martin](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 6:14:47 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Glenn Martin
Whisper Elm Street
Medley
South shore Bay

Supporter of the Southshore Bay Lagoon Community

From: [Michael Murtagh](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 7:29:06 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Michael Murtagh](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Thursday, June 30, 2022 7:28:07 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: 1gadawg@gmail.com
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 2:09:56 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Joe Stitgen
678.640.8336

From: [Katie Burgess](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 12:23:27 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,
Katie Burgess

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Douglas Burke](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 7:30:07 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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As a resident of the Medley Southshore Bay Community, I look forward to the opportunity to access the restaurants and bars after 8:00 pm with my neighbors and my family. Although this facility is semi-private, it is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public.

I ask you to support this minor modification to the rezoning approval.

Sincerely,

Douglas Burke

Supporter of the Southshore Bay Lagoon Community

From: abcclopton@outlook.com
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 1:52:59 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Samantha Coddington](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 7:01:28 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Samantha Coddington](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 7:01:04 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Wednesday, July 6, 2022 9:33 AM
To: Vazquez, Bianca; Rome, Ashley; Heinrich, Michelle
Subject: FW: Application Number PRS-22-0939

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

From: susanne.collins925@gmail.com <susanne.collins925@gmail.com>
Sent: Tuesday, July 5, 2022 11:23 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL
33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and
Board of County Commissioners:

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than the general public.

I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Denise Connolly](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Saturday, July 2, 2022 6:55:45 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

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Sincerely,

Supporter of the Southshore Bay Lagoon Community

From: [Kelley DeLara](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 11:48:19 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Regards,

--

Kelley DeLara
C: [215-872-0585](tel:215-872-0585)
kellyanne.delara@gmail.com

PLEASE NOTE: This e-mail, including any attachments, is strictly confidential and may contain privileged information. This information is intended exclusively for the above named recipient(s) and may not be distributed, copied or disclosed unless authorized by the sender. If you have received this email in error, please notify the sender

From: [Aryn Mar](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 8:11:23 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,
Connie Ganey and Mary Dixon

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Barbara Dolan](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Sunday, July 3, 2022 11:38:06 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,
Barb Dolan
16814 Whisper Elm Street
Wimauma, FL

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Lori Forsythe](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Sunday, July 3, 2022 8:27:59 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Lori Forsythe](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Sunday, July 3, 2022 8:27:25 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [joanbgroat](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Sunday, July 3, 2022 1:52:48 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from Samsung tablet

From: [Janis Hamm](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 12:36:44 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

Rome, Ashley

From: Vazquez, Bianca
Sent: Tuesday, July 5, 2022 3:49 PM
To: Rome, Ashley
Subject: FW: Application Number PRS-22-0939

Thank You,

Bianca O. Vazquez
Planning and Zoning Technician
Development Services Department

P: (813) 276-2155
F: (813) 635-7362
E: vazquezb@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602

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Please make use of CenterPass to make appointment requests online at
<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.hillsboroughcounty.org%2Fen%2Fbusinesses%2Fpermits-and-records%2Fcenterpass&data=05%7C01%7CRomeA%40hillsboroughcounty.org%7C3ecd53f0d6a846b2fa3108da5ebf5a7d%7C81fe4c9d9bb849bd90ed89b8063f4c8a%7C1%7C0%7C637926473301260924%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=uFUUxnyLIFjk%2BYQPblARgAf0GA8fxzN6Ng7Ti%2BEOpE%3D&reserved=0>

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

From: Grady, Brian <GradyB@HillsboroughCounty.ORG>
Sent: Tuesday, July 5, 2022 3:17 PM
To: Vazquez, Bianca <VazquezB@hillsboroughcounty.org>
Subject: FW: Application Number PRS-22-0939

J. Brian Grady
Director, Community Development Division Development Services Department

P: (813) 276-8343
E: GradyB@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tonya Harris <tonyaharris247@icloud.com>
Sent: Tuesday, July 5, 2022 1:51 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Sandy Hills](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Friday, July 1, 2022 7:50:24 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sandy Hills

From: [Grady, Brian](#)
To: [Vazquez, Bianca](#)
Subject: FW: Application Number PRS-22-0939
Date: Tuesday, July 5, 2022 9:43:27 AM
Attachments: [image001.png](#)

J. Brian Grady

Director, Community Development Division
Development Services Department

P: (813) 276-8343
E: GradyB@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Shaun Hilzman <marinesva42@gmail.com>
Sent: Tuesday, July 5, 2022 6:17 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman Board of County Commissioners 601 E. Kennedy Blvd. Tampa, FL 33602
Hearings@hcflgov.net Re: Application Number PRS-22-0939 Dear Chair Overman and Board of County Commissioners: I am writing in support of the above-referenced rezoning modification. The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility. As a resident of the Southshore Bay Community, I look forward to the opportunity to access the restaurants and bars after 8:00 pm with my neighbors and my family. Although this facility is semi-private, it is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public. I ask you to support this minor modification to the rezoning approval. Sincerely, Supporter of the Southshore Bay Lagoon Community

From: [Charles Holmes](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 6:06:00 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Charles Holmes
Southshore Bay Resident

From: [Jessica L](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 11:57:52 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Jessica Loeffler

From: [Laticia Josiah](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 1:24:35 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Laticia G. Josiah

Rome, Ashley

From: Vazquez, Bianca
Sent: Tuesday, July 5, 2022 1:11 PM
To: Rome, Ashley
Subject: FW: Application Number PRS-22-0939

Thank You,

Bianca O. Vazquez
Planning and Zoning Technician
Development Services Department

P: (813) 276-2155
F: (813) 635-7362
E: vazquezb@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602

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

From: Grady, Brian <GradyB@HillsboroughCounty.ORG>
Sent: Tuesday, July 5, 2022 12:58 PM
To: Vazquez, Bianca <VazquezB@hillsboroughcounty.org>
Subject: FW: Application Number PRS-22-0939

J. Brian Grady
Director, Community Development Division Development Services Department

P: (813) 276-8343
E: GradyB@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

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

From: Sam Kmiotek <kemo042004@gmail.com>
Sent: Tuesday, July 5, 2022 12:26 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [kristyjk36](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Saturday, July 2, 2022 11:34:20 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Kristy Knutson
Supporter of the Southshore Bay Lagoon Community

Resident at 16813 Whisper Elm Street
Wimauma, FL 33598

Sent from my Galaxy

From: [Grady, Brian](#)
To: [Vazquez, Bianca](#)
Subject: FW: Application Number PRS-22-0939
Date: Tuesday, July 5, 2022 9:43:46 AM

J. Brian Grady
Director, Community Development Division
Development Services Department

P: (813) 276-8343
E: GradyB@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Aryn Mar <arynmar@yahoo.com>
Sent: Monday, July 4, 2022 8:11 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,
Connie Ganey and Mary Dixon

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Vernon Mcdaniel](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 3:05:13 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

From: [Jodie Nunez](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 5:53:15 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

From: [Daniel Ocasio](#)
To: [Hearings](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 11:53:05 AM

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

Chair Kimberly Overman Board of County Commissioners 601 E. Kennedy Blvd. Tampa, FL 33602
Hearings@hcflgov.net Re: Application Number PRS-22-0939 Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification. The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for

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is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public. I ask you to support this minor modification to the rezoning approval. Sincerely, Melisa Ocasio Supporter of the Southshore

Bay Lagoon Community

[Sent from Yahoo Mail on Android](#)

From: [CHARLES PULCANO](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 4:38:39 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone!
Excuse any typo's and missed punctuation

From: [Mary Radcliffe](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 7:00:52 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Maria M. Ramos](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 1:27:04 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Grady, Brian](#)
To: [Vazquez, Bianca](#)
Subject: FW: Application Number PRS-22-0939
Date: Tuesday, July 5, 2022 9:43:35 AM

J. Brian Grady
Director, Community Development Division
Development Services Department

P: (813) 276-8343
E: GradyB@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Theresa Reichardt <theresacodolpt@gmail.com>
Sent: Tuesday, July 5, 2022 12:19 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Zachary Rhone](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 12:59:37 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Thank you,

Zachary Rhone

From: [Allen Rutledge](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Saturday, July 2, 2022 1:50:34 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

I am writing in support of the above-referenced rezoning modification.

The Crystal Lagoon and all of its amenities are an exciting and important part of our Southshore Bay Community. We support the developers request to have separate hours of operation for residents and non-residents at the Lagoon Facility.

As a resident of the Southshore Bay Community, I look forward to the opportunity to access the restaurants and bars after 8:00 pm with my neighbors and my family. Although this facility is semi-private, it is the dedicated recreational amenity for our community and residents deserve to have greater access to the facility than the general public.

I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [ELLEN SCHNEIDER](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Sunday, July 3, 2022 10:29:07 AM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Crieda Shupp](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 3:00:20 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent via the Samsung Galaxy Note10+, an AT&T 5G Evolution capable smartphone
Get [Outlook for Android](#)

From: [vernon sissons](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 3:32:11 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Rome, Ashley

From: Hearings
Sent: Monday, July 11, 2022 1:53 PM
To: Vazquez, Bianca; Rome, Ashley; Heinrich, Michelle
Subject: FW: Application Number PRS-22-0939

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

From: Samantha Coddling <coddling.samantha@gmail.com>
Sent: Monday, July 11, 2022 1:51 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

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Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Wednesday, July 13, 2022 8:57 AM
To: Vazquez, Bianca; Rome, Ashley; Heinrich, Michelle
Subject: FW: Application Number PRS-22-0939

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

From: Armando Durant <armando.durant@yahoo.com>
Sent: Wednesday, July 13, 2022 7:39 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Tuesday, July 12, 2022 8:27 AM
To: Vazquez, Bianca; Rome, Ashley; Heinrich, Michelle
Subject: FW: Application Number PRS-22-0939

From: Sandy Lee <sandy333lee@gmail.com>
Sent: Monday, July 11, 2022 10:46 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Sandy Hall
16950 Scuba Crest Street
sandy333lee@gmail.com

Supporter of the Southshore Bay Lagoon Community

From: [Hearings](#)
To: [Vazquez, Bianca](#); [Rome, Ashley](#); [Heinrich, Michelle](#)
Subject: FW: Application Number PRS-22-0939
Date: Thursday, July 7, 2022 11:16:13 AM

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

From: Bobby Sieger < SiegerBobby@gmail.com >
Sent: Thursday, July 7, 2022 9:44 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

Dear Chair Overman and Board of County Commissioners:

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I ask you to support this minor modification to the rezoning approval.

Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Thursday, July 7, 2022 11:16 AM
To: Vazquez, Bianca; Rome, Ashley; Heinrich, Michelle
Subject: FW: Application Number PRS-22-0939

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

From: Bobby Sieger <siegerbobby@gmail.com>
Sent: Thursday, July 7, 2022 9:44 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

Re: Application Number PRS-22-0939

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Sincerely,

Supporter of the Southshore Bay Lagoon Community

Sent from my iPhone

From: [Grady, Brian](#)
To: [Vazquez, Bianca](#)
Subject: FW: Application Number PRS-22-0939
Date: Tuesday, July 5, 2022 9:56:20 AM
Attachments: [image001.png](#)

J. Brian Grady

Director, Community Development Division

Development Services Department

P: (813) 276-8343
E: GradyB@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Thomas Wilbur <thomaswilbur22@gmail.com>
Sent: Saturday, July 2, 2022 11:56 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

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Sincerely,

Supporter of the Southshore Bay Lagoon Community

Rome, Ashley

From: Hearings
Sent: Thursday, July 14, 2022 8:14 AM
To: Vazquez, Bianca; Rome, Ashley; Heinrich, Michelle
Subject: FW: Application Number PRS-22-0939

From: Thomas Elliott Jr <telliottjr@verizon.net>
Sent: Wednesday, July 13, 2022 5:26 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Re: Application Number PRS-22-0939

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

Chair Kimberly Overman Board of County Commissioners 601 E. Kennedy Blvd. Tampa, FL 33602 Hearings@hcflgov.net Re: Application Number PRS-22-0939 Dear Chair Overman and Board of County Commissioners:

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[Sent from the all new AOL app for Android](#)

From: [Brian Kurfiss](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Tuesday, June 28, 2022 3:55:14 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

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Sincerely,

Supporter of the Southshore Bay Lagoon Community

From: [Maria M. Ramos](#)
To: [Hearings](#)
Cc: [Heinrich, Michelle](#); [Grady, Brian](#)
Subject: Re: Application Number PRS-22-0939
Date: Monday, July 4, 2022 1:27:04 PM

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

Chair Kimberly Overman
Board of County Commissioners
601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hcflgov.net

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