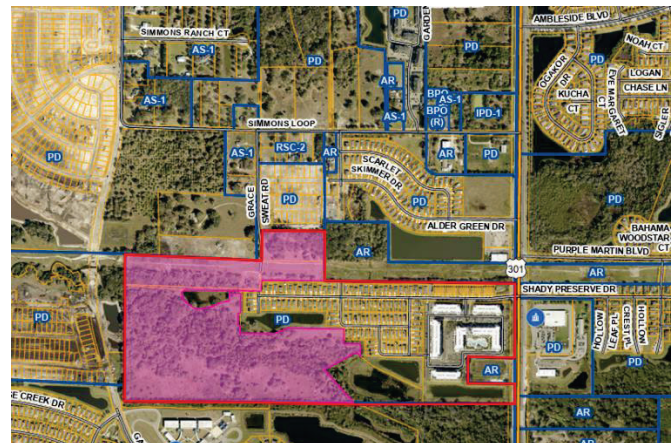


PD Modification Application: PRS 25-0759**Zoning Hearing Master Date:** N/A**BOCC Land Use Meeting Date:** July 22, 2025**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Eisenhower Property Group, LLC**FLU Category:** Suburban Mixed Use-6 (SMU-6)**Service Area:** Urban**Site Acreage:** 121.7 MOL**Community Plan Area:** Riverview & South Shore Areawide Systems**Overlay:** None**Introduction Summary:**

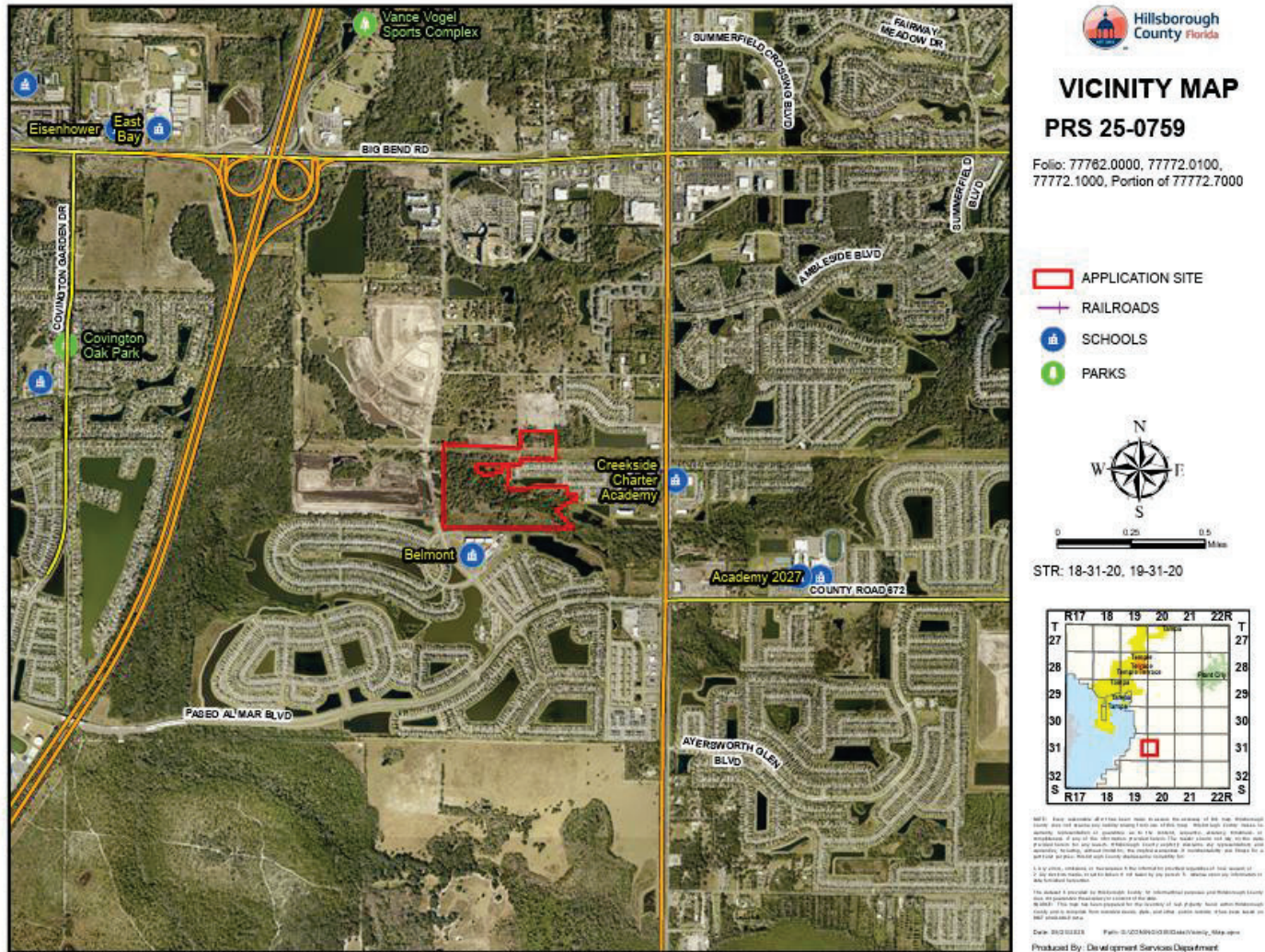
The applicant is requesting a minor modification to PD 24-0697 to remove Conditions 8.4 and 23, eliminating a required pedestrian/bicycle connection and trail. The PD consists of four development pockets. Due to environmental features, Pockets 1, 2 and 4 are not interconnected with Pocket 3. Existing conditions were approved to provide connection to Pocket 3 from other areas of the PD.

Existing Approval(s):	Proposed Modification(s):
A pedestrian connection between Pocket 2 and 3 shall be provided. Alternatively, a pedestrian connection between Pocket 4 and 3 via Gate Dancer Road shall be provided.	Pedestrian connection requirement removed.
A pedestrian and bicycle trail connection between Grace Sweat Rd. and Pocket 4 via Gate Dancer Rd. shall be constructed by the developer.	Pedestrian and bicycle trail connection requirement removed.

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

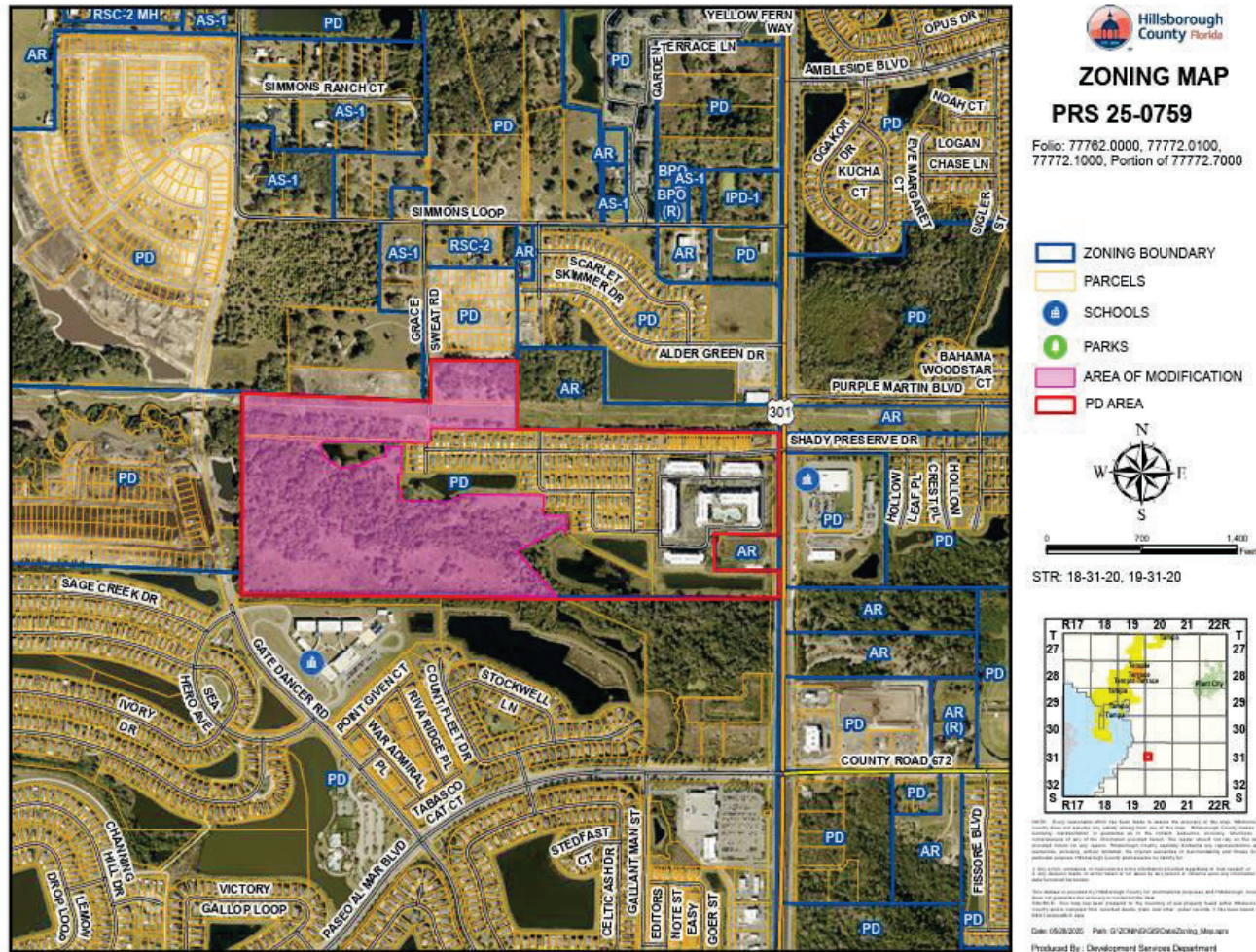
Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA**2.1 Vicinity Map****Context of Surrounding Area:**

The area consists of single-family residential and agricultural. Adjacent to the north is single-family residential and vacant parcels zoned PD. Adjacent to the south is single-family-residential and a school zoned PD. Adjacent to the east is single-family residential zoned PD and a vacant parcel zoned AR. Adjacent to the west is a vacant parcel zoned PD.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

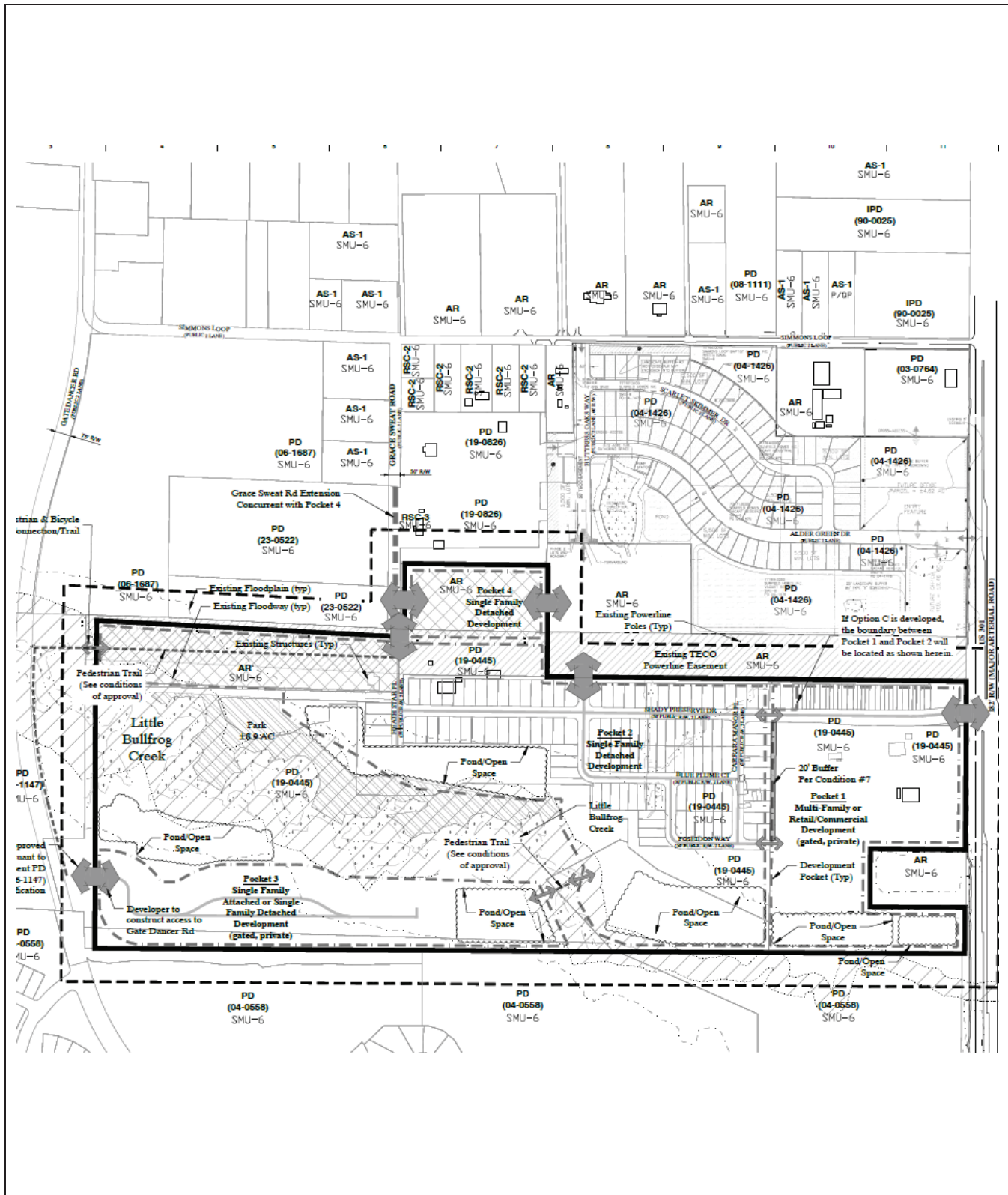


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	Various	Single-Family Residential	Single-Family Residential, Vacant, HOA
South	PD	Various	Single-Family Residential	Single-Family Residential, Vacant, HOA, Public/Quasi-Public, Educational
East	PD, AR	Various, 1 du/ 5 ga	Single-Family Residential, Single-Family Residential/Agricultural	Single-Family Residential, Vacant, HOA
West	PD	Various	Single-Family Residential	Vacant

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 7.1 for full site plan)

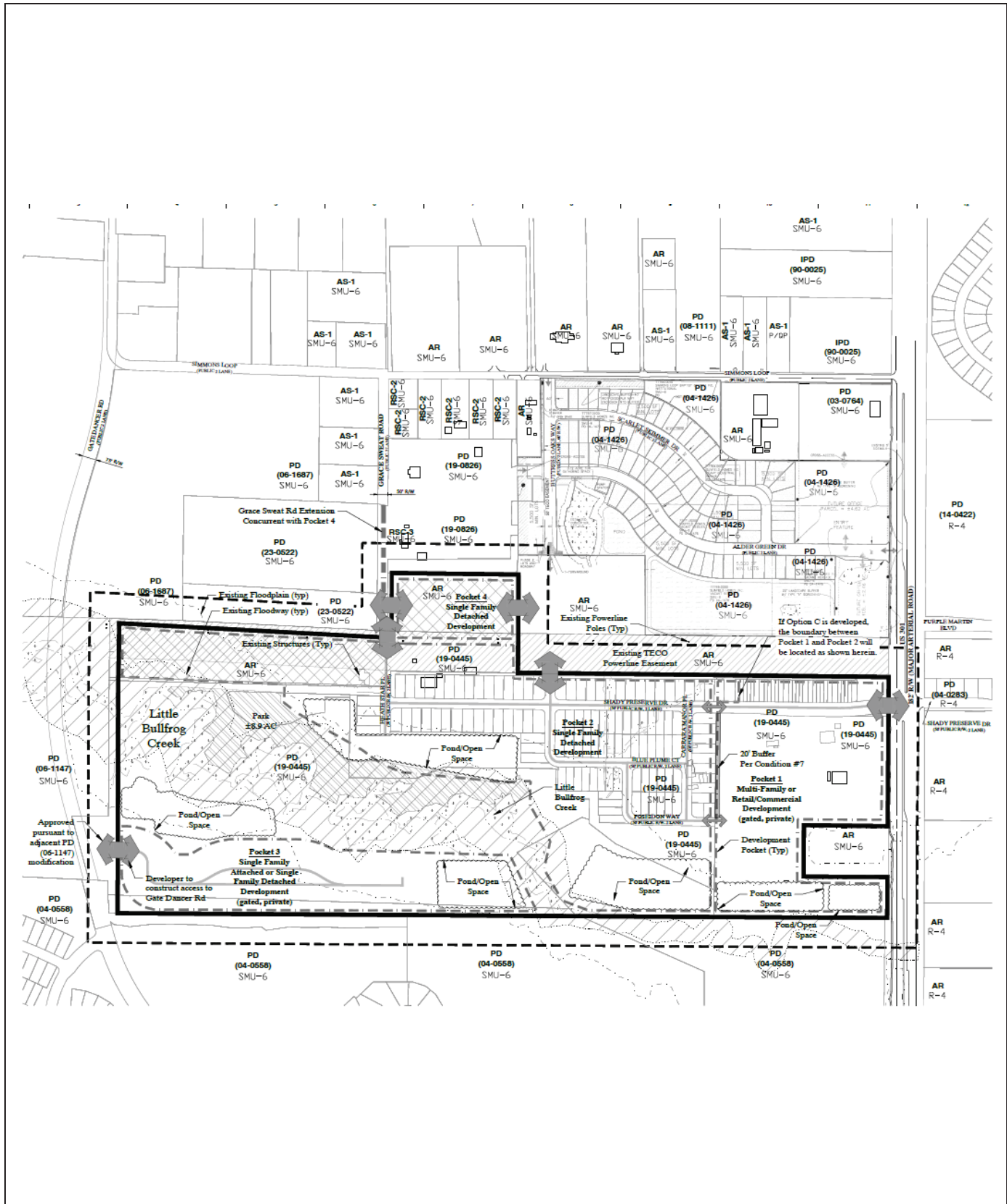


ZHM HEARING DATE:	N/A
BOCC LUM MEETING DATE:	July 22, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 7.2 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
Gate Dancer Rd.	County Collector - Urban	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
US Hwy 301	FDOT Principal Arterial - Rural	6 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,638	375	501
Proposed	5,638	375	501
Difference (+/-)	0	0	0

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

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Does Not Meet LDC

Notes: The removal of the pedestrian connection between Pockets 2 and 3 eliminates access to Gate Dancer Rd. for Pockets 1,2, and 4.

Design Exception/Administrative Variance ☒ Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	Wetlands Present
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other:				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☒ Yes ☐ No	☐ Yes ☐ N/A ☒ No	☐ Yes ☒ No ☐ N/A	See report.
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comment
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☒ Inconsistent ☐ Consistent	☐ Yes ☒ No	

APPLICATION NUMBER:	PRS 25-0759	
ZHM HEARING DATE:	N/A	
BOCC LUM MEETING DATE:	July 22, 2025	Case Reviewer: Chris Grandlienard, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed request does not involve any change in density, development standards, vehicular access/circulation, or use. The subject issue is located internal to the PD. Therefore, staff does not identify any compatibility issues associated with the request.

5.2 Recommendation

Staff finds the request approvable subject to the conditions of approval.

The subject area was previously zoned PD 19-0445 and consisted of three pockets, one of which (Pocket 3) is separated from the greater project (Pockets 1 and 2) by Little Bullfrog Creek. To comply with the Comprehensive Plan requirement for the horizontal integration of at least 2 land uses, a pedestrian bridge was proposed by the applicant and approved to connect two areas of the PD that are separated by Little Bullfrog Creek. Under PRS 20-0388, a request was made to remove the required pedestrian connection due to financial and environmental reasons. Staff did not support the request and the request for removal was not approved.

Subsequent to PRS 20-0388, the site was enlarged under the current PD, creating 4 development pockets. The horizontal integration was to occur either as approved under PD 19-0445, or via Gate Dancer Road from Pocket 4 to Pocket 3. The western portion of Pocket 4 was to provide the pedestrian pathway, which also included an existing TECO easement.

For the subject PRS 25-0759, Staff supports the applicant’s request and concurs with the justifications to remove Conditions 8.4 and 23 from PD 24-0697 based on changed circumstances and new supporting context that did not exist during the review of PRS 20-0388. At the time of that prior request, staff did not support the removal of the pedestrian bridge requirement due to the lack of sufficient alternative pedestrian connections and the importance of internal connectivity between Pockets 2 and 3 to address compliance with the mixed-use policies of the Comprehensive Plan which include requirements for internal connectivity between uses in the subject SMU-6 Future Land Use category. However, since then, Gate Dancer Road has been constructed along the PD’s western boundary, providing a safe and direct external sidewalk connection to Pocket 3, and thereby providing for general compliance with the mixed use requirements of Comprehensive Plan Policy 4.2.1 which includes a provision that the required mixture of uses can be achieved when two uses are within a ¼ mile of each other and located on the same side of a collector or arterial roadway and connected by a continuous sidewalk. To the south of Pocket 3 on the same side of Gate Dancer (a collector roadway) is an elementary school that is located with a ¼ mile of Pocket 3 and there is a continuous sidewalk between the two uses. Therefore, the overall PD demonstrates compliance with the Comprehensive Plan mixed used policies with respect to interconnectivity as the portion of the PD on the east side Bull Frog creek provides for internal connectivity between uses and external connectivity and Pocket 3 provides for connectivity as outlined herein. Additionally, the applicant has provided documentation demonstrating the feasibility constraints associated with the two proposed trail options due to the TECO transmission easement which places restriction on the use of the easement for a trail, environmental constraints posed by Little Bull Frog Creek, and prohibitive costs related to those environmental constraints.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 21, 2025.

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 multifamily) 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 ~~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.~~
 - ~~8.58.4~~ 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.
 - ~~8.68.5~~ No six foot high solid walls, fences or landscaping shall be installed along the south side of the project's primary access road.

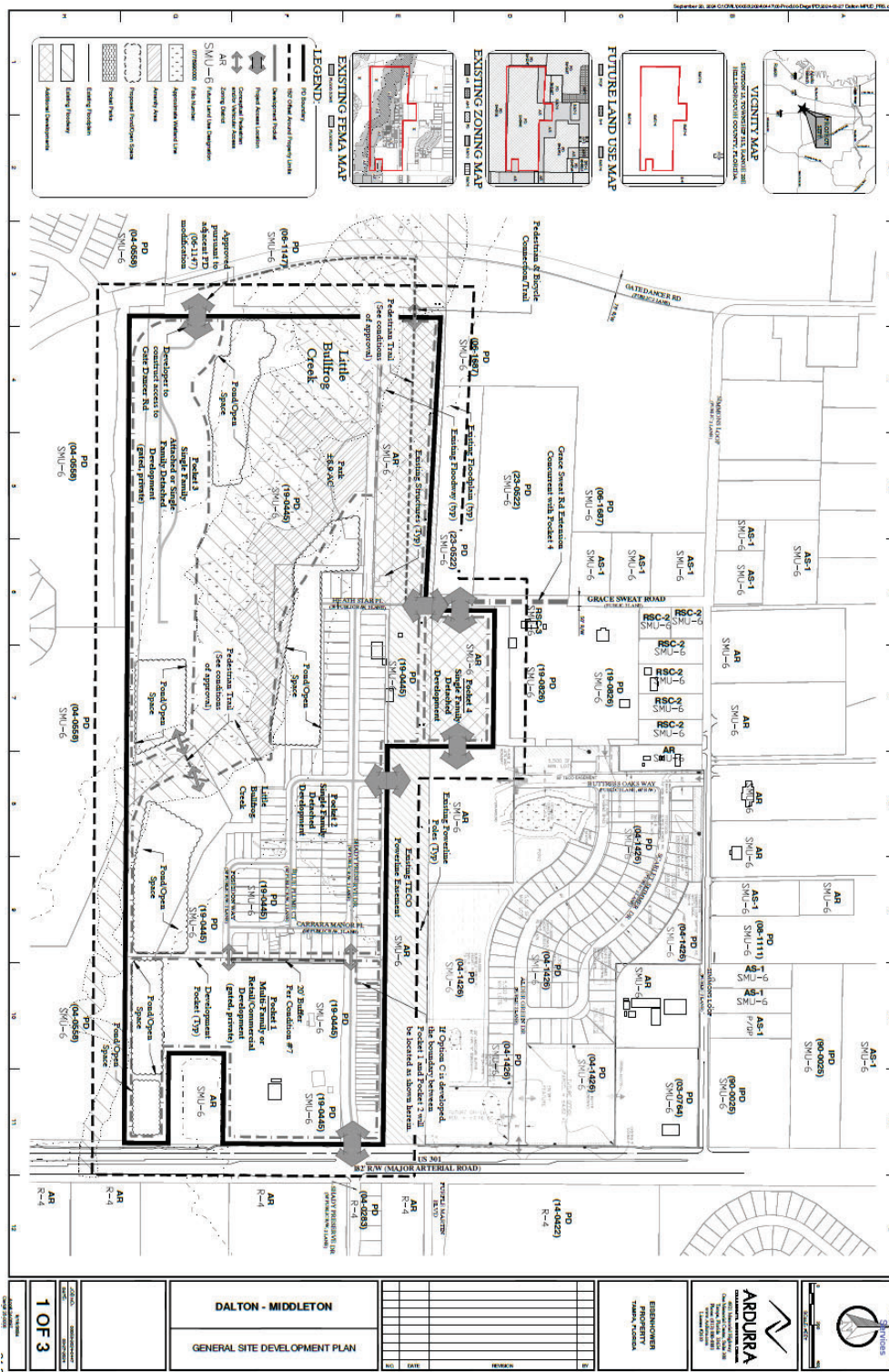
9. Along the western PD boundary (Pocket 3) adjacent to PD 06-1147, single family residential lots/units (detached or attached) shall be permitted to be partially located in both the subject PD and PD 06-1147 as part of a unified plan of development if approved by a modification to PD 06-1147. Lots shall 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.
15. 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.
16. 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.
17. 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 Development Services Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

18. 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.
19. 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.
20. The project shall be permitted vehicular one access connection to US Hwy 301, one vehicular access connection to Grace Sweat Rd., and one vehicular access connection to the Gate Dancer Rd. Extension, as shown on the PD site plan. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
21. 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.
22. The developer shall construct the following site access improvements:
 - 22.1 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.
 - 22.2 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.
 - 22.3 With the initial plan submittal for development of Pocket 4, the County will contact FDOT to make them aware of the development.
- ~~23. 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 Americans with Disabilities Act (ADA) compliant surface except where there is a separate bike lane located along the route, a 5-foot wide sidewalk will suffice. In the event that it is determined that the trail is not required to be ADA compliant, it shall be constructed with a durable and dustless surface.~~
- ~~24.~~23. 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.	

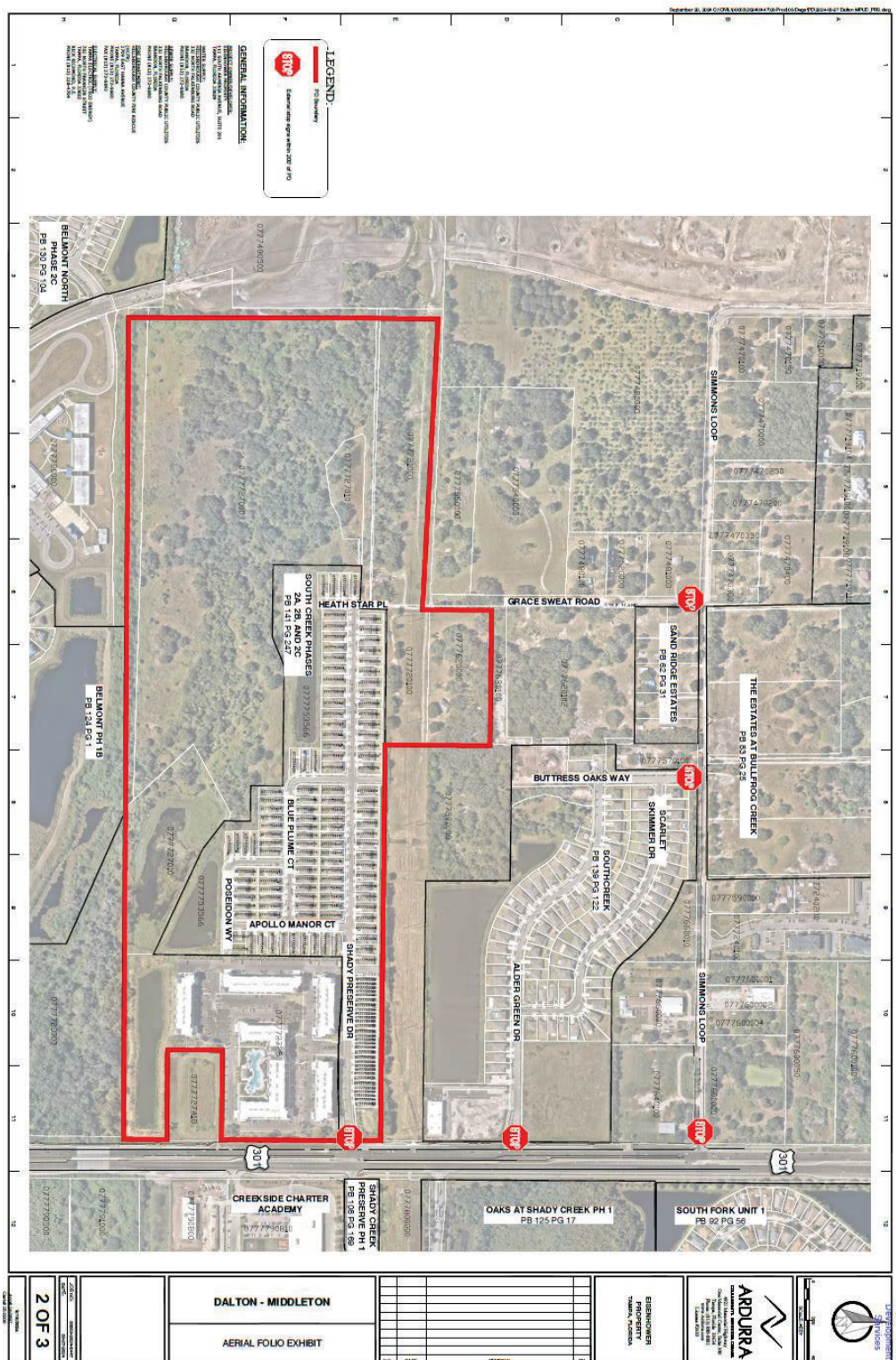
7.0 SITE PLANS (FULL)

7.1.1 Approved Site Plan (Full)

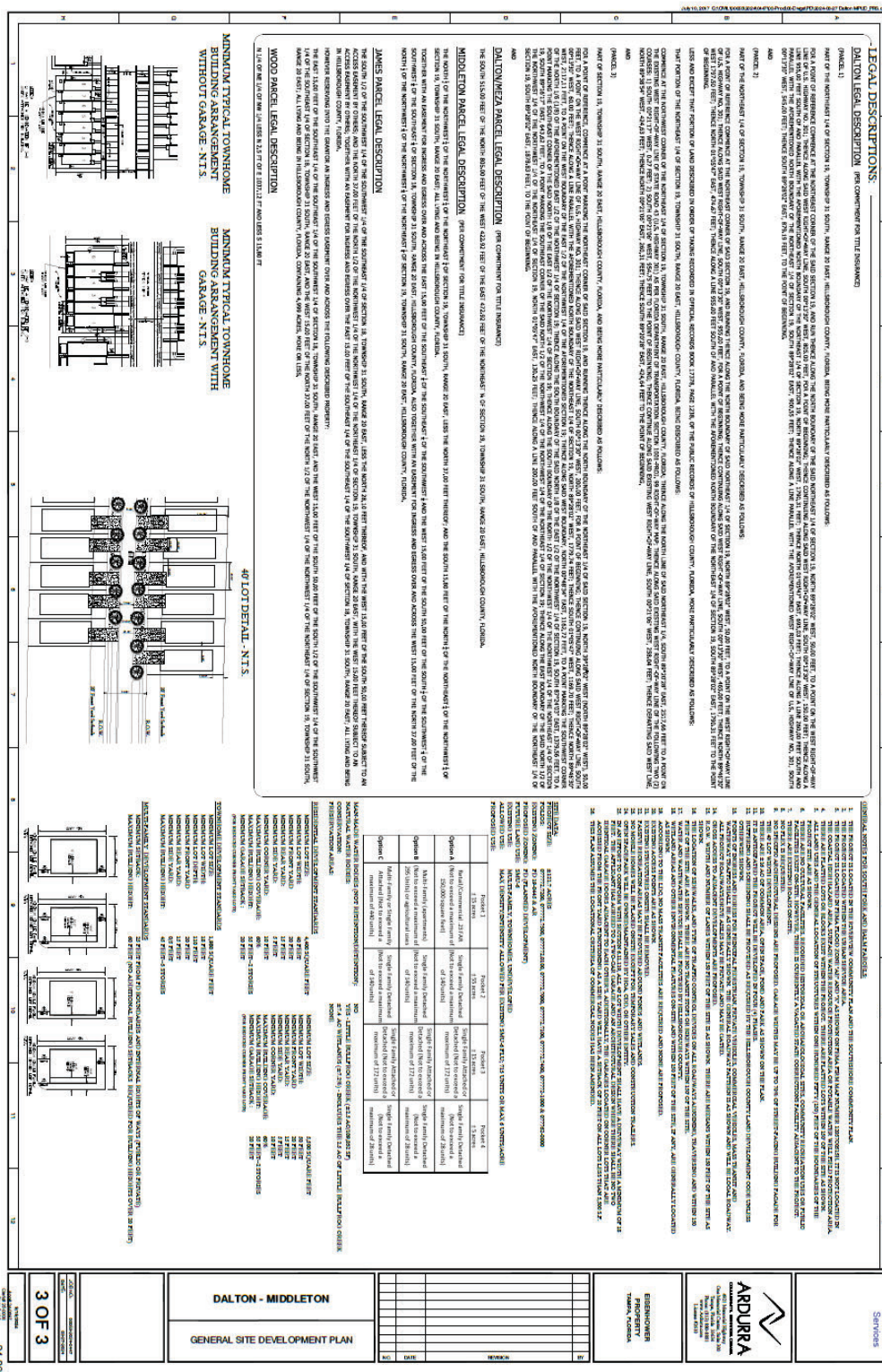


7.0 SITE PLANS (FULL)

7.1.2 Approved Site Plan (Full)

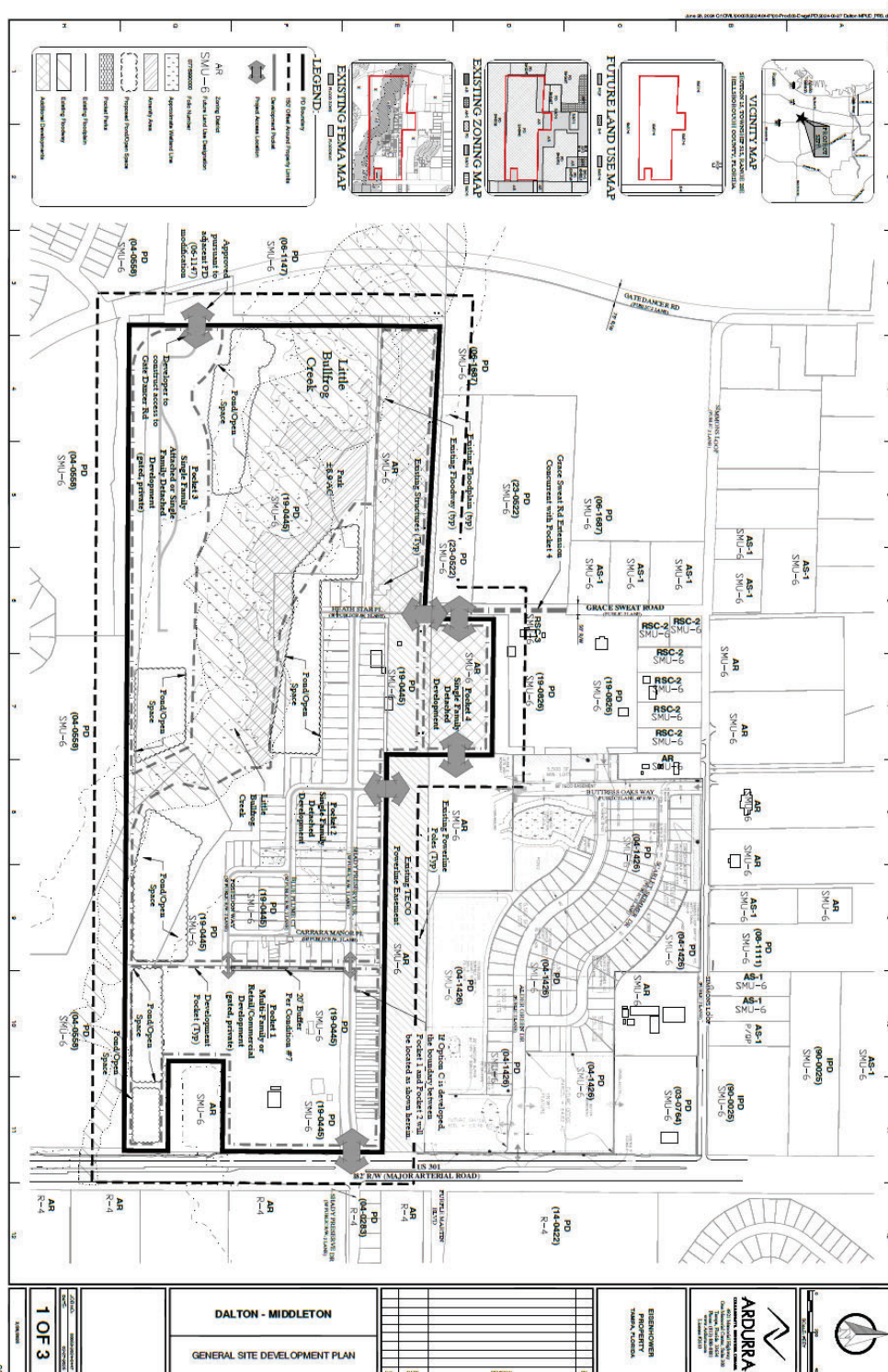


7.1.3 Approved Site Plan (Full)



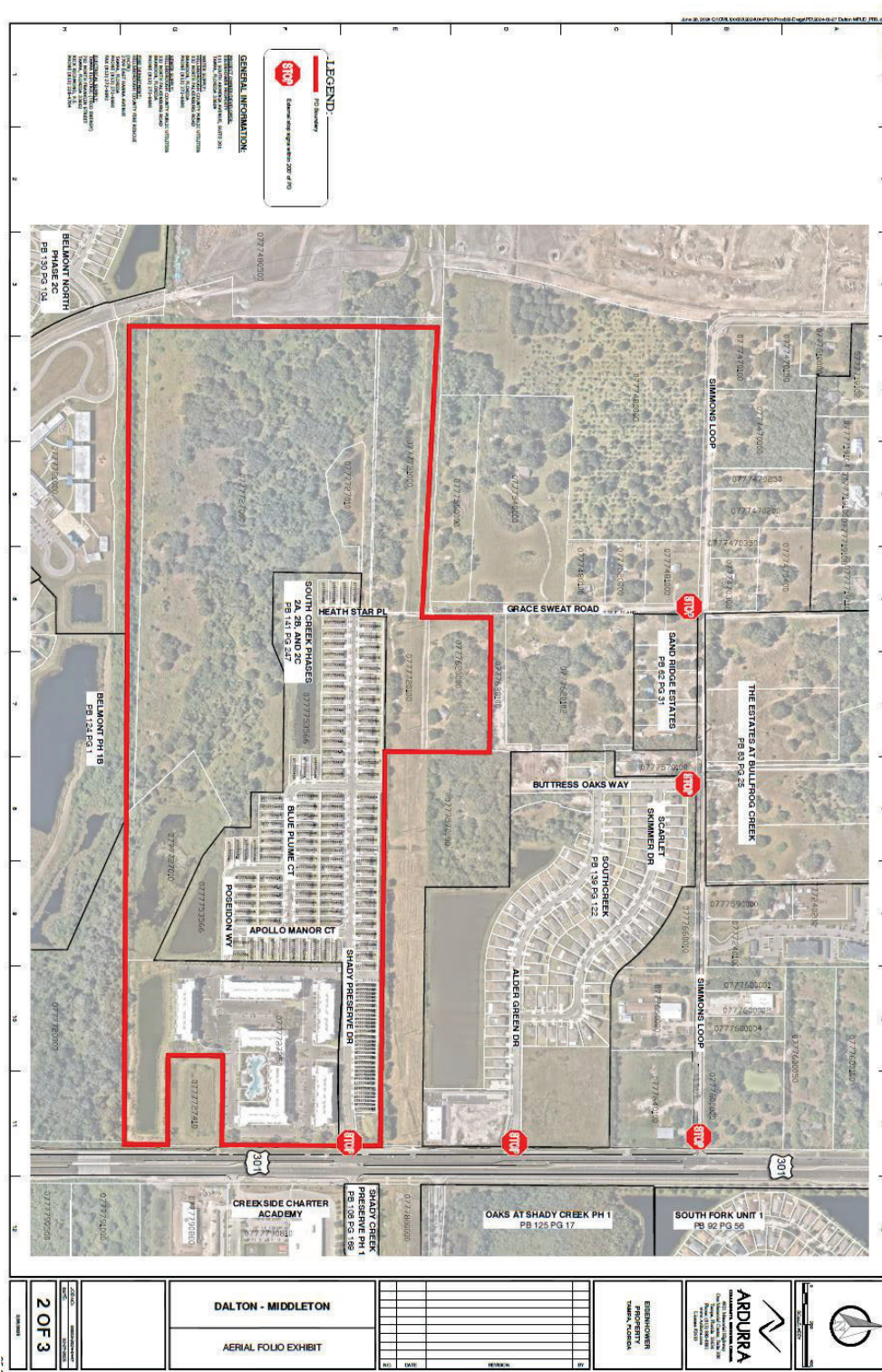
7.0 SITE PLANS (FULL)

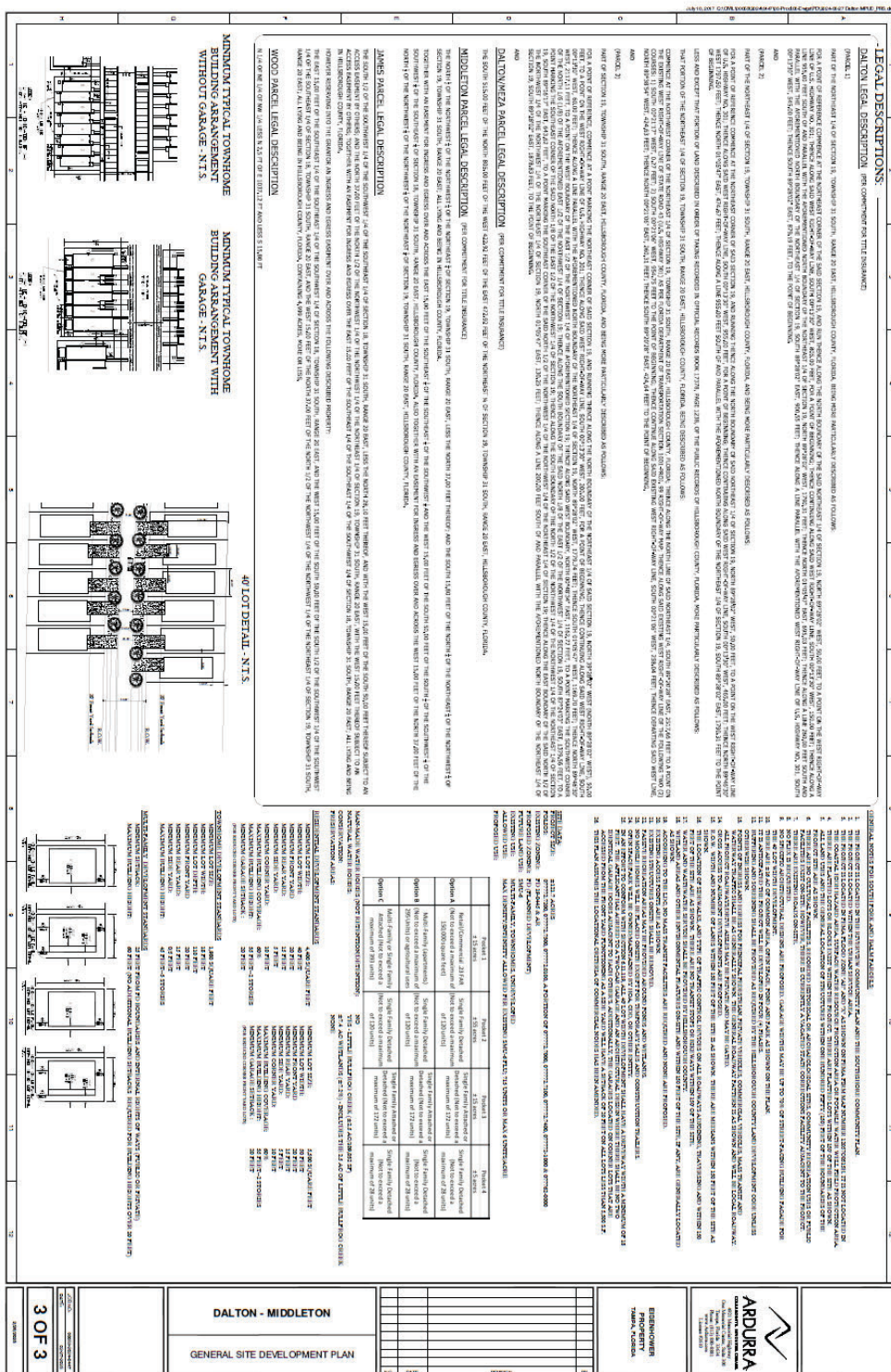
7.2.1 Proposed Site Plan (Full)



7.0 SITE PLANS (FULL)

7.2.2 Proposed Site Plan (Full)





APPLICATION NUMBER: PRS 25-0759

ZHM HEARING DATE: N/A

BOCC LUM MEETING
DATE: July 22, 2025

Case Reviewer: Chris Grandlienard, AICP

8.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department	DATE: 7/09/2025
REVIEWER: Michael Williams	AGENCY/DEPT: Transportation
PLANNING SECTOR/AREA: RV/ South	PETITION NO: PRS 25-0759

- ☐ 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.

REQUEST SUMMARY AND ANALYSIS

The applicant is requesting a Minor Modification (PRS) to Planned Development (PD) #24-0697. The applicant is seeking to remove the requirement to construct a pedestrian connection between Pockets 2 and 3 via Gate Dancer Rd from the approved PD Site Plan and the corresponding approved conditions of approval #8.4 and #23. Condition 8.4 and Condition 23 read as follows:

8.4: 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 and 4, whichever occurs last.

23: As depicted on the general site plan, a pedestrian and bicycle trail connection between Grace Sweat Road and Pocket 4 via Gate Dancer Road shall be constructed by the developer. The trail shall be a minimum 10 ft wide Americans with Disabilities Act (ADA) compliant surface except where there is a separate bike lane located along the route, a 5-foot-wide sidewalk will suffice. In the event that it is determined that the trail is not required to be ADA compliant, it shall be constructed with a durable and dustless surface.

The subject site is located within the Riverview and the Southshore Areawide Community Planning Areas. The Future Land Use category is Suburban Mixed Use 6 (SMU-6).

As stated in the applicant's revised narrative and supplemental documentation submitted on July 8, 2025, the connection as proposed would be located within a TECO transmission easement which TECO has declined to allow due to liability concerns. The applicant asserts that there is no other viable alignment for the connection that doesn't impact Little Bull Frog Creek and provided an Impact Statement prepared by a professional engineer finding that cost to construct a pedestrian bridge over Little Bull Frog Creek is estimated at \$2,948,400.

Trip Generation Analysis

The trip generation and site access analysis as required of the applicant by the Development Review Procedures Manual (DRPM) was waived as the proposed change will not change the number of trips generated or the vehicular access points. The trip generation provided by staff is based on the trips potentially generated under the approved PD zoning for residential entitlements, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

APPLICATION NUMBER: PRS 25-0759

ZHM HEARING DATE: N/A

BOCC LUM MEETING
DATE: July 22, 2025

Case Reviewer: Chris Grandlienard, AICP

Existing Zoning Entitlements (Option A):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 400 Multi-Family Apartments (ITE LUC 220)	2,696	160	204
PD, 340 units, Single Family Detached (ITE LUC 210)	2,942	215	297
Total:	5,638	375	501

LEVEL OF SERVICE (LOS) INFORMATION

Level of service is proposed for informational purposes. Staff notes that Gate Dancer Rd. is not a regulated roadway.

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

Source: 2020 Hillsborough County Level of Service (LOS) Report.



**CURRENTLY
APPROVED**

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 multifamily) 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 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.
 - 8.5 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.
 - 8.6 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.
15. 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.
16. 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.
17. 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 Development Services Management

Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.

18. 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.
19. 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.
20. The project shall be permitted vehicular one access connection to US Hwy 301, one vehicular access connection to Grace Sweat Rd., and one vehicular access connection to the Gate Dancer Rd. Extension, as shown on the PD site plan. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
21. 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.
22. The developer shall construct the following site access improvements:
 - 22.1 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.
 - 22.2 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.
 - 22.3 With the initial plan submittal for development of Pocket 4, the County will contact FDOT to make them aware of the development.
23. 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 Americans with Disabilities Act (ADA) compliant surface except where there is a separate bike lane located along the route, a 5-foot-wide sidewalk will suffice. In the event that it is determined that the trail is not required to be ADA compliant, it shall be constructed with a durable and dustless surface.
24. 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 7/09/2025

REVIEWER: Michael Williams

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: RV/ South

PETITION NO: PRS 25-0759

☐

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.

REQUEST SUMMARY AND ANALYSIS

The applicant is requesting a Minor Modification (PRS) to Planned Development (PD) #24-0697. The applicant is seeking to remove the requirement to construct a pedestrian connection between Pockets 2 and 3 via Gate Dancer Rd from the approved PD Site Plan and the corresponding approved conditions of approval #8.4 and #23. Condition 8.4 and Condition 23 read as follows:

8.4: 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 and 4, whichever occurs last.

23: As depicted on the general site plan, a pedestrian and bicycle trail connection between Grace Sweat Road and Pocket 4 via Gate Dancer Road shall be constructed by the developer. The trail shall be a minimum 10ft wide Americans with Disabilities Act (ADA) compliant surface except where there is a separate bike lane located along the route, a 5-foot-wide sidewalk will suffice. In the event that it is determined that the trail is not required to be ADA compliant, it shall be constructed with a durable and dustless surface.

The subject site is located within the Riverview and the Southshore Areawide Community Planning Areas. The Future Land Use category is Suburban Mixed Use 6 (SMU-6).

As stated in the applicant's revised narrative and supplemental documentation submitted on July 8, 2025, the connection as proposed would be located within a TECO transmission easement which TECO has declined to allow due to liability concerns. The applicant asserts that there is no other viable alignment for the connection that doesn't impact Little Bull Frog Creek and provided an Impact Statement prepared by a professional engineer finding that cost to construct a pedestrian bridge over Little Bull Frog Creek is estimated at \$2,948,400.

Trip Generation Analysis

The trip generation and site access analysis as required of the applicant by the Development Review Procedures Manual (DRPM) was waived as the proposed change will not change the number of trips generated or the vehicular access points. The trip generation provided by staff is based on the trips potentially generated under the approved PD zoning for residential entitlements, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning Entitlements (Option A):

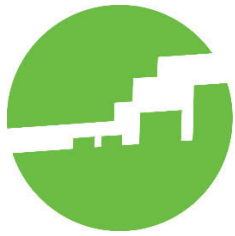
Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 400 Multi-Family Apartments (ITE LUC 220)	2,696	160	204
PD, 340 units, Single Family Detached (ITE LUC 210)	2,942	215	297
Total:	5,638	375	501

LEVEL OF SERVICE (LOS) INFORMATION

Level of service is proposed for informational purposes. Staff notes that Gate Dancer Rd. is not a regulated roadway.

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

Source: 2020 Hillsborough County Level of Service (LOS) Report.



Hillsborough County
City-County
Planning Commission

Memorandum

June 26, 2025

To: Brian Grady, Hillsborough County Development Services Department

From: Willow Michie, Hillsborough County City-County Planning Commission

RE: PRS 25-0759

The applicant is requesting a Personal Appearance/Minor Modification (PRS) to PD 24-0697. The request, based upon the Site Plan dated 05-21-2025 in the Optix document repository system, is to remove conditions 8.4 and 23, which pertain to pedestrian/bicycle connections and trails through specified portions of the PD. These proposed changes are reflected in a revised, redline Conditions of Approval, as well as reflected on a revised site plan which removes depictions of these features. Condition 8.4 and Condition 23 read as follows:

8.4: 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 and 4, whichever occurs last.

23: As depicted on the general site plan, a pedestrian and bicycle trail connection between Grace Sweat Road and Pocket 4 via Gate Dancer Road shall be constructed by the developer. The trail shall be a minimum 10 ft wide Americans with Disabilities Act (ADA) compliant surface except where there is a separate bike lane located along the route, a 5 foot wide sidewalk will suffice. In the event that it is determined that the trail is not required to be ADA compliant, it shall be constructed with a durable and dustless surface.

The site is located within the Suburban Mixed-Use-6 (SMU-6) Future Land Use category. The intent of the SMU-6 category is urban/suburban in intensity and density of uses. Rezoning shall be approved through a site planned controlled rezoning district. The SMU-6 category allows for the consideration of agricultural, residential, neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use. Office uses are not subject to locational criteria.

The request to remove condition 8.4 would eliminate the pedestrian connection between pocket 2 and 3, as well as between pocket 3 and 4 via Gate Dancer Road.

Eliminating condition 23 will remove the pedestrian and bicycle trail connection between Grace Sweat Road and pocket 4 via Gate Dancer Road. The applicant stated that the requested changes are driven by restraints in the build out of the Planned Development (PD), as well as separations amongst the PD pockets created by natural and built conditions. In the request of PD 24-0697, a pedestrian connection was proposed from the Grace Sweat Road extension to Gate Dancer. The proposed connection was 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. It was determined by Development Services staff and Planning Commission staff that the potential environmental impacts can be mitigated for and that more cost-effective design options can also be considered by the applicant. PRS 25-0759 has been submitted due to the applicant ultimately determining that the conditions of approval for the pedestrian connections are impractical, as the route crosses through a parcel owned by TECO, which exists as a powerline easement. The applicant states in their request that the connection routes are not able to cross into the privately owned property and has therefore removed the connections from the site plan. Without a bridge crossing the creek and the removal of pedestrian and bicycle connections throughout the PD, this development lacks any internal connectivity. Therefore, this request is inconsistent with the intent of the SMU-6 Future Land Use category, as well as the objectives and policies in the Mobility Section and the Future Land Use Section in the Unincorporated Hillsborough County Comprehensive Plan.

While Planning Commission staff is sensitive to the applicant's position, the requested modification to remove internal connections between the pockets in the site is being reviewed as inconsistent with the Hillsborough County Comprehensive Plan. Future Land Use Section (FLUS) Policy 4.2.2 states that, in mixed-use land categories, particularly when two or more uses are proposed within the project, the development must 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. The applicant's proposed removal of internal connections compromises the intent of Policy 4.2.2 by reducing overall site integration, limiting pedestrian connectivity, and undermining the cohesive nature expected in mixed-use developments. As such, Planning Commission staff cannot support this Minor Modification.

The proposal to remove Conditions 8.4 and 23, which required connectivity within the development also does not align with the goals, objective, and policies of the Mobility Section of the Comprehensive Plan. The Mobility Section emphasizes the importance of promoting connectivity to achieve a truly connected system, as well as safe and convenient connections for multimodal access to community focal points and other destinations. Specifically, Policy 4.1.2 requires pedestrian and bicycle interconnections between adjacent, compatible development, and where appropriate, require vehicular interconnections. This policy emphasizes the importance of cohesive and accessible transportation networks. Further reinforcing this vision, Policy 5.7.3 encourages use of trails and shared-use paths to connect schools, neighborhoods, parks, greenways, and civic, residential, and commercial districts – excluding reserves and conservation parks – through strategies such as cooperative agreements, easements, public right-of-way and Land Development Code standards. In addition, Policy 5.7.4 encourages

accommodating and including connections to existing or planned trail systems in new development, while Policy 5.7.5 supports the creation of non-motorized connections, especially in large residential areas where road infrastructure is limited or unlikely to be expanded. Policy 5.7.9 further directs coordination with state, regional, and local entities to ensure the access to and the use of trails and shared-use paths are not impaired. Collectively, these policies reflect the County's clear intent to create an integrated, multimodal transportation system. Removing the conditions to require connection within the development would represent a departure from the adopted Mobility Section and would undermine the County's efforts to foster a connected, accessible, and multi-modal connection system.

The site is located within the limits of the Riverview and SouthShore Areawide Systems Community Plans. Goal 4 of the Riverview Community Plan seeks to provide safe, attractive, efficient multi-modal transportation, including vehicular, bicycle/pedestrian and transit. Goal 11 of the plan also focuses on the importance of connectivity, stating that pedestrian, bicycle and equestrian trail pathways should connect key destinations such as neighborhoods and parks, as well as link environmental greenways through various districts with the potential use of cooperative agreements, easement based public lands, and public rights-of-way. Therefore, eliminating these elements of connectivity is inconsistent with the goals of the Community Plan.

The SouthShore Areawide Systems Plan mentions connectivity in their Transportation Objective. The plan states the importance of people living here having mobility options where they can safely walk, bicycle, drive a car, and take a bus or rail transit. The array of transportation options is designed to be user-friendly with sidewalks, bike lanes, and tree shaded environments everywhere. Pedestrian pathways is specifically mentioned in Goal 5 of this section, stating the importance of linking and expanding the network of greenway trails, sidewalks, bikeways, golf cart paths where permissible, and other pedestrian pathways creating a walkable environment. Therefore, the proposal is inconsistent with the goals of the Plan.

In conclusion, the proposed Minor Modification to PD 24-0697, which seeks to remove conditions 8.4 and 23 related to pedestrian/bicycle connections and trails through specified portions of the PD, is not consistent with the intent of the Unincorporated Hillsborough County Comprehensive Plan. The Plan emphasizes the importance of pedestrian and bicycle connectivity and supports interconnectivity within developments. This is reinforced by objectives and policies outlined in both the Future Land Use Section and the Mobility Section.

The request has been found **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*. This request would be in direct conflict with policy direction in the Future Land Use Section, policy direction in the Mobility Section, and the Riverview and SouthShore Areawide Systems Community Plan's vision. The following Goals, Objectives, and Policies of the *Comprehensive Plan* apply to this Personal Appearance/Minor Modification request (PRS 25-0759) and are used as a basis for an inconsistency finding:

MOBILITY SECTION

Goal 4: *Provide safe and convenient connections within the transportation network that support multimodal access to key destinations, such as community focal points, employment centers and services throughout the County.*

Objective 4.1: *In urban and suburban contexts, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.*

Policy 4.1.2: *Require pedestrian and bicycle interconnections between adjacent, compatible development, and where appropriate, require vehicular interconnections.*

Goal 5: *Create a sustainable transportation system that allows people to take their mode of choice to access necessities, opportunities, recreation and each other.*

Objective 5.7: *Build a comprehensive bicycle/pedestrian system, including multi-use trails or side paths, sidewalks, pedestrian crossings and on-road bicycle facilities, to attract more people to walk and bicycle for all trip purposes.*

Policy 5.7.3: *Use trails and shared-use paths to connect schools, neighborhoods, parks, greenways, and civic, residential, and commercial districts, excluding paths through preserves and conservation parks. Use techniques such as cooperative agreements, easements, public right-of-way and Land Development Code standards.*

Policy 5.7.4: *Connect or accommodate future connections to planned and/or existing trails within new development.*

Policy 5.7.5: *Encourage the creation of nonmotorized connections in areas where roads are unlikely to be added, including large residential developments.*

Policy 5.7.9: *In cooperation with state, regional and local entities, ensure no actions are taken that impair the access to or use of trails and shared-use paths used for mobility.*

FUTURE LAND USE SECTION

MIXED LAND USE CATEGORIES

Policy 4.2.2: *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.*

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW

- **Goal 4:** *Provide safe, attractive, efficient multi-modal transportation, including vehicular, bicycle/pedestrian and transit.*
- **Goal 11:** *Develop a pedestrian, bicycle and equestrian trail pathways plan that connects key destinations such as the Civic Center, Camp Christina' schools, neighborhoods and parks and links environmental greenways through various*

districts. Use techniques such as cooperative agreements, easement based public lands, and public rights-of way.

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS

- ***Transportation Objective:*** *People living here have mobility choices; they can safely walk, bicycle, drive a car, and take the bus or rail transit. The whole array of transportation options is designed to be user-friendly with sidewalks, bike lanes, and tree-shaded environments everywhere.*
- ***Goal 5: Pedestrian Pathways*** - *Link and expand the network of greenway trails, sidewalks, bikeways, golf cart paths where permissible, and other pedestrian pathways creating a walkable environment.*

If you have any questions regarding these comments or need further information, please contact me at (813) 212-0650.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR
Harry Cohen VICE-CHAIR
Chris Boles
Donna Cameron Cepeda
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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 22, 2025	COMMENT DATE: June 18, 2025
PETITION NO.: 25-0759	PROPERTY ADDRESS:
EPC REVIEWER: Abbie Weeks	FOLIO #: 0777620000, 0777720100, 0777721000, and a portion of 0777727000
CONTACT INFORMATION: (813) 627-2600 x1101	STR: 19-31S-20E
EMAIL: weeksa@epchc.org	
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	Folios 0777620000 and 077772100 need wetland determination
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands are generally depicted on the site plan. Wetlands located in the western portion of folio 0777721000 not shown.
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: - Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. - The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.	

Environmental Excellence in a Changing World

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

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

INFORMATIONAL COMMENTS:

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

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow /

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Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 5/19/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/3/2025

PROPERTY OWNER: Richard F. and Olive M. James,
Simmons East LLC
Linda S. Wood
KL Simmons Village, LLC **PID:** 25-0759

APPLICANT: Eisenhower Property Group, LLC

LOCATION: 6605 Grace Sweat Rd. Riverview, FL 33578
6601 Grace Sweat Rd. Riverview, FL 33578
6550 Grace Sweat Rd. Riverview, FL 33578

FOLIO NO.: 77762.0000, 77772.0100, 77772.1000, and portion of 77772.7000

AGENCY REVIEW COMMENTS:

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

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

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

PETITION NO.: PRS 25-0759 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 5/20/2025

FOLIO NO.: 77762.0000, 77772.0100, 77772.1000, 77772.7000

WATER

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

WASTEWATER

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

COMMENTS: The Water Resources Department has no comments or objections.