



PD Modification Application: PRS 22-1592

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: January 10, 2023

1.0 APPLICATION SUMMARY

Applicant: Sun City West Master Association, Inc.

FLU Category: RES-9

Service Area: Urban

Site Acreage: 6.04 +/-

Community Plan Area: Sun City Center

Overlay: None



Introduction Summary:

The request is to add an emergency access point to SR 674/City Center Blvd at the end of Gloucesster Blvd. which is located in the Kings Point portion of Sun City Center on the south side of SR 674.

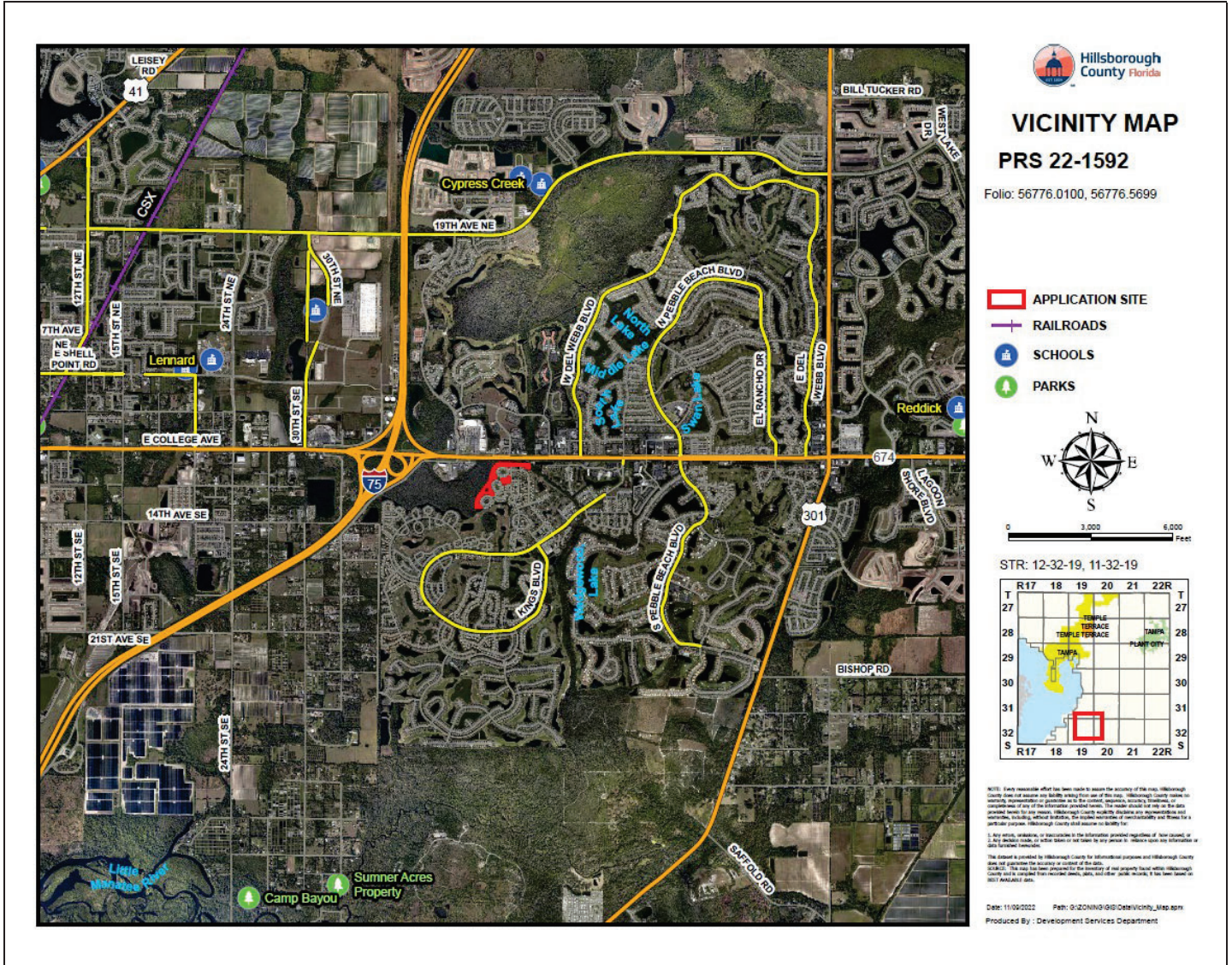
Existing Approval(s):	Proposed Modification(s):
Gloucesster Blvd. deadends south of SR 674	Add emergency access only to SR 674 from Gloucesster Blvd.

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

Planning Commission Recommendation: N/A	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

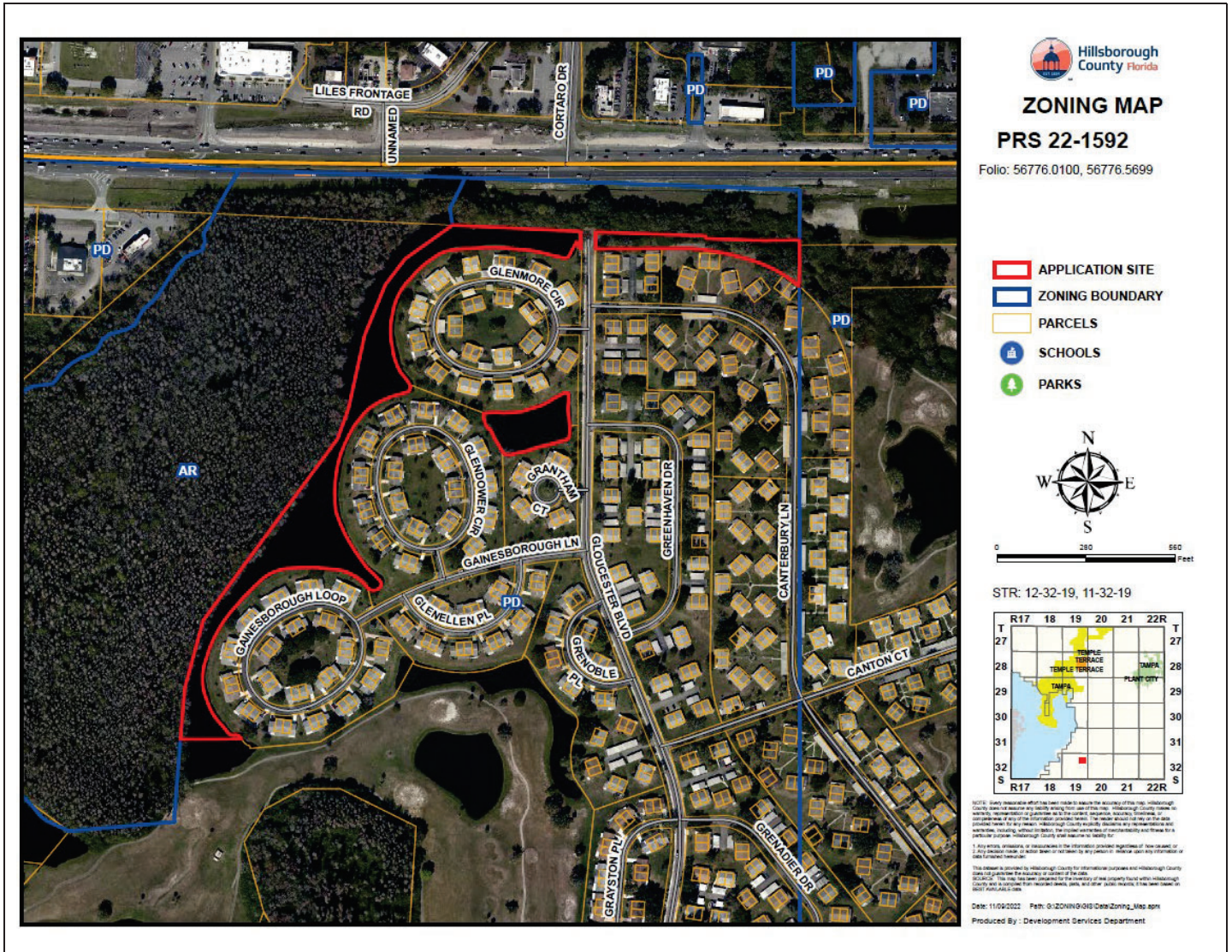


Context of Surrounding Area:

The surrounding area consists of commercial/office uses to the north across SR 674. South, west and east of the area of the proposed emergency access is comprised of various residential development types in the Kings Point portion of Sun City Center.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

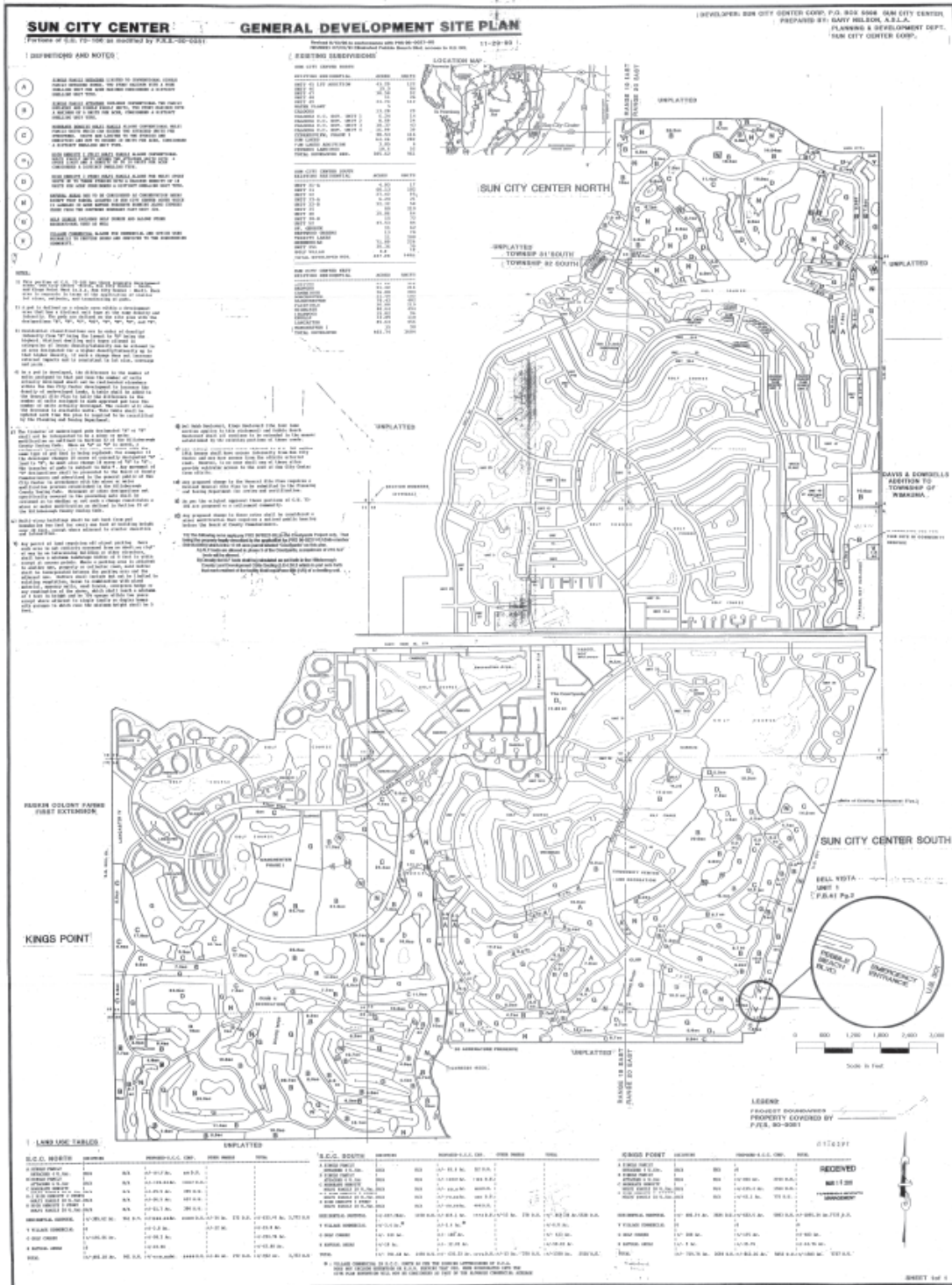


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 73-0186	12 d.u./acre .50 FAR	Commercial/Office	Commercial/Office
South	PD 73-0186	9 d.u./acre .25 FAR	Residential	Residential
East	PD 73-0186	9 d.u./acre .25 FAR	Residential	Residential
West	AR	9 d.u./acre .25 FAR	Residential, Agricultural	Vacant

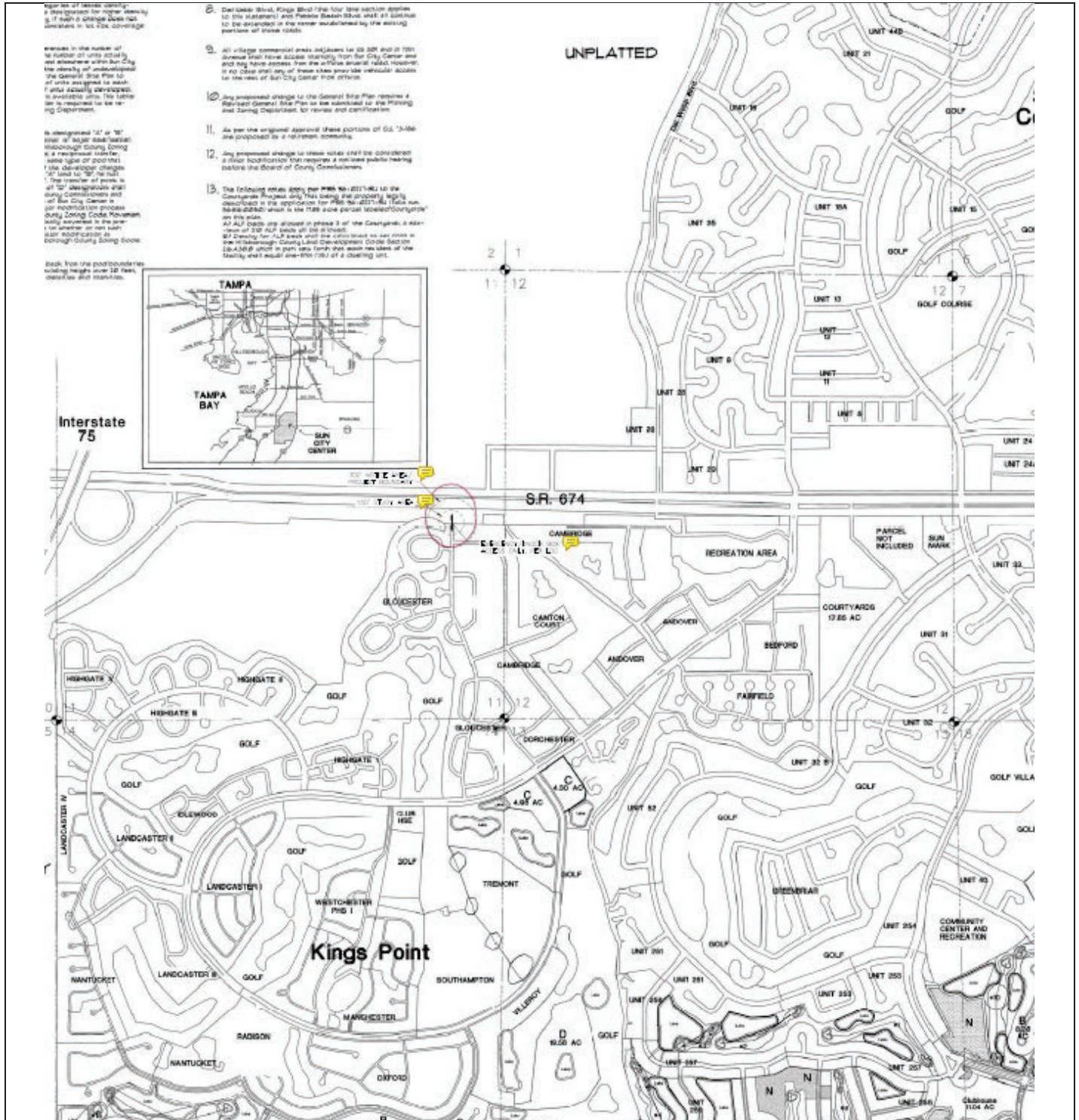
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SR 674	FDOT Principal Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (Emergency Access)
Gloucester Blvd.	Private	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (Emergency Access)
	County Local - Rural	3 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/1)			

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes: Notes: No changes in project trip generation, regular vehicular access, or bicycle/pedestrian/golf cart access will result from approval of the proposed PD modification.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Administrative Variance Requested	Approvable
	Design Exception Requested	Previously Approved

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 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	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource 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 type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff did not identify any compatibility issues with the request. The access will be limited to emergency access with bicyclists, pedestrians and/or golf carts not being permitted to utilize the access. The access will be gated with a Knox Box of similar device.

Transportation review staff did not object, subject to recommended conditions.

5.2 Recommendation

Based on the above consideration, staff finds the request approvable, subject to revised conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 2, 2022.

1. The total number of residential units allowed shall be limited to: 3,772 units in Sun City Center North, 5,528 units in Sun City Center South, and 7,737 units in Sun City Center West.
2. Village Commercial sites shall be limited to 6.8 acres in Sun City Center South. This includes 1.7 acres of office space.
3. The residential portions of Sun City Center North, South and West specifically governed by the General Site Plan received May 30, 1990 shall be designed, submitted for review and approval by the Planning and Growth Management Department and developed at a minimum in accordance with the following requirements:
 - A. Single Family Detached - Limited to conventional single family detached homes, two story maximum with a four dwelling unit per acre maximum, considered a distinct dwelling unit type.
 - B. Single Family Attached - Includes conventional two family duplexes and single family units, two story maximum with a maximum of 6 units per acre, considered a distinct dwelling unit type.
 - C. Moderate Density Multi-Family - Allows conventional multi-family units which can exceed two attached units per structure. Units are limited to two stories and densities are not to exceed 10 units per acre, considered a distinct dwelling unit type.
 - D1. High Density 2 Story Multi-Family - Allows conventional multi-family units beyond two attached units with a 2 story limit and a density up to 18 units per acre, considered a distinct dwelling unit type.

A 210 bed Community Residential Home shall be permitted within the D1 development pod located south of State Road 674, north of New Bedford Road, on Trinity Lake Drive with folio number 56816.0050 (The Courtyards of Sun City Center), that being the project legally described in PRS 96-0227-RU.2

A 100 bed Community Residential Home shall be permitted within the D1 development pod located south of Del Webb Boulevard, west of Winterbrooke Way, on Emerald Lake Drive with folio number 77956.0000 (Aston Gardens of Sun City Center), that being the project legally described in PRS 98-1322-RU. Any accessory business use to the Community Residential Home such as a beauty shop, shall be located internal to the Community Residential Home and be for the use of the residents only.

- D. High Density 3 Story Multi-Family - Is identical to D1 with the exception that 3 Story units are allowed.

Residential development proposed at a density of greater than 12 dwelling units per acre shall be separated from one and two family development by utilizing either conservation/preservation areas or retention/open space/recreation/golf course land areas. However, for one and two story dwelling unit types, suitable landscape buffers may be used.

Compatibility between uses shall be based on transition between uses. Low density (A designation) parcels positioned adjacent to each other shall be deemed compatible. Moderate density parcels (B and C designations) shall typically be used in transition area between non-residential areas, high density residential areas and low density areas. High density areas shall typically be used in areas adjacent to non-residential areas in distinctly separate areas as described above.

A maximum height of thirty-five feet shall be permitted for the one and two family residential development.

A maximum height of thirty-five feet shall be permitted for dwelling unit types up to 12 dwelling units per acre.

Residential development within portions of Sun City Center West previously designated CU/AG shall be limited to low and moderate dwelling unit types. However, the overall density shall be consistent with the SDR Land Use Plan Category density of 4 dwelling units per gross acre.

The Revised General Development Site Plan submitted for approval shall specifically identify residential densities by dwelling unit types as outlined above.

The Revised General Development Site Plan is subject to approval by the Planning and Growth Management Department based on proper transition and compatibility between dwelling unit type areas.

Pebble Beach Boulevard shall connect to US 301 to provide an emergency gated access.

If the age restricted land use designation is changed, the access connection to US 301 shall be modified to full access with applicable turn lanes at the intersection.

3.1. The following conditions apply to PRS 22-1592:

3.1.1 The project shall be permitted one (1) emergency access connection between SR 674 and Gloucester Blvd. No bicyclists, pedestrian or golf carts shall be permitted to utilize this access. Additionally:


- a. Such emergency access shall be a minimum of 15 feet in width and sufficiently stabilized to support a 32-ton emergency vehicle;
- b. Such access shall be designed with a combination of gating, walls, fencing and/or dense vegetation sufficient to prevent golf carts, bicyclists and pedestrians from traveling over, under, through or around the gate;
- c. Such access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall;
- d. The developer shall install Manual on Uniform Traffic Control Devices (MUTCD) compliant signage both internal and external to the project which indicates that the proposed access is for "Authorized Vehicles Only", as well as any other end of roadway treatment or other signage deemed necessary by the County or FDOT during the permitting process;

- e. Site/construction plans for such access shall be subject to the review and approval of the Florida Department of Transportation and Hillsborough County.
- 3.1.2 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.
- 3.1.3 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.
- 3.1.4 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 DevelopmentCode (LDC).
- 3.1.5 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.
4. Within Sun City Center South a minimum of 20 acres of nature preserve shall be depicted on the revised General Site Development Plan. The Natural Preserve should be adjacent to Cypress Creek and be a 20 acre parcel of viable land for wildlife habitat which shall be depicted on the General Development Site Plan.
5. The golf courses shall be required to use reclaimed water to the extent it is available.
6. The developer shall provide, prior to the issuance of Certificates of Occupancy for the specific Construction Site Plan submitted for approval, an internal pedestrian circulation system. The exact location and design of the pedestrian system shall be determined by the County Planning and Growth Management Department and the developer prior to Construction Site Plan approval.
7. The developer shall provide along State Road 674, prior to the issuance of Certificates of Occupancy, sidewalks internal and external to the project in the right-of-way area of the major roadway bordering that portion of the project. The provision of sidewalks along F.D.O.T right-of-way, shall be subject to F.D.O.T. review and/or approval. The location of said sidewalks, the timing of construction and the applicability of Subdivision Regulations and the Site Development Regulations shall be determined by the Planning and Growth Management Department during Construction Site Plan review.
8. The developer shall show on Construction Site Plans, acceptable drainage easement(s) which will conform with the policies and needs in effect at the time of plan submittal as provided in applicable rules, regulations and policies. The exact size and location of said easement(s) shall be determined by Stormwater Engineering prior to Construction Plan approval and said easement(s) shall be conveyed to the County prior to the issuance of Certificates of Occupancy or through Final Plat approval. The developer shall meet with Stormwater Engineering to obtain this information.

9. Within 90 days of approval of the Personal Appearance 90-0081, the developers shall submit to the County for approval revised water and wastewater master plans for Sun City Center North, Sun City Center South, and Sun City Center West.
10. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Planning and Growth Management Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County to provide public water and public wastewater services, and evidence of agreement to pay necessary costs to enable the County to provide public water and public wastewater services delivery.
11. The developer shall provide, (a) fire hydrants, or (b) prepare a Fire Protection Plan as required by the Hillsborough County Fire Department. A note shall be placed on the Construction Site Plan indicating the means of fire protection.
12. The developer shall show on the Revised General Development Site Plan, the approximate boundaries of all environmentally sensitive area(s), and shall label the area(s) therein "Conservation Area". The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the Construction Site Plan. The developer shall submit to the Planning and Growth Management Department, evidence of approval from the Environmental Protection Commission of the Conservation area boundaries prior to Construction Site Plan approval.
13. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the Planning and Growth Management Department prior to Construction Plan approval.
14. All new structures and/or impervious areas on-site shall be set back a minimum of thirty (30) feet from the boundaries of the on-site conservation area(s) and 50 feet from the boundaries of the on-site preservation area(s) and any adjacent conservation/preservation area(s) contiguous to any property boundary of the site, except as specifically approved by the Natural Resources Review Board.
15. During construction, hay bales or other erosion-prevention control devices shall be staked within the set back areas around each wetland to prevent soil erosion into the wetlands.
16. Prior to Preliminary Plat or Plan approval, the hydroperiods of the wetlands shall be established by the County Environmental Protection Commission, and maintained during and after construction. This is required early so that the natural hydroperiod elevations will be incorporated into the drainage plans.
17. Drainage plans and calculations shall be submitted to the Hillsborough County Environmental Protection Commission through the Planning and Growth Management Department. Prior to Construction Plan approval, the developer shall submit to the Environmental Protection Commission a copy of the Southwest Florida Water Management District Stormwater Permit or exemption for the project.
18. The developer shall show on the Revised General Development Site Plan a legend which describes all land uses shown on the site plan.

- 19. Development shall be in accordance with all applicable regulations in the Hillsborough County Land Development Code and in accordance with all other applicable regulations or ordinances, including Subdivision and Site Development Regulations.
- 20. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990, and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- 21. Within 90 days of approval of PRS ~~22-1592~~ 44-0397 by the Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a Revised General Site Plan for the Sun City Center planned development for certification reflecting all the conditions outlined above.

Zoning Administrator Sign Off:



J. Brian Grady
Thu Dec 22 2022 15:07:57

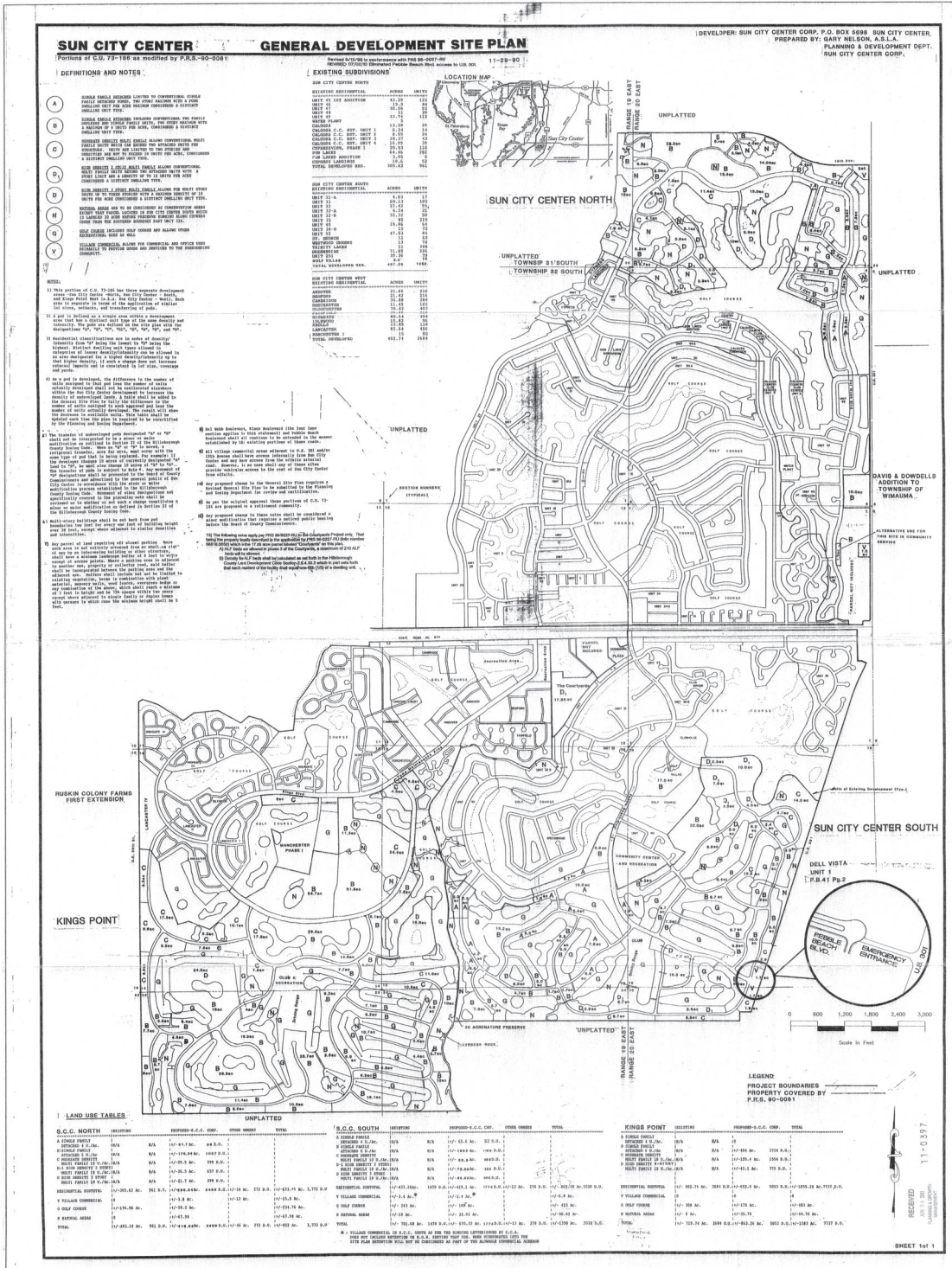
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/16/2022

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SCC/ South

PETITION NO: RZ 22-1592

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

CONDITIONS OF APPROVAL

New Conditions

1. The project shall be permitted one (1) emergency access connection between SR 674 and Gloucester Blvd. No bicyclists, pedestrian or golf carts shall be permitted to utilize this access. Additionally:
 - a. Such emergency access shall be a minimum of 15 feet in width and sufficiently stabilized to support a 32-ton emergency vehicle;
 - b. Such access shall be designed with a combination of gating, walls, fencing and/or dense vegetation sufficient to prevent golf carts, bicyclists and pedestrians from traveling over, under, through or around the gate;
 - c. Such access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall;
 - d. The developer shall install Manual on Uniform Traffic Control Devices (MUTCD) compliant signage both internal and external to the project which indicates that the proposed access is for "Authorized Vehicles Only", as well as any other end of roadway treatment or other signage deemed necessary by the County or FDOT during the permitting process;
 - e. Site/construction plans for such access shall be subject to the review and approval of the Florida Department of Transportation and Hillsborough County.

PROJECT SUMMARY AND CONCLUSIONS

The applicant is requesting a Minor Modification, also referred to as a Personal Appearance (PRS) a +/- 0.34 ac. portion of Planned Development (PD) #73-0186. Staff was unable to locate any previous amendments to the PD within the GIS system (staff notes the area appears to be incorrectly identified in the GIS as 91-00181, and other amendments were identified which do not appear to be properly assigned to this project, as they are for a parcel in another part of the County). According to the plan submitted by the applicant, the existing PD is approved for a variety of uses within multiple use areas.

According to the plan submitted by the applicant, the SCC South area has approvals for up to 5,038 single-family detached, single-family attached and multi-family dwelling units, 6.8 acres of "Village Commercial" uses, 371.4 ac. of golf course uses, and additional open space/retention/preservation areas. According to the plan submitted by the applicant, the Kings Point portion of the development has approval

for up to 6,585 single-family detached, single-family attached and multi-family dwelling units, 444.4 ac. of golf course uses, and additional open space/retention/preservation areas.

The applicant is proposing to modify the PD to permit a gated emergency access from Gloucester Blvd. to SR 674. The area where the proposed emergency access is being provided would serve the Kings Point and Sun City Center South areas. The proposed access would be permitted to be opened/utilized by official emergency personnel only. The access will be a minimum of 15 feet in width and, in accordance with Section 6.03.01 of the LDC, must be stabilized to support a 32-ton vehicle. Staff recently met with the applicant and the Florida Department of Transportation (FDOT) staff to discuss the proposed access. At the meeting, the applicant confirmed that there are no plans to utilize this access for golf cart access or bicycle/pedestrian access purposes. Staff made sure to confirm this, as the design standards and requirements from both the County and FDOT would change depending upon the types of access being requested. The above requested condition was crafted to reflect this proposal. Staff notes that in addition to submitting construction plans through the County, the applicant will be required to obtain an FDOT access management permit. Neither County staff nor FDOT has any objection to this request, subject the above condition.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
SR 674	I-75	US 301	D	C

Source: 2020 Hillsborough County LOS Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SR 674	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (Emergency Access)
Gloucester Blvd.	Private	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (Emergency Access)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes: No changes in project trip generation, regular vehicular access, or bicycle/pedestrian/golf cart access will result from approval of the proposed PD modification.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> 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: No Design Exceptions or Administrative Variances are necessary for this request.

Transportation Comment Sheet

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



**CURRENTLY
APPROVED**

BOARD OF COUNTY COMMISSIONERS

Kevin Beckner
Victor D. Crist
Ken Hagan
Al Higginbotham
Lesley "Les" Miller, Jr.
Sandra L. Murman
Mark Sharpe



Office of the County Administrator
Michael S. Merrill

CHIEF ADMINISTRATIVE OFFICER
Helene Marks

CHIEF FINANCIAL ADMINISTRATOR
Bonnie M. Wise

DEPUTY COUNTY ADMINISTRATORS
Lucia E. Garsys
Sharon D. Subadan

May 19, 2011

Reference: PRS 11-0397 SCC

Steven J. Henry, P.E.
Lincks & Associates, Inc.
5023 W. Laurel Street
Tampa, FL 33607

Dear Applicant:

At the regularly scheduled public meeting on May 10, 2011, the Board of County Commissioners approved your request for a minor modification to PD (73-0186), with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact our office at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Moreda", is written over a large, stylized flourish.

Joseph Moreda, AICP, Acting Director
Planning and Zoning Services Division
Development Services Department

ps

enc.

Approval – Approval, subject to the conditions listed below, is based on the site plan received March 16, 2011.

1. The total number of residential units allowed shall be limited to: 3,772 units in Sun City Center North, 5,528 units in Sun City Center South, and 7,737 units in Sun City Center West.
2. Village Commercial sites shall be limited to 6.8 acres in Sun City Center South. This includes 1.7 acres of office space.
3. The residential portions of Sun City Center North, South and West specifically governed by the General Site Plan received May 30, 1990 shall be designed, submitted for review and approval by the Planning and Growth Management Department and developed at a minimum in accordance with the following requirements:
 - A. Single Family Detached - Limited to conventional single family detached homes, two story maximum with a four dwelling unit per acre maximum, considered a distinct dwelling unit type.
 - B. Single Family Attached - Includes conventional two family duplexes and single family units, two story maximum with a maximum of 6 units per acre, considered a distinct dwelling unit type.
 - C. Moderate Density Multi-Family - Allows conventional multi-family units which can exceed two attached units per structure. Units are limited to two stories and densities are not to exceed 10 units per acre, considered a distinct dwelling unit type.
 - D1. High Density 2 Story Multi-Family - Allows conventional multi-family units beyond two attached units with a 2 story limit and a density up to 18 units per acre, considered a distinct dwelling unit type.

A 210 bed Community Residential Home shall be permitted within the D1 development pod located south of State Road 674, north of New Bedford Road, on Trinity Lake Drive with, folio number 56816.0050 (The Courtyards of Sun City Center), that being the project legally described in PRS 96-0227-RU.2

A 100 bed Community Residential Home shall be permitted within the D1 development pod located south of Del Webb Boulevard, west of Winterbrooke Way, on Emerald Lake Drive with folio number 77956.0000 (Aston Gardens of Sun City Center), that being the project legally described in PRS 98-1322-RU. Any accessory business use to the Community Residential Home such as a beauty shop, shall be located internal to the Community Residential Home and be for the use of the residents only.
 - D. High Density 3 Story Multi-Family - Is identical to D1 with the exception that 3 Story units are allowed.

Residential development proposed at a density of greater than 12 dwelling units per acre shall be separated from one and two family development by utilizing either conservation/preservation areas or retention/open space/recreation/golf course land areas. However, for one and two story dwelling unit types, suitable landscape buffers may be used.

Compatibility between uses shall be based on transition between uses. Low density (A designation) parcels positioned adjacent to each other shall be deemed compatible. Moderate density parcels (B and C designations) shall typically be used in transition area between non-residential areas, high density residential areas and low density areas. High density areas shall typically be used in areas adjacent to non-residential areas in distinctly separate areas as described above.

A maximum height of thirty-five feet shall be permitted for the one and two family residential development.

A maximum height of thirty-five feet shall be permitted for dwelling unit types up to 12 dwelling units per acre.

Residential development within portions of Sun City Center West previously designated CU/AG shall be limited to low and moderate dwelling unit types. However, the overall density shall be consistent with the SDR Land Use Plan Category density of 4 dwelling units per gross acre.

The Revised General Development Site Plan submitted for approval shall specifically identify residential densities by dwelling unit types as outlined above.

The Revised General Development Site Plan is subject to approval by the Planning and Growth Management Department based on proper transition and compatibility between dwelling unit type areas.

Pebble Beach Boulevard shall connect to US 301 to provide an emergency gated access.

If the age restricted land use designation is changed, the access connection to US 301 shall be modified to full access with applicable turn lanes at the intersection.

4. Within Sun City Center South a minimum of 20 acres of nature preserve shall be depicted on the revised General Site Development Plan. The Natural Preserve should be adjacent to Cypress Creek and be a 20 acre parcel of viable land for wildlife habitat which shall be depicted on the General Development Site Plan.
5. The golf courses shall be required to use reclaimed water to the extent it is available.
6. The developer shall provide, prior to the issuance of Certificates of Occupancy for the specific Construction Site Plan submitted for approval, an internal pedestrian circulation system. The exact location and design of the pedestrian system shall be determined by the County Planning and Growth Management Department and the developer prior to Construction Site Plan approval.

7. The developer shall provide along State Road 674, prior to the issuance of Certificates of Occupancy, sidewalks internal and external to the project in the right-of-way area of the major roadway bordering that portion of the project. The provision of sidewalks along F.D.O.T right-of-way, shall be subject to F.D.O.T. review and/or approval. The location of said sidewalks, the timing of construction and the applicability of Subdivision Regulations and the Site Development Regulations shall be determined by the Planning and Growth Management Department during Construction Site Plan review.
8. The developer shall show on Construction Site Plans, acceptable drainage easement(s) which will conform with the policies and needs in effect at the time of plan submittal as provided in applicable rules, regulations and policies. The exact size and location of said easement(s) shall be determined by Stormwater Engineering prior to Construction Plan approval and said easement(s) shall be conveyed to the County prior to the issuance of Certificates of Occupancy or through Final Plat approval. The developer shall meet with Stormwater Engineering to obtain this information.
9. Within 90 days of approval of the Personal Appearance 90-0081, the developers shall submit to the County for approval revised water and wastewater master plans for Sun City Center North, Sun City Center South, and Sun City Center West.
10. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Planning and Growth Management Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County to provide public water and public wastewater services, and evidence of agreement to pay necessary costs to enable the County to provide public water and public wastewater services delivery.
11. The developer shall provide, (a) fire hydrants, or (b) prepare a Fire Protection Plan as required by the Hillsborough County Fire Department. A note shall be placed on the Construction Site Plan indicating the means of fire protection.
12. The developer shall show on the Revised General Development Site Plan, the approximate boundaries of all environmentally sensitive area(s), and shall label the area(s) therein "Conservation Area". The boundaries of any on-site environmentally sensitive area(s) shall be delineated in the field by County Environmental Protection Commission staff and shown on the Construction Site Plan. The developer shall submit to the Planning and Growth Management Department, evidence of approval from the Environmental Protection Commission of the Conservation area boundaries prior to Construction Site Plan approval.
13. All on-site conservation area(s) shall be preserved unless a mitigation plan is approved by the Environmental Protection Commission and submitted to the Planning and Growth Management Department prior to Construction Plan approval.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 11-0397 SCC (73-0186)
BOCC MEETING DATE: May 10, 2011
DATE TYPED: May 23, 2011

14. All new structures and/or impervious areas on-site shall be set back a minimum of thirty (30) feet from the boundaries of the on-site conservation area(s) and 50 feet from the boundaries of the on-site preservation area(s) and any adjacent conservation/preservation area(s) contiguous to any property boundary of the site, except as specifically approved by the Natural Resources Review Board.
15. During construction, hay bales or other erosion-prevention control devices shall be staked within the set back areas around each wetland to prevent soil erosion into the wetlands.
16. Prior to Preliminary Plat or Plan approval, the hydroperiods of the wetlands shall be established by the County Environmental Protection Commission, and maintained during and after construction. This is required early so that the natural hydroperiod elevations will be incorporated into the drainage plans.
17. Drainage plans and calculations shall be submitted to the Hillsborough County Environmental Protection Commission through the Planning and Growth Management Department. Prior to Construction Plan approval, the developer shall submit to the Environmental Protection Commission a copy of the Southwest Florida Water Management District Stormwater Permit or exemption for the project.
18. The developer shall show on the Revised General Development Site Plan a legend which describes all land uses shown on the site plan.
19. Development shall be in accordance with all applicable regulations in the Hillsborough County Land Development Code and in accordance with all other applicable regulations or ordinances, including Subdivision and Site Development Regulations.
20. This development order/permit is issued with the understanding that the concurrency requirements of Chapter 163, Part II, Florida Statutes became effective on February 1, 1990, and that approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
21. Within 90 days of approval of PRS 11-0397 by the Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a Revised General Site Plan for the Sun City Center planned development for certification reflecting all the conditions outlined above.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/16/2022

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SCC/ South

PETITION NO: RZ 22-1592

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

CONDITIONS OF APPROVAL

New Conditions

1. The project shall be permitted one (1) emergency access connection between SR 674 and Gloucester Blvd. No bicyclists, pedestrian or golf carts shall be permitted to utilize this access. Additionally:
 - a. Such emergency access shall be a minimum of 15 feet in width and sufficiently stabilized to support a 32-ton emergency vehicle;
 - b. Such access shall be designed with a combination of gating, walls, fencing and/or dense vegetation sufficient to prevent golf carts, bicyclists and pedestrians from traveling over, under, through or around the gate;
 - c. Such access shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall;
 - d. The developer shall install Manual on Uniform Traffic Control Devices (MUTCD) compliant signage both internal and external to the project which indicates that the proposed access is for "Authorized Vehicles Only", as well as any other end of roadway treatment or other signage deemed necessary by the County or FDOT during the permitting process;
 - e. Site/construction plans for such access shall be subject to the review and approval of the Florida Department of Transportation and Hillsborough County.

PROJECT SUMMARY AND CONCLUSIONS

The applicant is requesting a Minor Modification, also referred to as a Personal Appearance (PRS) a +/- 0.34 ac. portion of Planned Development (PD) #73-0186. Staff was unable to locate any previous amendments to the PD within the GIS system (staff notes the area appears to be incorrectly identified in the GIS as 91-00181, and other amendments were identified which do not appear to be properly assigned to this project, as they are for a parcel in another part of the County). According to the plan submitted by the applicant, the existing PD is approved for a variety of uses within multiple use areas.

According to the plan submitted by the applicant, the SCC South area has approvals for up to 5,038 single-family detached, single-family attached and multi-family dwelling units, 6.8 acres of "Village Commercial" uses, 371.4 ac. of golf course uses, and additional open space/retention/preservation areas. According to the plan submitted by the applicant, the Kings Point portion of the development has approval

for up to 6,585 single-family detached, single-family attached and multi-family dwelling units, 444.4 ac. of golf course uses, and additional open space/retention/preservation areas.

The applicant is proposing to modify the PD to permit a gated emergency access from Gloucester Blvd. to SR 674. The area where the proposed emergency access is being provided would serve the Kings Point and Sun City Center South areas. The proposed access would be permitted to be opened/utilized by official emergency personnel only. The access will be a minimum of 15 feet in width and, in accordance with Section 6.03.01 of the LDC, must be stabilized to support a 32-ton vehicle. Staff recently met with the applicant and the Florida Department of Transportation (FDOT) staff to discuss the proposed access. At the meeting, the applicant confirmed that there are no plans to utilize this access for golf cart access or bicycle/pedestrian access purposes. Staff made sure to confirm this, as the design standards and requirements from both the County and FDOT would change depending upon the types of access being requested. The above requested condition was crafted to reflect this proposal. Staff notes that in addition to submitting construction plans through the County, the applicant will be required to obtain an FDOT access management permit. Neither County staff nor FDOT has any objection to this request, subject the above condition.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
SR 674	I-75	US 301	D	C

Source: 2020 Hillsborough County LOS Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SR 674	FDOT Principal Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (Emergency Access)
Gloucester Blvd.	Private	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (Emergency Access)
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes: No changes in project trip generation, regular vehicular access, or bicycle/pedestrian/golf cart access will result from approval of the proposed PD modification.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> 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: No Design Exceptions or Administrative Variances are necessary for this request.

Transportation Comment Sheet

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



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: November 7, 2022

TO: Richard Perez, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Joel Provenzano, FDOT
Mecale' Roth, FDOT
William J Molloy

SUBJECT: PRS 22-1592, SR 674 and Gloucester Blvd, Sun City Center

This project is requesting emergency access on a state road, SR 674.

It is recommended that the applicant meet with FDOT before zoning approval. Pre-application meetings may be made through Ms. Mecale' Roth at the District Seven Tampa Operations offices of the Florida Department of Transportation.

Contact info:

Mecale' Roth

Mecale.Roth@dot.state.fl.us

813-612-3237

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: January 10, 2023</p> <p>PETITION NO.: 22-1592</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: December 7, 2022</p> <p>PROPERTY ADDRESS: Gloucester Boulevard / Sun City Center Boulevard intersection</p> <p>FOLIO #: Right-of-Way</p> <p>STR: 11-32S-19E</p>
<p>REQUESTED ZONING: Personal Appearance</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	December 7, 2022
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Flowway existing within Gloucester Boulevard ROW
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. 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 	

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

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 contains 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.

kmh / app

ec: William J. Molloy, Agent - wmolloy@mjlaw.us



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Monday, December 5, 2022 9:51 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: Personal Appearance Letter of Notice Application # 22-1592

From: daniel halpin <danhalpin@hotmail.com>
Sent: Friday, December 2, 2022 3:20 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Personal Appearance Letter of Notice Application # 22-1592

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

This letter states the Issue to be Presented as "Emergency access from Gloucester Blvd., to SR 674".

Does that mean that the new access will only be used for exiting from Kings Pt ONTO SR 674, and NOT entering INTO Kings Pt FROM SR 674 , or will it in fact be used for 2-way traffic?

Dan Halpin

Rome, Ashley

From: Hearings
Sent: Tuesday, December 27, 2022 1:38 PM
To: Rome, Ashley; Vazquez, Bianca
Cc: Heinrich, Michelle
Subject: FW: Application No. 22-1592

----- Original Email -----

From: Camille Brygidyr <camillebrygs@gmail.com>
Sent: Thursday, December 22, 2022 9:53 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Application No. 22-1592

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

I am writing in regard to the Minor Modification to a Planned Development (Personal Appearance), application number 22-1592.

The request was submitted without the knowledge of the Kings Point Community (Sun City Center), especially the residents along Gloucester Boulevard who are most impacted. I am greatly concerned about how this will impact our safety and quality of life as there are many homes located within walking distance to the proposed gate as well as the heavy traffic on SR 674.

Due to the fact that there are many questions, and no answers and/or public discussion provided by our Masters Association, I strongly object to this proposal at this time. I believe that further information, through open discussion with Kings Point residents and the applicant, facts and figures are needed before going forward.

Thank you for taking the time to read my letter of concern.

Camille Brygidyr
2334 Glenmore Circle
Sun City Center, FL 33573
845-421-1802
Camillebrygs@gmail.com

Rome, Ashley

From: Hearings
Sent: Friday, December 30, 2022 8:11 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: App. No. # PRS 22-1592

From: Elaine Hicks <ehicks2902@gmail.com>
Sent: Thursday, December 29, 2022 4:04 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: App. No. # PRS 22-1592

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

I writing in response to the proposed emergency entrance at Gloucester Blvd, Sun City Center.

I am concerned because residents had no input to this decision prior to being approved by the planning commission. A meeting was scheduled just recently for January 3, 2023, but again after request was put through to the planning commission.

The current entrance for emergency vehicles has four lanes with significant frontage for homes along the road. There has been no issue with access on that road to my knowledge.

The proposed entrance has two lanes with no significant frontage for the homes along the way.

Lanes are frequently blocked in Gloucester Blvd for various reasons. For example, landscaping vehicles, mail trucks, delivery trucks and residents with cars or golf carts to pick up mail. The road is heavily traveled by pedestrians and golf carts. In fact Gloucester Blvd is a sanctioned short cut to the North Clubhouse and various other resident amenities.

I believe that having emergency trucks coming and going along this road impacts the safety and well being of the residents and their homes along and off that route.

There has been no reasonable explanation for this change or consideration of the impact to the residents of this community.

I am opposed to this change and request that the Commission deny this application.

Sincerely,

Elaine Hicks
116 Glendower Cir, Sun City Center, FL 33573

Rome, Ashley

From: Hearings
Sent: Tuesday, January 3, 2023 11:12 AM
To: Rome, Ashley; Vazquez, Bianca
Cc: Heinrich, Michelle
Subject: FW: Proposed Emergency Exit - Kings Point

----- Original Email -----

From: Susan Heyer <susanheyerp@gmail.com>
Sent: Monday, January 2, 2023 10:45 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: master@kpmaster.com
Subject: Proposed Emergency Exit - Kings Point

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



Hello,

RE: App. No.: PRS-1592

I am the volunteer "speaker" for several residents of Kings Point on the issue of the Proposed Emergency Exit. There are a few items we would like to receive immediate feedback, please.

1. Please consider moving the meeting scheduled for 9:00 am on January 10th in Tampa to the Veterans Theater in Kings Point. Even though you offer virtual technology, many people would like to attend in person and traveling into Tampa, especially in the morning, is just not safe or feasible for the population of residents in Kings Point (and surrounding communities) that would like to attend.

2. The website, HCFLGov.net/SpeakUp, does not provide a heading or link (see below) that is reasonably easy to decipher as to which category the Proposed Emergency Exit hearing is located within in order to sign up to either speak or add a presentation. The signage in the community also does not provide information that would help with this matter (see image).

PLEASE provide the appropriate link ASAP in order for residents and concerned citizens to participate.

Thank you,

Susan Berdeaux Heyer
2341 Gainesborough Loop (Kings Point)
Sun City Center, FL 33573
360-775-9351

Board of County Commissioners (BOCC) Meetings	▼
BOCC Budget and/or CIP Hearing	▼
BOCC Land Use Hearing	▼
Code Enforcement Board (CEB) Special Magistrate (CESM) Hearings	▼
Comprehensive Plan Amendment (CPA) Hearing	▼
Environmental Protection Commission (EPC) Meeting	▼
Land Development Code (LDC) Meeting	▼
Land Use Hearing Officer (LUHO) Public Hearing	▼
Zoning Hearing Master (ZHM) Public Hearing	▼

Sign Up to Speak During A Meeting

- Sign Up to Speak at a BOCC Meeting
- Speak at a BOCC Land Use Meeting
- Speak at a Budget and CIP Hybrid Public Hearing
- Speak at a Code Enforcement Board/Special Magistrate Hearing
- Speak at a Comprehensive Plan Ammendments Meeting
- Speak at a Environmental Protection Commission Meeting
- Speak at a Land Development Code Meeting
- Speak at a Land Use Hearing Officer (LUHO) Public Meeting
- Speak at a Preparing Required Financial Impact Statements Meeting
- Speak at a Zoning Hearing Master (ZHM) Meeting

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 10:21 AM
To: Rome, Ashley; Vazquez, Bianca
Cc: Heinrich, Michelle
Subject: FW: Application NO. 22-1592

----- Original Email -----

From: Camille Brygidyr <camillebrygs@gmail.com>
Sent: Wednesday, January 4, 2023 8:40 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Application NO. 22-1592

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

I am writing in regard to the Minor Modification to a Planned Development (Personal Appearance), application number 22-1592.

My previous email stated that the request was submitted by our Master Association without the knowledge or input of the Kings Point Community, a 55 and over community of more than 5,000 homes (many of those homes are owned by snowbirds), located in Sun City Center. Our Master Association held a Town Hall Meeting yesterday, January 3, 2023 to inform us of the proposed project and answer any questions.

They stated they were unable to do this sooner because the County did not set the hearing date until recently. Yes, they threw you under the bus. There was no reason for the Master Association to wait for the County to set a hearing date in order to inform us about the proposal.

This meeting only raised more concerns that were glossed over or were not answered. Some of those concerns are as follows:

1. It was stated that the gate would remain OPEN while emergency vehicles were on the premises and then closed when they left. This is a **huge security concern** for the residents and one that was not adequately addressed. It was also stated that the contractor would be responsible for securing the area while the roadway was being prepared and the gate was being constructed, yet no one could tell us what that would entail, **again putting our security at risk**. There are many homes located extremely close to the proposed gate, as well as SR 674.
2. Not one person on the panel was able to answer what would constitute an "emergency" and when the gate would be operated.
3. We were not given any renderings of what the gate would look like, its dimensions and/or what materials would be used to construct the gate, but were given an estimated cost - where that number came from or how it was determined was not indicated to the residents. Maintenance costs for the gate were also not addressed.
4. The engineer was not able to offer sufficient Information regarding the "Stabilized Roadway" in regard to its lifespan, upkeep or erosion factor. It was stated that the gate may go for "years without being opened" and no

one on the panel could answer if the "stabilized roadway" would still be able to handle the number of outgoing vehicles should it ever be warranted.

As I stated, these were only a few of the residents' concerns.

For the record, I am opposed to this change and request that the Commission deny this application at this time.

Thank you.

Camille Brygidyr
2334 Glenmore Circle
Sun City Center, FL 33573

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 10:12 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: Application 22-1592

From: Joe Buczek <jbuczek@tampabay.rr.com>
Sent: Tuesday, January 3, 2023 7:28 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Application 22-1592

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

Joseph Buczek
425 Gladstone Pl
Sun City Center, Fl.33573
Jbuczek@tampabay.rr.com
We do not want this approved
VOTE "NO"



**Hillsborough
County Florida**
Development Services

PERSONAL APPEARANCE LETTER OF NOTICE

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

APPLICATION NUMBER: **22-1592**

You are hereby notified that the undersigned is requesting a MINOR MODIFICATION to a Planned Development (Personal Appearance) before the Board of County Commissioners of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 01/10/2023 TIME: 9:00 AM

LOCATION OF PUBLIC HEARING: Board of County Commissioners Boardroom*
2nd Floor, County Center, 601 E Kennedy Blvd, Tampa, FL 33602
(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)

LOCATION OF THE PROPERTY: (Address and/or General Location) North end of Gloucester Blvd., 160 feet
south of Sun City Center Boulevard

ZONING NUMBER OF THE PLANNED DEVELOPMENT TO BE MODIFIED: 73-0186

ISSUE TO BE PRESENTED: (Provide a general description of the request)

Emergency access from Gloucester Blvd., to SR 674

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

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

Applicant / Representative

Name: William J Molloy

Address: 325 South Blvd., Tampa, Florida 33606

Phone: 813.254.7157

Email: wmolloy@mjlaw.us

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 10:14 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: Application number 22-1592

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

From: Gloria <gloriadiano21@gmail.com>
Sent: Tuesday, January 3, 2023 7:39 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Application number 22-1592

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

My name is Mary Gloria Diano
Address - 1904 Canterbury Ln Unit M9
Sun City Center, Fl 34573
Email- Gloriadiano21@gmail.com
Please vote No for this application. Many residents were just made aware of this unnecessary extravagant expense.
Thank you
Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Tuesday, January 3, 2023 4:39 PM
To: Rome, Ashley; Vazquez, Bianca
Cc: Heinrich, Michelle
Subject: FW: Ruling on 22-1592

----- Original Email -----

From: Catherine Drinkard <catdrinkard@aol.com>
Sent: Tuesday, January 3, 2023 4:33 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Ruling on 22-1592

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

We are opposing the addition of an emergency exit onto 674 from the Kings Point Community in Sun City Center. This proposal will be presented to the committee on Jan.10, 2023 for approval by our Master Association. The approval of the Residents was not allowed and we do not want it approved

Troy Drinkard
Catherine Drinkard
1254 Corinth Greens Dr
Sun City Center, Florida. 33573
248-722-8922
catdrinkard@aol.com

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

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 9:40 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: Ruling on 22-1592

From: Catherine Drinkard <catdrinkard@aol.com>
Sent: Tuesday, January 3, 2023 4:33 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Ruling on 22-1592

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

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Troy Drinkard
Catherine Drinkard
1254 Corinth Greens Dr
Sun City Center, Florida. 33573
248-722-8922
catdrinkard@aol.com

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

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 10:17 AM
To: Rome, Ashley; Vazquez, Bianca
Cc: Heinrich, Michelle
Subject: FW: Application # 22-1592

----- Original Email -----

From: Diane Fay <dianefay@rocketmail.com>
Sent: Wednesday, January 4, 2023 10:11 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Application # 22-1592

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

I am a resident of Kings Point in Sun City Center Florida and just want to register a “no” vote for the proposed new “emergency exit.”

There is no evidence of need. In fact, in 50 years there has been no demonstrated time when such an exit would have provided a better outcome in emergency situations. Additionally, there is no evidence that the proposed road would survive an event that disabled the bridge.

Again, my belief is that it is not needed.

Diane Fay
1901 Canterbury Lane
Sun City Center, FL 33573

[Sent from Yahoo Mail for iPad](#)

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 10:04 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: RE Application #22-1592

From: margaret foster <rubyslipper449@gmail.com>
Sent: Tuesday, January 3, 2023 6:14 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RE Application #22-1592

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

please record my vote to NOT APPROVE this.
my name and address is:
margaret foster
2618 Newcomb Ct.,
sun city center, fl 33573

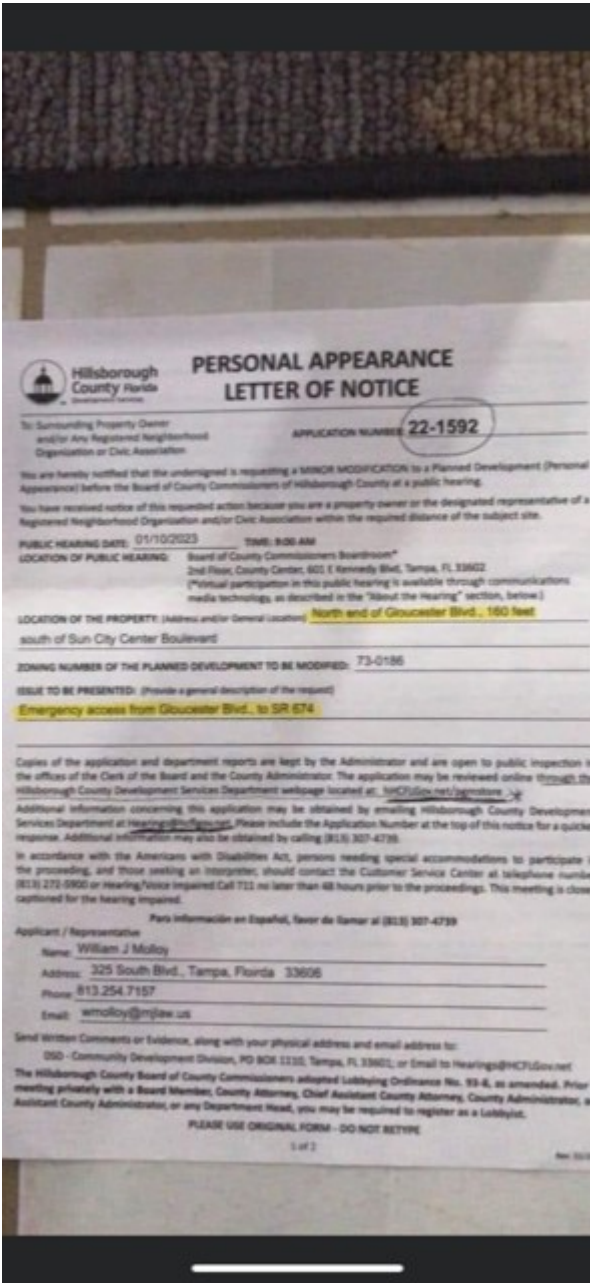
Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 10:20 AM
To: Rome, Ashley; Vazquez, Bianca
Cc: Heinrich, Michelle
Subject: FW: Application for hearing of Gloucester emergency gate

----- Original Email -----

From: Pat Gruber <grubworm8@hotmail.com>
Sent: Wednesday, January 4, 2023 9:12 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Application for hearing of Gloucester emergency gate

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



This should be voted on by residents of Kingspoint not just board members. Please Vote NO on this proposal.

Thank you
Patricia Gruber
2303 Glenmore Circle
Sun City Center Fl 33573
grubworm8@hotmail.com

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 10:22 AM
To: Rome, Ashley; Vazquez, Bianca
Cc: Heinrich, Michelle
Subject: FW: Emergency entrance

----- Original Email -----

From: Mary Ann Helms <maryanndpscl@yahoo.com>
Sent: Wednesday, January 4, 2023 9:07 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Emergency entrance

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

Robert & Mary Ann Helms
2063 Sifield Greens Way
Sun City Center, FL 33573
maryanndpscl@yahoo.com

We do not approve!
Thank you!

ONAL APPEARAN
TER OF NOTICE

APPLICATION NUMBER: **2**

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 10:18 AM
To: Rome, Ashley; Vazquez, Bianca
Cc: Heinrich, Michelle
Subject: FW: Do not Approve Application 22-1592

----- Original Email -----

From: Becky <bama0824@aol.com>
Sent: Tuesday, January 3, 2023 10:46 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Do not Approve Application 22-1592

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

Application # 22-1592
Rebecca Lazenby
bama0824@aol.com
DO NOT APPROVE

Rebecca Lazenby

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

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 10:17 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: Application 22-1592

From: D E McCoy <kokeshi61@hotmail.com>
Sent: Tuesday, January 3, 2023 8:27 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Application 22-1592

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

I am writing to state my opposition to application 22-1592 to construct an emergency entrance/exit in King's Point 55+ community in Sun City Center, Florida, that may be used in the case of a major weather event or evacuation order. How many times in the past 50 years have the residents of Sun City Center, King's Point community specifically, been required to evacuate?

This is a retirement community with people living on fixed incomes. This is an expense that is unwarranted and should not be forced on the community.

The King's Point community, if you aren't aware, already has an unused entrance/exit onto RT 674. Why, with this unused entrance in place, do we need to construct another expensive entrance/exit?

Please reconsider this expensive project and think about utilizing an unused gate that already exists.

Respectfully submitted,

Deborah E McCoy

1504 Laughton Pl
Sun City Center Florida 33573

kokeshi61@hotmail.com

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 9:49 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: 22-1592

From: Cory Morrocco <morrocco.cory@gmail.com>
Sent: Tuesday, January 3, 2023 5:15 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: 22-1592



PERSONAL APPEARANCE LETTER OF NOTICE

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

APPLICATION NUMBER: **22-1592**

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LOCATION OF THE PROPERTY: (Address and/or General Location) **North end of Gloucester Blvd., 160 feet south of Sun City Center Boulevard.**

ZONING NUMBER OF THE PLANNED DEVELOPMENT TO BE MODIFIED: 73-0186

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

Applicant / Representative

Name: William J Molloy

Address: 325 South Blvd., Tampa, Florida 33606

Phone: 813.254.7157

Email: wmolloy@mjlaw.us

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

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCF.gov.net

The Hillsborough County Board of County Commissioners adopted Lobbying Ordinance No. 93-8, as amended. Prior to meeting privately with a Board Member, County Attorney, Chief Assistant County Attorney, County Administrator, any Assistant County Administrator, or any Department Head, you may be required to register as a Lobbyist.

PLEASE USE ORIGINAL FORM - DO NOT RETYPE

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

Corrine and William morrocco
1150 jameson greens dr
Sun city center fl 33573

Vote
No
Thank you

Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 10:01 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: Application 22-1592

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

From: Frances Myers <fmyers39@hotmail.com>
Sent: Tuesday, January 3, 2023 6:12 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Application 22-1592

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

Please do not approve Application 22-1592 for Emergency Access from Gloucester Blvd to SR 674 Frances Myers
2214 Grenadier Drive
Sun City Center, FL 33573
Email: fmyers39@hotmail.com

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 10:07 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: Emergency entrance Kings Point

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

From: Leslie Northrop <lnorth59@gmail.com>
Sent: Tuesday, January 3, 2023 6:33 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Emergency entrance Kings Point

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

App# 22-1592

My husband I and are opposed to the proposal for an entrance at the end of Gloucester in Kings Point in Sun City Center.

Leslie Northrop
John Malloy
2445 Kensington Greens Dr.
Sun City Center, FL 33573
Email lnorth59@gmail.com
Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 10:10 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: Kings Point emergency entrance

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

From: Jane Parent <janeparent46@yahoo.com>
Sent: Tuesday, January 3, 2023 6:33 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Kings Point emergency entrance

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

I vote no. There were no meetings or hearings to inform the residents who have to 100% pay for this entrance.

Jane Parent
Kings Point resident.
Sent from my iPhone

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 10:20 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: Where do I vote to NOT approve any monies for that extra emergency gate????

From: Joseph Penna <jlp48nh@hotmail.com>
Sent: Tuesday, January 3, 2023 9:14 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Where do I vote to NOT approve any monies for that extra emergency gate????

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

Joseph Penna
1010 Radison Lake Ct.
Sun City Center, FL 33573

I VOTE "NO" ON THE EXTRA EMERGENCY GATE !

When did we start excluding the people who actually pay for
other people's pipe dreams?

Rome, Ashley

From: Hearings
Sent: Wednesday, January 4, 2023 9:52 AM
To: Vazquez, Bianca; Rome, Ashley; Chapela, Tania
Subject: FW: Application 22-1592 Emergency Access from Gloucester Blvd. I am Opposed

From: Margaret Sill <silltaz1@me.com>
Sent: Tuesday, January 3, 2023 6:06 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Application 22-1592 Emergency Access from Gloucester Blvd. I am Opposed

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

Margaret Sill
1520 Ingram Drive
Sun City Center, FL 33573
[Silltaz1@me.com](mailto:silltaz1@me.com)

As a home owner within Kings Point I oppose this application. This proposed entrance would open directly into our main golf cart path and would not enhance ability of emergency vehicles to enter this community. Also, this proposed entrance was put through without the knowledge and approval of Kings Point homeowners.

Thank you
Margaret



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Address: 325 South Blvd., Tampa, Florida 33606

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