



Rezoning Application: PD 24-0697
Zoning Hearing Master Date: August 19, 2024
BOCC Hearing Meeting Date: October 8, 2024

1.0 APPLICATION SUMMARY

Applicant: Eisenhower Property Group, LLC
FLU Category: Suburban Mixed Use-6 (SMU-6)
Service Area: Urban
Site Acreage: 121.7 MOL
Community Plan Area: Riverview & South Shore Areawide Systems
Overlay: None



Introduction Summary:

The applicant seeks to integrate the existing PD 19-0445 as most recently modified by PRS 20-0388 with the AR zoned parcels into a new PD district containing four development pockets within the broader PD, with three development options for each pocket, and no more than a total of 713 dwelling units. Pocket 3 will be modified from 180 single-family detached or attached units to 172 single-family attached or detached units, and a new Pocket 4 will be added for a maximum of 28 single-family units. Pocket 1 includes options for either 0.23 F.A.R. of commercial/retail uses, 295 multi-family units (or agricultural uses), or 440 multi-family or single-family attached uses. Pocket 2 allows 140 single-family detached units.

		Existing		Proposed
District(s)		AR	PD 19-0445	PD 24-0697
Typical General Use(s)		Single-Family Residential/Agricultural	Single-Family Residential, Commercial, Multi-Family	Single-Family Residential, Commercial, Multi-Family
Acreage		13.83 MOL	107.87 MOL	121.7 MOL
Density/Intensity		1 du/ 5 ga	6 du/ga, 0.23 F.A.R.	6 du/ga, 0.23 F.A.R.
Mathematical Maximum*		2 units	628 units, 150,000 sf	713 units, 150,000 sf

*number represents a pre-development approximation

Development Standards:		Existing		Proposed
District(s)		AR	PD 19-0445	PD 24-0697
Lot Size / Lot Width		217,800 sf / 150'	SF Detached: 4,400 sf / 40', 5,500 sf / 50' SF Detached: 1,980 sf / 18'	SF Detached: 4,400 sf / 40', 5,500 sf / 50' SF Detached: 1,980 sf / 18'
Setbacks/ Buffering and Screening		50' Front 50' Rear 25' Sides	SF: 20' Front* 15' Rear 5' Sides *Corner Lots 10' Front Yard Functioning as Side Yard 20' Front Yard Functioning as Side Yard Garage	SF: 20' Front* 15' Rear 5' Sides *Corner Lots 10' Front Yard Functioning as Side Yard 20' Front Yard Functioning as Side Yard Garage
Height		50'	SF Detached:35' SF Attached: 45'	SF Detached:35' SF Attached: 45'

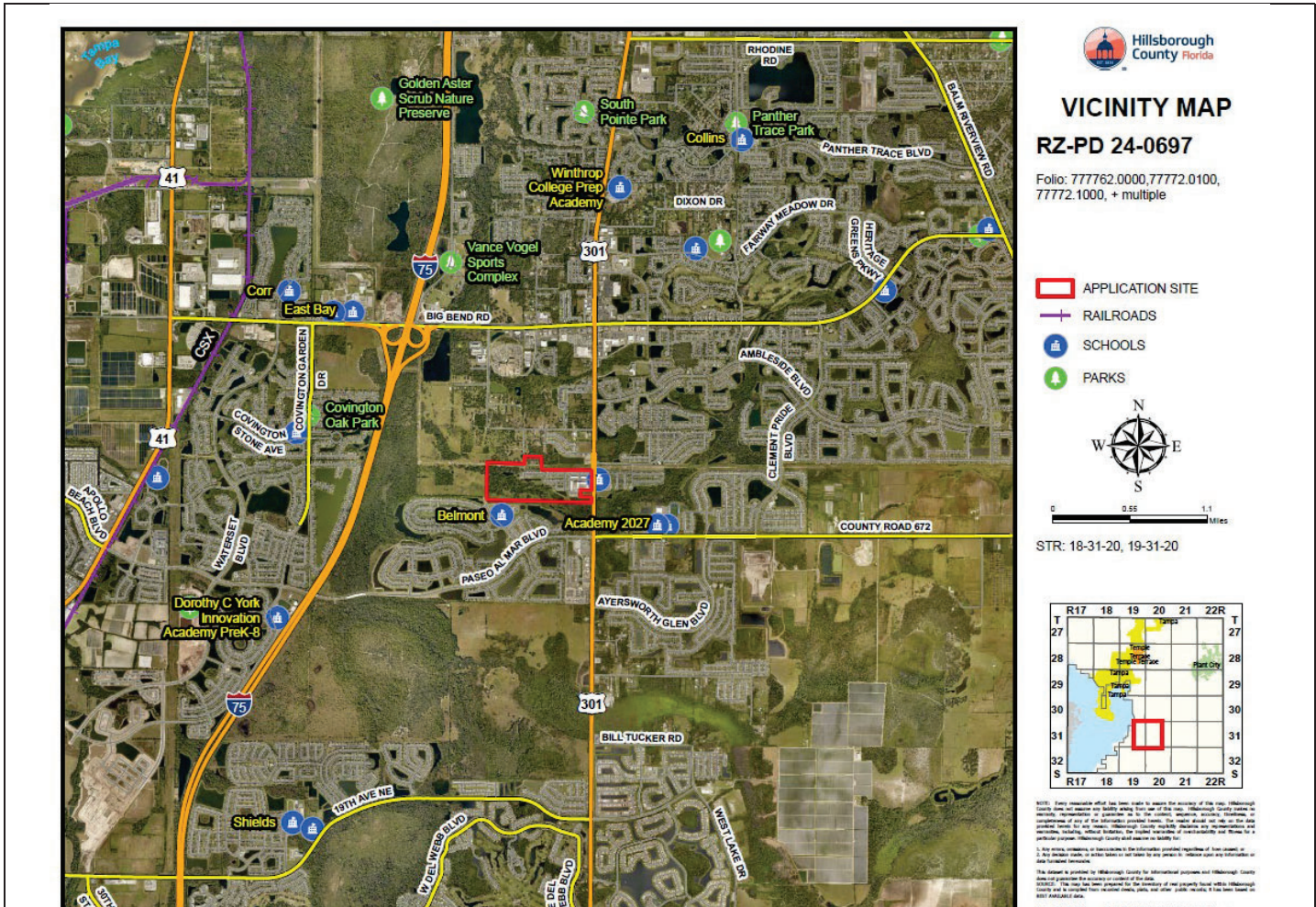
Additional Information:

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

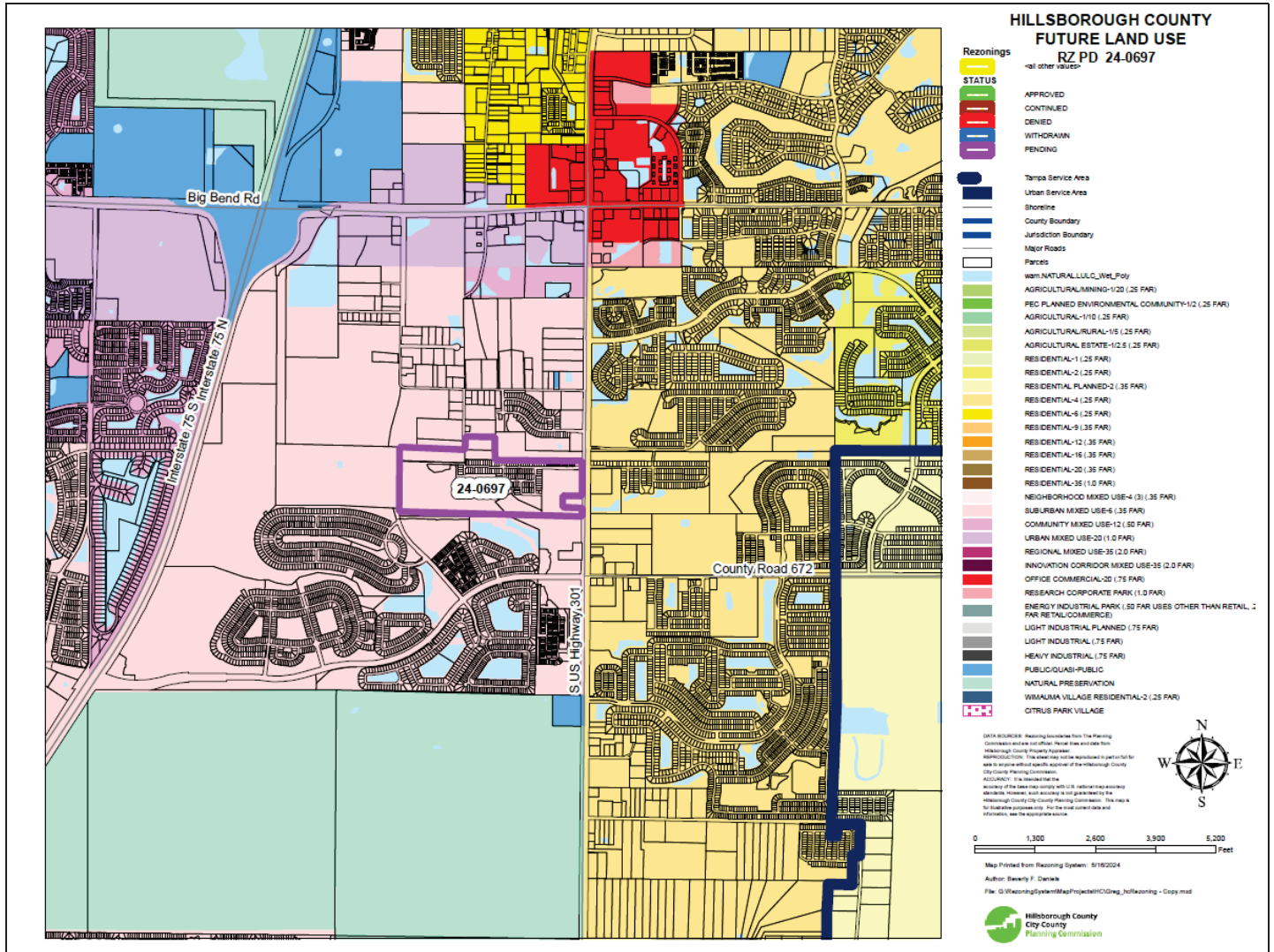


Context of Surrounding Area:

The approximate 121.7-acre property contains 156 parcels; 154 are zoned PD 19-0445, 2 are zoned AR (Agricultural – Rural) folio# 77762.0000 and 77772.1000. The property is generally located west of the intersection of South US Highway 301 and Shady Preserve Drive. The area consists of single-family residential and agricultural. Adjacent to the north is single-family residential zoned PD and agricultural zoned AR. Adjacent to the south is single-family-residential zoned PD. Across US Highway 301 to the east is single-family residential and a school zoned PD and AR. Adjacent to the west is a vacant parcel zoned PD.

2.0 LAND USE MAP SET AND SUMMARY DATA

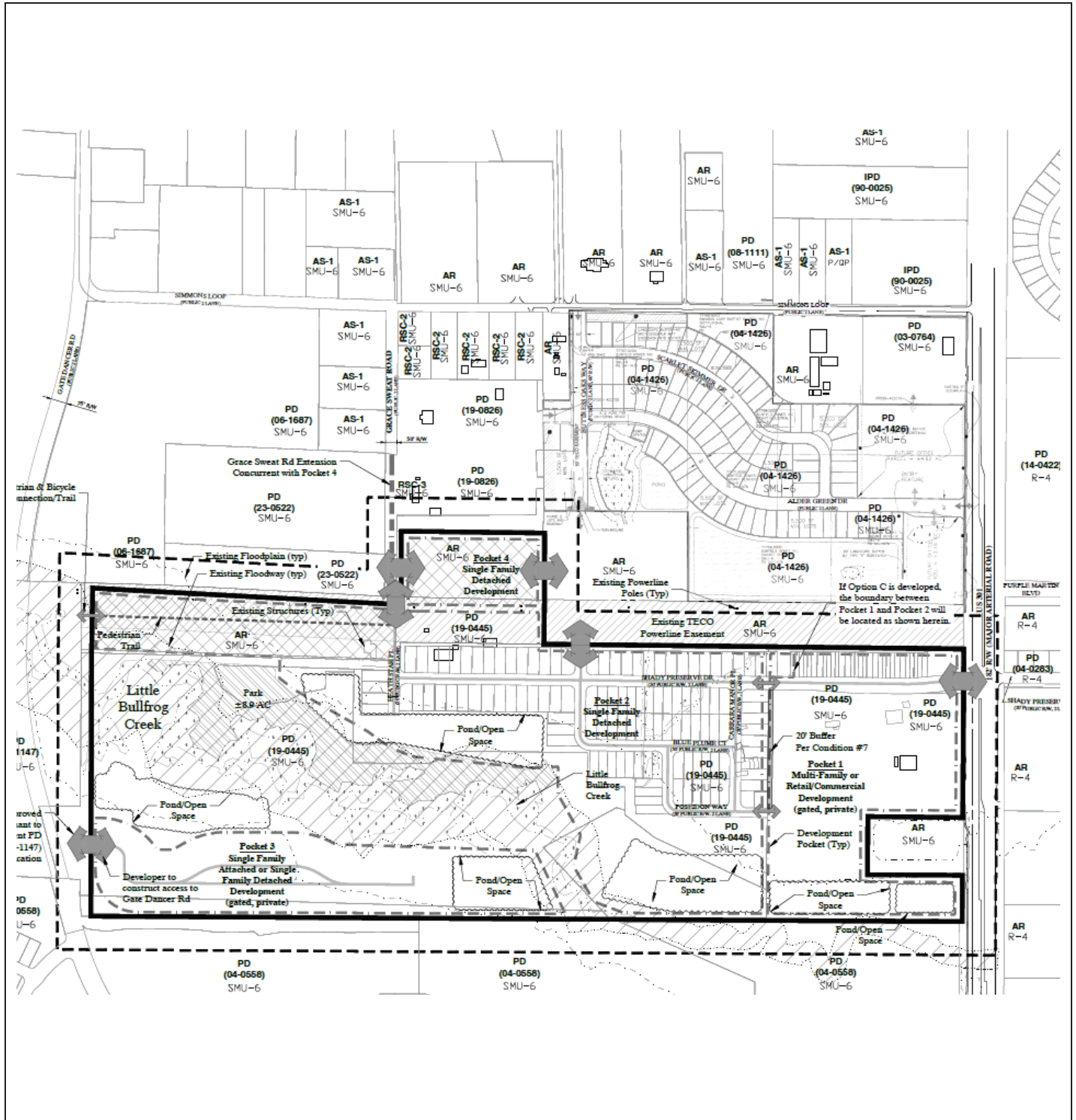
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density/F.A.R.:	6 du/ga; 0.25/0.35/0.50 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
US Hwy 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Grace Sweat Rd.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" 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	15,914	739	917
Proposed	15,898	738	916
Difference (+/-)	(-)16	(-)1	(-)1

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

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

Notes: Proposed Bicycle/Pedestrian trail connection to future Gate Dancer Rd. extension.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Grace Sweat Rd./Substandard Roadway	Design Exception Requested	Approvable
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present.
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	
Environmental Services	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other: _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report regarding adjacent concurrency service areas additional capacity.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input 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	An individual permit will be required.
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 School: \$8,227 Fire: \$335 Total per House: \$19,890 Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 Parks: \$1,957 School: \$7,027 Fire: \$249 Total Per Townhouse: \$15,894				

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"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 121.7-acre property contains 156 parcels; 154 are zoned PD 19-0445, 2 are zoned AR (Agricultural – Rural) folio# 77762.0000 and 77772.1000. The applicant seeks to integrate the existing PD 19-0445 as most recently modified by PRS 20-0388 with the AR zoned parcels into a new PD district containing four development pockets within the broader PD, with three development options for each pocket, and no more than a total of 713 dwelling units. Pocket 3 will be modified from 180 single-family detached or attached units to 172 single-family attached or detached units, and a new Pocket 4 will be added for a maximum of 28 single-family units. Pocket 1 includes options for either 0.23 F.A.R. of commercial/retail uses, 295 multi-family units (or agricultural uses), or 440 multi-family or single-family attached uses. Pocket 2 allows 140 single-family detached units.

The PD is approved for retail/commercial, multi-family, single-family attached and single-family detached uses and each development option will result in 2 or more uses occurring within the overall PD. The PD has already developed Pocket 1 with multi-family and single-family attached and Pocket 2 with single-family detached, providing three horizontally connected uses. These pockets are horizontally integrated. Pocket 3 is separated from the other pockets by Little Bullfrog Creek (AE floodway), which does not provide an opportunity for vehicular connection. Pedestrian access between Pockets 2 and 3 can occur as approved in PD 19-0445, which would be within Little Bullfrog Creek. Pedestrian access may also occur between Pockets 4 and 3 using the sidewalk which will be a part of the Gate Dancer Road ROW extension. Under this option, the connection will be located to the west of the western PD boundary rather than within the PD. The pedestrian area would be within the same general location and utilize existing infrastructure with no environmental impacts.

The property is generally located west of the intersection of South US Highway 301 and Shady Preserve Drive. The area consists of single-family residential and agricultural. Adjacent to the north is single-family residential zoned PD and agricultural zoned AR. Adjacent to the south is single-family residential zoned PD. Across US Highway 301 to the east is single-family residential and a school zoned PD and AR. Adjacent to the west is a vacant parcel zoned PD.

The density will be a maximum of 6 dwelling units per acre. The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use map. The Planning Commission finds the proposed use inconsistent with the Comprehensive Plan.

The surrounding uses are similar to the request, single-family residential. Therefore, the rezoning of the subject parcel from AR and PD to PD with a single-family residential use of up to 713 dwelling units would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

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

1. Include the general alignment of the proposed trail connection from the Pocket 3 to Pocket 4 via Gate Dancer Rd. consistent with the exhibit the applicant submitted on August 6th titled “South Creek Pedestrian/Bicycle Trial Location”. Notification to be provided stated “see conditions of approval.”
2. Revise the Pocket 1 & Pocket 2 data table to match the entitlements of the conditions.
3. Depict the pedestrian access (approved under PD 19-0445) between Pockets 2 and 3 with the notation “see conditions of approval.”

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 26, 2024.

1. Development shall be limited to one of the three development options and be restricted to an overall blended density of 6 units per acre and/or F.A.R. of 0.23. Based upon the total acreage of the site (excluding natural bodies of water), and notwithstanding the site data table on Sheet 2 of the general site plan, a maximum of 713 residential units (single-family attached, single-family detached or multi-family) may be permitted in the overall PD. This number shall be reduced should Pocket 1 be developed with non-residential uses. Additionally, should the natural water body acreage provided on the site development plan be more or less than what is provided on the general development plan dated June 26, 2024, the number of units may be modified but in no case shall exceed 6 units per acre over the entire PD developed with residential uses.

Option:	Pocket 1:	Pocket 2:	Pocket 3:	Pocket 4
A	Retail/Commercial uses (not to exceed 0.23 FAR)	Single-family detached (not to exceed a maximum of 140 units)	Single-family attached or detached (not to exceed a maximum of 172 units)	Single-family detached (not to exceed a maximum of 28 units)
B	Multi-family or agricultural uses (not to exceed a maximum of 295 units)	Single-family detached (not to exceed a maximum of 140 units)	Single-family attached or detached (not to exceed a maximum of 172 units)	Single-family detached (not to exceed a maximum of 28 units)
C	Multi-family or single-family attached uses (not to exceed a maximum of 440 units).	Single-family detached (not to exceed a maximum of 140 units)	Single-family attached or detached (not to exceed a maximum of 172 units)	Single-family detached (not to exceed a maximum of 28 units)

- 1.1 The existing resource recovery facility shall be permitted as in interim use where generally depicted on the general site plan.
- 1.2 The existing single-family homes on folios 077772.7300 and 77772.7200 shall be permitted as interim uses and subject to the development standards of the AR (folio 77772.7300) and AS-1 (77772.7200) zoning districts.
- 2. Any agricultural uses developed on folio 77772.7300, folio 77772.7100 (within Pocket 1) and folio 77772.7400 (within Pocket 1) shall consist of those permitted in the AR zoning district and be developed in accordance with the AR development standards and LDC Section 6.06.06.A and 6.06.06.C. Any agricultural uses developed on folio 77772.7200 shall consist of those permitted in the AS-1 zoning district and be developed in accordance with the AS-1 development standards and LDC Section 6.06.06.A and 6.06.06.C.
- 3. Retail/commercial uses shall be those permitted in the CN zoning district. Building height shall be limited to a maximum of 50 feet. An additional setback of 2 feet shall be provided for every 1 foot over 20 feet in height and added to any required rear and/or side yard. Any single-use tenant having 75,000 square feet or more in gross floor area shall be subject to Land Development Code Section 6.11.106.
- 4. Single-family detached units shall be developed in compliance with the following:

Minimum lot size:	4,400 square feet
Minimum lot width:	40 feet
Minimum front yard setback:	20 feet*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*Corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as side yards, the garage setback shall be 20 feet.

Minimum lot size:	5,500 square feet
Minimum lot width:	50 feet
Minimum front yard setback:	20 feet*
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet
Maximum building height:	35 feet/2-stories

*Corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as side yards, the garage setback shall be 20 feet.

- 4.1 For lots at a width of less than 50 feet, the following shall apply:
 - 4.1.1 A 2-car garage and a minimum 18 foot wide driveway shall be provided for each unit.
 - 4.1.2 All driveways shall be provided in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at Corner lots as necessary.
 - 4.1.3 Each unit's primary entrance shall face the roadway.

4.1.4 Street trees may include an alternating pattern of shade and ornamental trees, subject to review and approval by Natural Resources staff.

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

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

6. Multi-family units shall provide a minimum setback of 25 feet from PD boundaries. Building height shall be limited to 60 feet/4-stories, with no additional building setback to due heights over 20 feet required.

7. Buffering and screening within the project (between or within Pockets of differing land uses) shall be provided.

8. The overall project shall provide pedestrian, bicycle and/or vehicular interconnectivity between and within the development pockets as a demonstration of horizontal integration. This shall be achieved with the following:

8.1 Commercial/retail uses in Pocket 1 (if developed) shall provide customer entrances that are clearly defined and include at least two of the following features: canopies/porticos, overhangs, recesses/projections, arcades, raised above-of-door cornice parapets, peaked roof forms, arches or integrated architectural details such as tile work, moldings, planters or wing walls.

8.2 Commercial/retail uses not developed in compliance with LDC Section 6.11.106 (less than 75,000 square feet) shall provide limited parking (maximum of two rows) between the building and any internal access road (public or private) through or around Pocket 1. Parking lots/drive aisles shall provide designated pedestrian paths connecting perimeter sidewalks to the customer entrances. The pedestrian paths shall be comprised of pavers, brick or scored concrete to create a distinguishable pedestrian areas. Commercial/retail uses shall provide bicycle parking facilities.

8.3 Notwithstanding any development option, the project's primary access road, or roads, (public or private) from US Highway 301 within Pocket 1 shall provide landscaping, street furniture every 75 feet, decorative lighting and a minimum 5 foot wide sidewalk on the north side.

8.3.1 For development occurring under Option A, the developer shall construct a 5 foot wide sidewalk along the south side of the right-of-way, as well as 7-foot wide buffered bicycle lanes on both sides of the roadway; or,

8.3.2 For development occurring under Options B or C, the developer shall construct a 10 foot wide multi-use path (in lieu of the required sidewalk) on the south side of the right-of-way.

8.4 Should the project's primary access road, or roads, from US Highway 301 to and through Pockets 1 and 2 be gated, pedestrian connections shall be provided and may be gated to restrict access to residents only.

- 8.5 As depicted on the general site plan, a pedestrian connection between Pocket 2 and 3 shall be provided. Installation of the pedestrian connection shall be done at the site development of Pocket 2 or 3, whichever occurs last. Alternatively, as depicted on the general site plan, a pedestrian connection between Pocket 4 and 3 via Gate Dancer Road shall be provided. Compliance with this requirement shall be done at the site development of Pocket 3 or 4, whichever occurs last.
- 8.6 Pedestrian connections shall be provided from the project's internal sidewalk network to any community open/gathering space(s) and park area(s) within the project.
- 8.7 No six foot high solid walls, fences or landscaping shall be installed along the south side of the project's primary access road.
9. Along the western PD boundary (Pocket 3) adjacent to PD 06-1147, single family residential lots/units (detached or attached) shall be permitted to be partially located in both the subject PD and PD 06-1147 as part of a unified plan of development if approved by a modification to PD 06-1147. Lots shall be assigned to the density of either the subject PD or the adjacent PD during the platting process. These lots/units located within both PDs shall be platted and developed with lot sizes and development standards found in both approved PDs. Access along the western common PD boundary shall be permitted.
10. 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.
11. 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.
12. 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).
13. 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.
14. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
18. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
19. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these

areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

20. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
21. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
22. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
23. The project shall be permitted one access connection to US Hwy 301, one access connection to Grace Sweat Rd., and one access connection to the Gate Dancer Rd. Extension, as shown on the PD site plan. Notwithstanding condition 8.4.
24. If PD 24-0697 is approved, the County Engineer will approve the Design Exception (dated August 2, 2024 and found approvable on August 5, 2024), for Grace Sweat Rd. substandard road improvements. As Grace Sweat Rd. is a substandard local roadway, the developer will be required to improve the roadway, from Shady Preserve Dr. to +/-640 feet south of Simmons Loop Rd., to the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, Urban Undivided Local Roadways) with the exception that on the west side of the roadway that the applicant does not control no sidewalk shall be constructed, and the existing drainage swale shall remain.
25. The developer shall construct the following site access improvements:
 - 25.1 With the initial increment of development of Pocket 4, an eastbound to southbound right turn lane at the intersection of Simmons Loop and Grace Sweat Rd. shall be required.
 - 25.2 With the initial increment of development of Pocket 3, a southbound to eastbound left turn at the intersection of Gate Dancer Rd. and Pocket 3 access point shall be required.
 - 25.3 With the initial increment of development of Pocket 4, the developer shall coordinate with FDOT to determine any required site access improvements at the project access at US Hwy 301.
26. As depicted on the PD site plan, a pedestrian and bicycle trail connection between Grace Sweat Rd. and Pocket 4 via Gate Dancer Rd. shall be constructed by the developer. The trail shall be a minimum 10-footwide paved trail except where there is a separate bikelane located along the route, a 5-foot-wide sidewalk will suffice.
27. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the

PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



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

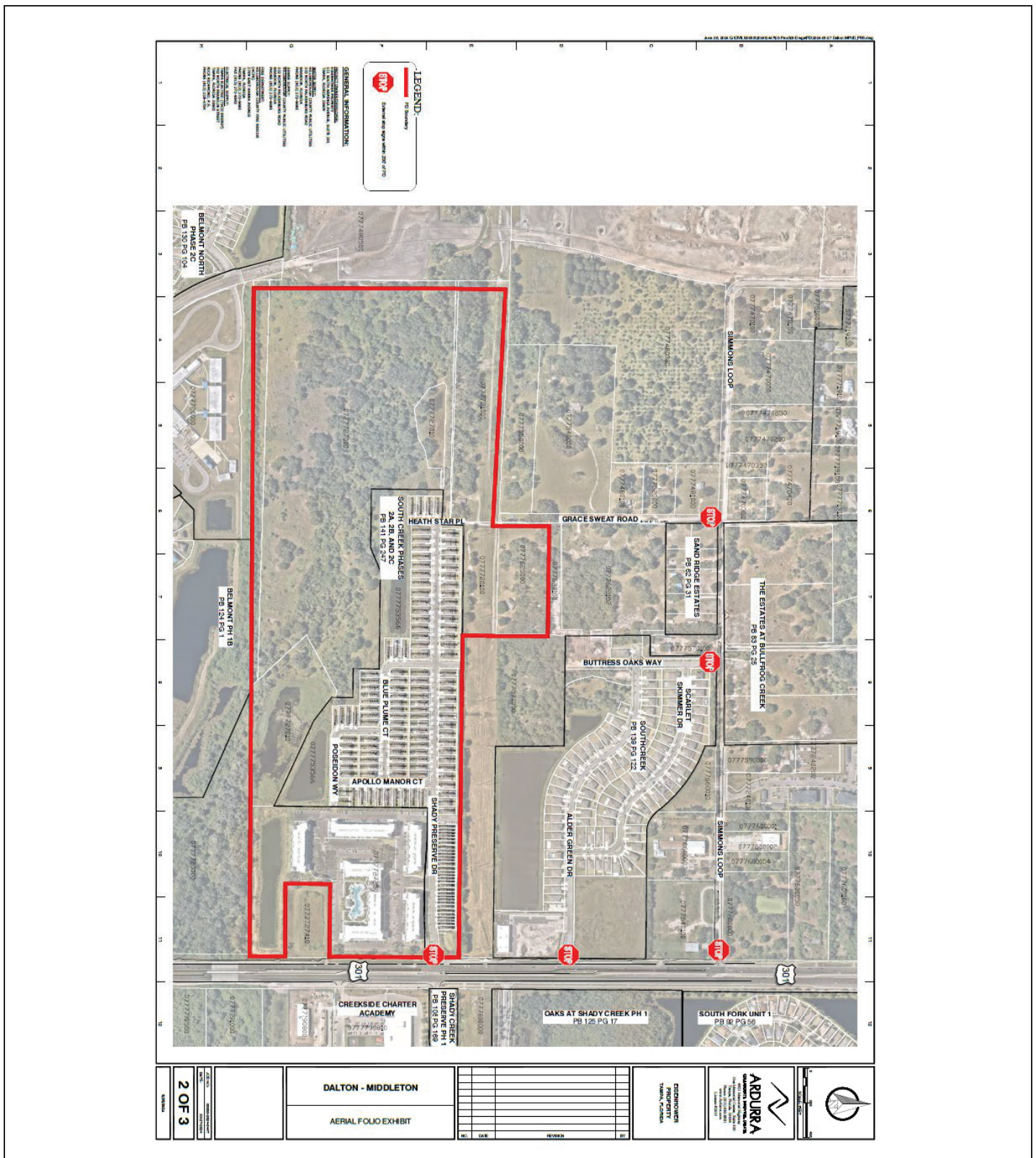
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

8.2.1 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department	DATE: 8/08/2024
REVIEWER: Richard Perez, AICP	AGENCY/DEPT: Transportation
PLANNING SECTOR/AREA: RV/ South	PETITION NO: PD 24-0697

- This agency has no comment.
- This agency has no objection.
- This agency has no objection, subject to the conditions proposed herein below.
- This agency objects for the reasons listed below.

CONDITIONS OF APPROVAL

- The project shall be permitted one access connection to US Hwy 301, one access connection to Grace Sweat Rd., and one access connection to the Gate Dancer Rd. Extension, as shown on the PD site plan.
- If PD 24-0697 is approved, the County Engineer will approve the Design Exception (dated August 2, 2024 and found approvable on August 5, 2024), for Grace Sweat Rd. substandard road improvements. As Grace Sweat Rd. is a substandard local roadway, the developer will be required to improve the roadway, from Shady Preserve Dr. to +/-640 feet south of Simmons Loop Rd., to the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, Urban Undivided Local Roadways) with the exception that on the west side of the roadway that the applicant does not control no sidewalk shall be constructed, and the existing drainage swale shall remain.
- The developer shall construct the following site access improvements:
 - With the initial increment of development of Pocket 4, an eastbound to southbound right turn lane at the intersection of Simmons Loop and Grace Sweat Rd. shall be required.
 - With the initial increment of development of Pocket 3, a southbound to eastbound left turn at the intersection of Gate Dancer Rd. and Pocket 3 access point shall be required.
 - With the initial increment of development of Pocket 4, the developer shall coordinate with FDOT to determine any required site access improvements at the project access at US Hwy 301.
- As depicted on the PD site plan, a pedestrian and bicycle trail connection between Grace Sweat Rd. and Pocket 4 via Gate Dancer Rd. shall be constructed by the developer. The trail shall be a minimum 10-foot-wide paved trail except where there is a separate bikelane located along the route, a 5-foot-wide sidewalk will suffice.

Other:

- Prior to certification, the applicant shall revise the PD site plan to include the general alignment of the proposed trail connection from the Pocket 3 to Pocket 4 via Gate Dancer Rd. consistent with the exhibit the applicant submitted on August 6th titled "South Creek Pedestrian/Bicycle Trail Location".

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting rezone multiple parcels from PD #19-0445 (amended by PRS 20-0388) and Agricultural Residential (AR) to a new Planned Development. The subject property consists of 8 parcels totaling +/-121.7 acres. PD #19-0445 is approved for three development options which allow single-family attached, single-family detached, multi-family and/or retail/commercial uses on a 107+/- acre site. The AR zoning consists of a total of 14.4 acres.

The site is located on the west side of US Hwy 301 and approximately 980 feet south of Simons Loop Rd. The Future Land Use designation is Suburban Mixed Use 6 (SMU-6).

The proposed new PD zoning will integrate the existing PD zoning with the AR zoned folios into a new PD containing four development Pockets with three development options for each pocket, and no more than a total of 713 dwelling units for the entire PD. Pocket 3 is proposed to be modified from 180 single family detached or attached units to 172 single family attached or detached units, and a new Pocket 4 will be added for a maximum of 28 single-family units. Pocket 1 includes options for up to 150,000 sf of commercial/retail uses, 295 multi-family units (or agricultural uses), or 440 multi-family or single-family attached uses. Pocket 2 allows 140 single family detached units.

Approved PD#19-0445/PRS#20-0388 allows for the three development options described below:

Option	Use and Intensity: Square Feet of Non-Residential or Units		
	Pocket 1	Pocket 2	Pocket 3
A	150,000sf Commercial/Retail	140 Single Family Detached	180 Single Family Attached/Detached
B	295 Multi Family	140 Single Family Detached	180 Single Family Attached/Detached
C	440 Multi Family/Single Family Attached	140 Single Family Detached	180 Single Family Attached/Detached

Proposed PD Development Options

Option	Use and Intensity: Square Feet of Non-Residential or Units			
	Pocket 1	Pocket 2	Pocket 3	Pocket 4
A	150,000sf Commercial/Retail	120 Single Family Detached	172 Single Family Attached/Detached	28 Single Family Detached
B	295 Multi Family	120 Single Family Detached	172 Single Family Attached/Detached	28 Single Family Detached
C	393 Multi Family/Single Family Attached	120 Single Family Detached	172 Single Family Attached/Detached	28 Single Family Detached

Staff notes that the only difference in proposed types of land uses do not change and development intensity between the approved PD zoning and the proposed PD zoning is Development Option C decreases the number of units from 440 to 393 and allows for a mix of multifamily and single family attached housing.

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). The applicant’s transportation analysis is based on a build out of Development Option C with substantial portions of Pocket 1 and Pocket 2 already constructed and occupied. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Staff has determined that Development Option A zoning entitlements are the worst-case scenario, i.e. the highest trip generating scenario that can be built. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning Entitlements (PD 20-0388 – Option A):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 150,000 s.f. Shopping Plaza (ITE LUC 821)	12,956	529	1,269
PD, 320 units, Single Family Detached (ITE LUC 210)	2,940	215	296
AR, 2 units, Single Family Detached (ITE 210)	18	1	2
Subtotal:	15,914	745	1,567
Less Internal Capture:	Unavailable	6	264
Less Pass-By Trips:	Unavailable	0	386
Net External Trips:	15,914	739	917

Proposed Zoning Entitlements (Option A):

Land Use/Size	24 Hour Two-	Total Peak Hour Trips
---------------	--------------	-----------------------

	Way Volume	AM	PM
PD, 150,000 s.f. Shopping Plaza (ITE LUC 821)	12,956	529	1,269
PD, 320 units, Single Family Detached (ITE LUC 210)	2,942	215	297
Subtotal:	15,898	744	1,566
Less Internal Capture:	Unavailable	6	264
Less Pass-By Trips:	Unavailable	0	386
Net External Trips:	15,898	738	916

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-16)	(-1)	(-1)

The proposed PD rezoning would result in a decrease in potential trip generation by -16 daily trips, -1 am peak hour trips, and -1 pm peak hour trips based on build-out of maximum proposed entitlements.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US Highway 301 is a 6-lane, divided arterial roadway lies within +/- 115-foot right-of-way which includes 6 lanes, turn lanes, median, sidewalk, curb and gutter. There are no plans to widen the above segment of US 301. US Highway 301 is a State Roadway that is managed and maintained by Florida Department of Transportation (FDOT). Any improvements required by FDOT shall be constructed according to state laws, procedures and regulations.

US301 is on the Hillsborough County Corridor preservation plan to be a 6 lanes roadway and it appears that improvements were completed. No further improvements are anticipated on US 301.

Grace Sweat Rd. is a 2-lane, publicly maintained, substandard, local, rural roadway that dead-ends south of Simmons Loop. The roadway is characterized by +/- 9-foot-wide travel lanes in poor condition. The roadway lies within a +/- 50-foot width right-of-way. There are no sidewalks or bicycle facilities along the roadway.

SITE ACCESS AND CONNECTIVITY

The project will be served by 3 vehicular and pedestrian access connections: US Hwy 301, Grace Sweat Rd., and Gate Dancer Rd. The primary access connection for Pockets 1, 2, and 3 is Shady Preserve Dr. at US Hwy 301, which has been constructed and actively serving the developed portions of Pockets 1 and 2. Grace Sweat Rd. will serve as a second access that will serve Pockets 1, 2, and 3 once constructed concurrent with the development of Pocket 3. Pocket 4 will take access to the future extension of Gate Dancer Rd. This segment of Gate Dancer Rd. is 2-lane, undivided, county-maintained, urban collector roadway under construction by the developer of the adjacent approved Planned Development (PD 06-1147): Simmons Village South.

Additional pedestrian access will be provided to Gate Dancer Rd. and between Pockets 1, 2, 3, and 4. The project proposes to construct a shared use trail "South Creek Pedestrian/Bicycle Trail" connecting from Pocket 4 to Pocket 3 via the Gate Dancer Road extension along the western boundary of the PD.

As shown in the applicant's transportation analysis, turn lanes are required to serve certain access points as required per LDC Sec. 6.04.04.D. Specifically, the developer will be required to construct:

- an eastbound to southbound right turn lane at the intersection of Simmons Loop Rd. and Grace Sweat Rd.;
- a southbound to eastbound left turn lane on the Gate Dancer Rd. Ext. at the project entrance to Pocket 3; and
- any additional FDOT access improvements that may be required at the project's US Hwy 301 and Shady Preserve Dr. access.

REQUESTED DESIGN EXCEPTION – GRACE SWEAT RD. SUBSTANDARD ROAD

As Grace Sweat Rd. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated August 2, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on August 5, 2024). The developer shall improve Grace Sweat Rd, from Shady Preserve Dr. to 640 feet south of Simmons Loop Rd., to the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, Urban Undivided Local Roadways) with the exception that on the west side of the roadway that the applicant does not control no sidewalk shall be constructed, and the drainage swale shall remain.

If this PD rezoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for an adjacent roadway segment is provided

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HWY 301	BALM RD	RHODINE RD	D	C

Source: Hillsborough County 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@hcfll.gov]
Sent: Monday, August 5, 2024 6:24 PM
To: Steven Henry [shenry@lincks.com]
CC: Jaime Maier [Jaime.Maier@hwhlaw.com]; Grandlienard, Christopher [GrandlienardC@hcfll.gov]; Perez, Richard [PerezRL@hcfll.gov]; Tirado, Sheida [TiradoS@hcfll.gov]; De Leon, Eleonor [DeLeonE@hcfll.gov]; PW-CEIntake [PW-CEIntake@hcfll.gov]
Subject: FW: PD 24-0697 - Design Exception Review
Attachments: 24-0697 DEAd 08-02-24.pdf

Importance: High

Steve,

I have found the attached Design Exception (DE) for PD 24-0697 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor DeLeon (DeLeonE@hcfll.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfll.gov

Mike

Michael J. Williams, P.E.
 Director, Development Review
 County Engineer
 Development Services Department

P: (813) 307-1851
 M: (813) 614-2190
 E: WilliamsM@HCFL.gov
 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: Tirado, Sheida <TiradoS@hcf.gov>
Sent: Monday, August 5, 2024 4:24 PM
To: Williams, Michael <WilliamsM@hcf.gov>
Cc: Perez, Richard <PerezRL@hcf.gov>; De Leon, Eleonor <DeLeonE@hcf.gov>
Subject: PD 24-0697 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is approvable to me, please include the following people in your response email:

shenry@lincks.com
jaime.maier@hwlaw.com
grandlienardc@hcf.gov
perezrl@hcf.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@hcf.gov
W: HCFLGov.net

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

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Development Services



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)						
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information						
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<table border="0"> <tr> <td><input checked="" type="checkbox"/> 1. South Creek</td> <td><input type="checkbox"/> 4.</td> </tr> <tr> <td><input checked="" type="checkbox"/> 2. DE - Substandard Road Grace Sweat Road</td> <td><input type="checkbox"/> 5.</td> </tr> <tr> <td><input type="checkbox"/> 3.</td> <td><input type="checkbox"/> 6.</td> </tr> </table>	<input checked="" type="checkbox"/> 1. South Creek	<input type="checkbox"/> 4.	<input checked="" type="checkbox"/> 2. DE - Substandard Road Grace Sweat Road	<input type="checkbox"/> 5.	<input type="checkbox"/> 3.	<input type="checkbox"/> 6.
<input checked="" type="checkbox"/> 1. South Creek	<input type="checkbox"/> 4.						
<input checked="" type="checkbox"/> 2. DE - Substandard Road Grace Sweat Road	<input type="checkbox"/> 5.						
<input type="checkbox"/> 3.	<input type="checkbox"/> 6.						
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>							
Project Name/ Phase	South Creek						
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>							
Folio Number(s)	<input checked="" type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers						
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".</p>							
Name of Person Submitting Request	Steve Henry, P.E.						
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>							
Current Property Zoning Designation	PD 19-0445						
<p>Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>							
Pending Zoning Application Number	PD 24-0697						
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>							
Related Project Identification Number (Site/Subdivision Application Number)	N/A						
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>							

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LINCKS & ASSOCIATES, LLC

August 2, 2024

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: South Creek
RZ-PD 24-0697
Folio Number – See Appendix
Lincks Project No. 23156

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L – Existing Facilities for Grace Sweat Road from Simmons Loop to Shady Preserve Drive. According to the Hillsborough County Roadways Functional Classification Map, Grace Sweat Road is classified as a local roadway. The subject site is within the Hillsborough County Urban Service Area. The developer proposes to modify the existing Planned Development to allow the following:

- Pocket 1 – 393 Multi-Family Dwelling Units
- Pocket 2 – 120 Single Family Homes
- Pocket 3 – 172 Townhomes
- Pocket 4 – 30 Single Family Homes

As of the date of this letter, the following land uses were existing within each pocket:

- Pocket 1 – 363 Multi-Family Dwelling Units (213 occupied)
– 30 Townhomes
- Pocket 2 – 117 Single Family Homes

The PD modification proposes to extend Grace Sweat Road from Simmons Loop to Shady Creek Drive.

Table 1 provides the trip generation for the unbuilt land uses within the project.

The request is for a Design Exception to TS-3 of the Hillsborough County Transportation Technical Manual for Grace Sweat Road from Simmons Loop to Shady Preserve Drive. Grace Sweat Road is proposed to be improved to TS-3 standards except for the north 640 feet on the west side of the roadway. This segment is not proposed to have sidewalk on the west side and to have drainage swale.

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

Mr. Mike Williams
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1. Sidewalk – TS-3 has five (5) foot sidewalk on both sides of the roadway. Due to right of way and drainage constraints, the sidewalk is not proposed on the northern approximately 640 feet on the west side of the roadway, as shown in Figure 1. According to the survey, the right of way is within the existing ditch. Therefore, the ditch is proposed to remain along the segment of the roadway where the developer does not control.

Included in the Appendix of this letter are the Grace Sweat plans that show improvements to Grace Sweat Road.

The justification for the Design Exception is as follows:

1. The developer is improving Grace Sweat Road from Shady Preserve Drive to Simmons Loop to TS-3 standards except for the northern 640 feet where the developer does not control the property.
2. Due to the drainage constraints, a drainage swale is needed on the west side where the developer does not control the property. Therefore, a sidewalk cannot be provided.

Based on the above, it is our opinion the proposed improvements to Grace Sweat Road mitigate the impact of the project and are consistent with other projects along Simmons Loop and meet the intent of the Transportation Technical Manual to the extent feasible.

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

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Best Regards,

Steven J Henry
President
Links & Associates, LLC
P.E. #51555



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

- Disapproved
- Approved
- Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

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TABLE 1

UNBUILT PROJECT TRIP ENDS (1)

Pocket	Land Use	Size	ITE LUC	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
1	Multi-Family	150 DU's	220	993	13	43	56	46	27	73
2	Single Family	3 DU's	210	29	1	2	3	2	1	3
3	Townhomes	172 DU's	215	1,260	21	63	84	58	41	99
4	Single Family	30 DU's	210	293	5	16	21	18	11	29
			Total	2,575	40	124	164	124	80	204

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

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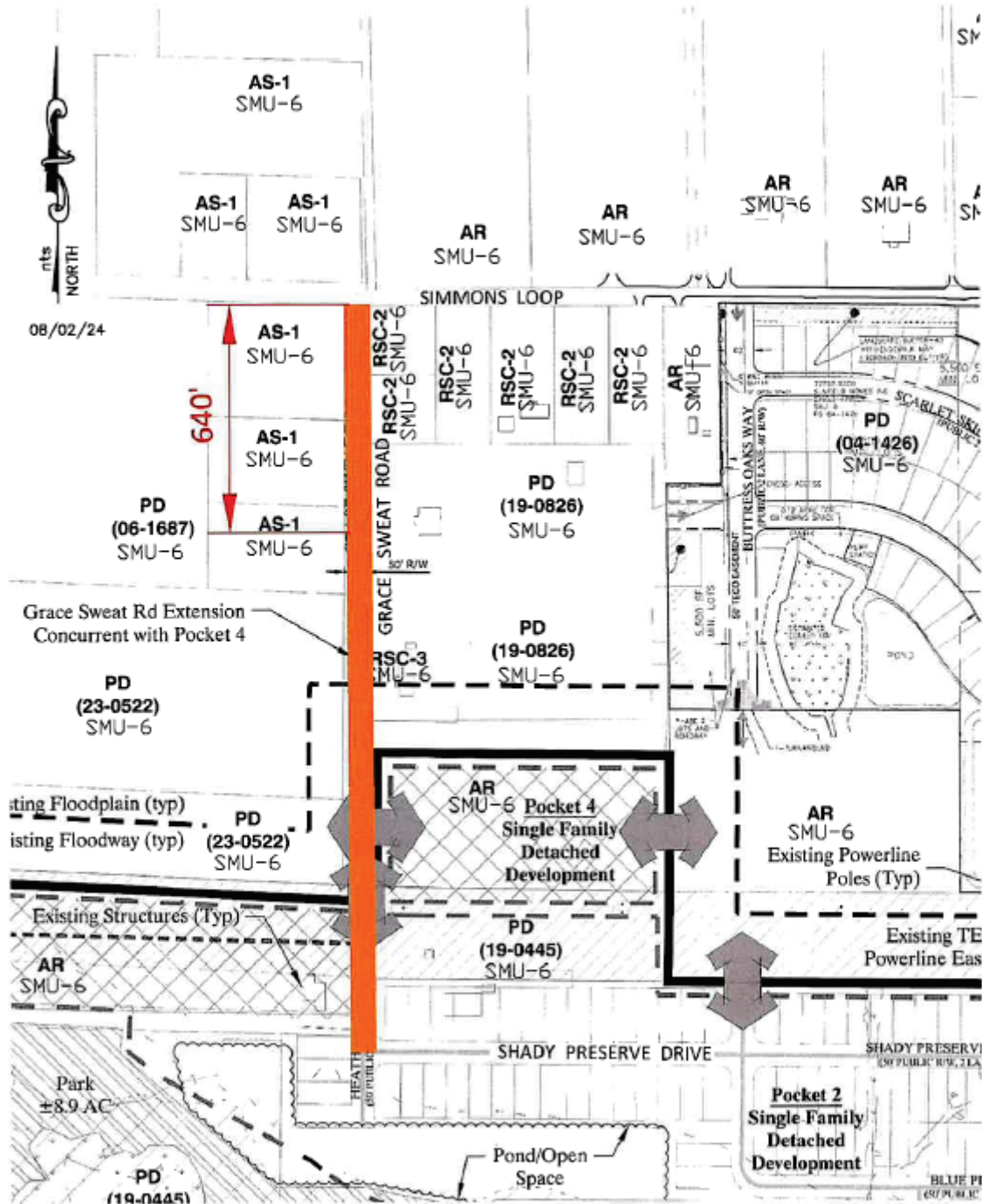


FIGURE 1
GRACE SWEAT ROAD

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APPENDIX



LINCKS & ASSOCIATES, LLC

9
04 0007

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FOLIO NUMBERS



LINCKS & ASSOCIATES, LLC

10
24 0697

EXHIBIT TO PROPERTY INFORMATION SHEET

Folio Number	Property Owner Information	Acres	Current Zoning	FLU Category	S/T/R
077762-0000	Richard F. James and Olive M. James Address: 6605 GRACE SWEAT RD, RIVERVIEW, FL 33578	4.42	AR	SMU-6	18-31-20
077772-0100	Simmons East, LLC Address: 111 S ARMENIA AVE STE 201, TAMPA, FL 33609	3.42	PD 19-0445	SMU-6	19-31-20
077772-1000	Linda S. Wood Address: 6550 GRACE SWEAT RD, RIVERVIEW	9.41	AR	SMU-6	19-31-20
077772-7000	Eisenhower Property Group, LLC Address: 111 S ARMENIA AVE STE 201, TAMPA, FL 33609	45.17	PD 19-0445	SMU-6	19-31-20
*077775-3556	Lennar Homes LLC Address: 4600 W CYPRESS ST STE 200, TAMPA	9.02	PD 19-0445, AR	SMU-6	19-31-20
*077775-3392	Josiah Nathanael and Maribelle Marie Ramirez Address: 6412 HEATH STAR PL, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3390	Karthikeyan Kuppusamy and Saranya Thangavel Address: 6444 HEATH STAR PL, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3388	Shanda Ariel Vereen Address: 6472 HEATH STAR PL, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3386	James Henry Thorpe IV Address: 6496 HEATH STAR PL, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3558	Lennar Homes LLC Address: 4600 W CYPRESS ST STE 200, TAMPA	0.04	PD 19-0445	SMU-6	19-31-20
*077775-3384	Miguel Marquez and Mariela Sinram Address: 10210 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3382	Ryan C and Maria T Farberman Address: 10216 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3380	Vesna Markic Address: 10222 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3378	Derrick Deon and Amber Leah Freeman Address: 10228 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3376	Nycole Sharone and Rosa Mae Jones Address: 10232 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20

*** Agent Authorization Form not required**

EXHIBIT TO PROPERTY INFORMATION SHEET

*077775-3374	Zoya Iqtidar and Phillip Edward Colacecchi Address: 10240 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3372	Kimberlee Ann Rodgers Address: 10246 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3370	Darrin Earl White and Carnille Lee Anne Anderson Address: 10252 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3368	Brenda J Lewis and Walter J Morales Address: 10258 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3366	Dengru Wu Address: 135 DEY RD, CRANBURY, NJ 08512	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3364	DSRS LLC Address: 9393 98TH AVE, SEMINOLE, FL 33777	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3362	Numa Jose Quevedo Castro Address: 10276 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3360	Santos Martin West Et Al Address: 10282 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3358	James Allen Nicholson Address: 10286 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3356	Farah Accilien Address: 10292 SHADY PRESERVE DR, RIVERVIEW	0.17	PD 19-0445	SMU-6	19-31-20
*077775-3394	Alexander Joel Marrero and Cynthia Liz Perez Address: 10209 SHADY PRESERVE DR, RIVERVIEW	0.15	PD 19-0445	SMU-6	19-31-20
*077775-3396	Preston Zhu Tak Feng Lau Address: 1100 W TRINITY MILLS RD APT 4038, CARROLLTON, TX 75006	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3398	Nelky N Urbina Alvarez Et Al Address: 10221 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3400	Senthil Siva Address: 3244 PLEASANT WILLOW CT, BRANDON, FL 33511	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3402	Pawan Kumar and Jamna Chaudhary Address: 10231 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20

*Agent Authorization Form not required

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EXHIBIT TO PROPERTY INFORMATION SHEET

*077775-3404	Lawarren Shun and Karen Lorraine Wakefield Address: 10239 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3406	Kristy Lynn and George Sonny Redd Hachey Address: 10245 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3408	Rosaline Frances Alvarado Et Al Address: 10251 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3410	Brooke Lindsay Murakami Address: 10257 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3412	Joshua Brynell Burns and Myeisha Nicole Pitts Address: 10263 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3414	Raul Baez and Nancy Munoz Mendez Address: 10269 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3416	Ultra Purple Investments LLC Address: 5200 NE 5TH AVE, MIAMI, FL 33137	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3418	Nelson Perez and Claudia Zapata Richardson Address: 10281 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3420	Tessil Lornette Hobson Et Al Address: 10285 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3422	Claudia Pacheco Dorego and Nicholas Micheal Croft Address: 10291 SHADY PRESERVE DR, RIVERVIEW	0.17	PD 19-0445	SMU-6	19-31-20
*077775-3424	Timothy Tobias Morrow and Hope Yvette Baker Address: 10315 BLUE PLUME CT, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3426	Patrick K Mensah and Stacy D Mensah Address: 10321 BLUE PLUME CT, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3428	Aju Mohan Chalu Parambil and Minu Aravind Address: 10325 BLUE PLUME CT, RIVERVIEW	0.15	PD 19-0445	SMU-6	19-31-20
*077775-3354	Chandre Denim Lee Address: 10310 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3352	Donovan Katylin and Erika Marie Ervin Address: 10316 SHADY PRESERVE DR, RIVERVIEW	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3350	Angel Manuel Vazquez	0.13	PD 19-0445	SMU-6	19-31-20

*Agent Authorization Form not required

Received August 2, 2024
Development Services

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EXHIBIT TO PROPERTY INFORMATION SHEET

*077775-3348	Address: 10324 SHADY PRESERVE DR, RIVERVIEW Bashar Hasan Azeez Al Nasrawi and Lina M Albassam Address: 10330 SHADY PRESERVE DR, RIVERVIEW	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3346	Address: 10336 SHADY PRESERVE DR, RIVERVIEW Benjamin Aiden Rushaoff	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3344	Address: 10346 SHADY PRESERVE DR, RIVERVIEW Tejuana Baker And Jerome Powell	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3342	Address: 10352 SHADY PRESERVE DR, RIVERVIEW Arnaldo Cosme Negron and Jonathan Acevedo Guzman	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3340	Address: 10358 SHADY PRESERVE DR, RIVERVIEW William George Patrick Hyland	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3338	Address: 10364 SHADY PRESERVE DR, RIVERVIEW Ridley Jecrois And Stephanie Zamy	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3336	Address: 10370 SHADY PRESERVE DR, RIVERVIEW Jennifer Brandt Et Al	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3334	Address: 10378 SHADY PRESERVE DR, RIVERVIEW Cesar Iman	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3332	Address: 10349 DENISON AVE, CUPERTINO, CA 95014 Zhenghao Zhang and Grace Li	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3330	Address: 10392 SHADY PRESERVE DR, RIVERVIEW Mark Glynn and Geraldine Koh	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3328	Address: 10402 SHADY PRESERVE DR, RIVERVIEW Alfred Marcell Johnson Et Al	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3326	Address: 10406 SHADY PRESERVE DR, RIVERVIEW Derrick Lamar and Yolanda Latrice Gore	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3324	Address: 10410 SHADY PRESERVE DR, RIVERVIEW Aaron Christopher Alford Et Al	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3322	Address: 2934 MABURY CT, SAN JOSE, CA 95133 Thang Manh Nguyen Et Al	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3430	Address: 10309 SHADY PRESERVE DR, RIVERVIEW Santosh Bhusal and Prava Kandel	0.14	PD 19-0445	SMU-6	19-31-20

*Agent Authorization Form not required

EXHIBIT TO PROPERTY INFORMATION SHEET

*077775-3432	Sabrina Lolita Christmas Address: 10315 SHADY PRESERVE DR, RIVERVIEW	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3434	Edward Earl Hunter Jr Address: 10323 SHADY PRESERVE DR, RIVERVIEW	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3436	Krystal Tomica Taylor Address: 10329 SHADY PRESERVE DR, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3438	Bibhas Kanti Bera and Mourmita Uttam Pal Address: 10335 SHADY PRESERVE DR, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3440	Ronald George Vandenhousten Jr Address: 10339 SHADY PRESERVE DR, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3442	Sokon Theary and Richard Edward Olsson Address: 10345 SHADY PRESERVE DR, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3444	Jessica Carolina Diaz and Efrain Jose Verde Address: 10351 SHADY PRESERVE DR, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3446	Stefan Joseph Daniel Address: 10357 SHADY PRESERVE DR, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3448	Jean Carlos And Michelle Angellique Fernandez Address: 10363 SHADY PRESERVE DR, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3450	Nicole Trisha Ann Mcclenary Et Al Address: 10369 SHADY PRESERVE DR, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3452	Karl Alan Marchesano Address: 10373 SHADY PRESERVE DR, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3454	Ontha Tyoyell and Monique Lang Sutton Address: 10377 SHADY PRESERVE DR, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3456	Benjawan Phromsom and Leonard Burch Address: 10385 SHADY PRESERVE DR, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3458	Marci J Olson Address: 10391 SHADY PRESERVE DR, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3460	Aubrey Devon Williams Address: 10392 BLUE PLUME CT, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3462	Birtram Eugene Jr and Niki Marie Johnson	0.12	PD 19-0445	SMU-6	19-31-20

***Agent Authorization Form not required**

EXHIBIT TO PROPERTY INFORMATION SHEET

*077775-3464	Address: 10388 BLUE PLUME CT, RIVERVIEW Manuel Alejandro Martinez Vaamonde Et Al Address: 10382 BLUE PLUME CT, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3466	Torone Samuels and Nicole Marie White Samuels Address: 10376 BLUE PLUME CT, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3468	Laurinda M Wilson Address: 10372 BLUE PLUME CT, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3470	Akpa Yannick Saint Max Ntakpe and Sokona Fofana Address: 14265 WAR ADMIRAL PL, SUN CITY CENTER	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3472	Cevert Attilus Address: 10364 BLUE PLUME CT, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3474	Kevin Edward Gaddis Address: 11110 CARLTON FIELDS DR, RIVERVIEW, FL	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3476	Mary Ann And Oscar Kent Elkins Address: 10356 BLUE PLUME CT, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3478	Jian Zhang Address: 12037 BRIGHT CRYSTAL, RIVERVIEW, FL	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3480	Lester and Janea Ruiz Address: 10348 BLUE PLUME CT, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3482	Donald Dean Hostetter and Denitra Renave Britt Address: 10344 BLUE PLUME CT, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3484	Jamar Dewan and Danielle Chauntei Sneed Address: 10340 BLUE PLUME CT, RIVERVIEW	0.13	PD 19-0445	SMU-6	19-31-20
*077775-3486	Zachary C Jones and Rachel E Porter Address: 10334 BLUE PLUME CT, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3488	Israel Joel Stanislaus Address: 10330 BLUE PLUME CT, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3490	Andrew David Oltmanns and Olivia John Boris Address: 10331 BLUE PLUME CT, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3492	Dexue Zhang and Ying Liu Address: 5755 RUDY DRIVE, SAN JOSE, CA 95124	0.11	PD 19-0445	SMU-6	19-31-20

* Agent Authorization Form not required

EXHIBIT TO PROPERTY INFORMATION SHEET

*077775-3494	Charlotte Jackson Address: 10339 BLUE PLUME CT, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3496	Joel E And Nina Rushing Address: 10343 BLUE PLUME CT, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3498	Hui Zhou Address: 1509 LOGANRITA AVE, ARCADIA, CA 91006	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3500	Pany Kaiyareth Address: 10351 BLUE PLUME CT, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3502	IH6 Property Florida LP Address: 1717 MAIN ST STE 2000, DALLAS, TX 75201	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3504	Abbigayle T Warner Address: 10359 BLUE PLUME CT, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3506	Gilbert Arthur Iii and Emily Tatum Romero Address: 10323 POSEIDON WAY, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3508	Sonya Williams Address: 10329 POSEIDON WAY, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3510	IH6 Property Florida LP Address: 1717 MAIN ST STE 2000, DALLAS, TX 75201	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3512	Ahmed Gamal Hafez Address: 10339 POSEIDON WAY, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3514	Erik Morgan And Royce Tia Kerns Address: 10369 BLUE PLUME CT, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3516	Gaston and Iliana Herrera Address: 10373 BLUE PLUME CT, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3518	Leonard Gartner and Beatrice Akinyi Kawuma Address: 20340 HERITAGE POINT DR, TAMPA, FL 33647	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3520	Kamina Santiago and Priscilla Santiago Address: 10383 BLUE PLUME CT, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3522	Betsy Siam Zaldivar and Ernesto Daniel Godo Rodriguez Address: 10389 BLUE PLUME CT, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3524	Beverly Joyce Mulliens	0.12	PD 19-0445	SMU-6	19-31-20

*Agent Authorization Form not required

EXHIBIT TO PROPERTY INFORMATION SHEET

*077775-3526	Address: 10393 BLUE PLUME CT, RIVERVIEW Laura Marie Jones and Laura Judith Roccia Address: 10374 POSEIDON WAY, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3528	Ana B Diaz and Anthony Villa Address: 10368 POSEIDON WAY, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3530	Constance Taylor Monix Address: 10362 POSEIDON WAY, RIVERVIEW	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3532	IH6 Property Florida LP Address: 1717 MAIN ST STE 2000, DALLAS, TX 75201	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3534	Leonard Gartner and Beatrice Akinyi Kawuma Address: 20340 HERITAGE POINT DR, TAMPA, FL 33647	0.11	PD 19-0445	SMU-6	19-31-20
*077775-3536	Peter Apollo George and Tiffany Nikita Lyte Address: 10344 POSEIDON WAY, RIVERVIEW	0.12	PD 19-0445	SMU-6	19-31-20
*077775-3560	Hillsborough County Address: REAL ESTATE DEPT PO BOX 1110, TAMPA, FL 33601	0.10	PD 19-0445	SMU-6	19-31-20
*077775-3538	Digbijoy Das and Amrita Ghosh Address: 14078 CARRARA MANOR PL, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3540	Keerthivasan Madheswaran and Chitra Manian Address: 14070 CARRARA MANOR PL, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3542	Daniel James Patterson and Kaitlyn Rebecca Woodwar Address: 14062 CARRARA MANOR PL, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3544	Jorge Sosa Isturi Et Al Address: 14054 CARRARA MANOR PL, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3546	Ernesto Reyes And Veronica Sanabria Torres Address: 14044 CARRARA MANOR PL, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3548	Dilan And Jennifer Burns Address: 14036 CARRARA MANOR PL, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3550	Teresa Maria Hardnett Address: 14028 CARRARA MANOR PL, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20
*077775-3552	Johnny And Vasthi Kensingia Louis Address: 14020 CARRARA MANOR PL, RIVERVIEW	0.14	PD 19-0445	SMU-6	19-31-20

*Agent Authorization Form not required

EXHIBIT TO PROPERTY INFORMATION SHEET

*077775-3554	Roldan and Suellen Y Milian Address: 14012 CARRARA MANOR PL, RIVERVIEW	0.15	PD 19-0445	SMU-6	19-31-20
*077775-3320	Jean D Charles Address: 10422 SHADY PRESERVE DR, RIVERVIEW	0.06	PD 19-0445	SMU-6	19-31-20
*077775-3318	Jaimee Shantel Morgan Address: 10424 SHADY PRESERVE DR, RIVERVIEW	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3316	Ernest Hill Address: 10426 SHADY PRESERVE DR, RIVERVIEW	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3314	Kimberly Nickens Address: 10428 SHADY PRESERVE DR, RIVERVIEW	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3312	Adrian Eugene and Rosalia Lusco Address: 10430 SHADY PRESERVE DR, RIVERVIEW	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3310	Taylor Ruth Troxell Address: 10432 SHADY PRESERVE DR, RIVERVIEW	0.07	PD 19-0445	SMU-6	19-31-20
*077775-3308	Gloria Smith Blackwood Address: 10438 SHADY PRESERVE DR, RIVERVIEW	0.07	PD 19-0445	SMU-6	19-31-20
*077775-3306	Nicholas Ericksen and Alexander Ericksen Address: 10440 SHADY PRESERVE DR, RIVERVIEW	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3304	Ryan Ricardo Forte Address: 10442 SHADY PRESERVE DR, RIVERVIEW	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3302	Roberto L Rodriguez Maldonado Et Al Address: 850 OLIVE CONCH ST, RUSKIN, FL 33570	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3300	Steve Valencia Address: 10446 SHADY PRESERVE DR, RIVERVIEW	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3298	Reginald A Warner III Address: 10448 SHADY PRESERVE DR, RIVERVIEW	0.07	PD 19-0445	SMU-6	19-31-20
*077775-3296	Beverly G Barthelemy Address: 10454 SHADY PRESERVE DR, RIVERVIEW	0.07	PD 19-0445	SMU-6	19-31-20
*077775-3294	Lana Blanca Bombow Address: 10456 SHADY PRESERVE DR, RIVERVIEW	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3292	Gabriella Monique Davis Address: 10456 SHADY PRESERVE DR, RIVERVIEW	0.05	PD 19-0445	SMU-6	19-31-20

24 0697

EXHIBIT TO PROPERTY INFORMATION SHEET

*077775-3290	Address: 10458 SHADY PRESERVE DR, RIVERVIEW Yadira Z Lugo Delgado	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3288	Address: 10460 SHADY PRESERVE DR, RIVERVIEW Malaika M Turenne	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3286	Address: 10462 SHADY PRESERVE DR, RIVERVIEW Patricia Ann Hall	0.07	PD 19-0445	SMU-6	19-31-20
*077775-3284	Address: 10464 SHADY PRESERVE DR, RIVERVIEW Elaine Fernandez	0.07	PD 19-0445	SMU-6	19-31-20
*077775-3282	Address: 10468 SHADY PRESERVE DR, RIVERVIEW David Michael and Rebecca Lynn Powers	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3280	Address: 10470 SHADY PRESERVE DR, RIVERVIEW Rudolph And Nettie Mae Mcbride	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3278	Address: 10472 SHADY PRESERVE DR, RIVERVIEW Ashanti Nicole Johnson	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3276	Address: 10474 SHADY PRESERVE DR, RIVERVIEW Anisha and Pankaj Kumar Singh	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3274	Address: 10476 SHADY PRESERVE DR, RIVERVIEW Kimberly Ann Richards	0.07	PD 19-0445	SMU-6	19-31-20
*077775-3272	Address: 10478 SHADY PRESERVE DR, RIVERVIEW Dianne Elizabeth Jervis	0.07	PD 19-0445	SMU-6	19-31-20
*077775-3270	Address: 10482 SHADY PRESERVE DR, RIVERVIEW Gabriela Rico Et Al	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3268	Address: 10484 SHADY PRESERVE DR, RIVERVIEW Dangelo Tyrell Andrews	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3266	Address: 10486 SHADY PRESERVE DR, RIVERVIEW Rami Gamal Mostafa Hafez Et Al	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3264	Address: 10488 SHADY PRESERVE DR, RIVERVIEW Suresh Manyam	0.05	PD 19-0445	SMU-6	19-31-20
*077775-3262	Address: 6609 SAPPPIRE CIR S, COLLEYVILLE, TX 76034 Angel Thankam Punnuse	0.07	PD 19-0445	SMU-6	19-31-20
	Address: 10492 SHADY PRESERVE DR, RIVERVIEW				

*Agent Authorization Form not required

EXHIBIT TO PROPERTY INFORMATION SHEET

*077772-7250	DD FL Southcreek LLC Address: 03 CORPORATE CENTER DR STE 201, STOCKBRIDGE, GA 30281	18.09	PD 19-0445	SMU-6	19-31-20
*077772-7010	SOUTH CREEK CDD Address: C/O MERITUS 2005 PAN AM CIR STE 300, TAMPA, FL 33607	8.18	PD 19-0445	SMU-6	19-31-20
*N/A	PLATTED ROW Address: Heath Star Pl, Shady Preserve Dr., Blue Plume Ct., Poseidon Way, Carrara Manor Pl	7.1	PD 19-0445	SMU-6	19-31-20

TOTAL: 121.7 ac m.o.l

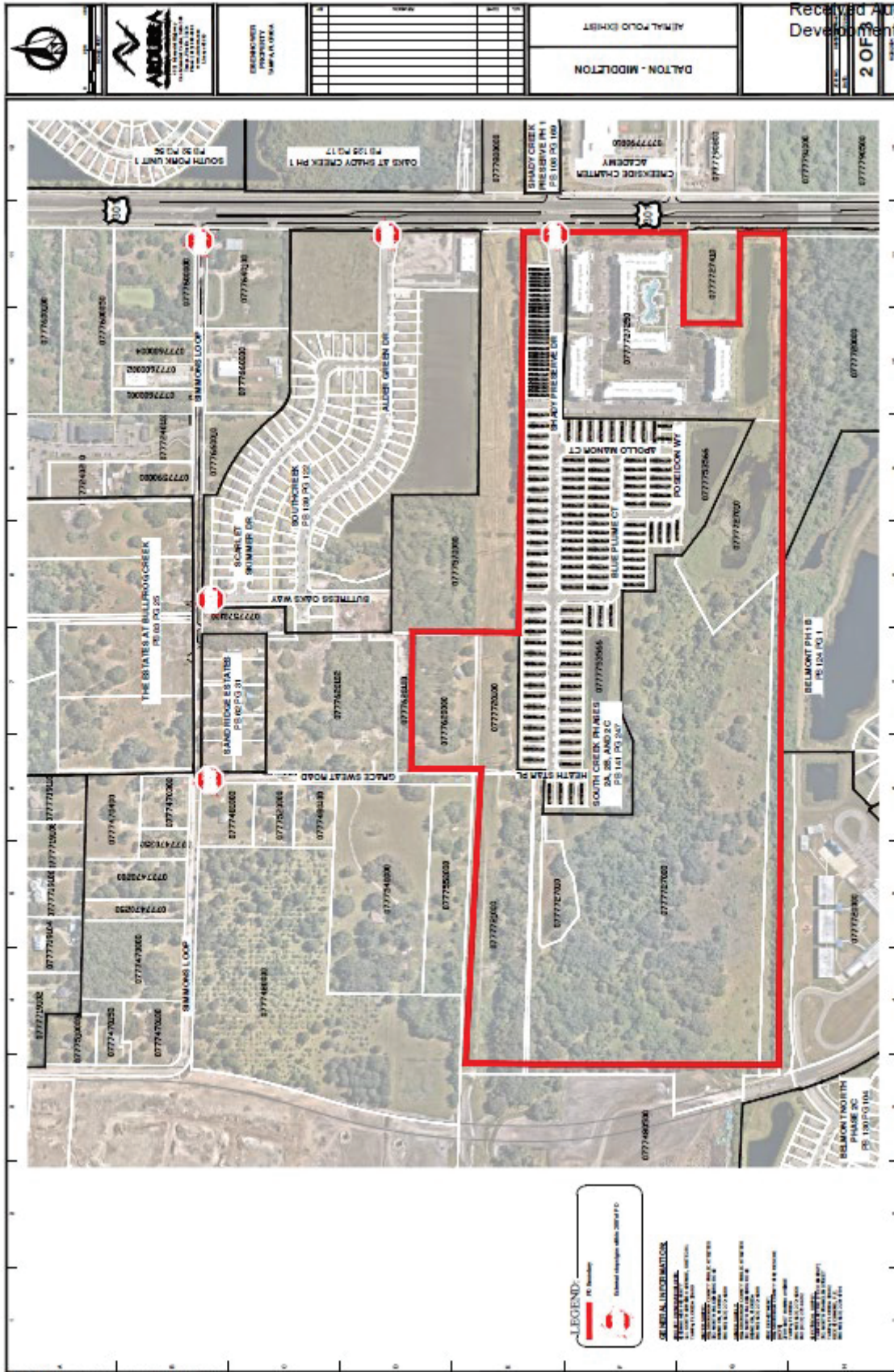
*Agent Authorization Form not required

Received August 2, 2024
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PD PLAN



LINCKS & ASSOCIATES, LLC



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Development Service
2024

Received August 2, 2024
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HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



LINCKS & ASSOCIATES, LLC

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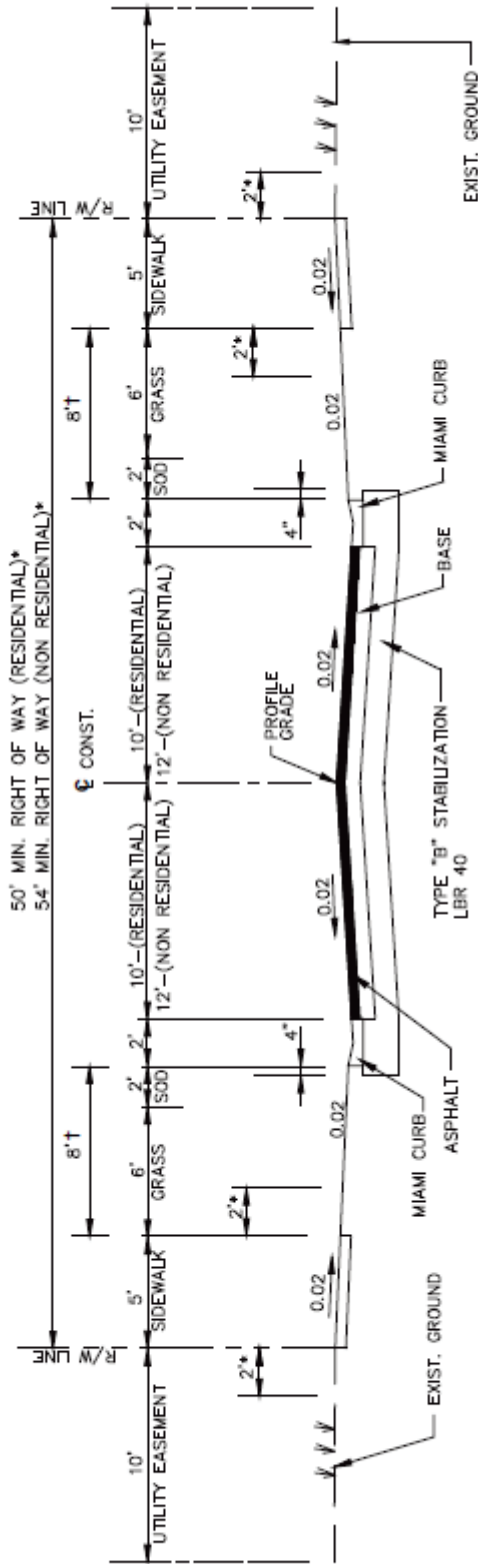
Received August 2, 2024
Development Services

TS-3



LINCKS & ASSOCIATES, LLC

Received August 20, 2024
 Development Services



TYPICAL SECTION

N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 35 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE. IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:
 28 10/17

TRANSPORTATION
 TECHNICAL
 MANUAL



LOCAL URBAN ROADS
 (2 LANE UNDIVIDED)
 TYPICAL SECTION

DRAWING NO. TS-3
 SHEET NO. 1 OF 1

Received August 2, 2024
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GRACE SWEAT PLANS



LINCKS & ASSOCIATES, LLC


30

24 0607


Received August 2, 2024
Development Services

CONSTRUCTION PLANS FOR SOUTH CREEK - PHASE 4 (AKA GRACE SWEAT) SUBDIVISION

HILLSBOROUGH COUNTY, FLORIDA
PREPARED FOR:
SIMMON EAST, LLC.
111 S ARMENIA AVE, SUITE 201
TAMPA, FL 33609
(813) 443-0809



PROJECT MAP



SECTION 18, TOWNSHIP 28S, RANGE 20E
LOCATION MAP

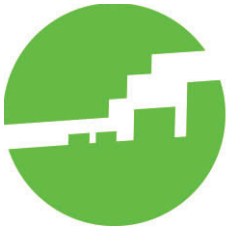
NO.	REVISION	DATE	BY
1	ISSUED FOR CONSTRUCTION	08/02/24	HALFF

PLANS RELEASED FOR CONSTRUCTION
By: **HALFF**, 1000 N. ASHLEY DRIVE, SUITE 900, TAMPA, FLORIDA USA 33602
Name: **HALFF**
Title: **REGISTERED PROFESSIONAL ENGINEER**
No. 14,444
The plans are prepared by the undersigned and are true and correct to the best of my knowledge and belief. I am a duly licensed and registered professional engineer in the State of Florida. I am not providing any services for the project which require a license in any other profession or occupation. I am not providing any services for the project which require a license in any other profession or occupation.

PREPARED BY:
HALFF
1000 N. ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA USA 33602
Phone 813.620.4500 FAX 813.620.4600
www.halff.com
FL CA 3300 FL LC 20000645

SIMMON EAST, LLC.
111 S ARMENIA AVE, SUITE 201
TAMPA, FL 33609
(813) 443-0809

HALFF
1000 N. ASHLEY DRIVE, SUITE 900
TAMPA, FLORIDA USA 33602
Phone 813.620.4500 FAX 813.620.4600
www.halff.com
FL CA 3300 FL LC 20000645



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: August 19, 2024 Report Prepared: August 8, 2024	Case Number: PD 24-0697 Folio(s): 77762.0000,77772.0100, 77772.1000,77772.7000 General Location: East of Interstate 75, west of US Highway 301 S, north of Paseo al Mar Boulevard
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25/0.35/0.50 FAR)
Service Area	Urban
Community Plan(s)	Riverview + SouthShore Areawide Systems
Rezoning Request	Planned Development (PD) with three development options
Parcel Size	+/- 121.7 acres
Street Functional Classification	Simmons Loop – County Collector US Highway 301 – State Principal Arterial Paseo al Mar Boulevard – Local
Commercial Locational Criteria	Does not meet; waiver requested
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	PD + AR	Single-Family Residential + Agricultural + Vacant + Multi-Family + HOA + Public/Quasi-Public
North	Suburban Mixed Use-6	AR + PD	Single-Family Residential + Vacant + HOA + Agricultural
South	Suburban Mixed Use-6	PD	Single-Family Residential + Vacant + HOA + Public/Quasi-Public + Educational
East	Residential-4	PD + AR	Single-Family Residential + Vacant + HOA + Public/Quasi-Public + Educational
West	Suburban Mixed Use-6	PD	Vacant

Staff Analysis of Goals, Objectives and Policies:

The +/- 121.7 acre subject site is located to the south of Simmons Loop, east of Interstate 75, west of US Highway 301 S and north of Paseo al Mar Boulevard. The subject site is in the Urban Service Area and located within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The subject site has a Future Land Use classification of Suburban Mixed Use-6 (SMU-6), which allows for the consideration of residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. The applicant is requesting to rezone approximately 121.7 acres from Planned Development (PD 19-0445) to Planned Development to develop the site with three development options:

- Option A
 - Pocket 1: Retail/Commercial uses (not to exceed 0.23 FAR)
 - Pocket 2: Single-family detached residential (not to exceed a maximum of 140 units)
 - Pocket 3: Single-family attached or detached residential (not to exceed a maximum of 172 units)
 - Pocket 4: Single-family detached residential (not to exceed a maximum of 28 units)
- Option B
 - Pocket 1: Multi-family residential or agricultural uses (not to exceed a maximum of 295 units)
 - Pocket 2: Single-family detached residential (not to exceed a maximum of 140 units)

- Pocket 3: Single-family attached or detached residential (not to exceed a maximum of 172 units)
- Pocket 4: Single-family detached residential (not to exceed a maximum of 28 units)
- Option C
 - Pocket 1: Multi-family or single-family attached residential (not to exceed a maximum of 440 units)
 - Pocket 2: Single-family detached residential (not to exceed a maximum of 140 units)
 - Pocket 3: Single-family attached or detached residential (not to exceed a maximum of 172 units)
 - Pocket 4: Single-family detached residential (not to exceed a maximum of 28 units)

The intent of the Suburban Mixed Use-6 (SMU-6) category is to be urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. The Suburban Mixed Use-6 category emphasizes the protection of environmental features and open space.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean 'the same as'. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed PD with the three development options including multi-family, single family detached or attached units and commercial is compatible with the existing single family residential character of the area.

The proposal meets the intent of the Neighborhood Protection policies under FLUE Objective 16, which require new development to be compatible to the surrounding neighborhood (FLUE Policies 16.1, 16.2, 16.3 and 16.10). Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly residential. The proposed development options in the Planned Development will complement the surrounding area.

Per FLUE Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. The applicant requests a maximum of 713 dwelling units. The SMU-6 Future Land Use category allows for the consideration of up to 6 dwelling units per gross acre. With 121.7 gross acres, up to 730 dwelling units may be considered. The proposed density of 713 dwelling units is under the maximum that may be considered in the SMU-6 Future Land Use (FLU) category and is therefore consistent with the density that is expected in this category.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). At the time of filing of this report, there were no comments in Optix by County Transportation staff, therefore that was not considered during the analysis of this request.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed Planned Development. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies

in the Environmental and Sustainability Section (E&S) of the *Unincorporated Hillsborough County Comprehensive Plan*.

In Option A the applicant is proposing commercial uses in Pocket 1, which is the area along US Highway 301. The site does not meet Commercial Locational Criteria (CLC) with the nearest qualifying intersection being located at Balm Road (a 2-lane roadway) and US Highway 301 (a 6-lane roadway) approximately 1,500 feet away. FLUE Policy 22.7 outlines that this is not the only factor to be considered when evaluating non-residential uses. Other considerations could carry more weight than Commercial Locational Criteria, and include land use compatibility, adequacy and availability of public services, environmental impacts, adopted levels of service on roadways and other policy direction in the Comprehensive Plan. Even though the proposed retail in Option A is not located at a commercial node of a major roadway intersection, the proposed use is compatible with the surrounding land uses and is consistent with the Suburban Mixed Use-6 Future Land Use category, which promotes mixed use development. In addition, adding another distinct use beyond the proposed residential uses furthers the intent of mixed-use FLUE Policy 19.1, which requires all new larger mixed use projects in mixed use plan categories to develop with a minimum of two distinct land uses. Therefore, Planning Commission staff supports a waiver to Commercial Locational Criteria and recommends the Board of County Commissioners grant a waiver as per Policy 22.8 of the Future Land Use Element.

In all options, a pedestrian connection is proposed from the Grace Sweat Road extension to Gate Dancer. The proposed connection is in lieu of a pedestrian bridge connection that was previously proposed across Little Bullfrog Creek in PD 19-0445 and was integral to Planning Commission staff's consistency finding at that time. Furthermore, PRS 20-0388 requested to remove the pedestrian bridge connection from Pod 3, was found inconsistent by Planning Commission staff, and was subsequently denied by the Board. Objective 19 in the Future Land Use Element requires that all developments in mixed-use categories be integrated and interconnected. FLUE Policy 19.2 specifies that when multiple uses are included in a project, the development must be implemented through a zoning district that ensures street connectivity, detailed land use descriptions, site placement, access locations, and internal connections. Per this policy direction, rezonings must be approved through a site planned controlled rezoning district in which the site plan demonstrates detailed internal relationships and pedestrian integration among uses. The applicant's narrative reveals that the development only provides pedestrian connections to Gate Dancer Road along the western boundary, lacking internal connectivity to Pod 3. Consequently, the proposed development is inconsistent with FLUE Objective 19 and Policy 19.2. Though the offsite connection to Pod 3 to the west of the PD supports general connectivity policies in the Comprehensive Plan, FLUE Objective 19 and Policy 19.2 specifically require connectivity *internal to the site*. Without the internal connection to Pod 3 within the site plan, the request does not meet this policy direction.

The site is also located within the Riverview Community Plan within the Highway 301 Corridor area. The proposed development will provide a safe, attractive and efficient corridor system that contributes to the character of the community, meeting the intent of Goals 1 and 2 of the Riverview Community Plan, which is located in the Livable Communities Element of the Comprehensive Plan.

The SouthShore Areawide Systems Plan vision states that compatibility and interconnectivity of various systems among individual community efforts should be supported. The Planned Development meets the intent of this aspect of the SouthShore community's vision by ensuring Pocket 4 will have connection to Grace Sweat Road, which promotes cross connectivity.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

Policy 1.4: *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.*

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and*

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Environmental Considerations

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
 - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
 - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

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

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:
locational criteria for the placement of non-residential uses as identified in this Plan,
limiting commercial development in residential land use categories to neighborhood scale;
requiring buffer areas and screening devices between unlike land uses.

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

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

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

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

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

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

Policy 19.1: Larger new projects proposed in all mixed use plan categories shall be required to develop with a minimum of 2 land uses in accordance with the following: Requirements for 2 land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories. At least 10% of the total building square footage in the project shall be used for uses other than the primary use. The mix of uses may be horizontally integrated (located in separate building). Horizontal integration may also be achieved by utilizing off-site uses of a different type located within ¼ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk. The land uses that may be included in a mixed-use project include retail commercial, office, light industrial, residential, residential support uses, and civic uses provided that the use is permitted in the land use category. These requirements do not apply within ½ of a mile of an identified Community Activity Centers (if other mixed-use standards have been adopted for that area or when the project is exclusively industrial).

Policy 19.2: In the mixed-use land use categories, when two or more uses are required on the same project, then the development shall be implemented through a zoning district that demonstrates street connectivity, description of land uses, and site placement, access locations and internal connections at a minimum.

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

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

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

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

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

OBJECTIVE 17-1: Facilitate patterns of site development that appear purposeful and organized.

Policy 17-1.4: Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

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 22.1: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

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.*

ENVIRONMENTAL & SUSTAINABILITY SECTION

Objective 3.8: *Manage flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.8.1: *Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.*

Policy 3.8.2: *Continue to prohibit unmitigated encroachment into the 100-year floodplain to protect and conserve the functions and natural wildlife habitat attributes where they exist within the 100-year floodplains of rivers and streams as provided under local rules and regulations including mitigation as required.*

Policy 3.8.3: *Maintain local wildlife and wildlife habitat protection and management programs to protect native plants and wildlife.*

Policy 3.8.4: *Continue to apply adopted criteria, standards, methodologies, and procedures that require the development and implementation of management plans for Significant or Essential Wildlife Habitat determined to provide particularly valuable and manageable habitat qualities.*

Objective 3.9: *Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.9.9: *Protect natural resources, coastal resources, publicly owned, or managed natural preserves from adverse impacts attributable to adjacent land uses. Continue to require development activities on*

adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE SYSTEMS PLAN

Economic Development Objective

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

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

1. Land Use/ Transportation

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

LIVABLE COMMUNITIES ELEMENT: Riverview Community Plan

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

- Avoid "strip" development patterns for commercial uses.*
- Promote diversity in housing type and style to counter generic subdivision look.*
- Develop distinctive roadway design and landscape standards for new developments and redevelopment projects that complement the community's uniqueness as well as encourage buffers to parking areas, water retention areas and sidewalks. Techniques may include landscaping, berming and median enhancements.*

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

- Hwy 301 Corridor – Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.*

HILLSBOROUGH COUNTY FUTURE LAND USE

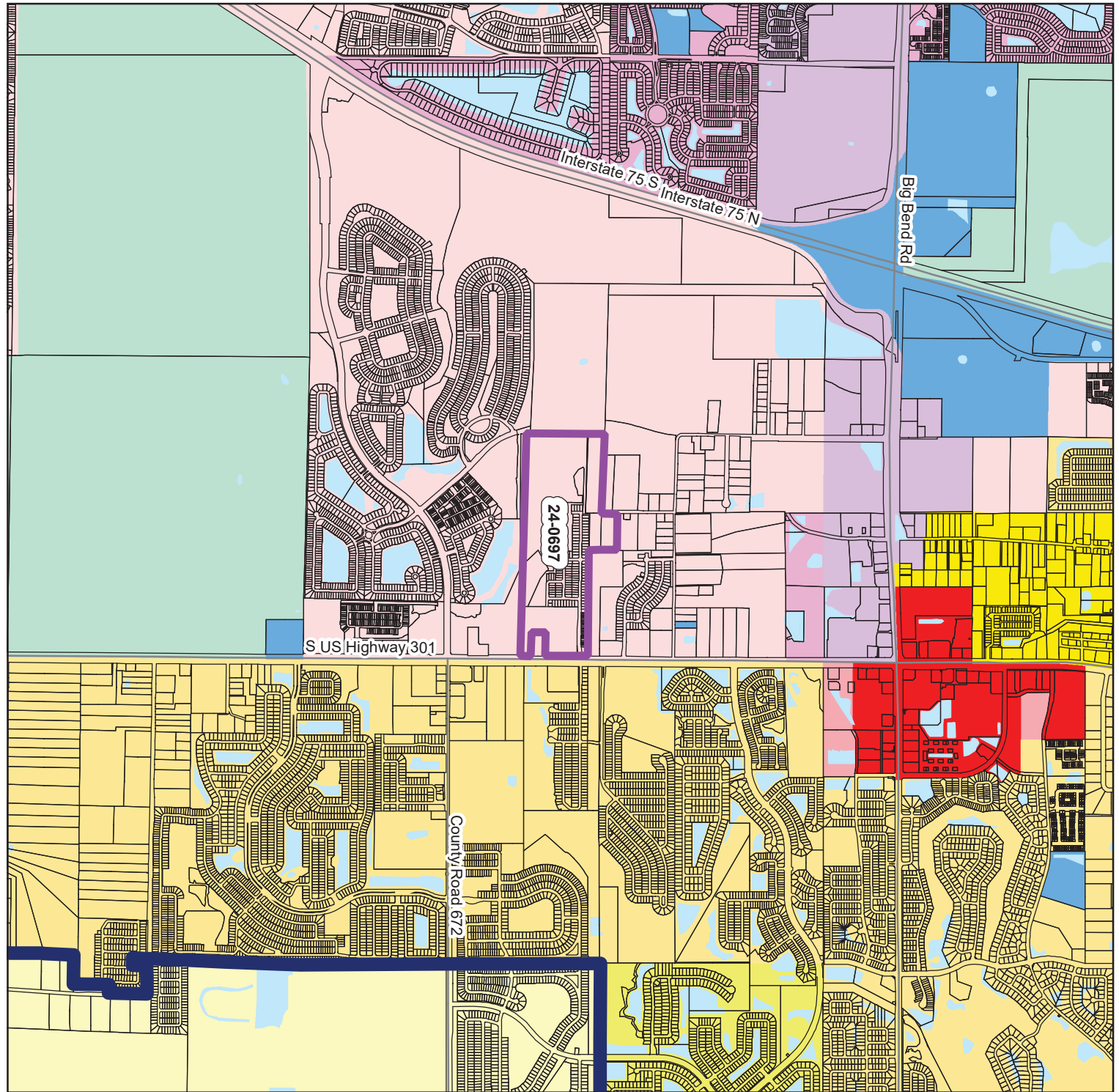
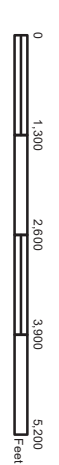
RZ PD 24-0697

Rezoning
Call other values

STATUS	APPROVED	CONTINUED	DENIED	WITHDRAWN	PENDING

	Tampa Service Area
	Urban Service Area
	Shoreline
	County Boundary
	Jurisdiction Boundary
	Major Roads
	Parcels
	Wam NATURAL LULC - Wet, Poy
	AGRICULTURAL/MINING-120 (.25 FAR)
	PEC PLANNED ENVIRONMENTAL COMMUNITY-112 (.25 FAR)
	AGRICULTURAL-1/10 (.25 FAR)
	AGRICULTURAL/RURAL-1/5 (.25 FAR)
	AGRICULTURAL ESTATE-1/2 5 (.25 FAR)
	RESIDENTIAL-1 (.25 FAR)
	RESIDENTIAL-2 (.25 FAR)
	RESIDENTIAL-4 (.25 FAR)
	RESIDENTIAL-6 (.25 FAR)
	RESIDENTIAL-9 (.35 FAR)
	RESIDENTIAL-12 (.35 FAR)
	RESIDENTIAL-16 (.35 FAR)
	RESIDENTIAL-20 (.35 FAR)
	RESIDENTIAL-35 (1.0 FAR)
	NEIGHBORHOOD MIXED USE-4 (0) (.35 FAR)
	SUBURBAN MIXED USE-6 (.35 FAR)
	COMMUNITY MIXED USE-12 (.50 FAR)
	URBAN MIXED USE-20 (1.0 FAR)
	REGIONAL MIXED USE-35 (2.0 FAR)
	INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
	OFFICE COMMERCIAL-20 (.75 FAR)
	RESEARCH CORPORATE PARK (1.0 FAR)
	ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
	LIGHT INDUSTRIAL PLANNED (.75 FAR)
	LIGHT INDUSTRIAL (.75 FAR)
	HEAVY INDUSTRIAL (.75 FAR)
	PUBLIC/QUASI-PUBLIC
	NATURAL PRESERVATION
	WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
	CITRUS PARK VILLAGE

DATA SOURCE: Rezoningsubmitter from The Planning Commission and/or official filed final address from Hillsborough County Project Address. **NOTICE:** The rezoning map is subject to the final decision of the Hillsborough County City/County Planning Commission. **ACQUISITION:** 1. If rezoned, the rezoning map is subject to the final decision of the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the rezoning source.



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