

# STAFF REPORT

SUBJECT:	MM 21-0417 (REMAND)	PLANNING AREA:	Wimauma
REQUEST:	Major Modification to Approved	SECTOR	South
	Planned Development	SECTOR	
APPLICANT:	Dune FL Land I Sub LLC and Southshore Bay Club, LLC		
Existing Zoning: PD 05-0210		Comp Plan Category: RES-4 & RES-6	



-- Prepared: 11/15/2021

# **Application Review Summary and Recommendation**

# 1.0 Summary

# 1.1 Project Narrative

The applicant (Dune FL Land I Sub LLC and Southshore Bay Club, LLC) is requesting a major modification to Planned Development (PD) 05-0210, located on the south side of SR 674, between US 301 and West Lake Drive. This PD is approved for a maximum of 940 dwelling units, including single-family detached, townhomes, multi-family and resort dwelling units, in addition to recreational areas, lakes and stormwater ponds. The PD is approximately 192 acres and is within two Future Land Use classifications: RES4 and RES-6. This PD was most recently modified by Personal Appearance (MM) 17-1296.

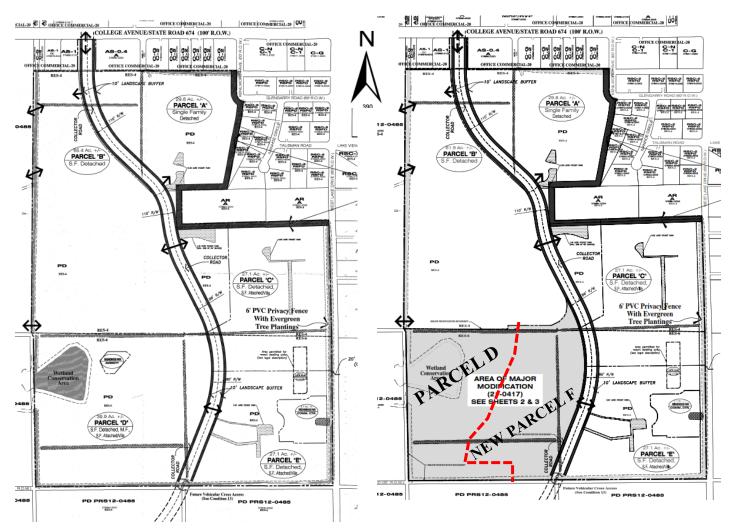


Figure 1 – Subject Site

This MM affects two development parcels within the PD: Parcels B and D. These parcels are approved for residential uses as well as with a neighborhood park and amenity center. The subject site is being developed with a large lagoon pool (4.9 acres) and amenity center/recreational area. The applicant requests the following:

FROM	ТО	
Five Development Parcels (A, B, C, D, and E)	Six Development Parcels (A, B, C, D, E and F)	
Recreational Uses, Private Community	General Indoor/Outdoor Recreational Uses (Lagoon Site)	
Total Dwelling Units Allowed: 940	Total Dwelling Units Allowed: 840	
Access Points Connections to the south: 2	Access Points Connections to the south: 4	

Portions of Parcels B and Parcel D would be reconfigured to new Parcel F. The remaining area of Parcel D would consist of residential units while Parcel F will include the amenity center/recreational space and lagoon pool area.



**CURRENT GENERAL PD PLAN** 

PROPOSED GENERAL PD PLAN

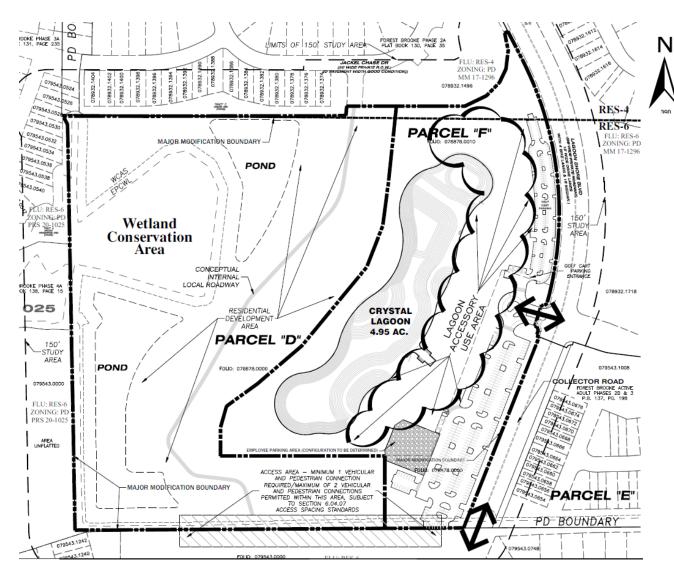


Figure 2 – Major Modification Plan, Sheet 2

According to the project narrative, the Crystal Lagoon site is an innovative recreational area. The applicant states that the modification seeks to clarify that the site is a permitted use in Parcel F as an "Indoor/Outdoor General Recreational Use" with accessory uses, which include but are not limited to bar, pool, and playground uses. The site will be a recreational water amenity serving the residents and guests of the community. The site is currently under construction and will be located on an approximately 19-acre site including around 5 acres for the Crystal Lagoon. The applicant (Southshore Bay Club, LLC) will own and operate the lagoon site as a "semiprivate" recreation facility. The narrative also states that, comparable to homes purchased in a golf course community, resident memberships for the amenity will be included in the purchase of every home. Resident access to the amenity is ensured during the amenity hours of operation and will not be limited

Non-resident access to the lagoon site would require purchasing tickets or reservations on the "Crystal Lagoon" portal website that will function much the same as the reservation portal website at another

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similar site in Pasco County. This would also be similar to how non-residents make reservations and book tee times at country clubs and golf courses. Per the narrative, daily reservations will be limited to non-residents, based upon parking availability in the parking lot within the site. Facility staff would monitor available parking spaces and adjust, limit or stop the number of available reservations accordingly on any given day.

The modification to the PD is needed since the Land Development Code defines this proposed use differently from a private community recreational use:

Recreational Uses, General Indoor/Outdoor: For profit or non-profit recreational uses and facilities providing sports or recreation opportunities within an enclosed building and/or an outdoor area. Such uses shall include but not be limited to bowling alleys, skating rinks, movie theatres, gymnasiums, fitness centers, dance schools, miniature golf, baseball hitting cages, and playfields. This use shall not include recreational uses specifically listed in Section 2.02.02, Table of Allowable Uses in Zoning Districts, nor Private Community Recreational Uses, Regional Recreational Uses, or Public Parks and Recreation Facilities as defined in this Code.

The applicant has indicated that daily non-resident reservations will be offered up to a maximum number of reservations at any given time, based upon parking availability within the parking lot. With the purchase of a ticket or reservation, the facility staff will automatically monitor available parking spaces and adjust the number of available reservations at any given time. A condition is being proposed to establish a number of parking spaces in order to regulate the amount of vehicles for the facility users. The required parking spaces would include 246 guest and resident (including ADA) spaces, 220 golf cart spaces (reserved only for residents of the project) and 40 employee spaces. According to the narrative, a patron log would be maintained by the facility staff in real time to ensure that this limitation is enforced. Additionally, parking for the site will not be permitted along internal project roadways outside of Parcel F. The proposed number of parking will be the maximum allowed in order to restrict the number of visitors (see section 1.2 of this report and Transportation staff report).

The site will have one access point from Lagoon Shore Blvd, an internal collector road. Additional access points are proposed to the south, from parcel B and F to the adjacent PD. However, no access points are approved from the PD to the south to connect to these points.

The PD today is approved for up to 940 dwelling units. According to the approved plats for different phases within the PD, a total of 392 lots have been platted. The platted lots are within Parcels A, B, C and E of the General PD Plan. Parcels A, C and E are platted and mostly built today with homes, stormwater ponds and roads. Parcel B is also mostly platted and developed, with a small tract along the south not yet developed (Forest Brooke PH 2A). That tract is owned by the applicant.

The applicant provided a table with a density reduction calculation. The proposed Parcel F covers an area of 18.78 acres and the square footage proposed for the structures associated with the Lagoon recreational use is no more than 20,000 sq. ft. By removing these from the maximum number of units permitted in the PD, the calculation results in a net reduction of 105 dwelling units that would have been built in this Parcel. This is consistent with the Transportation study provided by the applicant which concludes that the use proposed in Parcel F would represent a reduction of at least 100 dwelling units based on vehicle trips.

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Hours of operation proposed are from 10:00 a.m. – 8:00 p.m. The applicant also proposed to extend hours of operation for a bar on site until 11 pm. As indicated in the Transportation report, the applicant and staff specifically discussed that, should a standalone bar use be desired, the transportation analysis would need to be revised accordingly. The applicant assured staff that the bar and other accessory structures would only be open to guests of the amenity and would not be available to be visited separately by the public on their own. No such transportation or land use revision was received for staff evaluation. As such, the use must be considered accessory to the main use and should have the same operating hours. A Special Use permit for Alcoholic Beverage will be reviewed separately from this MM application.

The site will be enclosed by a 6-foot high fence, and all uses within the site will be ancillary to the Recreational Use, General Indoor/Outdoor and Crystal Lagoon principal use.

# REMAND

This case was heard by the BOCC at the October 12, 2021 Land Use Meeting. The commissioners discussed the proposal and found that the proposed General Indoor/Outdoor Recreational Use - Crystal Lagoon site needed additional clarification mostly related to its functionality. The BOCC requested this case to be remanded to give the applicant an opportunity to clarify some items including:

- Safety and security addressed in the gated community;
- Transportation impacts resulting from this MM request;
- Parking for the proposed use;
- The scale or size of the lagoon site in comparison to the overall residential project;
- Number of developed residential units part of the community (Southshore Bay);
- Findings from the Planning Commission;
- Comparison with other similar types of projects within residential communities such as Golf courses and their sustainability on the long term;
- The road classification of Lagoon Shore Blvd, serving this site (Collector Road) and the existing gate;
- The operation of the Lagoon site inside a gated community;
- Controls after the parking lot is full

The applicant has updated their narrative responding to the items above to provide for more clarification or specificity. Generally, the applicant expanded the explanation of the operational aspects of the proposed use.

There are existing site conditions in the community, such as security cameras and a guardhouse at the entrance gate that will be staffed with a guard who will control non-residents entering the community to access the Lagoon.

The Transportation Assessment previously filed and reviewed by Transportation staff demonstrated that the use would decrease by 100 residential units and the addition of the recreational amenity results in less traffic than the existing approved PD. Also, the Parking Assessment, showed that traffic patterns are more sporadic and typically occur outside of peak traffic times. The hours of operation are also outside of peak traffic times from 10 a.m. to 8 p.m.

The number of parking is being limited to a total of 246 guest spaces, 220 resident golf carts and for 40 employees. The parking lot will also include 70 bike spaces. Once the parking lot is full, no new

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reservations or tickets can be issued or sold, and no new non-resident guest will be allowed to access the site. A visitor/patron log in real time will be maintained by Crystal Lagoon staff at the site and the community's access gate. The log will include visitor information including the license plate and type of vehicle. A tag will be required to be displayed at all times in the visitor's vehicles parked within the Lagoon site.

The PD modification area is  $\pm 46.5$  acres. The subject PD (05-0210) is 192 acres and overall, the Southshore Bay community is  $\pm 679.9$  acres and is comprised of two (2) separate Planned Development approvals: PD 05-0210 (subject PD) and PD 0110 (PRS 20-1025). The Crystal Lagoon tract is 19.7 acres  $\pm$ /-, and represents 2.8% of the overall master plan, while the Crystal Lagoon itself represents just 0.7% ( $\pm$ 5-acres) with up to  $\pm$ 20,000 square feet of enclosed space. The Southshore Bay Community has 630 built homes today. The total approved number of units including both PDs is 3,761.

In the narrative, the applicant also states that the site features mostly outdoor structures and the Crystal Lagoon, which results in lower operating costs compared to a golf course. According to the narrative, a Crystal Lagoon uses up to 100 times less chemicals than conventional swimming pool or drinking water treatment technologies and consumes only 2% of the energy needed by conventional swimming pool filtration systems.

The applicant has amended the proposed conditions to further address and clarify some of the comments discussed by the County Commissioners and area residents. The applicant is proposing to restrict certain accessory recreational uses to ensure the site would not incorporate intensive uses commonly associated with General Indoor/Outdoor uses. Additionally, the applicant proposes a security guard to be present at the community's entrance gate during operating hours to monitor the Lagoon site's guests to restrict their access based on parking availability and increase the community's safety. The requirement to keep a visitor's log with vehicle information is being proposed as a condition. Additionally, the log will be required to be available upon request by Hillsborough County. All other proposed conditions remain in place.

Transportation staff has reviewed the narrative and the remand discussions and has updated its report for clarification. Transportation Staff does not object to the amended conditions and no new conditions are being proposed.

Any future change to add uses other than the proposed Indoor/Outdoor Recreational use and its ancillary uses will require a Major Modification to the PD.

# 1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested any variations to Land Development Code (LDC) Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) and 6.07.00 (Fences/Walls).

A transportation analysis was submitted by the applicant utilizing a Water Park as a comparable use for the trip calculations. Based on the trip calculation filed for the application, the applicant was advised by staff to consider the parking calculations to be consistent with the water park use utilized for the trip generation. Per LDC Sec. 6.05.02, Amusement Parks' parking is analyzed by individual review, therefore, staff indicated to the applicant to submit a detailed description of how the site operates, whether and if so how ticket sales are affected by real time parking considerations, data regarding comparable uses, if any, a description of the size and parking provided for other operating lagoons, a recognition that the data

regarding those lagoon(s) are not reflective of the post-development condition (since those projects are not yet built out), as well as any other data and description of their operations that they view as helpful.

The applicant submitted a Parking Assessment study to Transportation staff with the methodology utilized to establish the parking demand for the Crystal Lagoon. The Epperson Crystal Lagoon at Pasco County was used as a comparison and case study. Based on the study, the applicant proposes to limit the parking spaces to:

- 246 guest spaces
- 220 golf cart spaces
- 40 employee spaces

The applicant provided conditions limiting the number of parking and restricting parking along internal project roadways outside of Pod F.

# 1.3 Evaluation of Existing and Planned Public Facilities

## Water Utilities

This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

# Transportation

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

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

### SITE ACCESS AND CONNECTIVITY

Primary site access will be to/from SR 674. In the future, additional access will be to US 301 (to the west) and Bishop Rd. (to the south) through the adjacent Sunshine Village PD. An existing access has already been constructed within Sunshine Village, connecting to West Lake Dr. The project is decreasing overall project trip generation. As such, the existing turn lanes at the intersection of SR 674 and Lagoon Shore Blvd. should be sufficient to accommodate the additional traffic generated by commercialization of the Parcel F amenity.

The applicant is also proposing to add at least one (1) additional vehicular and pedestrian connection along the southern project boundary of existing Parcel D (proposed Parcels D and F). In order for this access to be effectuated, a corresponding zoning modification for the project to the south (the Sunshine Village PD) will be required. If such change does not take place, then sole access to proposed Parcel F will

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be from Lagoon Shore Blvd., and sole access to proposed Parcel D will be from Ever Crew Pl. (a roadway stubout constructed to the southern boundary of Parcel B). These potential connections have been designed for flexibility, both in the number (up to a maximum of two) and location of potential access points, given that there is currently no corresponding access shown on the zoning to the south, no detailed construction plans that staff is aware of, and the connection(s) effectuation will require coordination, consent, and zoning modification of the owners of PD to the south. In no instance will fewer than one (1) roadway stubout be constructed. Staff has no objection to this request, as it further provides for community integration and connectivity, which are goals of the Hillsborough County Comprehensive Plan and Land Development Code.

# **PARKING**

After numerous calls and meetings with County staff, Hillsborough County zoning section staff determined that the proposed use would be classified as an "Amusement Park" for purposes of compliance with Section 6.05.02.G. (minimum parking standards). The LDC standard for such use is "by individual review". The applicant submitted a document titled "Southshore Bay Crystal Lagoon MM 21-0417 Parking Assessment", received August 4, 2021. The document provides data/characteristics from the nearby Epperson Crystal Lagoon, located in Pasco County, and draws comparisons between the proposed use, which is somewhat smaller. The document explains the lack of available ITE data for a similar use and how non-resident guest ticket sales are affected by real time parking considerations. Staff finds that, given the uniqueness of the proposed use and relative newness of the closest example which is operating in Pasco County (residential portions of the project are still under construction), it is difficult to say with certainty that the Pasco case analog provides sufficient parking for residents and guests; however, the applicant has committed to providing a substantial number of golf cart parking spaces, as well as a number of bicycle spaces, which will allow project residents to use these alternative modes of transportation, thereby diverting traditional automobile trips from the travel lanes and allowing the 246 proposed regular parking spaces to serve non-residents (as well as those residents who may choose to drive their personal automobiles to the facility).

Given the additional conditions recommended by staff, together with the restrictions on facility operations and parking proposed by the applicant, staff finds it highly likely there will be sufficient parking for the proposed use, and further finds that there is a mechanism for dealing with any potential long-term impacts which, although unexpected, could occur within surrounding residential developments.

## TRANSIT FACILITIES

HART staff submitted comments on July 21, 2021 indicating a desire for transit facilities be provided immediately west of the proposed project entry. Transportation Review Section staff coordinated with HART staff and explained that, given the limited right-of-way available, existing turn lane in that location, and the fact that the outparcels on either side of the project entry are not within the subject PD, there is no ability to construct the bus bay and transit amenities required pursuant to Section 6.03.09 at the location proposed. HART staff indicated there were open to the facility being provided in an alternate location. Transportation Review Section staff also explained that SR 674 is an FDOT owned roadway under their permitting authority and, as such, any bus bay and amenities would be subject to their review and approval. Unfortunately there was insufficient time to consult FDOT staff; therefore, staff has crafted a condition which will require construction of a bus bay within a reasonable walking distance of the subject property (1 mile) while providing an option for the developer to provide the all required facilities except the bus bay in the event FDOT declines to permit construction of a bus bay.

# LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
SR 674	US 301	CR 579	D	С

Source: Hillsborough County 2020 Level of Service Report

# Impact Fees

# **Estimated Fees**

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached Unit)

Mobility: \$7,346 per unit Parks: \$1,815 per unit School: \$8,227 per unit Fire: \$335 per unit

Single Family Detached per unit = \$17,723

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story)

Mobility: \$5,329 per unit Parks: \$1,316 per unit School: \$3,891 per unit Fire: \$249 per unit

Multi-Family (1-2 story) per unit = \$10,785

Water Slide Park

(Mobility per parking space)

(Fire per 1,000 s.f.)

Mobility: \$1,038\*280 = \$290,640

Fire: \$313\*45 = \$ 14,085

Total: \$304,725

# Project Summary/Description

Urban Mobility, South Park/Fire - up to 840 Single Family; or up to 400 Multi-Family and 440 Single Family. Lagoon/water recreation facility 45,000 sq ft building area, 280 parking spaces.

# School Board

The School Board review this application and found that adequate capacity does not exist at Reddick Elementary, Shields Middle, or Sumner High School at this time. Additionally, there is no capacity available in adjacent concurrency service areas at the high school level.

### 1.4 Natural Resources/Environmental Issues

The Environmental Protection Commission (EPC) has reviewed the application and offers no objections, subject to conditions. In the site plan's current configuration, a resubmittal is not necessary.

# 1.5 Comprehensive Plan Consistency

No changes to their recommendations were received by the Planning Commission, therefore, Planning Commission staff finds the proposed modification **inconsistent** with the Future of Hillsborough Comprehensive Plan.

# 1.6 Compatibility

The surrounding area consists of residential uses. The PD was approved for a variety of residential units including detached, attached and multi-family with associated recreational (private community) uses for the project. The proposed operational characteristics of the site falls more closely under an Indoor/Outdoor General Recreational use as defined in the Land Development Code, therefore, this proposed use is outside of the definition of a Private Community Recreational use.



Figure 3 – Subject Site

Based on the description in the project narrative, the amenity center would operate to accommodate both, internal and external users of the residential project. Residents would utilize the site as a typical amenity center found in residential projects, with no additional membership or passes needed. All external users would be required to purchase advanced reservation online. The applicant proposes parking accounting for the anticipated site capacity and has agreed to limit the number of parking spaces. This restriction would contribute to restrict the number of external users. Additionally, the applicant has proposed conditions to prohibit the off-site parking, along adjacent roads to eliminate impacts to streets accessing the site, limit hours of operation, and has restricted the square footage of the structures.



Figure 4 – Subject Site



 $Figure \ 5-Subject \ Site$ 

Transportation staff reviewed the application and the documentation submitted by the applicant. Upon review of these materials, staff has found the proposed traffic and parking assessment acceptable. Per the trip generation analysis, the traffic generated by the proposed use would result in less traffic compared with the trips otherwise generated by dwelling units that the subject site could accommodate if developed with residential uses. Additionally, development of the land with the proposed recreational use would result in a reduction of the overall dwelling count of the PD.

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The applicant indicated that neighborhood meetings were conducted with area residents. County staff received calls and letters from residents stating that improvements and speed limits should be lowered before zoning changes. In addition, residents have expressed concerns with the functionality and operation of the proposed use, access control, potential off-site parking issues, traffic on the collector road, etc. After the remand, the applicant arranged to meet with a resident of the community to address concerns raised at the August ZHM and at the BOCC land use meeting in October.

As noted, Planning Commission did not change their original recommendation and filed an inconsistency finding and the locational criteria waiver request could not be approved at this moment. In their findings, staff indicated that the site is not located at a major intersection and is located along a local roadway as designated by the functional classification map. During the analysis of this rezoning, Transportation staff noted that Lagoonshore Boulevard functions more like a collector roadway. Planning Commission staff indicated that while Lagoonshore Boulevard may function more like a collector, staff can only consider roadway lanes and roadways listed on the 2040 Highway Cost Affordable Long Range Transportation Plan as per FLUE Policy 22.2 in making a consistency finding. Planning Commission staff also noted that allowing this use to be open to the public, increases the volume of traffic and activity traveling along Lagoon Shore Boulevard, which is a local residential roadway. This is inconsistent with FLUE Policy 16.5, which requires that development of higher intensity non-residential land uses that are adjacent to established neighborhoods to be restricted to collectors and arterials and to locations external to established and developing neighborhoods. Planning Commission has maintained their inconsistency finding after this case was remanded by the BOCC.

Compared to the initial submittal, staff recognizes that the applicant has made efforts to reduce and mitigate impacts of the proposed use within the PD including establishing a number of parking spaces available on-site to restrict guests, limiting hours of operation, and prohibiting off-street parking. Additionally, the applicant has demonstrated that the overall number of dwelling units allowed in the PD is being effectively reduced since the area occupied by the proposed use replaces units with recreational land and non-residential square footage. This represents a reduction of the overall density in the project and impacts from the traffic resulting from the proposed use would be less if compared with 100 dwelling units built on site. The applicant has also decreased the square footage for the structures in the Lagoon site from their original request from 50,000 to 20,000 sq. ft. The 20,000 sq. ft. of building space has already site and building approvals for the amenity center. The proposed use is along a road functioning as a collector and residential driveways do not have direct access onto it. Transportation staff has reviewed the parking assessment and does not object. Transportation staff finds it highly likely there will be sufficient parking for the proposed use based on the conditions recommended by staff, together with the restrictions on facility operations and parking proposed by the applicant. As part of the remand, conditions have been amended addressing the discussions and concerns raised at the BOCC Land Use Meeting by restricting uses and providing for monitoring and additional operational and controls for visitors' access to the site. Development Services staff does not object to the amended conditions by the applicant. Staff has reviewed the new proposed language and provided edits with the appropriate regulatory provisions. Based on these considerations, staff recommends approval, with conditions.

# **1.7** Agency Comments

The following agencies reviewed the application and have no objections:

Conservation and Environmental Lands Management

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- FDOT
- HART requested that a bus landing/shelter pad be constructed along SR 674.

# 1.8 Exhibits

Exhibit 1: Zoning Map

Exhibit 2: Future Land Use Map

Exhibit 3: Current Certified Plan for PD 05-0210 (PRS 17-1296)

Exhibit 4: Proposed Site Plan 21-0417

# 2.0 Recommendation

Staff recommends approval, subject to the following conditions.

# **CONDITIONS:**

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan:

On Sheet 2 of 2:

- 1. Amend the proposed uses consistent with condition 1, including square footage.
- 2. Amend the parking information consistent with condition 1.2.d.

# 2.1 Recommended Conditions of Approval

**Approval** - Approval, subject to the conditions listed below, is based on the general site plan submitted October 31, 2017 July 7, 2021

- 1. The project shall be permitted a maximum of 940 dwelling units.. The project shall be permitted a maximum of 840 dwelling units and a Recreational Use, General Indoor/Outdoor of a Crystal Lagoon which will include, but not be limited to ancillary uses such as bar, eating establishments, pools, volleyball, cabanas, and other structures providing shaded seating areas as permitted today and outdoor recreational activities, including, but not limited to kayaking and/or paddleboarding. Prohibited Crystal Lagoon Uses include bowling alleys, skating rinks, movie theatres, gymnasiums, fitness centers, dance schools, miniature golf, baseball hitting cages, and athletic fields/courts, i.e., baseball, softball or football fields, or tennis, basketball, pickleball courts. The Recreational Use, General Indoor/Outdoor use (Crystal Lagoon) shall be located within Parcel F and be limited to no more than 20,000 square feet of enclosed structures. Of the total units permitted, a maximum of 450 units may be developed as multi-family/townhome units subject to the conditions contained herein. Dwellings within Parcel C and E shall be limited to Housing for Older Persons in accordance with the LDC Section 6.11.51.
  - 1.1 Resort Dwelling Units may be permitted within Parcel E. The maximum number of Resort Dwelling Units shall be limited to 12 and shall be developed in accordance with the LDC Sections 3.21.03 and 3.21.04. B through H.
  - 1.2 The Recreational Use, General Indoor/Outdoor (Crystal Lagoon and ancillary uses) is also subject to the following conditions:

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- a. The hours of operation shall be from 10:00 a.m. 8:00 p.m. A security guard shall be present during operating hours at the entrance gate on Lagoon Shore Boulevard. Access to the Crystal Lagoon shall be prohibited at resident-only entrance gates.
- b. The Recreational Use, General Indoor/Outdoor shall be fully enclosed within a 6-foot-high fence.
- Patron access to the Recreational Use, General Indoor/Outdoor and Crystal
   Lagoon accessory/ancillary uses, including but not limited to bar uses, shall solely occur within the gated lagoon area.
- Non-resident daily reservations shall be limited based on the number of available parking spaces at the time of enline reservation. This limitation shall be monitored enforced by Crystal Lagoon staff and the security guard at the entrance gate(s) on Lagoon Shore Boulevard. Available parking spaces shall be verified by the security guard before non-residents are permitted access to the Crystal Lagoon. Non-residents visiting the Crystal Lagoon shall be required to display a visitor tag and/or reservation on the dashboard of the vehicle for tracking purposes. A visitor/patron log shall be maintained by Crystal Lagoon staff and the security guard in real time to ensure that this limitation is enforced. The visitor/patron log shall include the license plate, color, make and model of the vehicles and shall be available to Hillsborough County upon request. In addition, parking lot attendant(s) are required during peak hours of operation. The number of parking spaces which shall be constructed to serve residents and non-resident visitors are 286 vehicle spaces, consisting of 246 vehicle resident/non-resident guest spaces and 40 employee vehicle spaces. Additionally, the developer shall construct a minimum of 220 golf cart parking spaces, and a minimum of 70 bicycle parking spaces. Bicycle parking shall meet the requirements of Section 6.05.02.P of the LDC.
- e. Parking for the Recreational Use, General Indoor/Outdoor uses shall not be permitted outside of Parcel F (including along the collector roadway, Lagoon Shore Boulevard, or along residential streets). No Parking signs shall be installed along the collector roadway to prohibit parking outside of Parcel F.
- f. Solar lights in the parking lot and along Lagoon Shore Boulevard shall incorporate functionality to minimize off site lighting impacts. Additionally, outdoor lighting on site shall be subject to LDC Part 6.10.00.
- g. Any Alcoholic Beverage permit for the subject site shall be reviewed in accordance with LDC Section 6.11.11 as a separate application.
- 2. Single-family conventional development shall be developed in accordance with the following:

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Minimum lot size: 4,000 square feet

Minimum lot width: 40 feet
Front/rear yard setback: 20 feet (1)
Rear yard setback: 15 feet
Side yard setback: 5 feet
Maximum building height: 35 feet

- (1) One front yard functioning as a side yard shall be permitted at 10 feet.
- 3. A maximum of 25% of the total single-family detached units shall consist of lots less than 5,000 square feet in size with a lot width of less than 50 feet. Said lots shall be located a minimum of 150 feet from project boundaries. Prior to Preliminary Plat approval for a Development Parcel, the developer shall provide documentation of the total number of single-family detached conventional units approved and the percentage of which are less than 5,000 square foot lots.
- 4. Single-family attached/villa uses shall be developed with the following:

Minimum lot size: 3,500 square feet per unit

Minimum lot width: 35 feet
Front yard setback: 15 feet (1)
Rear yard setback: 15 feet
Minimum building separation: 10 feet
Maximum building height: 35 feet
Maximum lot coverage: 65 %

- (1) ComerCorner lots shall allow a 10 foot front yard setback for the front yard serving as a side yard.
- 5. Multi-family uses shall be developed in accordance with the following:

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

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

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

- (1) ComerCorner lots shall allow a 10 foot front yard setback for the front yard serving as a side yard.
- (2) An additional setback from the PD boundaries of 2 feet for every 1 foot of building height over 20 feet in height shall be required.
- 7. Access to the properties shown as folio 78880.0100 (to the west of the north/south collector

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

- 7.1 For <u>residential</u> lots abutting the north/south collector road, screening shall consist of a six foot fence or landscaping consistent with Section 6.06.06.C.4. Screening is not required in those areas where open space and/or retention ponds with a minimum width of 30 feet abut the north/south collector road. This landscaping shall be maintained by the homeowners association or similar entity.
- 7.2 A 6-foot PVC fence shall be provided along the eastern project boundary adjacent to West Lake Drive as shown on the site plan. To the east of said fence, the developer shall install landscaping to include Evergreen trees 10-feet-tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity.
- 7.3 A 50-foot wide buffer shall be provided along the northern boundary adjacent to AR zoned property as well as along the eastern project boundary adjacent to residential zoning/Kenilworth Drive as shown on the site plan. Within said buffer the applicant shall provide a 6-foot PVC fence with landscaping located to the external side of the fence to include Evergreen trees 10-feet-tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity. A 20-foot buffer with a Type B screen shall be provided along the remainder of the northern project boundary.
- 8. Parcels shall be located as generally shown on the site plan. Prior to Preliminary Site Plan/Plat approval for Parcels B or D, the developer shall determine the type and location of housing for said parcels.
- 9. Two neighborhood parks and a community center shall be provided in the location as generally shown on the site plan and shall contain the minimum acreage of upland as shown on the plan.
- 10. A minimum of 3 acres of uplands shall be afforded for pocket parks within the project and each pocket park shall contain a minimum of one-half acre. Four pocket parks shall be located as shown on the site plan. Where pocket parks are contiguous with the required 50-foot landscape buffer a maximum of 50 percent of said buffer may count towards meeting the minimum pocket park acreage. Prior to Preliminary Plan approval, the location and size of any additional pocket parks shall be shown on the site plan.
- 11. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways, a minimum of 5 feet wide, throughout the project with direct connections from the pedestrian paths/sidewalks to the neighborhood parks, retention areas as shown on the site plan, community center, pocket parks, and among each Parcel within the project. The pedestrian path/sidewalk system shall be indicated on the plan prior to Preliminary Plan approval.
- 12. The location of trees that qualify as Grand Oaks must be identified on the submitted Preliminary Plan/Plat as part of the Site Development process. Site design features to avoid the removal of

CASE REVIEWER: Israel Monsanto

and/or adverse impacts to these trees are to be displayed on the submitted Preliminary Plan.

- 13. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- 14. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FOOT and/or Hillsborough County standards using FOOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the following turn lanes at his expense:
  - 14.1 Dual Northbound lefts, Northbound right on internal collector roadway at SR 674,
  - 14.2 Eastbound right turn lane and Westbound left turn lane on SR 674 at project entrance,
  - 14.3 If warranted, a Northbound left on West Lake Road at internal collector roadway project drive on Westlake Boulevard,
  - 14.4 If warranted, Eastbound exclusive left <u>tumturn</u> lane, through lane, and right <u>tumturn</u> lane on internal collector roadway at West Lake Boulevard, unless the study shows that the through-right can accommodate project traffic, then the exclusive right shall not be required.
- 15. All cross-access shall be paved to the project boundary and designed to County standards. All bicycle-pedestrian cross access shall be a hard pervious surface such as mulch, gravel, or pervious concrete; it is preferable that a wooden boardwalk serve as the connection. The bicycle-pedestrian connection cannot be grass, dirt, or sand.
- 16. Prior to Construction Plan approval, the Developer shall dedicate a total of forty-eight (48) feet of right-of-way on West Lake Road. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a 40 mph rural collector roadway. Right-of-way shall be measured from the centerline of the existing ROW. This would likely result in the conveyance and dedication of an additional eighteen (18) feet of ROW.
- 17. As an alternative to the Master Roadway Plan depicted on the General Site Plan, the developer shall have the ability to design an alternative internal roadway system which encompasses a combination of collector roads, local roads and/or a grid system. In order to exercise this alternative, the developer shall submit an alternative Master Roadway Plan identifying the internal roadways necessary, at a minimum, to provide north/south connectivity from SR 674 to the southern property boundary and providing connection with the collector roadway on the property that is subject to PRS 12-0485 as shown on the certified general site plan. The alternative Master Roadway Plan shall be reviewed in accordance with the requirements of the Land Development Code and the Transportation Technical Manual. The alternative Master Roadway

CASE REVIEWER: Israel Monsanto

Plan shall be submitted prior to approval of any development permits, including, but not limited to, preliminary site plan approval. However this requirement does not apply to the approved plans as of May 30, 2012 for Parcel 1. The alternative Master Roadway Plan is subject to review and approval by the Administrator. Should an alternative roadway plan be approved, the developer shall submit a revised General Site Plan within 60 days of approval.

- 18. When warranted and approved by FDOT, a traffic signal shall be installed at the intersection of the internal collector roadway and SR 674 by the Developer, or by the County with funds paid by the Developer. Until such signal is warranted, the Developer may, at their election, include signal design and all or a portion of the signal installation in the scope of other improvements to SR 674 which may be required. If such option is elected, the Developer shall only be responsible for funding the remainder of the work to complete the signal installation. If such signal has not met warrants and/or has not been approved by FDOT at the time the Developer has received certificates of occupancy for seventy five percent (75%) of the units authorized by this zoning, the Developer shall pay such funds as would be required to install such signal prior to receiving further certificates of occupancy. Prior to site plan certification, a notation shall be added to the site plan that when warranted, such signal will be installed by the Developer, or by the County with funds paid by the Developer. All signals must be approved by the Hillsborough County Public Works Department and traffic signals on the State Highway System must also have the approval of FDOT. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department and/or the FDOT.
- 19. As shown on the PD Site Plan, a minimum of one (1) vehicular and pedestrian connection shall be provided along the southern boundaries of Parcels D and F. A maximum of two (2) vehicular and pedestrian connections may be permitted one (1) each to Parcels D and F. Access may occur anywhere within the area identified on the PD site plan, subject to Section 6.04.07 minimum access spacing requirements. All connections are subject to the review and approval of Hillsborough County, and effectuation of such connections shall require corresponding access connections within the adjacent PD to the project's south.
- 1920. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
  - 19.1 Ground Signs shall be limited to Monument Signs.
  - 19.2 Billboards, pennants and banners shall be prohibited.
- <u>2021</u>. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- Prior to or concurrent with the plat/site/construction plan review for development within Parcel D, the developer shall construct a bus bay on SR 674 within the existing right-of-way, as well as construct a transit accessory pad and provide a bus shelter, seating, trash receptades and bicycle rack. The design and location of the required transit facilities shall be subject to the review and approval of HART and the Florida Department of Transportation. In the event that the FDOT declines to authorize construction of a bus bay within the existing SR 674 right-of-way within 1

mile of the proposed project, the developer shall work with FDOT, HART and the County to identify an appropriate location for the other required facilities.

- 23. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 24. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 25. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/ other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 26. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 2127. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulation in effect at the time of preliminary site plan/plat approval.
- <u>2228</u>. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Staff's Recommendation: Approvable, Subject to Conditions.

Zoning Administrator Sign-off:

J/Brian Grady



FLOWING OAR RD

RIBBON PL

# Immediate Aerial Zoning Map

Folio: 78878.0000, 78878.0010

MM 21-0417

Application Site

Zoning Boundary

WHISPER ELM ST

8

CKEW PL EVER

TRITE BEND ST

WAVE TRESSLEPL

**Parcels** 

STR: 17-32-20, 8-32-20

WEST LAKE DR

CBNISE ST ELBIS

STOIC VALE DR

JIMAA AU HSUJA

PULLEY BASS AVE

8

LOFTY BEELN

BLISTER WING DR

OVALRUMDR

HIDDEN CREEK BLVD

ANCHOR ROOT ST

LII BE

# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ MM 21-0417

Rezonings STATUS

<all other values> APPROVED

CONTINUED WITHDRAWN

DENIED

Tampa Service Jrban Service

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR)

Jurisdiction Boundar

County Boundary

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR) RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR) RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR) LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

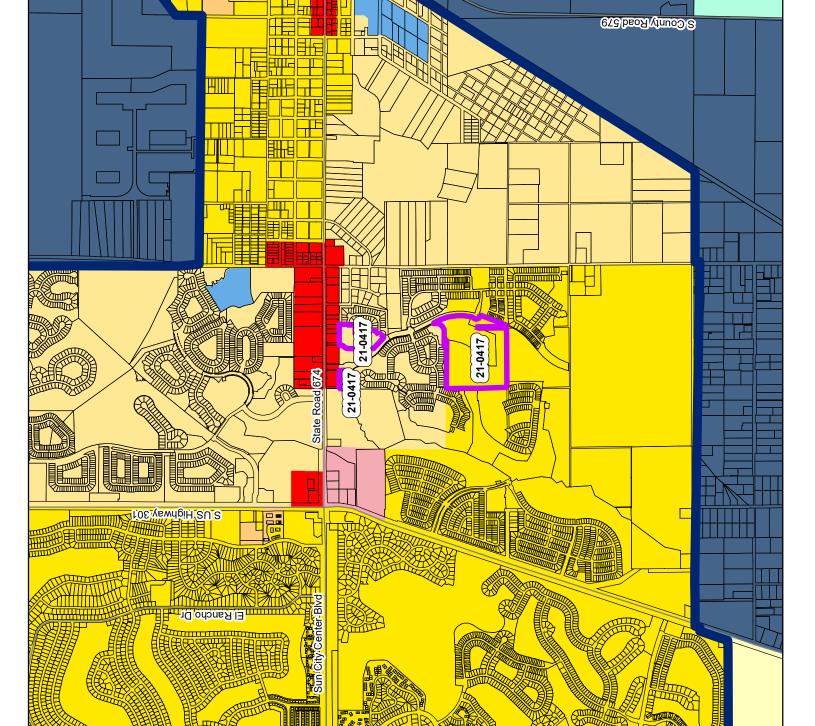
CITRUS PARK VILLAGE

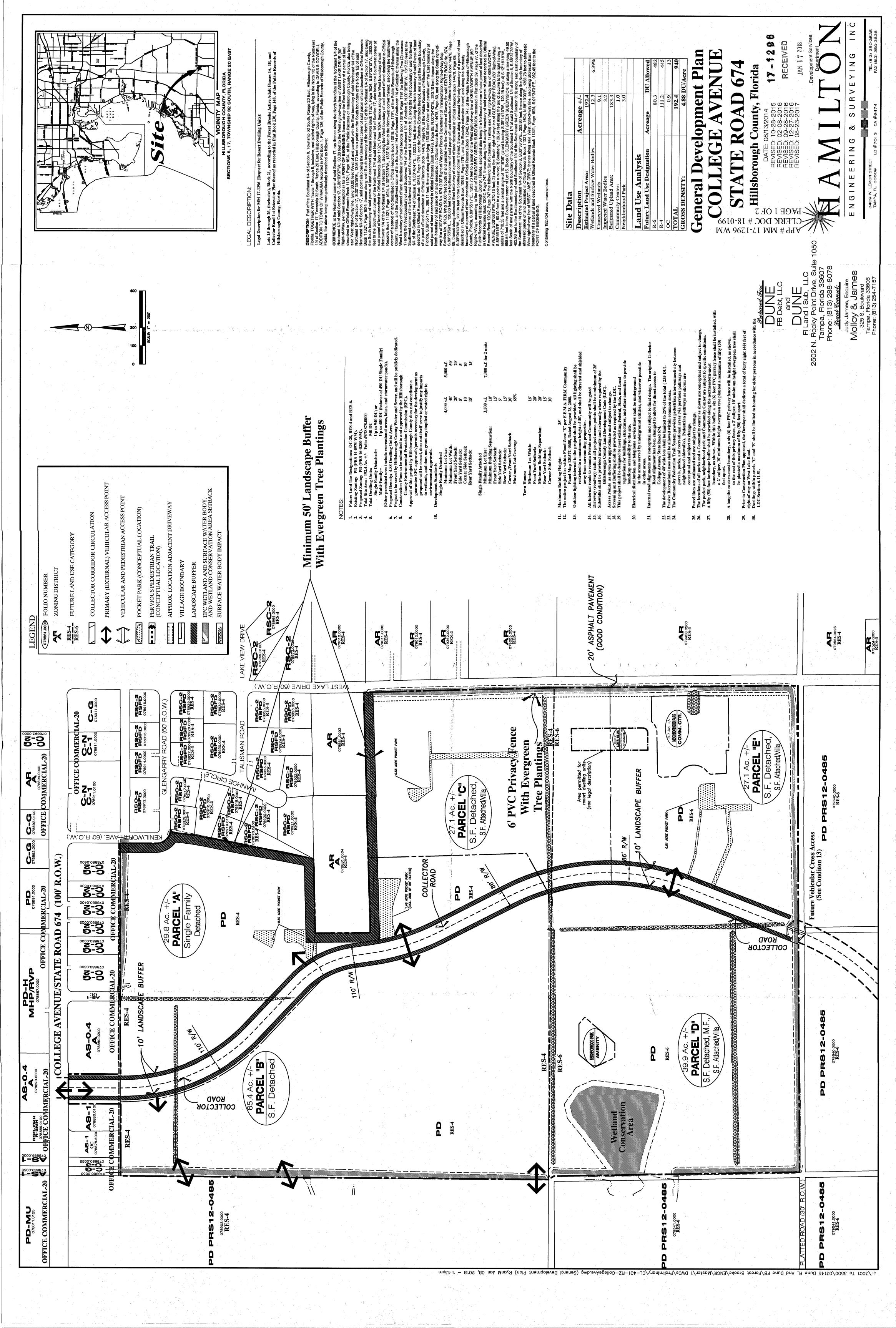
Map Printed from Rezoning System: 3/5/2021 Author: Beverly F. Daniels

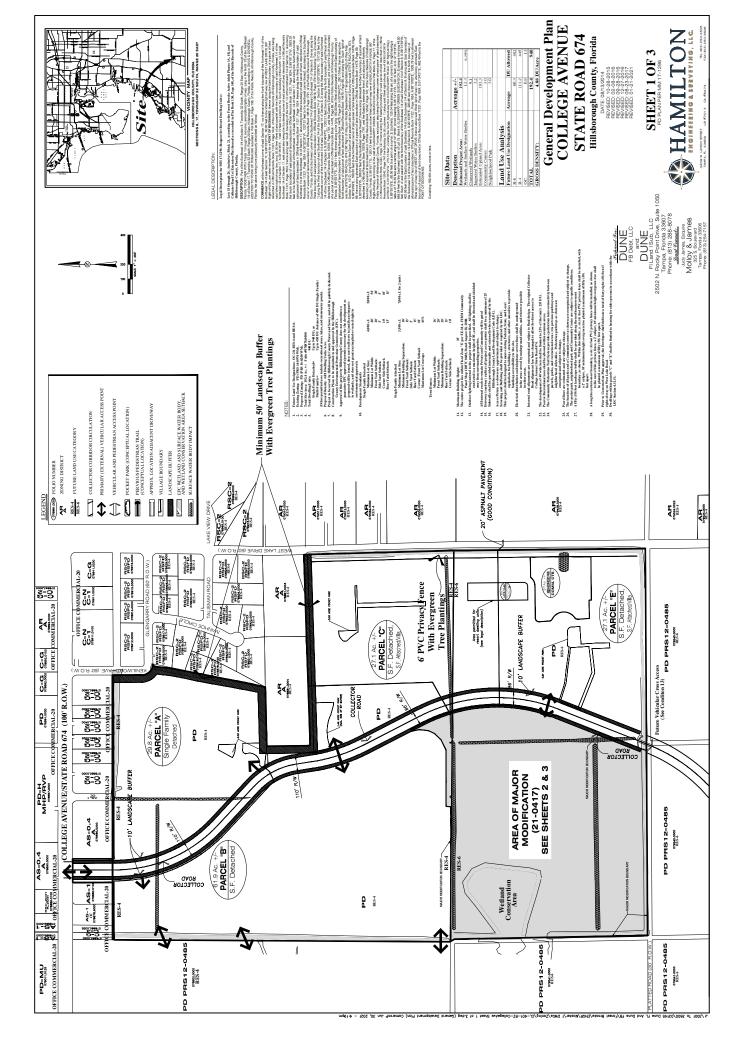
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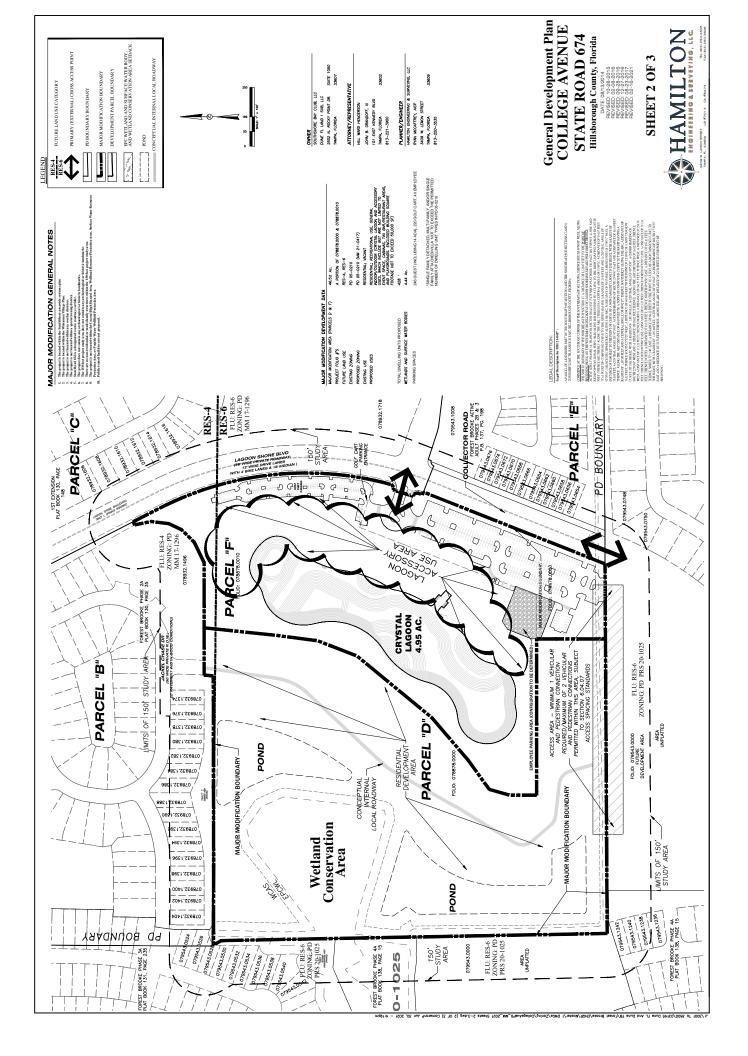






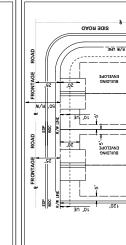




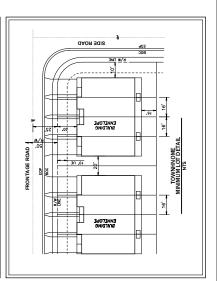


3,500 S.F. 10 FEET 15 FEET 10 FEET 15 FEET 65%

16 FEET 20 FEET 20 FEET 10 FEET 15 FEET



SINGLE FAMILY ATTACHED MINIMUM LOT DETAIL NTS



# General Development Plan COLLEGE AVENUE STATE ROAD 674

Hillsborough County, Florida
DATE ed-20016
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HAMILTON SHEET 3 OF 3

21-0417

# **COUNTY OF HILLSBOROUGH**

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** MM 21-0417 REMAND

**DATE OF HEARING:** November 15, 2021

**APPLICANT:** Dune FL Land I Sub. LLC and

Southshore Bay Club, LLC

**PETITION REQUEST:** The Major Modification request is to

modify PD 05-0210 to revise the number of development parcels, add a lagoon pool and amenity/recreational center,

reduce the maximum number of

dwelling units and increase the number of access points

**LOCATION:** Approximately 1,550 feet southeast of

Lagoon Shore and Jackel Chase Drive

**SIZE OF PROPERTY:** 46 acres, m.o.l.

**EXISTING ZONING DISTRICT**: PD 05-0210

FUTURE LAND USE CATEGORY: RES-4 and RES-6

SERVICE AREA: Urban

COMMUNITY PLAN: Wimauma Village

# DEVELOPMENT REVIEW STAFF REPORT

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

# 1.0 Summary

# 1.1 Project Narrative

The applicant (Dune FL Land I Sub LLC and Southshore Bay Club, LLC) is requesting a major modification to Planned Development (PD) 05-0210, located on the south side of SR 674, between US 301 and West Lake Drive. This PD is approved for a maximum of 940 dwelling units, including single-family detached, townhomes, multi-family and resort dwelling units, in addition to recreational areas, lakes and stormwater ponds. The PD is approximately 192 acres and is within two Future Land Use classifications: RES4 and RES-6. This PD was most recently modified by Personal Appearance (MM) 17-1296.

This MM affects two development parcels within the PD: Parcels Band D. These parcels are approved for residential uses as well as with a neighborhood park and amenity center. The subject site is being developed with a large lagoon pool (4.9 acres) and amenity center/recreational area. The applicant requests the following:

Portions of Parcels B and Parcel D would be reconfigured to new Parcel F. The remaining area of Parcel D would consist of residential units while Parcel F will include the amenity center/recreational space and lagoon pool area.

Five Development Parcels (A, B, C, D, and E)	Six Development Parcels (A, B, C, D, E and F)
Recreational Uses, Private Community	General Indoor/Outdoor Recreational Uses (Lagoon Site)
Total Dwelling Units Allowed: 940	Total Dwelling Units Allowed: 840
Access Points Connections to the south: 2	Access Points Connections to the south: 4

According to the project narrative, the Crystal Lagoon site is an innovative recreational area. The applicant states that the modification seeks to clarify that the site is a permitted use in Parcel F as an "Indoor/Outdoor General Recreational Use" with accessory uses, which include but are not limited to bar, pool, and playground uses. The site will be a recreational water amenity serving the residents and guests of the community. The site is currently under construction and will be located on an approximately 19- acre site including around 5 acres for the Crystal Lagoon. The applicant (Southshore Bay Club, LLC) will own and operate the lagoon site as a "semiprivate" recreation facility. The narrative also states that, comparable to homes purchased in a golf course community, resident memberships for the amenity will be included in the purchase of every home. Resident access to the amenity is ensured during the amenity hours of operation and will not be limited

Non-resident access to the lagoon site would require purchasing tickets or reservations on the "Crystal Lagoon" portal website that will function much the same as the reservation portal website at another similar site in Pasco County. This would also be similar to how non-residents make reservations and book tee times at country clubs and golf courses. Per the narrative, daily reservations will be limited to non- residents, based upon parking availability in the parking lot within the site. Facility staff would monitor available parking spaces and adjust, limit or stop the number of available reservations accordingly on any given day.

The modification to the PD is needed since the Land Development Code defines this proposed use differently from a private community recreational use:

Recreational Uses, General Indoor/Outdoor: For profit or non-profit recreational uses and facilities providing sports or recreation opportunities within an enclosed building and/or an outdoor area. Such uses shall include but not be limited to bowling alleys, skating rinks, movie theatres, gymnasiums, fitness centers, dance schools, miniature golf, baseball hitting cages, and playfields. This use shall not include recreational uses specifically listed in Section 2.02.02, Table of Allowable Uses in Zoning Districts, nor Private Community Recreational Uses, Regional Recreational Uses, or Public Parks and Recreation Facilities as defined in this Code.

The applicant has indicated that daily non-resident reservations will be offered up to a maximum number of reservations at any given time, based upon parking availability within the parking lot. With the purchase of a ticket or reservation, the facility staff will automatically monitor available parking spaces and adjust the number of available reservations at any given time. A condition is being proposed to establish a number of parking spaces in order to regulate the amount of vehicles for the facility users. The required parking spaces would include 246 guest and resident (including ADA) spaces, 220 golf cart spaces (reserved only for residents of the project) and 40 employee spaces. According to the narrative, a patron log would be maintained by the facility staff in real time to ensure that

this limitation is enforced. Additionally, parking for the site will not be permitted along internal project roadways outside of Parcel F. The proposed number of parking will be the maximum allowed in order to restrict the number of visitors (see section 1.2 of this report and Transportation staff report).

The site will have one access point from Lagoon Shore Blvd, an internal collector road. Additional access points are proposed to the south, from parcel B and F to the adjacent PD. However, no access points are approved from the PD to the south to connect to these points.

The PD today is approved for up to 940 dwelling units. According to the approved plats for different phases within the PD, a total of 392 lots have been platted. The platted lots are within Parcels A, B, C and E of the General PD Plan. Parcels A, C and E are platted and mostly built today with homes, stormwater ponds and roads. Parcel B is also mostly platted and developed, with a small tract along the south not yet developed (Forest Brooke PH 2A). That tract is owned by the applicant.

The applicant provided a table with a density reduction calculation. The proposed Parcel F covers an area of 18.78 acres and the square footage proposed for the structures associated with the Lagoon recreational use is no more than 20,000 sq. ft. By removing these from the maximum number of units permitted in the PD, the calculation results in a net reduction of 105 dwelling units that would have been built in this Parcel. This is consistent with the Transportation study provided by the applicant which concludes that the use proposed in Parcel F would represent a reduction of at least 100 dwelling units based on vehicle trips.

Hours of operation proposed are from 10:00 a.m. – 8:00 p.m. The applicant also proposed to extend hours of operation for a bar on site until 11 pm. As indicated in the Transportation report, the applicant and staff specifically discussed that, should a standalone bar use be desired, the transportation analysis would need to be revised accordingly. The applicant assured staff that the bar and other accessory structures would only be open to guests of the amenity and would not be available to be visited separately by the public on their own. Nosuchtransportationorlanduserevisionwasreceivedforstaffevaluation. As such, the use must be considered accessory to the main use and should have the same operating hours. A Special Use permit for Alcoholic Beverage will be reviewed separately from this MM application.

The site will be enclosed by a 6-foot high fence, and all uses within the site will be ancillary to the Recreational Use, General Indoor/Outdoor and Crystal Lagoon principal use.

# **REMAND**

This case was heard by the BOCC at the October 12, 2021 Land Use Meeting. The commissioners discussed the proposal and found that the proposed General Indoor/Outdoor Recreational Use - Crystal Lagoon site needed additional clarification mostly related to its functionality. The BOCC requested this case to be remanded to give the applicant an opportunity to clarify some items including:

- Safety and security addressed in the gated community;
- Transportation impacts resulting from this MM request;
- Parking for the proposed use;
- The scale or size of the lagoon site in comparison to the overall residential project;
- Number of developed residential units part of the community (Southshore Bay);
- Findings from the Planning Commission;
- Comparison with other similar types of projects within residential communities such as Golf courses and their sustainability on the long term;
- The road classification of Lagoon Shore Blvd, serving this site (Collector Road) and the existing gate;
- The operation of the Lagoon site inside a gated community;
- Controls after the parking lot is full

The applicant has updated their narrative responding to the items above to provide for more clarification or specificity. Generally, the applicant expanded the explanation of the operational aspects of the proposed use.

There are existing site conditions in the community, such as security cameras and a guardhouse at the entrance gate that will be staffed with a guard who will control non-residents entering the community to access the Lagoon.

The Transportation Assessment previously filed and reviewed by Transportation staff demonstrated that the use would decrease by 100 residential units and the addition of the recreational amenity results in less traffic than the existing approved PD. Also, the Parking Assessment, showed that traffic patterns are more sporadic and typically occur outside of peak traffic times. The hours of operation are also outside of peak traffic times from 10 a.m. to 8 p.m.

The number of parking is being limited to a total of 246 guest spaces, 220 resident golf carts and for 40 employees. The parking lot will also include 70 bike spaces. Once the parking lot is full, no new reservations or tickets can be issued or sold, and no new non-resident guest will be allowed to access the site. A visitor/patron log in real time will be maintained by Crystal Lagoon staff at the site and the community's access gate. The log will include visitor information including the license plate and type of vehicle. A tag will be required to be displayed at all times in the visitor's vehicles parked within the Lagoon site.

The PD modification area is ±46.5 acres. The subject PD (05-0210) is 192 acres and overall, the Southshore Bay community is ±679.9 acres and is comprised of two (2) separate Planned Development approvals: PD 05-0210(subject PD) and PD 0110(PRS20-1025). TheCrystalLagoontractis19.7acres+/-, and represents 2.8% of the overall master plan, while the Crystal Lagoon itself represents just 0.7% (±5-acres) with up to ±20,000 square feet of enclosed space. The Southshore Bay Community has 630 built homes today. The total approved number of units including both PDs is 3,761.

In the narrative, the applicant also states that the site features mostly outdoor structures and the Crystal Lagoon, which results in lower operating costs compared to a golf course. According to the narrative, a Crystal Lagoon uses up to 100 times less chemicals than conventional swimming pool or drinking water treatment technologies and consumes only 2% of the energy needed by conventional swimming pool filtration systems.

The applicant has amended the proposed conditions to further address and clarify some of the comments discussed by the County Commissioners and area residents. The applicant is proposing to restrict certain accessory recreational uses to ensure the site would not incorporate intensive uses commonly associated with General Indoor/Outdoor uses. Additionally, the applicant proposes a security guard to be present at the community's entrance gate during operating hours to monitor the Lagoon site's guests to restrict their access based on parking availability and increase the community's safety. The requirement to keep a visitor's log with vehicle information is being proposed as a condition. Additionally, the log will be required to be available upon request by Hillsborough County. All other proposed conditions remain in place.

Transportation staff has reviewed the narrative and the remand discussions and has updated its report for clarification. Transportation Staff does not object to the amended conditions and no new conditions are being proposed.

Any future change to add uses other than the proposed Indoor/Outdoor Recreational use and its ancillary uses will require a Major Modification to the PD.

# 1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested any variations to Land Development Code (LDC) Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) and 6.07.00 (Fences/Walls).

A transportation analysis was submitted by the applicant utilizing a Water Park as a comparable use for the trip calculations. Based on the trip calculation filed for the application, the applicant was advised by staff to consider the parking

calculations to be consistent with the water park use utilized for the trip generation. Per LDC Sec. 6.05.02, Amusement Parks' parking is analyzed by individual review, therefore, staff indicated to the applicant to submit a detailed description of how the site operates, whether and if so how ticket sales are affected by real time parking considerations, data regarding comparable uses, if any, a description of the size and parking provided for other operating lagoons, a recognition that the data regarding those lagoon(s) are not reflective of the post-development condition (since those projects are not yet built out), as well as any other data and description of their operations that they view as helpful.

The applicant submitted a Parking Assessment study to Transportation staff with the methodology utilized to establish the parking demand for the Crystal Lagoon. The Epperson Crystal Lagoon at Pasco County was used as a comparison and case study. Based on the study, the applicant proposes to limit the parking spaces to:

- 246 guest spaces
- 220 golf cart spaces
- 40 employee spaces

The applicant provided conditions limiting the number of parking and restricting parking along internal project roadways outside of Pod F.

# 1.3 Evaluation of Existing and Planned Public Facilities

# Water Utilities

This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

# **Transportation**

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

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

# SITE ACCESS AND CONNECTIVITY

Primary site access will be to/from SR 674. In the future, additional access will be to US 301 (to the west) and Bishop Rd. (to the south) through the adjacent Sunshine Village PD. An existing access has already been constructed within Sunshine Village, connecting to West Lake Dr. The project is decreasing overall project trip generation. As such, the existing turn lanes at the intersection of SR 674 and Lagoon Shore Blvd. should be sufficient to accommodate the additional traffic generated by commercialization of the Parcel F amenity.

The applicant is also proposing to add at least one (1) additional vehicular and pedestrian connection along the southern project boundary of existing Parcel D (proposed Parcels D and F). In order for this access to be effectuated, a corresponding zoning modification for the project to the south (the Sunshine Village PD) will be required. If such change does not take place, then sole access to proposed Parcel F will be from Lagoon Shore Blvd., and sole access to proposed Parcel D will be from Ever Crew Pl. (a roadway stubout constructed to the southern boundary of Parcel B). These potential connections have been designed for flexibility, both in the number (up to a maximum of two) and location of potential access points, given that there is currently no corresponding access shown on the zoning to the south, no detailed construction plans that staff is aware of, and the connection(s) effectuation will require coordination, consent, and zoning modification of the owners of PD to the south. In no instance will fewer than one (1) roadway stubout be constructed. Staff has no objection to this request, as it further provides for community integration and connectivity, which are goals of the Hillsborough County Comprehensive Plan and Land Development Code.

# **PARKING**

After numerous calls and meetings with County staff, Hillsborough County zoning section staff determined that the proposed use would be classified as an "Amusement Park" for purposes of compliance with Section 6.05.02.G. (minimum parking standards). The LDC standard for such use is "by individual review". The applicant submitted a document titled "Southshore Bay Crystal Lagoon MM 21-0417 Parking Assessment", received August 4, 2021. The document provides data/characteristics from the nearby Epperson Crystal Lagoon, located in Pasco County, and draws comparisons between the proposed use, which is somewhat smaller. The document explains the lack of available ITE data for a similar use and how non-resident guest ticket sales are affected by real time parking considerations. Staff finds that, given the uniqueness of the proposed use and relative newness of the closest example which is operating in Pasco County (residential portions of the project are still under construction), it is difficult to say

with certainty that the Pasco case analog provides sufficient parking for residents and guests; however, the applicant has committed to providing a substantial number of golf cart parking spaces, as well as a number of bicycle spaces, which will allow project residents to use these alternative modes of transportation, thereby diverting traditional automobile trips from the travel lanes and allowing the 246 proposed regular parking spaces to serve non-residents (as well as those residents who may choose to drive their personal automobiles to the facility).

Given the additional conditions recommended by staff, together with the restrictions on facility operations and parking proposed by the applicant, staff finds it highly likely there will be sufficient parking for the proposed use, and further finds that there is a mechanism for dealing with any potential long-term impacts which, although unexpected, could occur within surrounding residential developments.

# TRANSIT FACILITIES

HART staff submitted comments on July 21, 2021 indicating a desire for transit facilities be provided immediately west of the proposed project entry. Transportation Review Section staff coordinated with HART staff and explained that, given the limited right-of-way available, existing turn lane in that location, and the fact that the outparcels on either side of the project entry are not within the subject PD, there is no ability to construct the bus bay and transit amenities required pursuant to Section 6.03.09 at the location proposed. HART staff indicated there were open to the facility being provided in an alternate location. Transportation Review Section staff also explained that SR 674 is an FDOT owned roadway under their permitting authority and, as such, any bus bay and amenities would be subject to their review and approval. Unfortunately there was insufficient time to consult FDOT staff; therefore, staff has crafted a condition which will require construction of a bus bay within a reasonable walking distance of the subject property (1 mile) while providing an option for the developer to provide the all required facilities except the bus bay in the event FDOT declines to permit construction of a bus bay.

# Impact Fees

**Estimated Fees** 

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family

Detached Unit) Mobility: \$7,346 per unit

Parks: \$1,815 per unit School: \$8,227 per unit Fire: \$335 per unit

Single Family Detached per unit = \$17,723

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story) Mobility: \$5,329 per unit

Parks: \$1,316 per unit School: \$3,891 per unit

Fire: \$249 per unit

Multi-Family (1-2 story) per unit = \$10,785

Water Slide Park

(Mobility per parking space) (Fire per 1,000 s.f.)

Mobility: \$1,038\*280 = \$290,640 Fire: \$313\*45 = \$14,085

Total: \$304,725

Project Summary/Description

Urban Mobility, South Park/Fire - up to 840 Single Family; or up to 400 Multi-Family and 440 Single Family. Lagoon/water recreation facility 45,000 sq ft building area, 280 parking spaces.

### School Board

The School Board review this application and found that adequate capacity does not exist at Reddick Elementary, Shields Middle, or Sumner High School at this time. Additionally, there is no capacity available in adjacent concurrency service areas at the high school level.

# 1.4 Natural Resources/Environmental Issues

The Environmental Protection Commission (EPC) has reviewed the application and offers no objections, subject to conditions. In the site plan's current configuration, a resubmittal is not necessary.

# 1.5 Comprehensive Plan Consistency

No changes to their recommendations were received by the Planning Commission, therefore, Planning Commission staff finds the proposed modification **inconsistent** with the Future of Hillsborough Comprehensive Plan.

# 1.6 Compatibility

The surrounding area consists of residential uses. The PD was approved for a variety of residential units including detached, attached and multi-family with associated recreational (private community) uses for the project. The proposed operational characteristics of the site falls more closely under an Indoor/Outdoor General Recreational use as defined in the Land Development Code, therefore, this proposed use is outside of the definition of a Private Community Recreational use

Based on the description in the project narrative, the amenity center would operate to accommodate both, internal and external users of the residential project. Residents would utilize the site as a typical amenity center found in residential projects, with no additional membership or passes needed. All external users would be required to purchase advanced reservation online. The applicant proposes parking accounting for the anticipated site capacity and has agreed to limit the number of parking spaces. This restriction would contribute to restrict the number of external users. Additionally, the applicant has proposed conditions to prohibit the off-site parking, along adjacent roads to eliminate impacts to streets accessing the site, limit hours of operation, and has restricted the square footage of the structures.

Transportation staff reviewed the application and the documentation submitted by the applicant. Upon review of these materials, staff has found the proposed traffic and parking assessment acceptable. Per the trip generation analysis, the traffic generated by the proposed use would result in less traffic compared with the trips otherwise generated by dwelling units that the subject site could accommodate if developed with residential uses. Additionally, development of the land with the proposed recreational use would result in a reduction of the overall dwelling count of the PD.

The applicant indicated that neighborhood meetings were conducted with area residents. County staff received calls and letters from residents stating that improvements and speed limits should be lowered before zoning changes. In addition, residents have expressed concerns with the functionality and operation of the proposed use, access control, potential off-site parking issues, traffic on the collector road, etc. After the remand, the applicant arranged to meet with a resident of the community to address concerns raised at the August ZHM and at the BOCC land use meeting in October.

As noted, Planning Commission did not change their original recommendation and filed an inconsistency finding and the locational criteria waiver request could not be approved at this moment. In their findings, staff indicated that the site is not located at a major intersection and is located along a local roadway as designated by the functional classification map. During the analysis of this rezoning, Transportation staff noted that Lagoon shore Boulevard functions more like a collector roadway. Planning Commission staff indicated that while Lagoon shore Boulevard may function more like a collector, staff can only consider roadway lanes and roadways listed on the 2040 Highway Cost Affordable Long Range Transportation Plan as per FLUE Policy 22.2 in making a consistency finding. Planning Commission staff also noted that allowing this use to be open to the public, increases the volume of traffic and activity traveling along Lagoon Shore Boulevard, which is a local residential roadway. This is inconsistent with FLUE Policy 16.5, which requires that development of higher intensity nonresidential land uses that are adjacent to established neighborhoods to be restricted to collectors and arterials and to locations external to established and

developing neighborhoods. Planning Commission has maintained their inconsistency finding after this case was remanded by the BOCC.

Compared to the initial submittal, staff recognizes that the applicant has made efforts to reduce and mitigate impacts of the proposed use within the PD including establishing a number of parking spaces available on-site to restrict guests, limiting hours of operation, and prohibiting off-street parking. Additionally, the applicant has demonstrated that the overall number of dwelling units allowed in the PD is being effectively reduced since the area occupied by the proposed use replaces units with recreational land and non-residential square footage. This represents a reduction of the overall density in the project and impacts from the traffic resulting from the proposed use would be less if compared with 100 dwelling units built on site. The applicant has also decreased the square footage for the structures in the Lagoon site from their original request from 50,000 to 20,000 sq. ft. The 20,000 sq. ft. of building space has already site and building approvals for the amenity center. The proposed use is along a road functioning as a collector and residential driveways do not have direct access on to it. Transportation staff has reviewed the parking assessment and does not object. Transportation staff finds it highly likely there will be sufficient parking for the proposed use based on the conditions recommended by staff, together with the restrictions on facility operations and parking proposed by the applicant. As part of the remand, conditions have been amended addressing the discussions and concerns raised at the BOCC Land Use Meeting by restricting uses and providing for monitoring and additional operational and controls for visitors' access to the site. Development Services staff does not object to the amended conditions by the applicant. Staff has reviewed the new proposed language and provided edits with the appropriate regulatory provisions. Based on these considerations, staff recommends approval, with conditions.

### 1.7 Agency Comments

The following agencies reviewed the application and have no objections: • Conservation and Environmental Lands Management

- FDOT
- HART requested that a bus landing/shelter pad be constructed along SR 674.

### 1.8 Exhibits

Exhibit 1: Zoning Map

Exhibit 2: Future Land Use Map

Exhibit 3: Current Certified Plan for PD 05-0210 (PRS 17-1296) Exhibit 4:

Proposed Site Plan 21-0417

### 2.0 Recommendation

Staff recommends approval, subject to the conditions.

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

### SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 15, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett testified on behalf of the applicant. Ms. Corbett showed a PowerPoint presentation and stated that the application was remanded regarding issues pertaining to safety, security and transportation impacts. Additionally, issues regarding the transportation impact, parking, the size and scale of lagoon, number of units developed to date, the roadway classification and operation of the lagoon inside a gated facility and control after the parking lot is full were identified in the Board of County Commissioner's meeting. Ms. Corbett identified the location of the property and stated that the project has two interconnected zoning approvals with a total of 2.924 dwelling units on 679.9 acres. There are 1,011 platted lots within the area. There are 630 homes constructed or under construction. The lagoon tract is 19.7 acres which represents 2.8 percent of the land area. The Crystal Lagoon is approximately 5 acres in size and is centrally located and was specifically developed as an amenity and alternative to a golf course. Ms. Corbett testified that older golf course communities have golf courses that take up a lot of land which is a significant impact when the golf course fails. Some of the older courses have been converted to trails and others were not maintained. The lagoon is a compact design and more environmentally sustainable. She added that the reason the applicant is seeking semi-public status is to ensure the long term viability of the amenity by having outside sources of revenue and not just rely on the residents of the community to maintain the amenity. Ms. Corbett showed a copy of the proposed site plan and stated that there are ancillary uses such as volleyball, outdoor cabanas, pools, kayaking, paddle boarding and food and beverage services. There is 20,000 square feet of enclosed space and conditions are proposed to limit the hours of operation, screening and parking. The number of units is proposed to be reduced by 100 dwelling units. Ms. Corbett showed aerial photos of the subject property and pointed out Lagoon Shore Boulevard which runs from 674 to Bishop Road and added that there are parking areas already established. She described the outdoor amenity that includes food and beverage services. The proposed zoning conditions limit the hours of operation from 10am to 8pm. The entrance is controlled by a manned gate and public access from the residential area is not allowed. There is a requirement that a log be maintained of the visitor license plate, color, make and model of the car. The lagoon area will be screened with

a 6-foot fence with lighting that is controlled to limit off-site impacts. Ms. Corbett described the proposed parking which was determined by doing a site specific study of the Epperson Crystal Lagoon project in Pasco County. She concluded her presentation by stating that no parking signs have been installed on streets outside the lagoon area and that Lagoon Shore Boulevard has been determined as evidenced by an email in the record to function as a collector.

Mr. Steve Henry 5021 West Laurel Tampa testified on behalf of the applicant regarding transportation issues. Mr. Henry discussed the functional classification of the project roadway. Policy 22.2 of the Future Land Use Element states that locational criteria is based on the roadway being shown on the Cost Affordable Long Range Transportation Plan. He added that the policy is flawed in that the map does not consider developer roadways. Only federally and locally funded roads are shown unless specifically requested by the County to include a roadway. Mr. Henry cited examples of developer funded roads that are not shown on the Cost Affordable Long Range Transportation map. He showed photos of other project roadways that are collector roads and testified that the commercial locational criteria policy is flawed.

Ms. Corbett continued the applicant's presentation by showing an aerial photo and identifying the location of the collector roadway in the proximity of the lagoon uses. She discussed the commercial locational criteria policy and stated that the Development Services staff agreed that the lagoon use is most alike to an outdoor recreational use. The Comprehensive Plan provides a definition for private recreational sites and does not require compliance with commercial locational criteria standards. She referenced Mr. Henry's testimony and stated that the site could never meet locational criteria because it has a developer funded roadway. She summarized her presentation by stating that the site is not commercial and the project's semi-private status helps to ensure the long term viability of the lagoon amenity.

Hearing Master Finch asked Ms. Corbett about the Board of County Commissioner's discussion pertaining to what would happen if the lagoon use went away. Ms. Corbett responded that if the lagoon were no longer a use, the zoning would need to be modified because only those uses are permitted in the lagoon area.

Hearing Master Finch asked Ms. Corbett to identify the zoning conditions that were added to address the security and operations questions raised by the Board of County Commissioners. Ms. Corbett asked if the County could assist with which conditions were existing and which conditions were added.

Mr. Israel Monsanto of the Development Services Department, testified regarding the County staff report. Mr. Monsanto described the Major Modification and showed a PowerPoint presentation to discuss the proposed general indoor/outdoor recreational use of the Crystal Lagoon. The Board of County Commissioners requested that the case be remanded to provide the applicant

the opportunity to clarify issues regarding safety and security, transportation impacts, parking and the scale of the lagoon in comparison with the original project in addition to the number of residential units and comparison with other similar type projects with golf courses. The applicant has updated their narrative and expanded the explanation of the operational aspect of the use. A guard will staff the entrance gate to control non-residents from entering the lagoon use. County transportation staff found that the lagoon use would decrease the total number of approved residential dwelling units by 100 units and result in less traffic that the existing approved project. The traffic will occur outside of peak traffic times. He detailed the hours of operation and the required number of parking spaces. Mr. Monsanto testified that once the parking lot is full no new reservations or tickets can be sold. A visitor patron log will be maintained by project staff and available for review by Hillsborough County. The applicant is proposing to amend Condition 1 to eliminate uses such as golf courses and bowling alleys. Additionally, the applicant is proposing that a security guard be present at the project entrance to restrict access based on parking availability and increase safety. Mr. Monsanto detailed that proposed changes to the zoning conditions in an updated staff report.

Hearing Master Finch asked Mr. Monsanto if zoning condition 1.2 was added because of the remand. Mr. Monsanto replied not exactly and stated that the main changes were to clarify the ancillary uses and to prohibit certain recreational uses and to add a requirement for a security guard and a patron log.

Ms. Andrea Papandrew of the Planning Commission testified regarding the Planning Commission staff report. Ms. Papandrew stated that the property is designated RES-4 and RES-6 by the Future Land Use Map and is located within the Urban Service Area and the Wimauma Village Community Plan. She described the request and stated that the lagoon constitutes a non-residential use and is subject to locational criteria. It was determined that Lagoon Shore Boulevard operates as a collector roadway by the County Engineer. She added that commercial locational criteria is not based on the classification of the roadway but rather the number of lanes of the roadway. Additionally, the road must be shown on the 2040 Highway Cost Affordable Long Range Transportation map. As Lagoon Shore Boulevard is not shown on the map, it does not meet commercial locational criteria. Ms. Papandrew testified that the staff determined that the proposed use would be too intense and not complementary to the surrounding development pattern based on Objective 16 and its associated policies. She concluded her presentation by stating that there has not been a significant change in the request to alleviate the Planning Commission's staff concerns. Therefore, the project is inconsistent with the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

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

the application. No one replied.

Mr. Steve Henry 5023 West Laurel Tampa testified on behalf of the applicant regarding transportation issues. Mr. Henry stated that the project roadway does not appear on the County's Functional Classification Map which resulted in the Planning Commission identifying the road as a local road. The road is not on the map because it is not completed. The County Engineer has determined that it is a collector and functions as a collector roadway. Once the roadway is completed, it will likely be on the Functional Classification Map.

Ms. Corbett concluded rebuttal testimony by stating that the developer's representatives had a phone conference with a person in opposition. Additionally, the applicant provided written answers to specific questions. She stated that Southshore Bay is located within a Community Development District (CDD) and the road is owned by the CDD which requires the road to remain accessible to the general public. The gates provide an additional level of security and an opportunity to track those who enter and exit the community. All persons who purchased homes in the community are subject to a club plan and it was disclosed to members that members of public could possibly have access to the club in the future. Finally, Ms. Corbett referenced a letter from the Pasco County District Commissioner for the Epperson Ranch project stating that in the three years the lagoon use has been operational, there have not been any complaints from residents regarding the lagoon or parking issues.

Hearing Master Finch then concluded the hearing.

### **EVIDENCE SUBMITTED**

Ms. Corbett submitted a copy of her PowerPoint presentation into the record. Mr. Henry submitted a copy of the County's 2045 Cost Feasible Map and Photos of Lagoon Shore Blvd. and other developer funded roadway projects. Mr. Grady submitted a revised County staff report into the record.

### **PREFACE**

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

### REMAND FINDINGS OF FACT

1. The Findings of Fact found in the Zoning Hearing Master's Recommendation dated September 7, 2021 are referenced and incorporated into the Hearing Master's complete Recommendation.

- 2. The subject site is 56.87 acres in size and is zoned Planned Development (05-0210). The property is designated RES-4 and RES-6 by the Comprehensive Plan and located in the Urban Service Area and the Wimauma Village Community Planning Area.
- 3. The Planned Development (PD) is currently 192 acres in size and approved for a maximum of 940 dwelling units which include single-family detached, townhomes, multi-family and resort dwelling units. The PD is also approved for recreational areas, lakes and stormwater ponds.
- 4. The Major Modification request proposes to modify 56.87 acres of the PD. The modifications primarily serve to reduce the maximum number of dwelling units by 100 units and instead develop a lagoon as a recreational water amenity for both residents and guests. The site plan is proposed to be modified to increase the number of development parcels from five to six and increase the number of access points from two to four.
- 5. The Major Modification application was remanded by the Board of County Commissioners on October 12, 2021 to provide the applicant the opportunity to clarify issues pertaining to the operation of the lagoon recreational amenity within the gated community as well as issues pertaining to parking, transportation, safety, security and the use of the lagoon site acreage if it were to no longer exist.
- 6. In response to the Remand and the Board of County Commissioner comments, the applicant submitted a revised narrative to clarify and limit the lagoon recreational amenity. The applicant agreed to amend the proposed zoning conditions as follows:
  - a. Certain recreational ancillary uses are prohibited to ensure the use of the property will not intensify. These prohibited uses include bowling alleys, skating rinks, movie theatres, gymnasiums and fitness centers, dance schools, miniature golf, baseball hitting cages and athletic fields.
  - b. Ancillary uses have been specified to include bar, eating establishment, pool, volleyball, cabanas and shaded areas.
  - c. A security guard will be required at the entrance gate during lagoon operating hours to limit guest access based on parking availability and also to increase safety.
  - d. A log book will be required to document vehicles entering the facility and compliance with the number of maximum reservations for the lagoon amenity. The log book is required to be available for review by Hillsborough County upon request.
  - e. Patron access to the lagoon amenity is restricted to the gated entrance only such that the number of patrons is monitored at one location.

- 7. The Planning Commission found that the lagoon constitutes a non-residential use and is subject to locational criteria. Staff stated that commercial locational criteria is not based on the classification of the roadway but rather the number of lanes of the roadway. Additionally, the road must be shown on the 2040 Highway Cost Affordable Long Range Transportation map. As Lagoon Shore Boulevard is not shown on the map, it does not meet commercial locational criteria. The Planning Commission staff found that the proposed use would be too intense and not complementary to the surrounding development pattern based on Objective 16 and its associated policies. Finally, staff found that there has not been a significant change in the request to alleviate the Planning Commission's staff concerns therefore, the project is inconsistent with the Comprehensive Plan.
- 8. The Development Services Department supports the modification as the proposed additional zoning conditions limit the operation of the recreational use as well as the identify prohibited uses which serves to reduce and mitigate the impacts of the proposed lagoon.
- 9. The applicant's transportation engineer refuted the Planning Commission's finding of inconsistency by stating that copy of the 2045 Cost Feasible Highway Plan which does not show Lagoon Shore Boulevard as well as other developer roads such as the extension of Simmons Loop Road that is planned from Big Bend Road to Paseo al Mar. The lack of recognition on the map prevents developer roads from meeting the Planning Commission criteria.

The County Engineer agreed that Lagoon Shore Blvd. is a collector road that goes from 674 to Bishop Road. A traffic signal is currently being designed at the intersection with State Road 674.

- 10. No Planned Development variations are requested as a part of the Major Modification application.
- 11. The required parking was determined by County staff and the applicant to be most like a water park in terms of vehicular trip generation. The applicant submitted a detailed description of the day to day workings of the lagoon including data from the applicant's other lagoon project in Pasco County. This analysis resulted in the determination that the lagoon would be required to have 246 guest spaces, 220 golf cart spaces and 40 employee parking spaces.
- 12. The applicant's representative testified in response to a Board of County Commissioner concern regarding the future use of the lagoon acreage if it were to no longer exist that a zoning modification would be required which would include public notice and hearing.

13. The modification for the lagoon with the proposed operational safeguards in place such as the monitoring of the number of patrons and vehicles with access only through a staffed guard gate is consistent with both the Land Development Code and the Comprehensive Plan as it is a recreational amenity. The lagoon will not promote other commercial development as it is integrated in the Planned Development with sufficient restrictions that will ensure compatibility.

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

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

### **CONCLUSIONS OF LAW**

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

### SUMMARY

Planned Development 05-0210 is currently approved for a maximum of 940 dwelling units which include single-family detached, townhomes, multi-family and resort dwelling units. The PD is also approved for recreational areas, lakes and stormwater ponds.

The Major Modification request proposes to modify 56.87 acres of the PD. The modifications primarily serve to reduce the maximum number of dwelling units by 100 units and instead develop a lagoon as a recreational water amenity for both residents and guests. The site plan is proposed to be modified to increase the number of development parcels from five to six and increase the number of access points from two to four.

The application was Remanded by the Board of County Commissioners on October 12, 2021 to provide the applicant an opportunity to respond to Commissioner comments. In response to the Remand, the applicant submitted a revised narrative to clarify and limit the lagoon recreational amenity. The applicant agreed to amend the proposed zoning conditions as follows:

- f. Certain recreational ancillary uses are prohibited to ensure the use of the property will not intensify. These prohibited uses include bowling alleys, skating rinks, movie theatres, gymnasiums and fitness centers, dance schools, miniature golf, baseball hitting cages and athletic fields.
- g. Ancillary uses have been specified to include bar, eating establishment, pool, volleyball, cabanas and shaded areas.
- h. A security guard will be required at the entrance gate during lagoon operating hours to limit guest access based on parking availability and to increase safety.
- i. A log book will be required to document vehicles entering the facility and compliance with the number of maximum reservations for the lagoon amenity. The log book is required to be available for review by Hillsborough County upon request.
- j. Patron access to the lagoon amenity is restricted to the gated entrance only such that the number of patrons is monitored at one location.

The Planning Commission continued to find that the proposed lagoon constitutes a non-residential use and is subject to locational criteria. Staff stated that commercial locational criteria is not based on the classification of the roadway but rather the number of lanes of the roadway. Additionally, the road must be shown on the 2040 Highway Cost Affordable Long Range Transportation map. As Lagoon Shore Boulevard is not shown on the map, it does not meet commercial locational criteria. The Planning Commission staff found that the proposed use would be too intense and not complementary to the surrounding development pattern based on Objective 16 and its associated policies. Finally, staff found that there has not been a significant change in the request to alleviate the Planning Commission's staff concerns therefore, the project is inconsistent with the Comprehensive Plan.

The Development Services Department supports the modification as the proposed additional zoning conditions limit the operation of the recreational use as well as the identify prohibited uses which serves to reduce and mitigate the impacts of the proposed lagoon.

The modification for the lagoon with the proposed operational safeguards in place such as the monitoring of the number of patrons and vehicles with access only through a staffed guard gate is consistent with both the Land Development Code and the Comprehensive Plan as it is a recreational amenity. The lagoon will not promote other commercial development as it is integrated in the Planned Development with sufficient restrictions that will ensure compatibility.

### **RECOMMENDATION**

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 05-0210 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

**Date** 



Unincorporated Hillsborough County Rezoning			
Hearing Date: November 15, 2021	Petition: MM 21-0417 Remand		
Report Prepared: November 2, 2021	South of State Road 674, on the west side of Lagoon Shore Boulevard		
Summary Data:			
Comprehensive Plan Finding:	INCONSISTENT		
Adopted Future Land Use:	Residential-4 (4 du/ga 0.25 FAR) and Residential-6 (6 du/ga 0.25 FAR)		
Service Area:	Urban		
Community Plan:	Wimauma Village		
Modification Request:	Modification to the southern portion of (PD 05-0210) to reduce the permitted single family residential, to clarify that the crystal lagoon is an indoor/outdoor recreational use and will be semi-private.		
Parcel Size (Approx.):	192± acres		
Street Functional Classification:	State Road 674 – <b>Arterial</b> Lagoon Shore Boulevard – <b>Local</b>		
Locational Criteria:	Does not meet; waiver submitted		
Evacuation Zone:	The subject property is located within Evacuation Zone E		



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

### Context

- The overall vacant 192± acre property is located on the west side of Lagoon Shore Boulevard, south of State Road 674. The modification area totals 46.5± acres. The subject property is located within the Urban Service Area (USA). It falls within the limits of the Wimauma Village Community Plan.
- The subject contains two Future Land use designations, Residential-4 (RES-4) and Residential-6 (RES-6). Typical uses in the RES-4 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses are required to meet locational criteria for specific land use. Typical uses in the RES-6 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses are required to meet established locational criteria for specific land use.
- The RES-6 Future Land Use designation surrounds the subject site to the south, east, and west. The RES-4 Future Land use designation is located north of the site.
- As per the adopted definitions section of the Comprehensive Plan, the proposed use would fall under the definition as a commercial use/uses: "Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services."
- The applicant is requesting a modification to PD 05-0210 for the purpose of reducing the permitted single family residential to 840 units and to clarify that the crystal lagoon is an indoor/outdoor recreational use and will be semi-private.

### Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this modification request and are used as a basis for an inconsistency finding.

### **Future Land Use Element**

### **Urban Service Area (USA)**

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

### **Policy 1.2:** Minimum Density

All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

**Policy 1.4:** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor, and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

### Land Use Categories

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

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

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

### Neighborhood/Community Development

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

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

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

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

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

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

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

### Commercial-Locational Criteria

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

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

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

# Maximum Building Square Footage Permitted For Neighborhood Serving Commercial Uses Per Quadrant of the Intersection

Land Use Category	<u>Major Local/</u> 2 Lane or 4 <u>Lane</u>	2 Lane /2 Lane	2 Lane/4 Lane	4 Lane/ 4 Lane
Rural-Agriculture Scale Distance Residential	<u>300 ft</u>	<u>660 ft</u>	<u>660 ft</u>	<u>660 ft</u>
AM-1/20	5,000	20,000	30,000	40,000
A-1/10	5,000	20,000	30,000	40,000
AR-1/5	5,000	20,000	30,000	40,000

Rural-Residential	300 ft	660 ft	660 ft	660 ft
Scale <u>Distance</u> Residential				
AE-1/2.5	5,000	15,000	15,000	20,000
RES-1	5,000	20,000	25,000	30,000
RP-2	5,000	50,000	75,000	110,000
PEC -1/2	*	*	*	*
Non-Residential				
HI	5,000	30,000	30,000	300,00
RCP	5,000	30,000	30,000	30,000
Suburban Scale	<u>300 ft</u>	<u>900 ft</u>	<u>900 ft</u>	<u>900 ft</u>
<u>Distance</u>				
LI	5,000	30,000	50,000	75,000
LI-P	5,000	30,000	50,000	75,000
RES-2	5,000	50,000	75,000	110,000
RP-2	5,000	50,000	75,000	110,000
NMU-4(3)	5,000	50,000	75,000	110,000
RES-4	5,000	120,000	150,000	175,000
SMU-6	5,000	120,000	150,000	175,000
RES-6	5,000	120,000	150,000	175,000
<u>Urban Scale</u>	<u>300 ft</u>	1000 ft	<u>1000 ft</u>	<u>1000 ft</u>
<u>Distance</u>		400.000	4=0.000	4== 000
RES-9	5,000	120,000	150,000	175,000
RES-12	5,000	120,000	150,000	175,000
RES-16	5,000	120,000	150,000	175,000
RES-20	5,000	120,000	150,000	175,000
RES-35	5,000	120,000	150,000	175,000

Roadways listed in the table as 2 or 4 lane roadways must be shown on the Highway Cost Affordable Long Range Transportation Plan; major local roadways are defined in the definitions section of this element.

At least 75% of the subject property must fall within the specified distance from the intersection. All measurements should begin at the edge of the road right-of-way.

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

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts,

<sup>\*</sup> A Planned Development established by the PEC ½ category shall be exempt from the locational criteria listed in the above chart.

adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

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

### **Conservation and Aquifer Recharge Element**

### Wetlands and Floodplain Resources

**Objective 4:** The County shall continue to apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and other surface waters authorized for projects in Hillsborough County, consistent with the Uniform Mitigation Assessment Method. The County shall work with the Environmental Protection Commission, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and the Tampa Bay Estuary Program to achieve a measurable annual increase in ecological values provided by the functions performed by wetlands and other surface waters. It shall be the County's intent to maintain optimum wetland functions as well as acreage.

**Policy 4.1:** The County shall, through the land use planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.

**Policy 4.3:** The County shall, through the land planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to prohibit unmitigated encroachment into wetlands.

**Policy 4.14**: The development review process, part of a comprehensive program for the protection of wetlands, shall make every effort to maintain natural undisturbed wetlands by way of a sequential review process that first evaluates all means of avoiding wetland impacts in regard to a particular project; if necessary, secondly, evaluates and requires measures to minimize wetland impacts; and if necessary, thirdly, evaluates and requires the mitigation of wetland impacts.

### **Livable Communities Element: Wimauma Village**

**5. Transportation** – Ensure a balanced transportation system that reflects the community's character and provides for options including walking, bicycling and transit

 New streets must connect with existing streets and rights-of-way to provide multiple north-south and east-west through routes for vehicles and pedestrians. Additionally, paved street stub-outs must be provided to accommodate future potential street connections. Exceptions shall be allowed where prohibited by environmentally sensitive lands.

### Staff Analysis of Goals, Objectives, and Policies:

At their regularly scheduled Land Use meeting on October 12, 2021, the Hillsborough Board of County Commissioners (BOCC) remanded this application to the November 15, 2021, ZHM meeting. The BOCC requested further clarification of the Planning Commission staff finding. Planning Commission staffs' inconsistency finding was based on several factors. The first factor being that the site does not meet Commercial Location Criteria as deemed under Objective 22 and the accompanying policies. Though it was concluded that Lagoon Shore Boulevard operates as a Collector Roadway by the County Engineer, Commercial Locational Criteria is not based on the functional classification of a roadway (i.e., collector), rather, it is determined by the number of lanes on a roadway. In addition, the roadway(s) must be shown on the 2040 Highway Cost Affordable Long Range Transportation Plan Map. In this instance, Lagoonshore Boulevard is not listed on the Highway Cost Affordable Map and therefore does not meet Commercial Locational Criteria.

Additionally, the Planning Commission staff finding was based on the incompatibility of the proposed uses with the surrounding area. Planning Commission staff has determined that the proposed use would be too intense and not be complementary to the surrounding development pattern based on Objective 16 and its accompanying policies that address neighborhood protection. There has not been a significant change to the request with this remand that alleviates Planning Commission staff's concerns regarding compatibility of the proposed uses in the proposed location. Therefore, this remand does not result in a change to Planning Commission staff's finding of inconsistent with the Comprehensive Plan.

The proposed modification area is located on approximately 46.5 acres on the west side of Lagoon Shore Boulevard, south of State Road 674. This modification is the southern portion of approved PD 05-0210. The entire Planned Development (PD) is approved for a maximum 940 residential units. This request through this Major Modification (MM) is to reduce the permitted single family residential to 840 units and clarify that the crystal lagoon is an indoor/outdoor recreational use that will be semi-private.

The pod where the lagoon is to be built totals 4.95± acres. The applicant is requesting a maximum of 20,000 square feet of non-residential uses. The applicant is requesting less non-residential than what can be considered on the site.

Though the applicant is requesting a reduction in residential units, the overall Planned Development (05-0210) would still meet the merits of Policy 1.2 for meeting minimum density. Therefore, this portion of the proposed modification is consistent with policy direction of the Comprehensive Plan.

The immediate development pattern contains single family residential north of the proposed development. There is approved single family residential units south and west of the site. Lagoon Shore Boulevard abuts the site along its eastern boundary.

The indoor/outdoor recreation amenity (Crystal Lagoon) will allow consideration of accessory uses such as kayaking, paddle boarding as well as associated accessory uses. As per the applicant, the use is considered semi-private and will be open to non-residents

by reservation and paying a fee. Because the lagoon constitutes a non-residential use as defined within the definitions section of the Comprehensive Plan, the proposal is subject to Objective 22 of the Future Land Use Element regarding Commercial Locational Criteria.

Commercial Locational criteria is based on the land use category of the property and the number of lanes of the roadway as shown on the adopted 2040 Highway Cost Affordable Long Range Transportation Plan. The site is not located at a major intersection. The site is located along a local roadway as designated by the functional classification map. Duringthe analysis of this rezoning, Transportation staff noted that Lagoonshore Boulevard functions more like a collector roadway. While Lagoonshore Boulevard may function more like a collector, Planning Commission staff can only consider roadway lanes and roadways listed on the 2040 Highway Cost Affordable Long Range Transportation Plan as per FLUE Policy 22.2 in making a consistency finding.

To meet Locational Criteria, the subject site must be within 900-feet of a qualifying intersection, and per Policy 22.2, 75% of the site must fall within the node. This site does not meet locational criteria for non-residential uses based on the Future Land Use category of the property and the classification of the intersection of roadways as shown on the adopted 2040 Highway Cost Affordable Map. Several intersections were analyzed to determine whether the subject property meets Commercial Locational Criteria. The closest intersection to the subject property is Lagoon Shore Boulevard and Sailor Pines Court, both of which are local roadways not listed on the 2040 Highway Cost Affordable Map.

The second closest intersection is State Road 674 and Lagoon Shore Boulevard, in which the site is approximately 2, 500 feet away. This intersection would not meet the distance requirements for Commercial Locational Criteria. US Highway 301 and State Road 674 is a qualifying intersection on the 2040 Highway Cost Affordable Map; however, the site is not within the qualifying distance.

The applicant has provided a waiver to Locational Criteria as part of their application. According to the waiver, the proposed development would not be a typical commercial enterprise but an indoor/outdoor recreational use. Additionally, as part of the waiver justification the applicant states that the requested use will be fully gated and will not produce impacts to the surrounding residential uses.

Allowing this use to be open to the public, increases the volume of traffic and activity traveling along Lagoon Shore Boulevard, which is a local residential roadway as defined by the functional classification map. This is inconsistent with FLUE Policy 16.5, which requires that development of higher intensity non-residential land uses that are adjacent to established neighborhoods to be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Objective 16 and its accompanying policies were used in the evaluation of the proposed use. The intent of these policies are to protect existing neighborhoods through various mechanisms (Policies 16.1, 16.3). Policy 16.2 states that "Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses." In this case, Planning Commission staff have determined that the proposed use would not provide for a transition in intensity between uses Specifically, allowing a development that can be considered for up to 20,000 square feet would not provide creation of complementary uses in a predominately single-family residential development pattern.

FLUE Policy 22.7 states that locational criteria "are not the only factors to be considered for approval of a neighborhood commercial or office uses in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center." With the proposed use's incompatibility with the surrounding area, Planning Commission staff has determined that the proposed use would be too intense and not be complementary to the surrounding development pattern of the immediate area and would disrupt the gradual transition to the existing single-family development pattern. Planning Commission staff recommends that the Hillsborough County Board of County Commissioners not approve the Commercial Locational Criteria Waiver.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the site plan again.

The application proposes vehicular connection to the south, which would support the vision of the Wimauma Village Community Plan by ensuring a balanced transportation system.

While Planning Commission staff acknowledges that the applicant has made an effort to mitigate impacts by reducing the parking and therefore reducing the number of guests that can attend the lagoon, the site still does not meet Commercial Locational Criteria. Planning Commission staff also has concerns with allowing more intensive uses internal to a residential single-family development without access to a collector or arterial roadway. The proposed zoning would facilitate commercial encroachment into the existing residential area and is inconsistent with Comprehensive Plan policy direction.

### Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed modification **INCONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

**FUTURE LAND USE** RZ MM 21-0417

> Rezonings STATUS

<all other values> CONTINUED APPROVED

Tampa Service WITHDRAWN Jrban Service DENIED

AGRICULTURAL/MINING-1/20 (.25 FAR)

Jurisdiction Boundar

County Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

El Rancho Dr

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR) LIGHT INDUSTRIAL (.50 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION CITRUS PARK VILLAGE

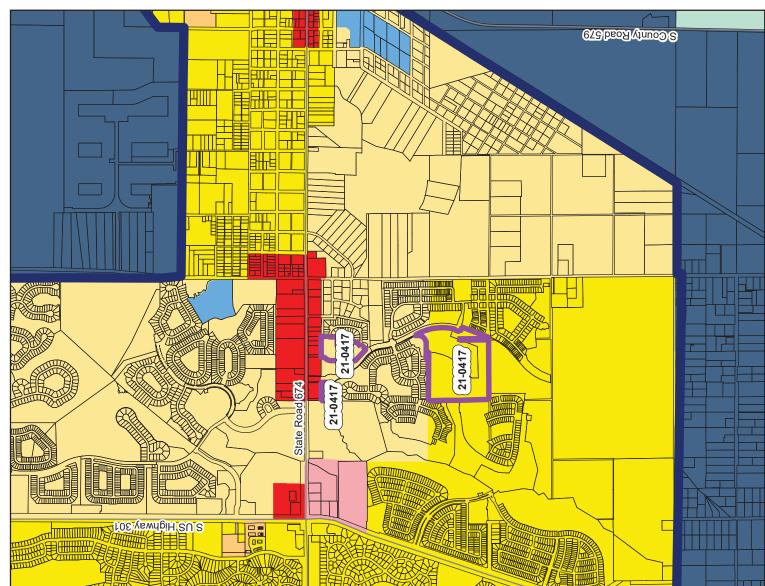
PUBLIC/QUASI-PUBLIC

1,100

Map Printed from Rezoning System: 3/5/2021

File: G:\RezoningSystem\Map Author: Beverly F. Daniels





# GENERAL SITE PLAN FOR CERTIFICATION



### **DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

### HILLSBOROUGH COUNTY **DEVELOPMENT SERVICES DEPARTMENT**

## **GENERAL SITE PLAN REVIEW/CERTIFICATION**

### **BOARD OF COUNTY COMMISSIONERS**

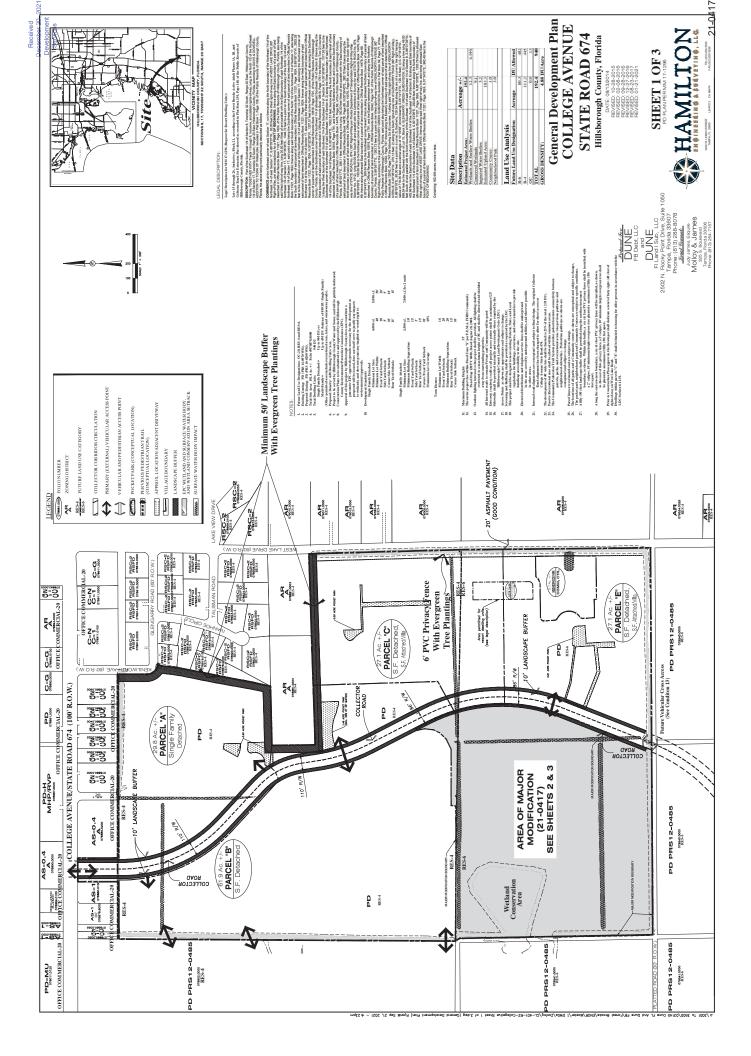
Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Kimberly Overman Mariella Smith Stacy R. White **COUNTY ADMINISTRATOR** 

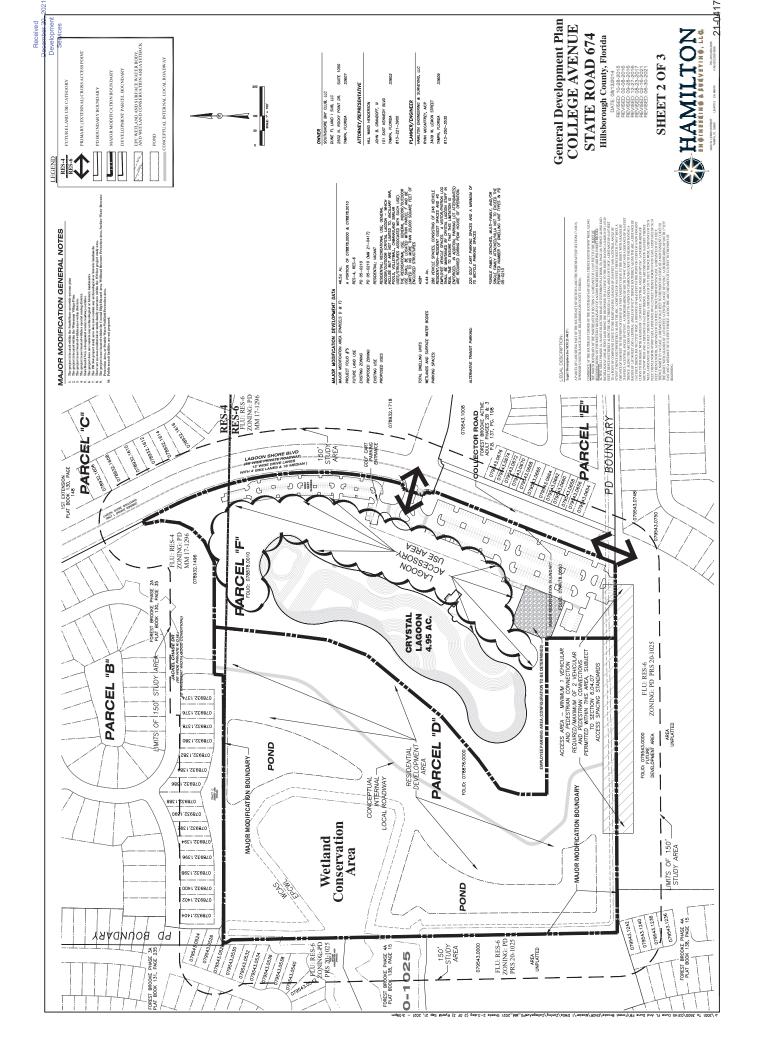
Bonnie M. Wise **COUNTY ATTORNEY** Christine M. Beck **INTERNAL AUDITOR** Peggy Caskey

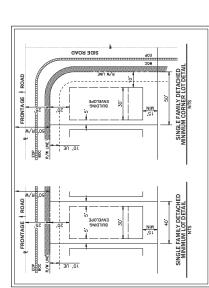
**DEPUTY COUNTY ADMINISTRATOR** 

Gregory S. Horwedel

Project Name: College Avenu	e/ Forest Brooke		
Zoning File: RZ-PD (21-0417)	Modification: None		
Atlas Page: None	Submitted: 12/20/21		
To Planner for Review: 12/20/21	Date Due: ASAP		
	Phone: RyanM@hamiltonengineering.us		
Right-Of-Way or Land Required for D	Dedication: Yes No		
The Development Services Department	ent HAS NO OBJECTION to this General Site Plan.		
The Development Services Department Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General		
Reviewed by: Israel Monsanto Date: 12/21/21			
Date Agent/Owner notified of Disapp	roval:		







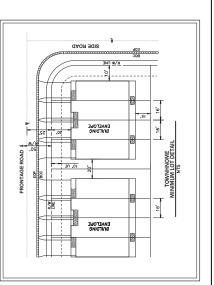
3,500 S.F. 10 FEET 15 FEET 5 FEET 10 FEET 65%

SWOLE TANEY ATTACHED/MLA
MINNOW LOT SIZE
MINNOW BLOOK STRACK
MINNOW SIZE YARD STRACK
MINNOW SIZE STRACK
MINNOW NOT SOVERIOR
MINNOW NOT STRACK
MINNOW N

16 FEET 20 FEET 20 FEET 10 FEET 15 FEET

TOWNHOMES
ANTHUM LOT WIDTH
ANTHUM BULDING SEPARATION
ANTHUM FRONT YARD SETBACK
CORNER SUE SETBACK
REAR YARD SETBACK

GAON SIDE ROAD	
ECR. BOYON SIDE ROYON BOILDING BUILDING	SINGLE FAMILY ATACHED MINIMUM IOP DETAIL NS



# General Development Plan STATE ROAD 674 Hillsborough County, Florida Des Grands of the Property of the COLLEGE AVENUE







# AGENCY COMMNENTS

### AGENCY REVIEW COMMENT SHEET

DATE: 07/15/2021 Revised: 8/6/2021 Revised: 8/9/2021

Revised: 11/3/2021 for Remand

Revised: 11/8/2021

REVIEWER: James Ratliff, AICP, PTP AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: South/WM PETITION NO: MM 21-0417

TO: ZONING TECHNICIAN, Development Services Department

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

### **CONSIDERATIONS FOR REMAND**

At the October 12, 2021 Hillsborough County Board of County Commissioners' (BOCC) Land Use Meeting, the BOCC remanded the application to the November 15, 2021 ZHM for consideration of various issues. Transportation Related items discussed at the hearing are further described below. Transportation Review Section staff is not proposing any changes to the previously presented conditions of approvalexcept for a correction to proposed condition 3, which inadvertently referred to SR 674 as CR 672. Staff would support an additional condition as further described hereinbelow at the BOCC or applicant's option.

### Concerns Regarding Redevelopment into Something Else (Commissioner Concern)

Commissioner Kemp stated, "... I would hope that before anything like this comes to us again that just like golf courses, we begin to think about a time when perhaps this isn't what the community there desires or that the developer...makes enough...that there's not...enough interest to support it outside the community or that it is, you know, they want to redevelop it into something else... so I suppose double the residents if they were allowed to put residents in there in the future."

Commissioner Cohen sated "The golf course situation has been very vexing for a lot of people who live on -- you know, you buy a house. It's on a lagoon. You figure it's going to be a lagoon forever. It never occurs to you that if somehow the lagoon becomes unpopular, it could turn into something else at some point. So I think you raise some interesting questions, and I just wonder if perhaps this needs a little bit more time to be, to flesh out the answers to that." He also stated "I do think that we need some assurances about what actually is going to happen to it in the future should this not work out"

From a transportation perspective, the proposed Crystal Lagoon use is the only use allowed within newly created Parcel F. Any change of that parcel to an alternative use would require a modification of the zoning which would go before the BOCC. Any transportation impacts related to the change from the Crystal Lagoon use to something else would be analyzed at the time of the zoning modification. Transportation Review Section staff would be supportive of a condition of zoning approval designating the use and design requirements of the Crystal Lagoon (i.e. Parcel F) as a Critical Design Feature of the project which would mean that, pursuant to Section 5.03.07.A. of the LDC, the project would have to go through a two -step hearing process (i.e. first to the Zoning Hearing Master and then to the BOCC), even if the modification sought did not trigger the need for a Major Modification).

### Concerns Regarding the Gated Access and Roadways (Commissioner and Citizen Concerns)

At the Land Use Meeting, a citizen spoke of concerns regarding how the gated entry would work, as well as the legality of the applicant proposing a public use within a private, gated community.

Commissioner Cohen stated "...the question of how a gated community handles a public access inside of it at the very least deserves a little bit of discussion..."

Staff notes that the roadways within the project are facilities constructed and maintained by the Hidden Creek Community Development District (CDD). Staff's understanding is that District roads may be required to provide some degree of "public" access given the bond covenants entered into by the Hidden Creek CDD, although this matter is generally a matter between the Internal Revenue Service and CDD. Staff also notes that the PD zoning was designed to provide access to all parcels within the project.

While the exact mechanism of the gate is unknown to staff and could change over time, gate access and computer technology is sufficiently advanced such that it is easily conceivable that, for example, a barcode scanner or other unmanned system could allow the Lagoon to issue single use barcodes which provide one-type vehicular access through the gate to visitors who purchased access passes. Similar to how an individual home homeowner may have guests visit their home who travel through the gate, so to would the Lagoon be able to accommodate guests through the same system that other CDD residents would authorize visitors to proceed through the gate.

With regards to the capacity of the gate and project infrastructure itself, as shown hereinbelow the proposed changes will result in an overall decrease in project trip generation (both from an overall daily trip generation perspective and during each of the a.m. and p.m. peak hours). Staff notes that this reduction is in part due to difference in the peaking characteristics of the proposed Lagoon use with the residential entitlements which are being eliminated from the existing approved zoning. More specifically, peak periods of visitation by external users to the Lagoon are generally more likely occur on weekends and other times outside of the traditional peak hour given the hours of operation restrictions proposed by the applicant. Lagoon traffic will therefore not correspond to the peak hour/peak direction periods of the external roadways given the nature of the use (e.g. staff arriving in the morning to open the facility and traveling inbound to the Lagoon would be opposite any commuter traffic exiting the site in the morning peak period).

Furthermore, unlike a concert or similar venue, it is unlikely that all visitors will arrive or leave at the same time or within a short window of time, nor would they be expected to all leave at the same time or stay until the facility closes. As such, it is anticipated that visitor traffic will be more dispersed throughout the day and/or largely outside of traditional peak morning and afternoon throughout the weekday.

Lastly, staff notes that the project was designed within significant separation of the gate facilities from SR 674, and with a significant volume of queuing that is designed to prevent any potential backups to the public roadway system.

### Parking Concerns (Citizen and Commissioner Concerns)

Commissioner Cohen stated "There are a lot of details that have to be worked out about how that exactly is going to work. Particularly the issue of what happens when the parking lot is full. That is something that needs to be managed. Again, I don't think it's...a killer. I just think that it needs to be fleshed out."

Staff had similar concerns during its initial review and, as such, proposed condition 1.e., below, which prohibits parking for the Lagoon use outside of Parcel F. Any violation of this provision would have to be cured by the property owner, otherwise they would be subject to Code Enforcement fines and other action. Staff notes that in such instance the developer has the option of submitting corrective measures in the event parking for the Lagoon use is found to occur outside of Parcel F. In the event that corrective measures are insufficient to cure the problem, the applicant may need to discontinue commercial use of the Lagoon in order to avoid Code Enforcement fines or other relief as could be sought by Hillsborough County or another party with standing, if any, in a court of law.

Staff notes that corrective measures could include increased (structured) parking, revised zoning or site plans or other corrective measures, and/or, discontinuing the commercial component of the Parcel F uses (resulting in it being limited to a residential amenity for project residents). In such circumstance, the acceptability of corrective measures shall be subject to review and approval of Hillsborough County via the appropriate processes.

Staff believes that parking issues are unlikely to occur, given the significant amount of golf cart and vehicular parking being provided, ability of the CDD to enforce parking restrictions along CDD roads, as well as the ticket sales and control measures being put into place by the applicant (and as required by the proposed zoning conditions).

### CONDITIONS OF APPROVAL

- 1. The Recreational Use, General Indoor/Outdoor is also subject to the following conditions:
  - a. The hours of operation are 10:00 a.m. 8:00 p.m. The bar areas are open until 11:00 p.m. (subject to approval of SU AB 21-0606).
  - b. The Recreational Use, General Indoor/Outdoor will be fully enclosed within a 6-foot-high fence.
- c. Patron access to the Recreational Use, General Indoor/Outdoor and Crystal Lagoon accessory/ancillary uses, including but not limited to bar uses, shall solely occur within the gated lagoon area.
- d. Non-resident daily reservations will be limited based on the number of available parking spaces at the time of online reservation. This limitation will be enforced by Crystal Lagoon staff. The number of parking spaces which will be constructed to serve residents and non-resident visitors are 286 vehicle spaces, consisting of 246 vehicle resident/non-resident guest spaces and 40 employee vehicle spaces. Additionally, the developer shall construct a minimum of 220 golf cart parking spaces, and a minimum of 70 bicycle parking spaces. Bicycle parking shall meet the requirements of Section 6.05.02.P of the LDC. A visitor/patron log will be maintained by Crystal Lagoon staff in real time to ensure that this limitation is enforced. In addition, parking lot attendant(s) are required during peak hours of operation.
- e. Parking for the Recreational Use, General Indoor/Outdoor uses will not be permitted outside of Parcel F (including along the collector roadway, Lagoon Shore Boulevard, or along residential streets). No parking signs will be installed along the collector roadway to prohibit parking outside of Parcel F.
- f. Solar lights in the parking lot and along Lagoon Shore Boulevard will incorporate functionality to minimize lighting impacts.
- g. Any Alcoholic Beverage permit for the subject site shall be reviewed in accordance with LDC Section 6.11.11 as a separate application.

[Staff Notes that the above condition was proposed by the applicant and includes additional language from staff; however, the wording for conditions d. were previously modified in order to gain Transportation Review Section staff report. Regarding condition 1.d., staff deleted language regarding ADA spaces, the wording of which was misleading and confusing. Staff also modified the general wording, to make the condition compliant with the Parking Study and discussions with staff (i.e. these are not maximum parking requirements, they are the specific parking requirements for this project, in effect both the minimum and maximum, as it relates to vehicular spaces. Staff has added flexibility regarding for the golf cart and bicycle spaces, in effect making those minimum requirements (as they do not contribute to trip generation in the traditional sense). ADA spaces will be required in all lots to comply with the LDC and federal law. Zoning staff also modified the proposed condition 1.e. regarding parking restrictions and added additional language. Staff also has no objection to the other transportation related conditions proposed by the applicant in its August 4, 2021 filing, and requests additional conditions as provided below.]

- 2. As shown on the PD Site Plan, a minimum of one (1) vehicular and pedestrian connection shall be provided along the southern boundaries of Parcels D and F. A maximum of two (2) vehicular and pedestrian connections may be permitted one (1) each to Parcels D and F. Access may occur anywhere within the area identified on the PD site plan, subject to Section 6.04.07 minimum access spacing requirements. All connections are subject to the review and approval of Hillsborough County, and effectuation of such connections shall require corresponding access connections within the adjacent PD to the project's south.
- 3. Prior to or concurrent with the plat/site/construction plan review for development within Parcel D, the developer shall construct a bus bay on SR 674 within the existing right-of-way, as well as construct a transit accessory pad and provide a bus shelter, seating, trash receptacles and bicycle rack. The design and location of the required transit facilities shall be subject to the review and approval of HART and the Florida Department of Transportation. In the event that the FDOT declines to authorize construction of a bus bay within the existing SR 674 right-of-way within 1 mile of the proposed project, the developer shall work with FDOT, HART and the County to identify an appropriate location for the other required facilities.

### PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a Major Modification (MM) to existing Planned Development (PD) 05-0210, as most recently modified via MM 17-1296. The PD consists of multiple folios, totaling +/- 192.4 ac. The area which is the subject of this MM consists of +/- 56.87 ac. The PD was approved for Office use. The PD currently has entitlements for 940 dwelling units, of which a maximum of 450 units may be developed as multifamily/townhome units and a maximum of 12 units may be developed as resort dwelling units. Additionally, certain tracts were restricted to Housing for Older Persons as defined in the LDC. The PD also included a footnote indicating that "Other permitted uses include recreational areas, lakes and stormwater ponds", as is to be expected within any residential Planned Development. The applicant is proposing to add "general indoor/outdoor (crystal lagoon and accessory uses, which include but are not limited to event space, cabanas, tiki bar/restaurant areas, and playgrounds." To newly created Parcel F, which was carved out of a portion of existing Parcel D. Lastly, the applicant is proposing to add additional access stubouts along the south portion of the project, as further detailed below.

Subsequent to staff's initial review, zoning staff determined that the applicant has the legal ability to reduce overall project entitlements (as further explained in the zoning report), and this staff report has been updated accordingly. Transportation Review Section staff prepared a comparison of trip generation impacts based upon data from the 10<sup>th</sup> Edition of the *ITE Trip Generation Handbook*.

Existing Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
PD, 58 senior adult housing units - attached (ITE LUC 252)	208	11	16
PD , 131 senior adult housing units - detached (ITE LUC 251)	713	50	59
PD, 751 single-family detached dwelling units (ITE LUC 210)	7,089	556	743
Subtotal:	8,010	617	818

Proposed Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD , 58 senior adult housing units - attached (ITE LUC 252)	208	11	16
PD, 131 senior adult housing units - detached (ITE LUC 251)	713	50	59
PD, 651 single-family detached dwelling units (ITE LUC 210)	5,827	467	614
PD, water slide park with 285 parking spaces (ITE LUC 482)	647	23	80
Subtotal:	7,395	551	769

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	(-) 615	(-) 66	(-) 49

### EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

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

### SITE ACCESS AND CONNECTIVITY

Primary site access will be to/from SR 674. In the future, additional access will be to US 301 (to the west) and Bishop Rd. (to the south) through the adjacent Sunshine Village PD. An existing access has already been constructed within Sunshine Village, connecting to West Lake Dr. The project is decreasing overall project trip generation. As such, the existing turn lanes at the intersection of SR 674 and Lagoon Shore Blvd. should be sufficient to accommodate the additional traffic generated by commercialization of the Parcel F amenity.

The applicant is also proposing to add at least one (1) additional vehicular and pedestrian connection along the southern project boundary of existing Parcel D (proposed Parcels D and F). In order for this access to be effectuated, a corresponding zoning modification for the project to the south (the Sunshine Village PD) will be required. If such change does not take place, then sole access to proposed Parcel F will be from Lagoon Shore Blvd., and sole access to proposed Parcel D will be from Ever Crew Pl. (a roadway stubout constructed to the southern boundary of Parcel B). These potential connections have been designed for flexibility, both in the number (up to a maximum of two) and location of potential access points, given that there is currently no corresponding access shown on the zoning to the south, no detailed construction plans that staff is aware of, and the connection(s) effectuation will require coordination, consent, and zoning modification of the owners of PD to the south. In no instance will fewer than one (1) roadway stubout be constructed. Staff has no objection to this request, as it further provides for community integration and connectivity, which are goals of the Hillsborough County Comprehensive Plan and Land Development Code.

### **PARKING**

After numerous calls and meetings with County staff, Hillsborough County zoning section staff determined that the proposed use would be classified as an "Amusement Park" for purposes of compliance with Section 6.05.02.G. (minimum parking standards). The LDC standard for such use is "by individual review".

The applicant submitted a document titled "Southshore Bay Crystal Lagoon MM 21-0417 Parking Assessment", received August 4, 2021. The document provides data/characteristics from the nearby Epperson Crystal Lagoon, located in Pasco County, and draws comparisons between the proposed use, which is somewhat smaller. The document explains the lack of available ITE data for a similar use and how non-resident guest ticket sales are affected by real time parking considerations.

Staff finds that, given the uniqueness of the proposed use and relative newness of the closest example which is operating in Pasco County (residential portions of the project are still under construction), it is difficult to say with certainty that the Pasco case analog provides sufficient parking for residents and guests; however, the applicant has committed to providing a substantial number of golf cart parking spaces, as well as a number of bicycle spaces, which will allow project residents to use these alternative modes of transportation, thereby diverting traditional automobile trips from the travel lanes and allowing the 246 proposed regular parking spaces to serve non-residents (as well as those residents who may choose to drive their personal automobiles to the facility).

Given the conditions recommended by staff, together with the restrictions on facility operations and parking proposed by the applicant, staff finds it highly likely there will be sufficient parking for the proposed use, and further finds that there is a mechanism (i.e. Code Enforcement) for dealing with any potential long-term impacts which, although unexpected, could occur within surrounding residential developments.

### TRANSIT FACILITIES

HART staff submitted comments on July 21, 2021 indicating a desire for transit facilities be provided immediately west of the proposed project entry. Transportation Review Section staff coordinated with HART staff and explained that, given the limited right-of-way available, existing turn lane in that location, and the fact that the outparcels on either side of the project entry are not within the subject PD, there is no ability to construct the bus bay and transit amenities required pursuant to Section 6.03.09 at the location proposed. HART staff indicated there were open to the facility being provided in an alternate location. Transportation Review Section staff also explained that SR 674 is an FDOT owned roadway under their permitting authority and, as such, any bus bay and amenities would be subject to their review and approval. Unfortunately there was insufficient time to consult FDOT staff; therefore, staff has crafted a condition which will require construction of a bus bay within a reasonable walking distance of the subject property (1 mile) while providing an option for the developer to provide the all required facilities except the bus bay in the event FDOT declines to permit construction of a bus bay.

### LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
SR 674	US 301	CR 579	D	С

Source: Hillsborough County 2020 Level of Service Report

### **Transportation Comment Sheet**

Adjoining Roadways (check if applicable)						
Road Name	Classification	<b>Current Conditions</b>	Select Future Improvements			
Lagoon Shore Blvd.	Private Collector Roadway - Urban	2-4 Lanes □Substandard Road ⊠Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>			
SR 674	FDOT Principal Arterial - Rural	2 Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>☑ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>			
	Choose an item.	Choose an item. Lanes  ☐ Substandard Road ☐ Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>			
	Choose an item.	Choose an item. Lanes  □Substandard Road  □Sufficient ROW Width	<ul><li>□ Corridor Preservation Plan</li><li>□ Site Access Improvements</li><li>□ Substandard Road Improvements</li><li>□ Other</li></ul>			

Project Trip Generation □Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	8,010	617	818			
Proposed	7,395	551	769			
Difference (+/-)	(-) 615	(-) 66	(-) 49			

<sup>\*</sup>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	Х	Vehicular & Pedestrian	None	Meets LDC		
South		Vehicular & Pedestrian	None	Meets LDC		
East		None	None	Meets LDC		
West		None	None	Meets LDC		
Notes:						

<b>Design Exception/Administrative Variance</b> ⊠Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

### **Transportation Comment Sheet**

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
<ul><li>☐ Design Exception/Adm. Variance Requested</li><li>☐ Off-Site Improvements Provided</li></ul>	□ Yes □N/A ⋈ No	⊠ Yes □ No			

### **COMMISSION**

Mariella Smith CHAIR Pat Kemp VICE-CHAIR Harry Cohen Ken Hagan Gwendolyn "Gwen" W. Myers Kimberly Overman Stacy White



### **DIRECTORS**

Janet L. Dougherty EXECUTIVE DIRECTOR Hooshang Boostani, P.E. WASTE DIVISION Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Rick Muratti, Esq. LEGAL DEPT Andy Schipfer, P.E. WETLANDS DIVISION Sterlin Woodard, P.E. AIR DIVISION

### **AGENCY COMMENT SHEET**

REZONING				
HEARING DATE: 5/17/21	COMMENT DATE: 3/11/21			
<b>PETITION NO.:</b> 21-0417	PROPERTY ADDRESS: 11841 Balm Riverview Rd			
EPC REVIEWER: Mike Thompson	FOLIO #: 78878.0010, 78878.0000			
<b>CONTACT INFORMATION:</b> (813) 627-2600 X1219	STR: 08-32S-20E			
EMAIL: thompson@epchc.org				
REQUESTED ZONING: MM PD				

FINDINGS				
WETLANDS PRESENT	YES			
SITE INSPECTION DATE	NA			
WETLAND LINE VALIDITY	valid			
WETLANDS VERIFICATION (AERIAL PHOTO,	Approved wetland line survey on file with EPC			
SOILS SURVEY, EPC FILES)	•			

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.

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

## **INFORMATIONAL COMMENTS:**

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

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



Adequate Facilities Analysis: Major Modification

**Date:** May 13, 2021

Acreage: 46.5 (+/- acres)

Jurisdiction: Hillsborough

Proposed Zoning: Planned Development

Case Number: RZ 21-0417

Future Land Use: Residential-4, Residential-6

HCPS #: RZ-370

Maximum Residential Units: 428 Units

Address: 1245 W. Lake Drive, Wimauma, 33598

Residential Type: Single-Family Detached

Parcel Folio Number(s): 078878.0000 & 078878.0010

School Data	Reddick Elementary	Shields Middle	Sumner High
FISH Capacity	948	1556	2289
2020-21 Enrollment	745	1674	1893
Current Utilization	79%	108%	83%
Concurrency Reservations	168	0	871
Students Generated	83	38	58
Proposed Utilization	105%	110%	123%

Sources: 2020-21 40th Day Enrollment Count and CSA Tracking Sheet as of 5/13/2021

**NOTE**: Adequate capacity does not exist at Reddick Elementary, Shields Middle, or Sumner High School at this time. Additionally, there is no capacity available in adjacent concurrency service areas at the high school level.

This is an analysis for adequate facilities only and is <u>NOT</u> a determination of school concurrency. A school concurrency review will be issued <u>PRIOR TO</u> preliminary plat or site plan approval.

Matthew Pleasant

Department Manager, Planning & Siting Growth Management Department

Matthew Pleasant

Hillsborough County Public Schools E: matthew.pleasant@hcps.net

P: 813.272.4429

From: Monsanto, Israel To: **Matthew Pleasant** Subject: RE: 21-0417 question

Date: Thursday, May 13, 2021 3:36:40 PM

Attachments: image001.png

image003.png

Hi Matthew,

Per the submitted project narrative, the units are single family (these could be detached or attached-townhomes).

## Israel Monsanto

## **Principal Planner**

Development Services Department

P: (813) 276-8389

E: monsantoi@HCFLGov.net

W: HCFLGov.net

## Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe



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

From: Matthew Pleasant <matthew.pleasant@hcps.net>

**Sent:** Thursday, May 13, 2021 3:21 PM

**To:** Monsanto, Israel < Monsantol@hillsboroughcounty.org>

Subject: 21-0417 question

[External]

Israel,

Can you confirm the number and type of units being proposed under MM 21-0417? It appears to be 428 units, but I don't see the type (townhomes, multifamily, etc.) listed on the site plan.

Matthew Pleasant

Department Manager of Planning & Siting Growth Management and Planning Hillsborough County Public Schools

E: matthew.pleasant@hcps.net

O: 813-272-4429

## Preparing Students for Life

Summer Hours: June 7, 2021- July 22, 2021 School District offices will be closed on Fridays. Exceptions:

Week of June 28<sup>th</sup>: Open Monday - Friday

Week of July 5<sup>th</sup>: Closed Monday, open Friday

Note: The School District is in the process of converting to Outlook. Currently, correspondence sent to my email address, <u>matthew.pleasant@sdhc.k12.fl.us</u>, will be forwarded to the new email address, <u>matthew.pleasant@hcps.net</u>, until October 2021.

This email is from an **EXTERNAL** source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.



## **AGENCY REVIEW COMMENT SHEET**

**NOTE:** THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 08/05/2021

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Dune FL Land I Sub LLC & Southshore Bay Club LLC **PETITION NO:** 21-0417

**LOCATION:** SR 674 & College Ave (Brigman Ave)

**FOLIO NO:** 78878.0000 & 78878.0010

## **Estimated Fees:**

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached Unit)

Mobility: \$7,346 per unit Parks: \$1,815 per unit School: \$8,227 per unit Fire: \$335 per unit

Single Family Detached per unit = \$17,723

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story)

Mobility: \$5,329 per unit Parks: \$1,316 per unit School: \$3,891 per unit Fire: \$249 per unit

Multi-Family (1-2 story) per unit = \$10,785 (cont. next page)

## **Project Summary/Description:**

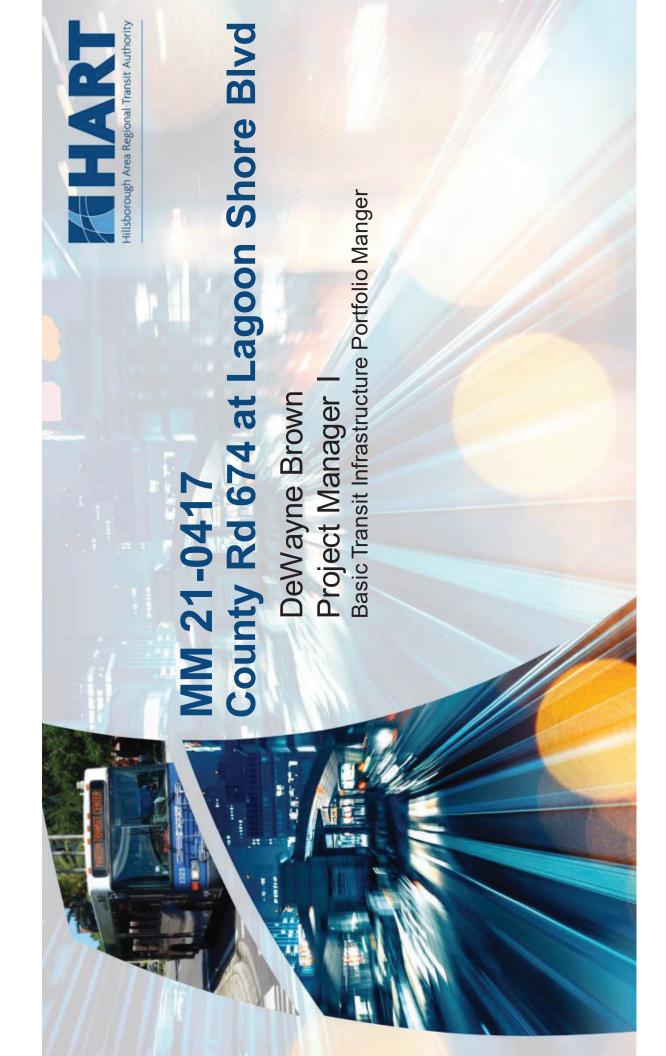
Urban Mobility, South Park/Fire - up to 840 Single Family; or up to 400 Multi-Family and 440 Single Family. Lagoon/water recreation facility 45,000 sq ft building area, 280 parking spaces.

## (Continued from Page 1)

Water Slide Park (Mobility per parking space) (Fire per 1,000 s.f.) Mobility: \$1,038\*280 = \$290,640

Fire: \$313\*45 = \$ 14,085

Total: \$304,725





# Major Modification



## County Rd 674 at Lagoon Shore Blvd

MHART

## MM 21-00417 Request:

Permit to Major Modification Southshore Bay Community on County Rd 674 in Wimauma, FI.

**PMO Comments:** HART BTI request a that a  $18^{\circ} \times 30^{\circ}$  Landing/Shelter Pad be built in the turn deceleration lane east bound entrance to Southshore Bay











For illustration purposes please follow all applicable FDOT standards 4

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

PETITION NO.: MM21-0417 REVIEWED BY: Randy Rochelle DATE: 3/1/2021			
FOLIC	O NO.:		
	This agency would $\square$ (support), $\boxtimes$ (conditionally support) the proposal.		
	WATER		
	The property lies within the <u>Hillsborough County</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.		
	No Hillsborough County water line of adequate capacity is presently available.		
	A <u>12</u> inch water main exists <u>(adjacent to the site)</u> , <u>(approximately 60</u> feet from the site) <u>and is located east of the subject property within the east Right-of-Way of Lagoon Shore Boulevard.</u>		
	Water distribution improvements may be needed prior to connection to the County's water system.		
	No CIP water line is planned that may provide service to the proposed development.		
	The nearest CIP water main ( inches), will be located [ (adjacent to the site), [ (feet from the site at). Expected completion date is		
	WASTEWATER		
	The property lies within the <u>Hillsborough County</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.		
	No Hillsborough County wastewater line of adequate capacity is presently available.		
	A 6 inch wastewater force main exists (adjacent to the site), (approximately 640 feet from the site) and is located north of the subject property within the north Right-of-Way of Jackel Chase Drive.		
	Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.		
	No CIP wastewater line is planned that may provide service to the proposed development.		
	The nearest CIP wastewater main ( inches), will be located [ (adjacent to the site), [ (feet from the site at). Expected completion date is		
COMM	MENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.		

## AGENCY REVIEW COMMENT SHEET

TO:	<b>ZONING TECHNICIAN, Planning Growth Mana</b>	gement		<b>DATE:</b> 25 February 2021			
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management							
APP	APPLICANT: Elise Batsel PETITION NO: MM 21-0417						
LOC	CATION: Bringman Ave, Wimauma, FL 33598						
FOL	<b>IO NO:</b> <u>78878.0000 &amp; 78878.0010</u>	SEC: <u>08</u> T	ΓWN: <u>32</u>	RNG: <u>20</u>			
$\boxtimes$	This agency has no comments.						
	This agency has no objection.						
	This agency has no objection, subject to listed of	or attached o	onditions				
	This agoney has no objection, subject to noted to	or attached o	oriditionic	•			
	This agency objects, based on the listed or atta	ched condition	ons.				
COMMENTS:							

## VERBATIM TRANSCRIPT

## HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	-X
IN RE:	)
	)
ZONE HEARING MASTER HEARINGS	)
	)

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, November 15, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 9:16 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

Executive Reporting Service

		Page 18	
1	HTT.T.QROPO	-	
_	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
2	ZONING HEARING MASTER HEARINGS		
3	November 15, 2021 ZONING HEARING MASTER: SUSAN FINCH		
4			
5	D.1		
6	B1: Application Number:	MM 21-0417	
7	Applicant:	Dune FL Land I Sub, LLC & Southshore Bay Club, LLC	
8	Location:	Approximately 1550 ft S of	
		Lagoon Shore Blvd. & Jackel Chase Dr.	
9	Folio Number: Acreage:	78878.0000 & 78878.0010 46 acres, more or less	
10	Comprehensive Plan: Service Area:	· ·	
11	Community Plan:	Wimauma & Southshore Areawide	
12	Existing Zoning:	Systems Plan PD (05-0210)	
13	Request:	Major Modification to a Planned Development	
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Page 19 MR. GRADY: The first item is agenda item 1 2 B-1. It's Major Mod Application 21-0417. applicant is Dune Land, LLC. It's a Major Modification to existing 4 5 Planned Development. This is a case that was remanded by the Board of County Commissioners for 6 further review of the application and the 8 operational aspects associated with that. 9 Israel Monsanto will provide an updated staff recommendation after presentation by the 10 11 applicant. 12 HEARING MASTER FINCH: Okay. Good evening. 13 MS. CORBETT: Good evening. Kami Corbett 14 with the law firm of Hill, Ward, Henderson 15 representing the applicant. We do have a 16 PowerPoint this evening. 17 HEARING MASTER FINCH: Okay. 18 MS. CORBETT: As Brian stated, this is a 19 remanded case that you heard, and you did recommend 20 approval for, but the Board decide to remand, and 21 we're going to get into some of those issues. 2.2 slide. 23 These are the remanded issues that are 24 identified in the staff report. You see they're a 25 little bit all over the place. Safety, security,

Executive Reporting Service

1 transportation impacts of the Major Modification,

2 parking, size and scale of the lagoon, units

developed to date, findings from the Planning

4 Commission, the long-term sustainability of the

5 amenity, the roadway classification, and the

6 operation of the lagoon inside a gated community,

7 and control after the parking lot is full. Next

8 slide.

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Just for context, I'm going to do some place setting first before we get into those details.

This is the Southshore Master Plan. It's actually two interconnected zoning approvals with a total of 2,924 approved units and 679.9 acres.

We have a 1,011 platted lots within this area. We have 630 homes constructed or under construction. The lagoon tract itself comprises of 19.7 acres, which is 2.8 percent of this land area.

And then Crystal Lagoon is approximately 5 acres, which is .7 percent of this total land area. The lagoon is centrally located, and the lagoon amenity was specifically developed as an alternative to a golf course.

A lot of the old golf course communities, the golf courses took up a lot of land. There's a significant impact when they fail. Some have been

Page 21 converted to trails, but others really weren't 1 2 well-maintained by the operators. This is a much more compact design, and it's much more environmentally sustainable. 4 5 And one of the reasons we are seeking 6 semipublic status is to help ensure the long-term viability of the amenity by having outside sources 8 of revenue and not just rely on the residents of the community maintaining the amenity long term. Next slide. 10 And this is getting into the modification. 11 12 This is the approved plan. On the right is the modification area. Next slide. 13 14 Putting that into context, this is the --15 basically the area of the master plan that I showed 16 you that is subject to this Major Modification, 17 this area. This is this PD and then we're 18 modifying that parcel, the lagoon parcel. Next slide. 19 20 And as I said, we're -- the purpose of the 21 modification is to have -- create semipublic access 22 to the recreational water amenity. This is 23 approved, permitted, and constructed already. 24 There are ancillary uses including 25 volleyball, outdoor cabanas, pools, kayaking,

paddle boarding, and have food and beverage

services. There's 20,000 square feet of enclosed

space, and we are proposing conditions to limit the

public access to include operational hours,

accessed screening and parking. And we are also

reducing the number of dwelling units by 100 units.

Next slide.

And here it is. This is a picture from about two weeks ago. It's an actual aerial photograph. You can see how it's oriented within the community, and you can see that Lagoon Shore Boulevard and that big collector road that runs north/south from 674 down towards Bishop road. And you can see the parking areas that have been established already. Next slide.

Again, this is sort of the outdoor amenity area. You can see where some of the food and beverage services will occur. Next slide. And these are the volleyball areas. You can see they're oriented adjacent to the lagoon parcel, away from the residential community. Next slide.

Safety, security, and operation of the lagoon, again, specifically addressed in Zoning Condition 1.2. Hours of operation, 10:00 a.m. to 8:00 p.m. The entrance is being controlled at the

gate and will be manned.

The public access from the residential area is not allowed, and the nonresidents are required to display visitor tags and dash on their dashboard. There's a requirement to have a log of the license plate, color, make, and model of the car.

The lagoon area is screened with a 6-foot fence, and then the lighting is being controlled to limit off-site lighting impacts. Next slide.

Getting into the parking. As you heard last time, the testimony and evidence is that there was a parking calculation that was done with a site specific study based on the Epperson Crystal Lagoon, which is in Pasco County, which is operated by the same owner.

And based on that, we are providing 246 vehicular spaces for residents and nonresidents, 40 employee vehicle spaces, 220 golf cart spaces, and 70 bicycle spaces.

And then through the conditions of the zoning, the lagoon reservations are required to be limited based on available parking spaces. And there are -- the parking for the lagoon is not allowed anywhere outside the parcel, and we've

Page 24 already installed no parking signs. Next slide. 1 You can see the no parking sign. Next slide and next slide. For the transportation impacts and the classification of the roadway, this is the 5 definition of a collector roadway in the Comprehensive Plan. 6 Collector roads collect and distribute traffic between local roads and arterial roads. 8 And you can see there was an e-mail in the record, 10 and I think you heard testimony and evidence from 11 staff before that, yes, Lagoon Shore Boulevard 12 functions as a collector roadway. 13 And at this time I'd like to pause and ask 14 Steve Henry to further elaborate on some of that. 15 MR. HENRY: Good evening. Steve Henry, 16 Lincks & Associates, 5023 West Laurel, Tampa, 33607. 17 18 So I want to address the functional 19 classification of the roadway and go through that 20 as far as the Comp Plan's concerned. Again, with the ELMO. 21 22 While she's waiting for that, Policy 22.2 23 states that the locational criteria is based on the 24 roadway as classified in the Cost Affordable 25 Long-Range Transportation Plan. And when I put up

here on the ELMO, as soon as she gets it up, is the actual Cost Affordable Plan.

While we're waiting, the policy is somewhat flawed in that -- in that it does not take into account developer roadways. They, in fact, on -- on the Cost Affordable Plan federally and locally funded roadways, unless specifically requested by the County to include that roadway.

And they give you a couple of examples. I don't know how familiar you are with the New Tampa area. But you've the K-Bar Parkway. It runs from Kinnan Street to Morris Bridge. Currently under construction, several segments of it.

It's actually under development agreement with the developer and the City, but that is not in the Cost Affordable Plan. But an actual collector roadway is under construction.

Second is Gate Dancer, Simmons Loop
extension that runs from Big Bend Road down to
Paseo Al Mar. Not in here, but a
developer-required roadway that in their Planned
Development, they are required to build it in order
to develop the property.

And then you've got -- I just added ours to it here, Lagoon Shores Boulevard. That, again, is

not in the Cost Affordable Plan. This is a graphic
that kind of gives you an idea of Lagoon Shore

Boulevard. It goes from 674, as a collector

4 roadway, down to Bishop Road.

Then you've also got Hidden Creek, which is also a collector roadway. Both of those roadways do not have any homes fronting on it. They are completely collector roadways and, in fact, we have submitted the signal plans for the intersection of 674 and Lagoon Shore Boulevard.

So that will actually be signalized in the very near future, as soon as DOT approves the plan. And then what I've done here is -- I'll leave these, but these are going to give you an idea.

This is Lagoon Shores Boulevard at 674. And as you continue south, you can see this is definitely a collector roadway. There's the roundabout, as you continue south over the bridge, and then this is south.

So you can see that this is clearly a collector roadway. So from our standpoint that the -- the idea that you have to have it on the Cost Affordable Plan, we think it's flawed from the standpoint of looking at locational criteria for commercial. Thank you.

Page 27 1 HEARING MASTER FINCH: Thank you. If you 2 could please sign in. MS. CORBETT: Kami Corbett. If we could get the PowerPoint back up. Next slide, please. 4 5 Again, here's another aerial that I wanted 6 to show you that shows the collector roadway in the proximity of where the lagoon uses are located in relationship to the rest of the development community. You can see that it's again centrally 10 located, and it's not having any negative impacts 11 12 on the residential development. Next slide. I 13 want to talk about commercial locational criteria. 14 I believe in the last hearing, my partner, 15 John Grandoff, argued that we should not be subject 16 to commercial locational criteria because of the 17 intent of that policy is to avoid strict 18 commercial. 19 And if you look at the objective itself, it talks about locational criteria for 20 21 neighborhood-serving commercial uses, and then 22 that's the -- what's on the screen is the 23 definition for neighborhood-serving commercial 24 development. 25 It talks about retail commercial, office

development, convenience goods, personal services,

and that's -- they serve the lowest base level of

neighborhood-serving commercial. And then you also

get to community-serving commercial again referring

to warehousing, intensive retail, wholesale, and

office uses. Next slide.

And as you heard testimony from -- from staff last time, Development Services staff and the applicant agreed this is most alike in recreational use for the outdoor.

And there is a similar definition in the Comprehensive Plan for private recreation sites, and it talks about sites being owned by private commercial or not-for-profit entities usually for a fee. And it doesn't say anything about those uses being subject to commercial locational criteria. Next slide.

However, even if this site is determined to be required to meet locational criteria, we believe to ask for a waiver and I believe the testimony in evidence in the record does support that.

Again, you just heard Mr. Henry testify that Lagoon Shore Boulevard is a collector roadway and never could be on the Cost Affordable Plan because it was a developer-funded roadway. So it's an

Page 29 impossibility that we could never fulfill. 1 The lagoon uses are centrally located within a large master plan community, and they're consistent and compatible with that master plan. 5 If the -- the Southshore Bay Master Plan is 6 a mixed-use development, and typically in mixed-use developments, we don't require commercial 8 locational criteria to be satisfied. Likewise, we're providing parking for golf carts and bicycles to decrease the need for motor vehicle trips. 10 And the zoning conditions do address parking 11 safety and security that would potentially have 12 13 compatibility or consistency impacts. And, again, 14 it's low intensity, and approval of the semipublic 15 access will not result in nonresidential 16 development pattern or scattered upland --17 unplanned commercial, which is what we're to avoid 18 by strict commercial policies in the Comp Plan. Next slide. 19 20 Again, in summary, we've addressed -- we feel like we've addressed the remand issues. 21 22 safety security, operation, access control, and 23 parking are all specifically addressed in 24 Condition 1.2. 25 We are reducing the approved residential so

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Page 30 there's no net traffic impacts. We've confirmed 1 the status of the collector road and determined -demonstrated that the size and scale of the lagoon is centrally located with low intensity. 4 5 And, again, our position is the site's not commercial, but even if it is, the waiver's 6 justified. Again, the semiprivate status helps us 8 to ensure the long-term viability of the lagoon amenity. 9 And with that, I would conclude my 10 presentation for now. I don't think I need to save 11 12 time for rebuttal, but if I do... 13 HEARING MASTER FINCH: I have a couple of questions. 14 15 MS. CORBETT: Sure. 16 HEARING MASTER FINCH: In the beginning of 17 your PowerPoint presentation, you talked about the 18 issues that the Board discussed and the results in 19 this remand. And I've read the minutes and I agree with the identified issues. 20 21 The only thing I think you left off was 22 there seemed to be a discussion about what would 23 happen if the lagoon use went away. And I thought 24 you were going there with how you touched on golf 25 courses no longer being viable and so forth.

And I think Commissioner Cohen and I think a couple of others raised this point. And so if you could just address the issue at some point in the future that was no longer a use.

MS. CORBETT: If at some point in the future that was no longer a use, this -- the rezoning would have to be modified because only these uses are located in that area.

So if the property owner wanted to change the uses to something different other than the lagoon uses, they would have to modify the PD. And as far as, you know, they won't -- it is -- there are -- just like golf courses, when you plan one, there's no -- no deciding they're going to fail.

Again, this is a relatively -- this is a 19.6-acre parcel within this overall large master community plan, and there certainly could be alternative uses in the future. We're not planning any. We're committing the zoning to just these uses.

HEARING MASTER FINCH: And then, finally, if you could just -- just making sure the record is clear, if you could identify those zoning conditions that were added to address the security and operations.

Page 32 MS. CORBETT: May need a little help with 1 2 the ones that were there before and the ones that were added. 4 HEARING MASTER FINCH: And if we could 5 possibly do that -- Mr. Monsanto might be able to 6 do that, and that would be totally acceptable. 7 just want to make sure that it's clear that you've addressed it with issues by adding conditions to address those items. 10 MS. CORBETT: Yes. HEARING MASTER FINCH: All right. Thank 11 12 you. If you haven't signed in, if you could. 13 All right. Development Services, please. 14 MR. MONSANTO: Good evening. Israel 15 Monsanto, Development Services. Can you hear me? 16 HEARING MASTER FINCH: We can. 17 MR. MONSANTO: All right. I will share my PowerPoint. Here we go. Let me know if you can 18 19 see the screen. 20 MR. GRADY: Yes, we can. 21 MR. MONSANTO: Thank you. Again, Israel 22 Monsanto, Development Services. 23 This application is Major Mod 21-0417 to a 24 Planned Development located in the Sun City in south county. This Major Mod affects PD 05-0210, 25

which is approximately 192 acres in total size. 1

The area being modified is 46 acres in size and is located in Southshore Bay resident project in south

county. 5

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The parcel is in the Urban Service Area, and this PD is approved for a maximum of 940 dwelling units and recreational areas. This case was previously heard at the August hearing master and was presented at the Board of County Commissioners in October 2021 Land Use hearing.

Let me move my slides. The commissioners disclosed the proposal and found that the proposed general indoor/outdoor recreational use of Crystal Lagoon needed further clarifications.

In summary, the applicant stated the Board requested this case to be remanded to give the applicant an opportunity to clarify some items, including safety and security, transportation impacts, parking for the proposed use, scale and size of the lagoon in comparison with the original project, the number of residential units developed, comparison with other similar type of projects in residential communities such as golf courses, rural classification on Lagoon Shore Boulevard, operation of the lagoon site, and controls after the parking

lot is full.

The applicant has updated their narrative, responding to the items as they presented a few minutes ago, and I provided for clarification and specificity. Generally, the applicant expanded the explanation of the operational aspect of the proposed usage.

There are existing site conditions in the community such as security cameras in the guard house at the entrance gate that will be staffed with a guard who will control nonresidents entering the community to access the lagoon.

Transportation assessment previously filed and reviewed by Transportation Staff demonstrated that the use would decrease by 100 residential units, and the additional recreational will mainly result in less traffic than the existing approved Planned Development.

Also, the parking assessment shows that traffic patterns are more sporadic and typically occur outside of peak traffic times. And the houses of operation are also outside of peak traffic time from 10:00 a.m. to 8:00 p.m., which are the hours of operation of this proposed recreational use.

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The number of parking is being limited to a total of 246 guest spaces, 220 resident golf carts, and 40 employees. The parking will also include 70 bike spaces. Once the parking lot is full, no new reservations or tickets can be issued or sold and no new nonresident guest will be allowed to access this site.

This condition has been maintained. A visitor patron log in real time will be maintained by Crystal Lagoon staff of the site and the community access gate. The lot will include visitor information including the license plate, type of vehicle. A tag will be required to be displayed at all times in the resident's vehicle parked within the lagoon site.

The applicant has amended the proposed conditions to further address and clarify some of the comments discussed by the County Commissioners and area residents.

The applicant is proposing to restrict certain accessory recreational uses to ensure that the site would not incorporate intensive uses commonly associated with general indoor/outdoor uses.

And that is Condition 1 has been amended,

taking outside some of the uses like golf courses
and bowling alleys, et cetera.

Additionally, the applicant proposes a security guard to be present at the community's entrance gate during operating hours to monitor the lagoon sites guests, to restrict their access based on parking availability and increase the community safety.

The requirement to keep a visitor logs with vehicle information has also proposed as a condition. Additionally, the lot will be required to be available upon request by Hillsborough County.

All other proposed conditions will remain in place. Development Services staff does not object to the amended conditions by the applicant. We have reviewed the amended conditions and found they address the concerns raised at the Board meeting in October.

The applicant has also met with an area resident as well as County Staff as directed by the county commissioners.

Based on all these considerations, the staff recommends approval with conditions. I have -- we handed an updated staff report, Madam Hearing

Page 37 Officer. We have updated Condition 1.2, 1 reinstating the ancillary uses to make it clear that the lagoon is -- and the ancillary uses will be subject to those additional conditions. 5 Also, Condition 1.2(d), we are removing the word "online" since reservations can be made either 6 online or in person as long as the parking lot is 8 available for additional guests or no residents. And, lastly, the word "monitor" has been 9 added, and we have eliminated the word "enforced" 10 because staff will monitor all the parking being 11 12 utilized. 13 And once they're full, then they will no 14 longer sell tickets and then Code Enforcement, if 15 they are called to the site, they will look at the 16 log and make sure that those vehicles parked on the 17 site has the proper tags. 18 And I hoped I answered your question, but 19 I'm available to answer any additional questions. 20 HEARING MASTER FINCH: I think you did. just want to double check that I understand. 21

just want to double check that I understand. So
it's 1.2 and the associated A through G. Those are
all new as a result of -- from the remand?

MR. MONSANTO: Not exactly. So Condition 1,
the main changes are that we have clarified

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ancillary uses, which include the bar, eating establishment, pool, volleyball, cabanas, and other structures providing shaded areas as permitted today and outdoor recreational activities. And then we listed a couple of those activities.

And then the new language that we added was the prohibited uses, which include bowling alleys, the skating rinks, more the regimes fitness centers because those are included in our Code definition under the general indoor/outdoor recreational uses, but the applicant has committed not to allow those, so -- because those are very intense. And they're not -- they're not contemplated in those intense uses.

And then the other changes in Condition 1.2, we added Crystal Lagoon ancillary uses, to reinstate that those are ancillary uses as stated in Condition 1. The other changes that we added was on 1.2(a) where we added the security guard that shall be present.

And, also, the Crystal Lagoon will be prohibited for -- at other resident only entrances.

And then, lastly, we also added amended

Condition 1.2(d), and that's where you see the -- the online where we remove, the enforce -- we

1 remove and replace enforced.

And we added the language for the visitor patron log to be maintained. Nonresident visiting the Crystal Lagoon shall be required to display their visitor tag on the dashboard. The log shall include the license plate, color, make, and model. And this log shall be available upon request by Hillsborough County. And that's -- that's the main changes, Hearing Master.

HEARING MASTER FINCH: Okay. Thank you,

Mr. Monsanto. That was my question. I appreciate

it.

We'll go to Planning Commission, please.

MS. PAPANDREW: Andrea Papandrew, Planning
Commission staff.

The subject property is within the

Residential-4 and Residential-6 Future Land Use

Categories. It is within the Urban Service Area

and the Wimauma Village Community Plan.

At the regularly scheduled Land Use meeting on October 12th, 2021, Hillsborough Board of County Commissioners remanded this application to November 15th Zoning Hearing Master meeting.

The Board requested further clarification to
Planning Commission staff findings. Planning

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Commission staff's inconsistency finding was based on several factors. The first factor being the site does not meet commercial locational criteria under Objective 22 and accompanying policies.

It was concluded that Lagoon Shore Boulevard operates as a collector roadway by the county engineer. However, commercial locational criteria is not based on the function of classification of a roadway. Rather it's determined by the number of lanes on a roadway.

In addition, the roadways must be shown in the 2040 Highway Cost Affordable Long-Range
Transportation Plan Map. In this instance, Lagoon
Shore Boulevard is not listed on the Highway Cost
Affordable Map and does not meet commercial
locational criteria.

Planning Commission staff can only consider roadway lanes and roadways listed on the Highway Cost Affordable Map per Future Land Use Element Policy 22.2 in determining consistency finding.

Additionally, Planning Commission staff's finding was based on the incapability of the proposed uses with the surrounding area. Planning Commission staff has determined the proposed use would be too intense and not complementary to the

Page 41 surrounding development pattern based on 1 Objective 16 and its policies that address neighborhood protection. Specifically, allowing a development that 5 can be considered for up to 20,000 square feet would not provide creation of complementary uses in 6 a predominantly single-family residential development pattern. There has not been a significant change to the request with this remand that alleviates 10 Planning Commission staff concerns regarding 11 12 compatibility of the proposed uses and the proposed 13 location. 14 Therefore, this remand does not result in a 15 change to Planning Commission staff's finding of 16 inconsistent with the Comprehensive Plan. 17 The applicant has provided a waiver to 18 locational criteria. According to the waiver, the 19 proposed development would not be a typical 20 commercial enterprise but an indoor/outdoor recreational use. 21 22 The applicant also states the use will be 23 fully gated and will not produce impacts to the 24 surrounding residential uses. Allowing this use to 25 be open to the public increases the volume of

Page 42 travel -- excuse me, the volume of traffic and 1 activity travelling along Lagoon Shore Boulevard, which is a local residential roadway as defined by the functional classification map. 5 This is inconsistent with Future Land Use Element Policy 16.5, which requires development of 6 higher intensity nonresidential land uses that are adjacent to established neighborhoods to be restricted to collectors and arterials and to locations external to established and developing 10 neighborhoods. 11 12 With the proposed uses and compatibility to 13 the surrounding area, Planning Commission staff has 14 determined that the proposed use would be too 15 intent and would obstruct the gradual transition of 16 existing single-family development pattern.

Planning Commission staff responds to

Hillsborough County Board of County Commissioners

that approve the commercial locational criteria

waiver.

The application produces vehicular connection to the south to support the vision of the Wimauma Village Community Plan by ensuring a balanced transportation system.

Based upon the above considerations, the

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	Page 43
1	Planning Commission staff finds the proposed Major
2	Modification inconsistent with the Future of
3	Hillsborough Comprehensive Plan for unincorporated
4	Hillsborough County. Thank you.
5	HEARING MASTER FINCH: Thank you very much.
6	I appreciate it.
7	At this time we'll call for anyone that
8	would like to speak in support? Anyone in favor in
9	the room or online?
10	Seeing no one, anyone in opposition to this
11	request? No one.
12	All right. County Staff, anything else?
13	Mr. Grady?
14	MR. GRADY: Nothing further.
15	HEARING MASTER FINCH: All right.
16	Ms. Corbett, you have the last word if you'd like.
17	MS. CORBETT: Kami Corbett. Just a couple
18	of things.
19	I'd like to have Steve Henry come up and
20	just address a couple of items that Ms. Papandrew
21	just addressed.
22	HEARING MASTER FINCH: Okay.
23	MR. HENRY: Good evening. Steve Henry,
24	Lincks & Associates.
25	The one is on the functional classification

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Page 44 of the roadway. In fact, on the Hillsborough 1 2 County Functional Classification Map, the road doesn't show. I guess that's where they determine that it is a local road. 4 5 The Functional Classification Map shows the 6 collector roadways or arterial roadways in the county. This isn't on the map because it isn't and 8 hasn't been completed yet. The county engineer and in the staff report has indicated that it is a 9 collector roadway and functions as a collector 10 11 roadway. 12 And once it's completed, it will likely be 13 on that map because it will be a functional collector roadway. Thank you. 14 15 HEARING MASTER FINCH: Understood. 16 you. 17 MS. CORBETT: If we could go back to the 18 PowerPoint just real quickly for just a couple of 19 last points I'd like to get into the record. 20 HEARING MASTER FINCH: Sure. 21 MS. CORBETT: One question that was raised 22 that didn't -- wasn't in the remand list, but there 23 was some discussion about it and some questions 24 raised. We did actually -- I did not, but Betsy 25 Jolly and Kartik Goyani from Metro did meet with or

had a phone conference with the -- not Ms. Ross,

who was in opposition, we also provided some

written answers to the questions that she raised -
some of her specific questions, and those are in

the record. But next slide, please.

There was a question about the status of the roadways and the gates. Southshore Bay is located within a community development district, which is a unit of local government, and it is — the road is owned by the CDD and as disclosed on the CDD website, all CDD-owned roads must remain accessible to the general public.

The gates do provide an additional level of security, and they provide an opportunity to track those entering and travel through the community.

Next slide.

And just also, all people who purchased in this community are subject to a club plan, and you can see that it was disclosed that members of the public would include possibly be in the future have access to the club. Next slide.

And, lastly, we did receive a letter from
the district commissioner, Commissioner Oakley in
Pasco County who has Epperson Ranch in his
district, and in the three years that that's been

	Page 46
1	operational, he wrote a letter and said that he's
2	not had any complaints from any of the residents
3	regarding the lagoon or any parking issues.
4	And again, validating the parking study that
5	we put on the record. And then, lastly, I'd just
6	like to put out, of the letters that are in the
7	record, 14 have verifiable addresses within the
8	Southshore Community Master Plan, and I did put
9	that list of names into the record when I submitted
10	it to the clerk.
11	And with that, that concludes our
12	presentation, unless you have any questions.
13	HEARING MASTER FINCH: No further questions.
14	Thank you so much.
15	With that, we'll close Major Modification
16	21-0417 and go to the next case.
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HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER (ZHM)

HEARING

)

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Zoning Hearing Master

DATE:

Monday, August 16, 2021

TIME:

Commencing at 6:00 p.m.

Concluding 8/17/21 at 12:04 a.m.

PLACE:

Hybrid Meeting/Cisco Webex

R.W. Saunders Sr. Public Library

Ada T. Payne Community Room

1505 Nebraska Avenue

Tampa, Florida

Andrew Mayes
Executive Reporting Service
Ulmerton Business Center, Suite 130
Clearwater, FL 33762

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	Pag	e 239
1		
2	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS	
3		
4	ZONING HEARING MASTER HEARING	
5	Monday, August 16, 2021	
6	ZONING HEARING MASTER: SUSAN FINCH	
7		
8	D.5.	
9	Application Number: MM 21-0417	and.
10	Applicant: Dune FL Land I Sub, LLC Southshore Bay Club, LI	Bay Club, LLC. 50' Southeast of re and Jackel
11	Lagoon Shore and Jackel	
12	Chase Dr intersection 078878.0000 and 078878.	
13	Comprehensive Plan: R-6 and R-4	Urban PD (05-0210)
14	Service Area: Urban Existing Zoning: PD (05-0210)	
15	Request: Major Modification to a Planned Development	<b>a</b>
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Page 240 MR. GRADY: The next item is agenda item D.5., 1 major mod application 21-0417. The request is for a major modification to an existing planned development. Israel Monsanto will provide staff 5 recommendation after presentation by the 6 applicant. 7 HEARING MASTER FINCH: All right. Is the 8 applicant here? 9 MR. GRADY: Excuse me, could the people in the 10 back please leave. HEARING MASTER FINCH: If we could keep it 11 12 down in the back, we're trying to proceed. Thank 13 you. 14 Go ahead, Mr. Grandoff. 15 MR. GRANDOFF: Good evening, Ms. Finch. 16 name is John Grandoff. My address is Suite 3700, Bank of America Plaza. 17 18 In the interest of time, I ask if you would 19 poll the audience if there's anyone in opposition 20 here or online, and I can maybe abbreviate my 21 presentation. 22 HEARING MASTER FINCH: We certainly can. 23 there anyone online in opposition? 24 MS. MORRIS: Yes, there is. 25 HEARING MASTER FINCH: One person.

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Page 241 1 MR. GRANDOFF: Okay. Anyone in the audience? 2 HEARING MASTER FINCH: Anyone in the room in opposition? No, sir. 4 MR. GRANDOFF: Okay. Thank you. Also, Ms. Finch, I want to ask if you've viewed the 5 6 property in person? 7 HEARING MASTER FINCH: Mr. Grandoff, I am here 8 to ask the questions, but if you could continue with your presentation, I'd appreciate it. 9 MR. GRANDOFF: Okay. Well, I urge you to do 10 11 so if you have not. 12 HEARING MASTER FINCH: It is a part of my 13 process. 14 MR. GRANDOFF: This application is at County 15 Road 6 -- State Road 674 and Lagoon Shore Drive. 16 It's a very simple application for a lagoon in 17 which we are substituting about 100 units to put 18 in about a 20-acre lagoon that is already under 19 construction, almost finished. And our request is 20 to allow us to have semi-private use, semi-public 21 use of the facility. 22 As summarized in Mr. Grady's report, there are 23 several findings that I want you to be aware of. 24 First of all, we have a disagreement with the 25 Planning Comission that they have determined that

the project does not meet locational criteria. I submit to you that that applies in the context of strip commercial. This is not strip commercial.

And further to that, our expert traffic engineer, Mr. Steve Henry, had a conversation with Mike Williams of the transportation department confirming that Lagoon Shore Drive, which is the main drive involved in this project, is actually functioning as a collector. That finding is provided in Mr. Ratliff's report. And I'll provide to you the paragraph on that one.

Mr. Henry is here to explain that discussion he had with Mr. Williams if necessary. And in the report by Mr. Ratliff, in Paragraph 1-E of the conditions of approval, he notes parenthetically that Lagoon Shore Drive is a collector roadway. There are no objections from that department.

Also, a collector road is defined as those roads that collect and distribute traffic between local roads and arterial roads. Collectors are roadways providing service for relatively moderate traffic volume, moderate trip length and moderate operating speed.

And, again, this goes to the finding of inconsistency by the Planning Commission, which we

Page 243 submit is incorrect. And to demonstrate that, I'd 1 2 like to show you two --3 HEARING MASTER FINCH: You could turn that 4 microphone on that's right there, just the button 5 at the base. Perfect. 6 MR. GRANDOFF: How is that? Can you hear me? 7 HEARING MASTER FINCH: Perfect. Thank you. 8 MR. GRANDOFF: Here is the project. And the lagoon which is going to be substituted for about 9 10 100 units is south of County Road 674. Highway 301 is over here to the west, and Lagoon Shore 11 12 Drive is our collector, which links County Road 13 674 and will eventually tie into Bishop Road. 14 To give you a better perspective, this was 15 prepared by Ryan McCaffrey, civil engineer, again 16 showing 674, Lagoon Shore, tying into Bishop Road, 17 and then Hidden Creek Boulevard, U.S. 301. So you 18 have these arterials, you have these collectors, 19 and you have another collector on the bottom -- I 20 mean another local on the bottom. 21 So we believe that the Planning Comission's 22 findings are incorrect based upon the facts of the 23 case. Now, why do they say that? They say that 24 because Lagoon Shore Drive is not on the capital 25 projects map. This is form over function.

a form issue. The road is functioning as a collector. And that's all we have to say on the inconsistency finding.

The existing PD includes permitted uses such as recreational areas, lakes, and stormwater ponds. We are modifying that PD to a separate definition that I urge you to read on page 5 of Mr. Grady's report, particularly the third paragraph which is indented and says "recreational general indoor/outdoor." For the sake of time, I'm not going to read that to you verbatim, but I urge you to read that as part of your findings of fact.

With that finding, we then switch to how much parking do you have to have for this project.

Mr. Henry did an exhaustive study and several discussions with Mr. Ratliff, and we concluded that parking would be required in the numbers of 246 guest parking spaces, 222 golf cart spaces, 40 employee spaces. That is found in page 6 of the report.

And also we have further findings that this roadway will be able to support that traffic and that we have additional conditions that will prohibit parking on Lagoon Shore Boulevard and

- 1 confine all of the parking to the parking area.
- 2 There are no waivers requested for this parking.
- And we are meeting code as found by the
- 4 transportation department. As to waivers, those
- 5 waivers are not requested either on landscaping,
- 6 buffering, fences or walls.

As to the intersection of Lagoon Shore

Boulevard and State Road 674 at the entrance,

Mr. Henry has established that this light is in
the design process and that it will meet signal

11 warrants and will be built.

While we're on traffic, I want to switch over to condition 22 found in the report. Condition 22 was submitted by the Hillsborough Area Rapid Transit department, Mr. Duane Brown, in which he requested that a -- excuse me -- a transit accessory pad provide a bus shelter, et cetera, et cetera, on the County Road 672. We believe that is a typographical error. It is supposed to be County Road 674.

We're okay with the condition; however, we ask that the last sentence which reads "in the event that the FDOT declines," et cetera, et cetera, that that condition be deleted because it compels us to work with FDOT to locate a bus stop within a

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Page 246 1 mile parameter, and we believe that's not 1 reasonable and not supported by the code. Otherwise, that is correct as corrected to County Road 674. 4 5 Pardon me for a moment. I'd like to summarize 6 for you and then we will reserve the remainder of my time. Just a moment, please. That will cover it for now. I will reserve the remainder of my comments for rebuttal, Ms. Finch. Thank you for your time. 10 HEARING MASTER FINCH: Thank you. 11 12 appreciate it. If you could please sign in with the clerk's office. 13 14 Development Services, please. 15 MR. MONSANTO: Israel Monsanto, Development 16 Services. I will share my screen. Do you see that? 17 18 MR. PUTNAM: Yes, we can. 19 MR. MONSANTO: Israel Monsanto, Development Services. 20 21 The next application, this application is 22 21-0417, major modification to a planned 23 development. Located in south county. The 24 applicant seeks to modify PD 05-0210, which is 25 approximately 192 acres in total.

The size being modified is 46 acres in size and is located on the Southshore Bay residential project. The project is in the Urban Service Area, and this PD is approved for a maximum of 940 dwelling units including a variety of housing types in addition to recreational areas, lakes and stormwater ponds.

Most of the site is within the Future Land Use category of RES-6, which limits density to 6 dwelling units per the acre. The maximum floor area ratio of .25 for nonresidential development. The area today consists of sites developed with single-family homes. The PD to the west and south is approved for residential uses, similar to the one being modified today. The subject site is approved for residential uses and private community recreational areas.

This site is approved for five development parcels with a maximum amount of 940 dwelling units. The major mod affects two development parcels within this PD, parcel B and D. These parcels are approved for residential uses as well as with a neighborhood park and amenity center.

The subject site is being developed with a large lagoon of .9 acres, an amenity center

recreational areas with 20,000 square feet of building space.

The applicant requests to change the portion of parcel B and D -- sorry, of parcel B, and then parcel D would be reconfigured to add a new parcel F on the east side of the subject site. The remaining area of parcel B would consist of residential units while parcel F would include the amenity center, recreational space, and lagoon pool area.

Modification seeks to qualify that the site is a permitted use in parcel F as an indoor/outdoor general recreational use with accessory uses which include but are not limited to a bar, pool, and playground uses. The site will be a recreational water amenity serving the residents and guests of the community. The modification to the PD is needed since the Land Development Code defines this proposed use differently from what a private community recreational use is.

A condition is being proposed to establish a number of parking spaces in order to regulate the amount of vehicles for the facility users. The required parking spaces would include 246 guest and resident spaces, 220 golf cart spaces reserved

only for residents, and 40 employee spaces. The PD today is approved for 940 dwelling units and according to the approved plats for different phases within the PD, a total of 392 lots have been platted.

Based on transportation study provided by the applicant, it was concluded that the use proposed in parcel F would represent a reduction of at least 100 dwelling units based on vehicle trip generation. And this is also supported by an acreage analysis calculation submitted by the applicant which noted that the net reduction of units replaced by the proposed use would be at least 100 units. Therefore, the request will also reduce the overall allowed number of units from 940 to 840.

Lastly, this application will add two additional access points along the major mod area southern line to connect to the adjacent PD to the south.

Surrounding area consists of residential uses.

Based on the description in the project, the

amenity center would operate to accommodate both

internal and external uses of the residential

project. Residents would utilize the site as

typical amenities center and with no additional membership or passes needed, and all external uses would be required to purchase advance reservations online.

Transportation staff reviewed the application and the documentation submitted by the applicant and has found the proposed traffic and parking assessment acceptable. Per the trip generation analysis, the traffic generated by the proposed use will result in less traffic compared with trips otherwise generated by dwelling units in the subject site.

Planning Commission found an inconsistency finding and the locational criteria waiver request was not approved. Planning Commission staff indicated that the site is not located on a major intersection and is located along a local roadway as designated by the functional classification map. Transportation staff, however, noted that Lagoon Shore Boulevard functions more like a collector roadway.

According to the initial submittal, the staff recognizes that the applicant has made efforts to reduce and mitigate impacts on the proposals within the PD. The applicant has demonstrated

that the overall number of dwelling units allowed in the PD is being reduced. The applicant has also decreased the square footage for the structures in the lagoon site from the original

Transportation staff has reviewed the parking assessment and does not object and finds it highly likely there will be sufficient parking for the proposed use based on the conditions recommended by staff together with the restrictions of facility operations and parking proposed by the applicant. No objections were received by other reviewing agencies.

Therefore, based on this consideration, the staff recommends approval with the proposed conditions. And this concludes my presentation.

HEARING MASTER FINCH: All right.

Mr. Monsanto, just one quick comment, and then we're going to move on. Page 3 of the staff report and also on your PowerPoint, in the table where you describe what they are approved for and what they're going to, it just looks like the "to" and the "from" are reversed. The "from" should be on the left. The actual table is fine. It's just the "to" and the "from" is just confusing. So it

request.

Page 252 just needs to be reversed, I believe. 1 MR. MONSANTO: Yes, sorry. Good catch. Sorry about that. HEARING MASTER FINCH: That's okay. I just 5 want to clear it up for the record. All right. 6 Thank you so much. I don't have any questions. Planning Comission, remember we're --7 8 MR. RATLIFF: Madam Hearing Officer? Madam Hearing Officer, this is James Ratliff, 9 10 transportation review. If I may, I'll be very brief, but I did need to respond to something that 11 12 the applicant said. 13 HEARING MASTER FINCH: All right. 14 Mr. Ratliff. Quickly, please. 15 MR. RATLIFF: Yes. Transportation review 16 section, James Ratliff, for the record. 17 The applicant asked to strike the last 18 sentence or to modify the last sentence of our 19 proposed condition No. 3. I would point out that 20 there really -- that last sentence was placed in there based on the conversation I had with HART 21 22 and the likelihood that in the event we can't find 23 room to fit a bus shelter, I believe, based on 24 that conversation, HART is still going to want the 25 lesser facility, which is not a bus bay but just a

1 shelter itself.

Now, the Land Development Code states that if determined by the administrator and HART line, so it takes both the County and HART line to decide that public transit facilities are not needed.

That doesn't mean you get to waive them altogether.

So we absolutely would object to the revision as Mr. Grandoff requested. If they want to strike the last sentence in its entirety and leave it with even less flexibility, that's okay with us, but barring what we've proposed, we think it's perfect for the condition to stand as is. I'll leave it there.

HEARING MASTER FINCH: All right. I appreciate that comment. Thank you so much.

Planning Comission.

MS. PAPANDREW: Andrea Papandrew, Planning Comission staff.

The subject property is located in residential 4 and residential 6 Future Land Use categories, it is in the Urban Service Area, and is located within the limits of the Wimauma Village Community Plan. The request for this major modification is to reduce the permitted single-family residential

to 840 units and clarify that the Crystal Lagoon
is an indoor/outdoor recreational use that would
be semi-private.

The applicant is requesting a reduction in residential units, but the overall planned development will still meet the merits of Policy 1.2 for meeting density. This portion of the modification is consistent with policy direction of the Comprehensive Plan.

The indoor/outdoor recreation amenity will allow consideration of accessory uses such as kayaking, paddle boarding, restaurant, event space, and other accessory uses. Per the applicant, the use is considered semi-private and will be open to nonresidents by reservation and paying a fee.

Because the lagoon constitutes as a nonresidential use as defined within the definition section of the Comprehensive Plan, the proposal is subject to Objective 22 of the Future Land Use Element regarding commercial locational criteria.

Commercial locational criteria is based on the land use category of the property and the number of lanes in the roadway as shown on the adopted

Page 256 determine whether the property meets commercial 1 The closest intersection to locational criteria. the subject property is Lagoon Shore Boulevard and Sailor Pines Court, both of which are local 5 roadways, not less than the 2040 highway cost 6 affordable map. 7 The second closest intersection is State Road 8 674 and Lagoon Shore Boulevard. That site is approximately 2,500 feet away and would not meet 10 the distance requirements for commercial locational criteria. U.S. Highway 301 and State 11 12 Road 674 is a qualified intersection on the map; 13 however, the site is not within the qualifying 14 distance. 15 The applicant has provided a waiver to 16 locational criteria as part of their application. 17 According to the waiver, the proposed development 18 would not be a typical commercial enterprise but an indoor/outdoor recreation use. 19 20 Additionally, as part of the waiver 21 justification, the applicant states that the 22 requested use be fully gated and will not produce 23 impacts to the surrounding residential uses.

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Allowing this use to be open to the public

increases the volume of traffic and activity

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traveling on Lagoon Shore Boulevard, which is a
local residential road as defined by the
functional classification map. This is
inconsistent with FLU Policy 16.5, which requires
the development higher intensity nonresidential
land uses adjacent to established neighborhood be
restricted to collectors and arterials and to
locations external to established and developing
neighborhoods.

Objective 16 and its policies were used in the evaluation as well. The intent of these policies is to protect existing neighborhoods through various mechanisms. Policy 16.2 states a gradual transition of intensities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering, screening, and control of specific land uses.

In this case, Planning Commission staff determined that the proposed use would not provide for a transition in intensity between uses, and allowing a development that can be considered for up to 20,000 square feet would not provide creation of complementary uses and predominantly single-family residential development pattern.

riteria are not the only factors to be considered for approval of a neighborhood commercial office use and a proposed activity center.

Considerations involving land use compatibility, adequacy, and availability of public service, environmental impacts, adopted service levels and affected roadways and other policies of the comp plan and zoning regulations would carry more weight than locational criteria in the approval of a potential neighborhood commercial use and activities center.

With the proposed use's incompatibility with the surrounding area, Planning Comission staff have determined that the proposed use would be too intense and would not be complementary to the surrounding development pattern of the immediate area and would disrupt the gradual transition to the existing single-family dwelling pattern.

Planning Comission staff recommends that the Hillsborough County Board of County Commissioners not approve the commercial locational criteria waiver.

While Planning Comission staff acknowledges the applicant has made an effort to mitigate

Page 259 impacts by reducing the parking and reducing the 1 number of guests that can attend the lagoon, the site still does not meet commercial locational criteria. 4 5 And Planning Comission staff also have concerns to allowing more intensive uses internal 6 to residential single-family development without 8 access to a collector or arterial roadway. 9 The proposed rezoning would facilitate commercial encroachment into an existing 10 residential area and is inconsistent with 11 12 Comprehensive Plan policy direction. 13 Based upon these considerations, Planning Comission staff finds the proposed modification 14 15 inconsistent with the Future of Hillsborough 16 Comprehensive Plan for unincorporated Hillsborough 17 County. Thank you. 18 HEARING MASTER FINCH: Thank you very much. 19 Is there anyone that would like to speak in 20 support? Seeing no one in the room, no one 21 online. Is there anyone in opposition in the 22 room? Seeing no one. All right. We have one 23 person online. 24 MR. PUTNAM: Tammi. 25 MS. MORRIS: Hi. Good evening, everyone.

Executive Reporting Service

Page 260 It's been a long night, and I'm a novice, and I 1 2 listened to all of this meeting. So I just want to thank everyone there, Ms. Finch, all of the 4 Hillsborough County staff. And --5 HEARING MASTER FINCH: State your name and 6 address, please. 7 MS. MORRIS: Tammi Morris, 16813 Banner Shell 8 Place. 9 HEARING MASTER FINCH: Thank you. 10 MS. MORRIS: I am a Hillsborough County long-life resident of 61 years. So I love 11 12 Hillsborough County. I'm a resident in the Medley 13 Community of Southshore Bay. And I love the area, 14 love the lagoon, love that it's going to be an 15 amenity, but I had some concerns and I am quite 16 confused. 17 They keep talking about 840 units that they've 18 modified from 900 to 840 units. And please bear 19 with me, I don't understand that. But I believe 20 right now there's over 2,700 homes in here, so is that an additional 840 units? 21 22 HEARING MASTER FINCH: Ms. Morris, if you 23 could just give us your comments, and then when 24 it's the applicant's turn next, we'll have him 25 reply.

Page 261 MS. MORRIS: Okay. Okay. I'm sorry. 1 I 2 apologize. 3 HEARING MASTER FINCH: That's okay. 4 MS. MORRIS: I'm all new to this. My comments 5 are quite clearly my concerns about getting out onto 674 from Lagoon Shore Drive. Because it's 6 very difficult to get out there now, and we're not 7 8 nearly developed. But I believe I heard they're going to be putting a light. I thought I heard 9 that earlier. 10 The other comment I had is that we are a gated 11 12 community. How are they going to allow people to 13 come into the community once we're built out and 14 we have the gate code. I wouldn't -- from a 15 security perspective, I wouldn't want people 16 coming in and getting our security code. 17 The other comment I have is on the 246 parking 18 spaces. I appreciate that they have dropped that 19 number down and that no parking will be allowed on 20 Lagoon Shore Drive. What is to prevent people who 21 have purchased tickets from driving down the 22 street to a neighbor's street and park their car 23 and come into the facility? 24 With that, I appreciate everyone's attention 25 and all the time we've put in this evening, and

Page 262 1 those are my main comments. HEARING MASTER FINCH: All right. Thank you for your testimony. I appreciate that. So with that, we'll close opposition 5 testimony. County staff, anything else? MR. GRADY: Nothing further. 6 7 HEARING MASTER FINCH: All right. 8 Mr. Grandoff, you have time for rebuttal. You heard Ms. Morris' questions. 10 MR. GRANDOFF: Let me back up, Ms. Finch. 11 First of all, I want to clarify one more time that the condition 22 applies to State Road 674. I 12 13 just want to make sure that wasn't overlooked. 14 We will have a registration system that will 15 be Internet-based so people will be able to 16 register to go to the lagoon. Once that 17 registration is filled, there will be no more 18 admittance. The parking is specifically numbered 19 and structured to coincide with the registration 20 system which prohibited any parking on Lake Shore [sic] Boulevard. 21

On the Planning Commission's objection, read, review verbatim Objective 22. And this is what's the reason for the rule, why do you have the locational rule and why do you allow for waivers.

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Page 263 We're not subject to the rule because the reason 1 2 for the rule is, quote, to avoid strip commercial development. And this project is hardly strip commercial development. Classic strip commercial 5 development being Highway 60, that's what it was aimed to. We're not that. We're an enclosed 6 subdivision gated community. Lake Shore [sic] 8 Boulevard is not creating strip commercial development. 9 The 20,000 square foot structure, which was 10 11 spoken about, has already been approved, permitted, and built. This is simply a request to 12 13 take out approximately 100 units of dwelling 14 units, substitute them with the lagoon, and with a 15 reduction in parking demand. As to classification of Lake Shore -- of 16 17 Lagoon Shore Boulevard, I'd like to bring in Steve 18 Henry, our professional engineer, to show you and 19 clarify what I meant. 20 Steve, will you come forward, please. HEARING MASTER FINCH: Mr. Grandoff, just to 21 22 let you know, you've got about 2 and a half 23 minutes left on rebuttal. 24 MR. HENRY: Good evening. Steve Henry, Lincks 25 & Associates, 5023 West Laurel, Tampa, 33607.

Policy 22.2 talks about the cost affordable plan. And what I've put before you, it is the latest. It's the 2045 cost feasible highway plan. And they are correct, it doesn't have Lagoon Shore Boulevard.

It also -- it doesn't have some other developer roads. It doesn't have the extension of Simmons Loop Road that's supposed to go from Big Bend Road to Paseo al Mar. And on the books we just actually zoned it again, they changed the zoning this year. That's not on the plan.

K-Bar Parkway. It's actually under developer agreement to be built from Meadow Pointe Boulevard to Morris Bridge. Not on the plan.

So the reality is they don't have developer roads in the cost feasible plan. So a developer road can't meet their criteria. And as indicated, this road -- and I had talked with the County engineer. And based on the criteria, he agreed that this is a collector road. It goes from 674 to Bishop Road.

And I've just got some quick pictures if you look at that -- this is not -- if you look at this roadway, this is up at the intersection of 674.

This is going south. This is the roundabout.

Page 265 Does this look like a local road from the 1 2 standpoint? Here it is going over the hill. And this is -- the Crystal Lagoon is over here. So from our standpoint looking at it from a 4 traffic circulation standpoint, where it's going, 5 the type of road that's actually been built, it is 6 a collector roadway. 8 And in addition to that, we are currently in the process of designing a signal for the 9 intersection of 674 and Lagoon Boulevard. As soon 10 as that is permitted, it will be installed. 11 12 So that concludes my presentation unless you 13 have any questions. 14 HEARING MASTER FINCH: No. Thank you. 15 Mr. Grandoff, just to clarify for the record, 16 how many units this is approved for and how many 17 it will be decreased to if the modification is 18 approved. MR. GRANDOFF: Approved for 940. 392 have 19 20 been platted. We will remove about 105 from the 21 940, so about 835. 22 Thank you very much. HEARING MASTER FINCH: 23 MR. GRANDOFF: And I will summarize in about 24 one second. I ask that you give great 25 consideration to Mr. Henry's professional opinion

	Page 266
1	that is competent substantial evidence and that
2	the opposition has not met the standard of
3	competent substantial evidence. I respectfully
4	request the recommendation of approval. Thank you
5	very much.
6	HEARING MASTER FINCH: Thank you, sir. I
7	appreciate that.
8	With that, we'll close major modification
9	21-0417 and call the next case.
10	And before we do that, let me just tell you,
11	advise you that the County has a policy that I
12	cannot take a new case starting after midnight.
13	So whatever we get to, we get to, but the person
14	last on the agenda would like us to all hurry
15	along. So if we could call the next case and move
16	quickly.
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Page 1

### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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IN RE:	)
ZONE HEARING MASTER HEARINGS	)
	X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY and SUSAN FINCH

Land Use Hearing Masters

DATE:

Monday, July 26, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 8:34 p.m.

PLACE:

Appeared via Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

Executive Reporting Service

### 1 PROCEEDINGS

HEARING MASTER HATLEY: Welcome, everyone,

to the July 26th, 2021, Zoning Hearing Master

meeting. We'll call the meeting to order. If

you're able to stand, please recite the Pledge of

Allegiance.

(Pledge of Allegiance.)

HEARING MASTER HATLEY: I'm Pamela Jo

Hatley, and I'll be serving as the Hearing Officer

this evening. Before we get started, if you have

any noise-making devices on you, please silence

them.

And I would like to introduce Mr. Brian

Grady of the Hillsborough County Development

Services Department to introduce agenda changes.

MR. GRADY: Good evening. Again, for the record, Brian Grady, Hillsborough County
Development Services.

We do have two changes to the published agenda. The first change is on page 9 of the agenda. Item D-1, this is Major Mod Application 21-0417. The applicant is Dune Florida Land I Sub and Southshore Bay Club, LLC.

Staff is requesting this item be continued to the August 16, 2021, Zoning Hearing Master

Executive Reporting Service

Page 6 Hearing. Madam Hearing Officer, there's some 1 late-filed information that was -- that was placed into the file that did not provide sufficient time 4 for both the staff and the applicant to react to. 5 So, therefore, we're requesting this 6 continuance in order to allow a proper review of that information in preparation for the August 16th 8 hearing. The applicant does not object to the continuance. 10 The other change on the agenda is just a clerical clarification on page 5 of the published 11 12 withdrawals and continuances. Item A-13, Rezoning 13 Application-PD 21-0420, 2nd Wave Development, LLC. 14 This is listed as an applicant-requested 15 continuance, and actually, it was a staff-requested 16 continuance to the August 16th, 2021, Zoning 17 Hearing Master Hearing. 18 That concludes the changes to the published 19 agenda. I will now go through the published 20 withdrawals and continuances beginning on page 4 of 21 the agenda. 22 The first item is item A-1, Rezoning-PD 23 18-0798. This application is out of order to be 24 heard and is being continued to the September 13th,

2021, Zoning Hearing Master Hearing.

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Page 1

### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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IN RE:	)
ZONE HEARING HEARINGS	MASTER )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, June 14, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:36 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

Executive Reporting Service

Page 16 1 Hearing Master Hearing. 2 Item A-9, Major Mod Application 21-0316. This application is out of order to be heard and is 3 4 being continued to the July 26th, 2021, Zoning 5 Hearing Master Hearing. Item A-10, Major Mod Application 21-0417. 6 This application is being continued by staff to the 8 July 26th, 2021, Zoning Hearing Master Hearing. 9 Item A-11, Rezoning-PD 21-0420. application has been continued by the applicant to 10 the July 26th, 2021, Zoning Hearing Master Hearing. 11 12 Item A-12, Rezoning-PD 21-0422. 13 application is being continued by the applicant to the July 26th, 2021, Zoning Hearing Master Hearing. 14 15 Item A-13, Rezoning-PD 21-0551. 16 application is being continued by staff to the 17 July 26th, 2021, Zoning Hearing Master Hearing. 18 Item A-14, we had handled this part of the 19 changes, and that's a continuance by staff to the 20 August 16th, 2021, Zoning Hearing Master Hearing. 21 Item A-15, Rezoning-PD 21-0557. 22 application is being continued by the applicant to 23 the July 26th, 2021, Zoning Hearing Master Hearing. 24 Item A-16, Rezoning-PD 21-0558. 25 application is being continued by the applicant to

Page 1

### HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, May 17, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:31 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Executive Reporting Service

Page 11 Hearing Master Hearing. 1 Item A-19, Rezoning-PD 21-0318. application is out of order to be heard and is being continued to the June 14, 2021, Zoning Hearing Master Hearing. 5 Item A-20, Major Mod Application 21-0417 6 (sic). This application has been continued by the applicant to the June 14, 2021, Zoning Hearing Master Hearing. 9 Item A-21, Major Modification Application 10 21-0419. This application has been withdrawn. 11 Item A-22, Rezoning-PD 21-0420. This 12 13 application has been continued by the applicant to the June 14, 2021, Zoning Hearing Master Hearing. 14 Item A-23, Rezoning-PD 21-0422. 15 application is being continued by staff to the 16 June 14, 2021, Zoning Hearing Master Hearing. 17 Item A-24, Rezoning-Standard 21-0431. 18 application is being withdrawn by staff. 19 Item A-25, RZ-Standard 21-0433. This 20 application has been withdrawn. 21 Item A-26, Rezoning-PD 21-0492. This 22 application has been withdrawn. 23 Item A-27, Rezoning-PD 21-0507. This 24 application is being continued by staff to the 25

### EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR,	ZHM. PHM, LUHO PAGE 1 OF 5
DATE/TIME: 11/15/21	6pm HEARING MASTER: Susan Finch
DENIE OF E	ARIV
	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION#	NAME THE HIM
MM 21-0417	MAILING ADDRESS SUZ3 W. LAVIEL ST
John of Only	CITY AMPA STATE FL ZIP PHONE COSA,
Magazina	CITY DAY (1-) STATE 1 - ZIP PHONE COS
APPLICATION #	NAME Kami Corbett
MA21-0417	MAILING ADDRESS 101 & Keny by Blvd St 3700
•	CITY I AMM STATE TL ZIP 38602 PHONE 813-209
A part routings in	PLEASE PRINT 094
APPLICATION #	NAME / A TRACK ARE
RZPD21-0742	MAILING ADDRESS 1450 NO AND MARK THE
RE 15 61 5112	CITY STATE ZIP PHONE
	1 702575
APPLICATION #	PLEASE PRINT NAME / // // // // // // // // // // // //
07 90 21-0742	MAILING ADDRESS 19046 Rice, B. Duni #304
	CITY TOMES STATE FZ ZIP 3364 PHONE SP-625-169
APPLICATION #	NAME ROS MOCTEZUMO
82PD21-0742	MAILING ADDRESS 313 E. Kirby 57.
V.5	CITY Tampa STATE FL ZIP 3364 PHONE \$13-385-2670
APPLICATION #	PLEASE PRINT A
	NAME Howm Holt
RZPD21-0742	MAILING ADDRESS 202 Wind wood Oaks D
V3	CITY Tampa STATE FL ZIP 3363 PHONE 954 304-5925

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 2 OF 5				
DATE/TIME: 11/15/21, Gem HEARING MASTER: Susan Finch				
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION#	NAME Octavia Smith			
RZ PD 21-0742	MAILING ADDRESS 508 F Coracas St.			
V.S	CITY Tomps STATE FL ZIP 3368 PHONE 8/3-335-5469			
APPLICATION#	NAME JUROPPHINSON Idea Public Schools			
RZ PD 21-0742	MAILING ADDRESS 5001 N. Nebraska Ave. ste A.			
VS.	CITY Tumpa STATE FL ZIP 33603 PHONE			
APPLICATION #	PLEASE PRINT Patricia W. Hall-League of Women			
R2PD21-0742	MAILING ADDRESS 29 10 Harbor View Ave.			
	CITY Tanya STATE FUZIP 3361 PHONE 298-5840			
APPLICATION #	NAME Vernice McDonald			
62 PD 21-0742	MAILING ADDRESS 16405 Shagbark Pl			
VS	CITY Tumpa - STATE FL ZIP 33618 PHONE			
APPLICATION #	PLEASE PRINT NAME GREGORY ROTH			
PZ POZI-0747	MAILING ADDRESS 3820 Northdule 134d Suite 3003			
	CITY TUNGS STATE FL ZIP 33624 PHONE \$13-97-4870			
APPLICATION #	PLEASE PRINT RUSS DICKESON			
RZ 21-1348	MAILING ADDRESS 1,0940 Mc Mollen Rd			
1/5	CITY REVIEW STATE FL ZIP 3369 PHONE 8/3-524-087			

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

DATE/TIME: 11/15/24 Gpm HEARING MASTER: Susan Finch

,	PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
	APPLICATION #	NAME ALLYIS CYOSPO			
	121021-0969	MAILING ADDRESS 2800 Bonila Grand pr.			
		CITY SPN 55 STATE PL ZIP3413 SHONE 23 1)850 8505			
	APPLICATION #	PLEASE PRINT NAME PAGE VALUE			
	RZPD21-0969	MAILING ADDRESS 5023 WILAVIEL ST TOWN COM 371 33607 E13-289			
	,	CITY AMPY STATE ZIP PHONE OUZG.			
	APPLICATION #	NAME Law Corbet			
	R2PD 21-0969	MAILING ADDRESS 101 & Kenedy Bhil Storm			
		CITY DOM STATE ZIP 3360 PHONEST-727 842			
	APPLICATION #	NAME TOM AUDA			
	RZPD21-0969	MAILING ADDRESS 6727 STMAONS 2009			
		CITY PAYENTEN STATE F-L ZIB3313P PHONE 3/2-688-500			
	APPLICATION #	NAME Bey Auda			
	6560-160d23	MAILING ADDRESS 6727 Simmons Loop			
		CITY Bivorview STATE F) ZIP 33578 PHONE (317) 919-2416			
	APPLICATION #	NAME AISTO Sieben			
-	K2PD 21-0969	MAILING ADDRESS 50812 DD 5300 W. Cypresu St. Svite			
		CITY Tampa STATE (1 ZIP 33607 PHONE 513 802 1962			

SIGN-IN SHEET:	RFR, ZHM, PHM	, LUHO		PAGE 4 OF 5
DATE/TIME:	15/21, 6pm	HEARING MASTER: _	Susan Finch	

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME Stephen Sposato		
MM21-12-34	MAILING ADDRESS 503 F Tacks m Sr. St. 200		
	CITY Tanks STATE FL ZIP3362PHONE S/3 375-0610		
APPLICATION #	NAME Keym Cor belt		
Mm 21-12-34	MAILING ADDRESS 101 & Kennedy Blod 3700		
	CITY TAMPA STATE FL ZIPS 602 PHONE 227 - 8721		
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	CITY AMPA STATE ZIP 33607 PHONE OCTO		
APPLICATION #	NAME GLOW LEVERT		
MMZ1-1234	MAILING ADDRESS 4910 BRod FORd W.		
	CITY Tampa - STATE FL ZIP3624 PHONE 857251727		
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MM 21-1234	MAILING ADDRESS 13002 Del wood Ro		
<b>V</b> •	CITY TPOL STATE TL ZIP 3362 PHONE 813546.46		
APPLICATION #	PLEASE PRINT Trent Stephenson		
1 1-1234	MAILING ADDRESS 505 F. Juckson St Ste 200		
MM 21-1734	CITY Yompo STATE FL ZIP 33602 PHONE		

SIGN-IN SHEET: RFR,				PAGE <u>5</u> OI	5
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HEARING TYPE: ZHM, PHM, VRH, LUHO

HEARING MASTER: Susan Finch

DATE: 11/15/2021

PAGE: 1\_OF\_1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 21-0417	Steven Henry	Applicant Presentation Packet	No
MM 21-0417	Kami Corbett	2. Applicant Presentation Packet	No
MM 21-0417	Brian Grady	Revised Staff Report	Yes - Copy
RZ 21-0742	Michael Horner	2. Applicant Presentation Packet	No
RZ 21-0742	Gregory Roth	3. Applicant Rep Map	No
RZ 21-0742	Michael Horner	4. Applicant Presentation Packet	No
RZ 21-0969	Steven Henry	Applicant Presentation Packet	No
RZ 21-0969	Thomas Auda	Opponent Presentation Packet	No
RZ 21-0969	Steven Henry	3. Applicant Presentation Packet	No
RZ 21-0969	Beverly Auda	4. Opponent Presentation Packet	No
RZ 21-0969	Brian Grady	Revised Staff Report	Yes - Copy
MM 21-1234	Steven Henry	Applicant Presentation Packet	No
MM 21-1234	Kami Corbett	2. Applicant Presentation Packet	No

### NOVEMBER 15, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 15, 2021, at 6:00 p.m., held virtually.

Susan Finch, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

### A. WITHDRAWALS AND CONTINUANCES

### D.2. MM 21-1090

- ▶ Brian Grady, Development Services, requested continuance for MM 21-1090.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/Applicant rep, continues MM 21-1090 to the December 13, 2021 ZHM hearing at 6:00 p.m.

### A.6. RZ 21-0650

- Brian Grady, Development Services, application withdrawn.
- ▶ Brian Grady, Development Services, reviews changes/withdrawals/continuances.
- Susan Finch, ZHM, overview of ZHM process.
- Mary Dorman, Senior Assistant County Attorney, overview of oral argument/ZHM process.
- Susan Finch, ZHM, oath.

### B. REMANDS

### B.1. MM 21-0417

- Brian Grady, Development Services, calls MM 21-0417.
- Exami Corbett, applicant rep, presents testimony and submits exhibits.
- Steve Henry, applicant rep, present testimony and submits exhibits.
- Susan Finch, ZHM, questions to applicant rep.
- \*Kami Corbett, applicant rep, answers ZHM questions and continues testimony.

- Susan Finch, ZHM, questions to applicant rep.
- ► Kami Corbett, applicant rep, answers ZHM questions.
- Susan Finch, ZHM, statement to applicant rep.
- Israel Monsanto, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- ▶ Israel Monsanto, Development Services, answers questions and continues report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- Kami Corbett, applicant rep, presents rebuttal.
- Steve Henry, applicant rep, presents rebuttal.
- Kami Corbett, applicant rep, continues rebuttal.
- Susan Finch, ZHM, closes MM 21-0417.

### B.2. RZ 21-0742

- ▶ Brian Grady, Development Services, calls RZ 21-0742.
- Michael Horner, applicant rep, presents testimony and submits exhibits.
- Susan Finch, ZHM, questions to applicant rep.
- Michael Horner, applicant rep, answers ZHM questions and continues testimony.
- ▶ Michael Raysor, applicant rep, presents testimony.
- ▶ Israel Monsanto, Development Services, staff report
- Susan Finch, ZHM, calls Development Services Transportation.

- ▶ James Ratliff, Development Services Transportation, statement for the record.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM calls for proponents
- Rosa Moctezuma, proponent, presents testimony.
- Autumn Holt, proponent, presents testimony.
- Octavia Smith, proponent, presents testimony.
- Julene Robinson, proponent, presents testimony.
- Michael Horner, applicant rep, reads proponent letter into record and submits exhibits.
- Susan Finch, ZHM, calls for opponents.
- Patricia Hall, opponent, presents testimony.
- Veronica McDonald, opponent, presents testimony.
- Michael Horner, applicant rep, presents rebuttal.
- $^igspace$  Gregory Roth, applicant rep, presents rebuttal and submits exhibits.
- Susan Finch, ZHM, closes RZ 21-0742.
- C. REZONING STANDARD (RZ-STD)

### C.1. RZ 21-1348

- Brian Grady, Development Services, calls RZ 21-1348.
- Ross Dickerson, applicant rep, presents testimony.
- Chris Grandlienard, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-1348.

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

### D.1. RZ 21-0969

- Brian Grady, Development Services, calls RZ 21-0969.
- Kami Corbett, applicant rep, presents testimony.
- Alexis Crespo, applicant rep, presents testimony.
- Steve Henry, applicant rep, presents testimony and submits exhibits.
- Susan Finch, ZHM, questions to applicant rep.
- Steve Henry, applicant rep, answers ZHM questions.
- Kami Corbett, applicant rep, presents rebuttal.
- Alexis Crespo, applicant rep, presents rebuttal.
- Israel Monsanto, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Thomas Auda, opponent, presents testimony and submits exhibits.
- Beverly Auda, opponent, presents testimony and submits exhibits.
- Susan Finch, ZHM, calls Development Services Transportation.
- Richard Perez, Development Services Transportation, statement for record.
- Susan Finch, ZHM, questions to Development Services Transportation.
- Richard Perez, Development Services Transportation, answers ZHM questions.
- Susan Finch, ZHM, calls applicant rep.
- Steve Henry, applicant rep, presents rebuttal and submits exhibits.
- Susan Finch, ZHM, questions to applicant rep.
- Mami Corbett, applicant rep, answers ZHM questions.

- Susan Finch, ZHM, questions to applicant rep.
- Kami Corbett, applicant rep, answers ZHM questions.
- Alissa Sieben, applicant rep, answers ZHM questions.
- Susan Finch, ZHM, closes RZ 21-0969.
- Susan Finch, ZHM, breaks.
- Susan Finch, ZHM, resumes meeting.

### D.3. MM 21-1234

- ▶ Brian Grady, Development Services, calls MM 21-1234.
- Kami Corbett, applicant rep, presents testimony and submits exhibits.
- Steven Sposato, applicant rep, presents testimony.
- Esteve Henry, applicant rep, presents testimony and submits exhibits.
- Timothy Lampkin, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Timothy Lampkin, Development Services, answers ZHM questions.
- Susan Finch, ZHM, questions to Development Services.
- Timothy Lampkin, Development Services, answers ZHM questions and continues testimony.
- Susan Finch, ZHM, requests amendment to staff report.
- Timothy Lampkin, Development Services, responds to ZHM.
- Andrea Papandrew, Planning Commission, staff report.
- Alex Steady, Public Works Transportation, statement for the record.
- Susan Finch, ZHM, calls proponents.
- ▶ Gilon Levert, proponent, presents testimony.

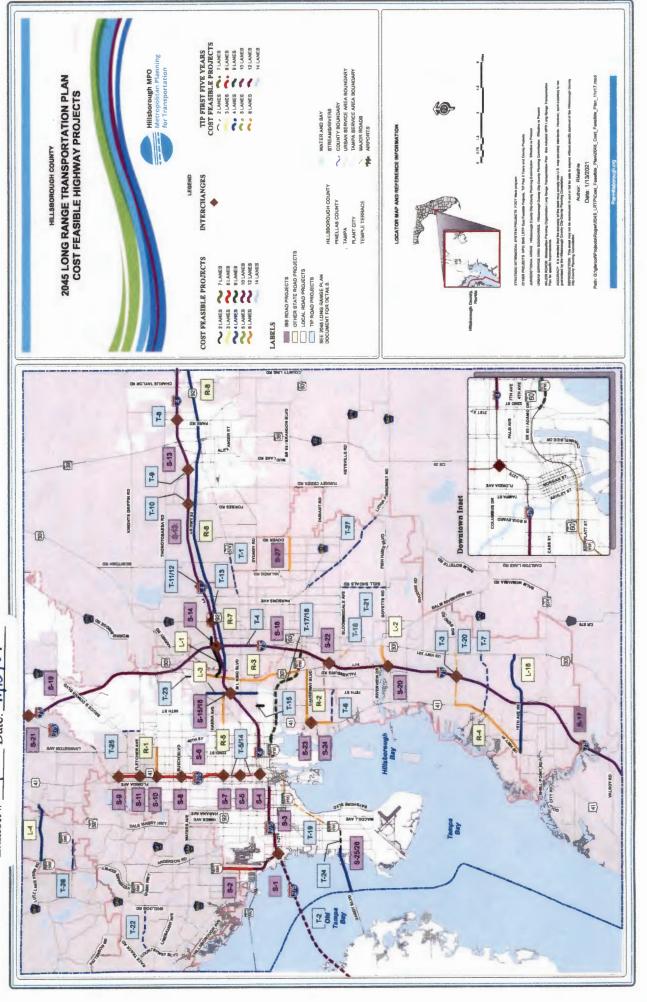
- Susan Finch, ZHM, calls for proponents/opponents.
- Mark Livingston, opponent, presents testimony.
- Kami Corbett, applicant rep, presents rebuttal.
- Susan Finch, ZHM, questions to applicant rep.
- Kami Corbett, applicant rep, answers ZHM questions.
- ▶ Trent Stephenson, applicant rep, statement for record.
- ▶ Susan Finch, ZHM, closes MM 21-1234.

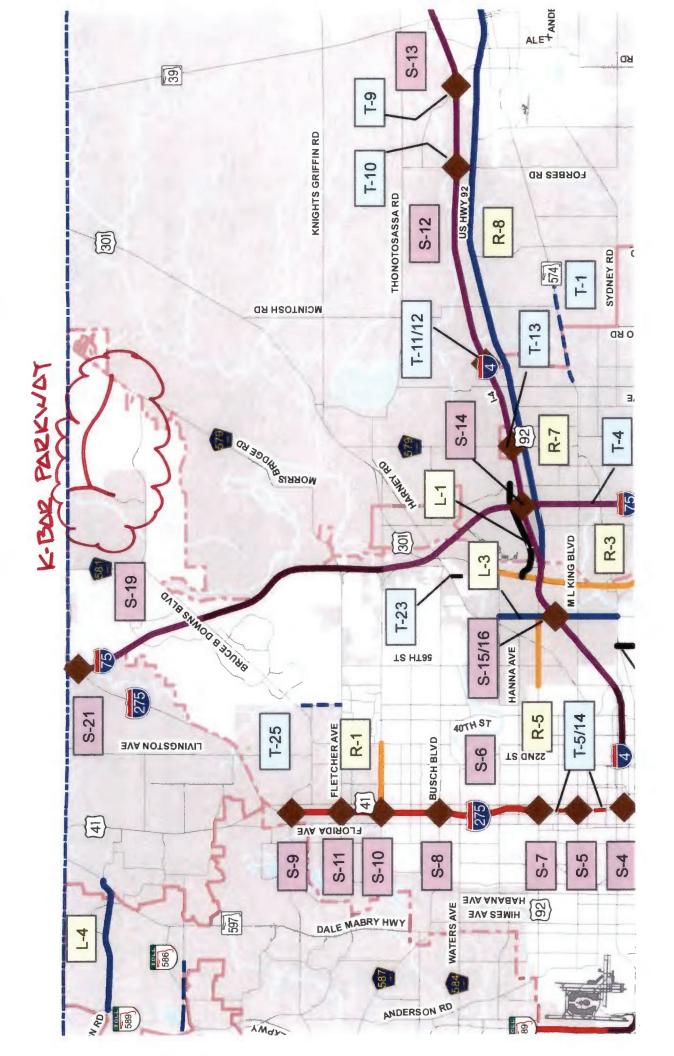
### ADJOURNMENT

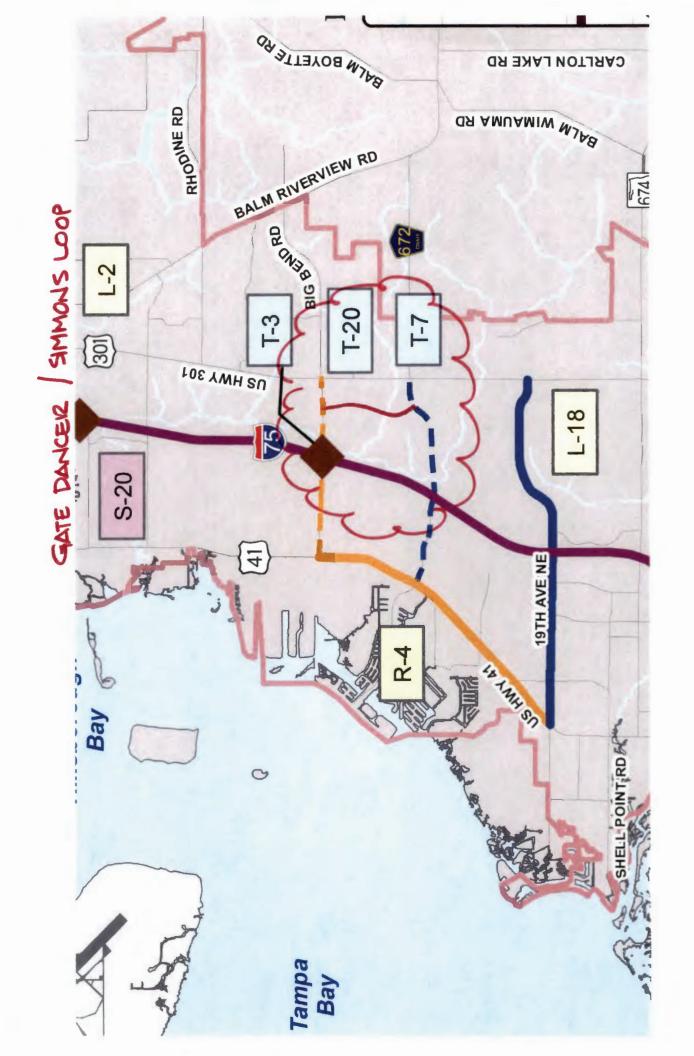
- Susan Finch, ZHM, adjourns meeting at 9:09 p.m.
- ▶ Susan Finch, ZHM, reopens the meeting for MM 21-1234.
- Tom Jones, opponent, presents testimony.
- ► Kami Corbett, applicant rep, continues rebuttal.
- Susan Finch, ZHM, closes MM 21-1234.
- Susan Finch, ZHM, adjourns the meeting at 9:19 p.m.

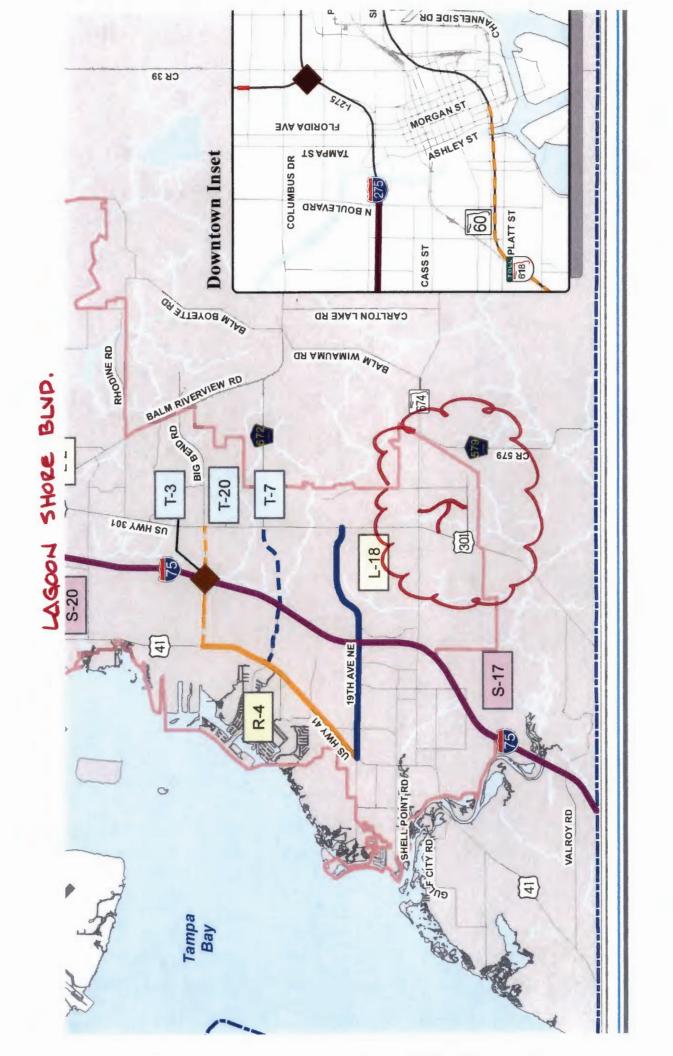
Application No. M.M. 21-6417

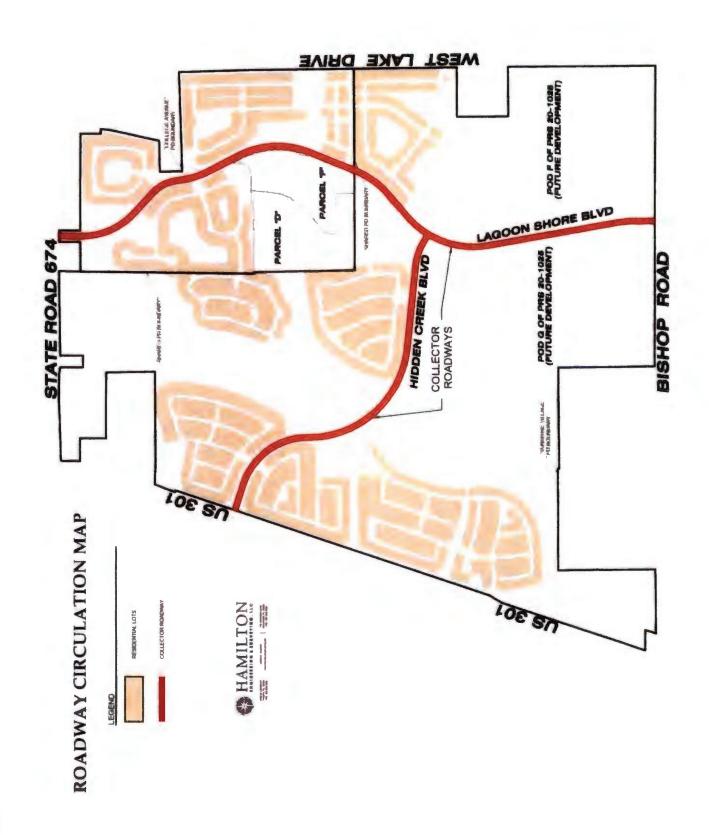
Name: Steve Meny
Entered at Public Hearing: 2 H.M.
Exhibit # | Date: 11/15/21

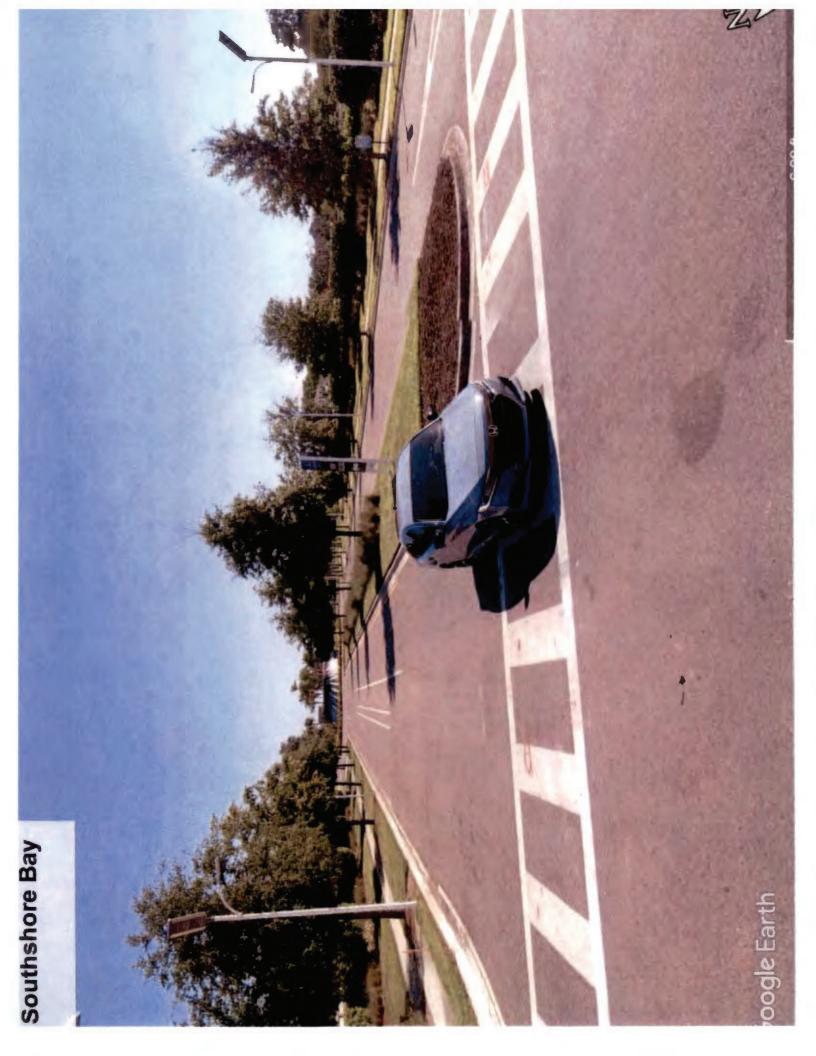


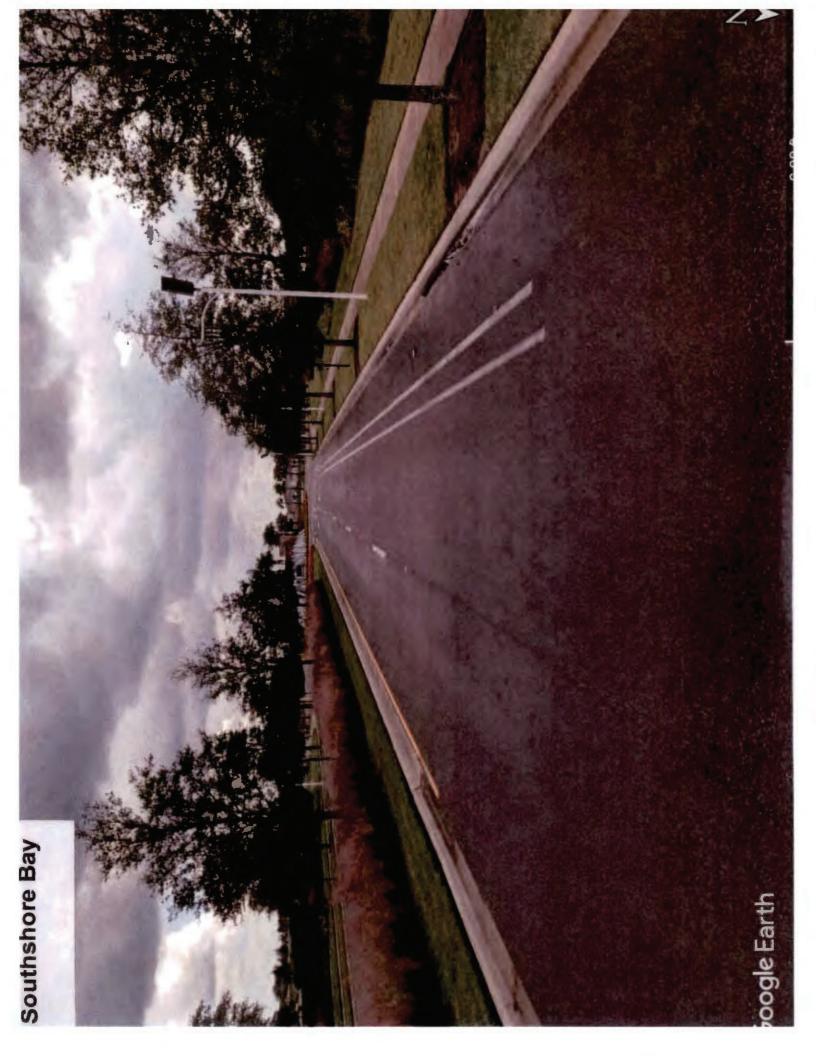












Application No. MM 21 -0417

Entered at Public Hearing: Z Exhibit # — Date: 11

## Major Modification 21-0417





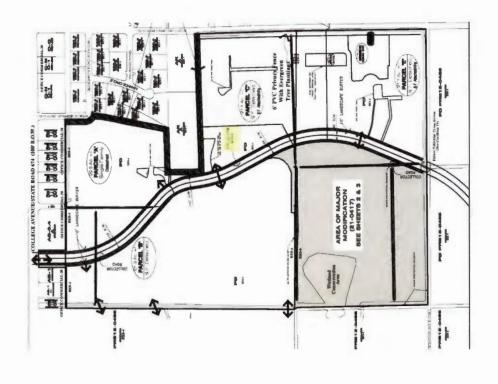
# REMAND ISSUES IDENTIFIED IN STAFF REPORT

- Safety/Security
- Transportation Impacts of MM Request
- Parking for the Proposed Use
- Scale Size of the Lagoon
- Units Developed to Date
- Findings from the Planning Commission
- Long-term Sustainability of Amenity
- Roadway Classification
- Operation of Lagoon Inside Gated Community
- Controls After the Parking Lot is Full

## Southshore Bay Master Plan

- Two Interconnected Zoning Approvals
- 2,924 approved units -679.9 acres
- 1,011 Platted Lots
- 630 homes constructed/under construction
- Lagoon Tract approx. 19.7 acres 2.8%
- Crystal Lagoon approx. 5 acres .7 %
- Lagoon Centrally Located
- Lagoon Amenity Developed as Alternative to Golf Course
- Semi-Public Status helps ensure Long Term Viability of Lagoon Amenity





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COLLECT AVENUESTATE ROAD 674 (100° B.C.W.)

### APPROVED PLAN

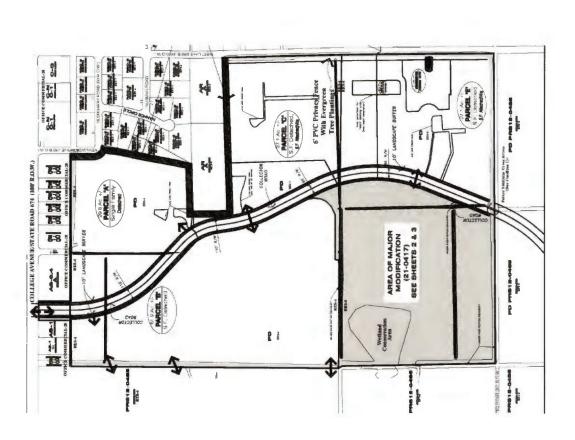
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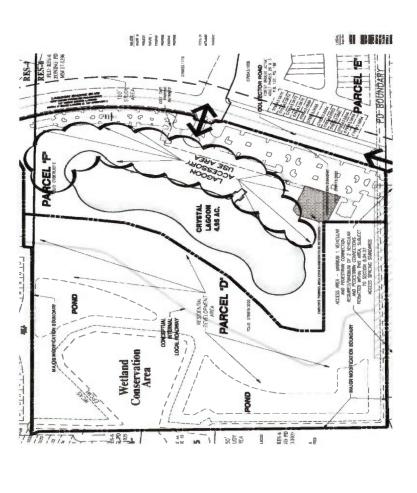
## **MODIFICATION AREA**

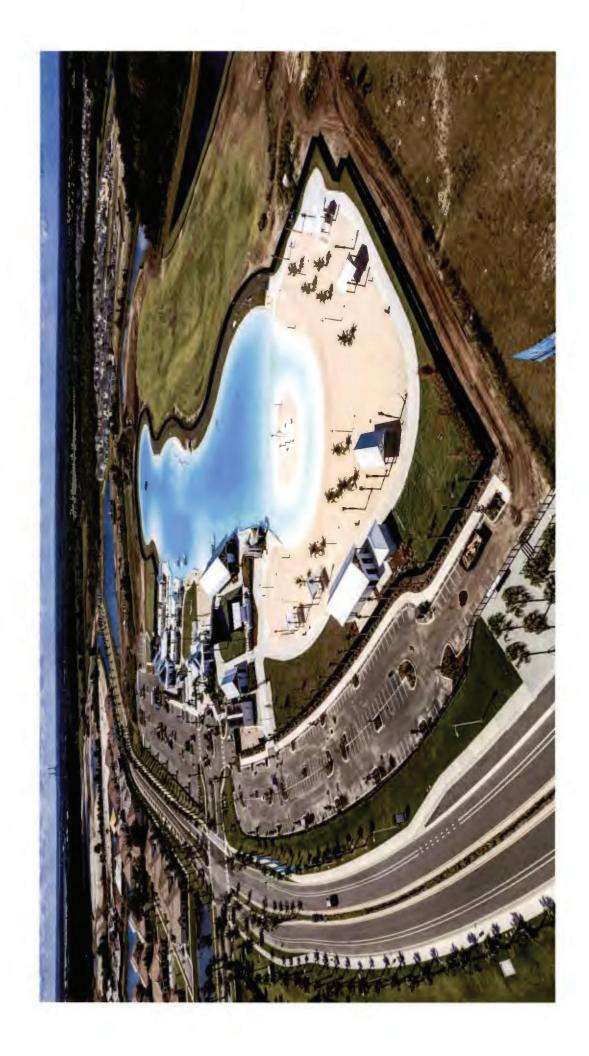


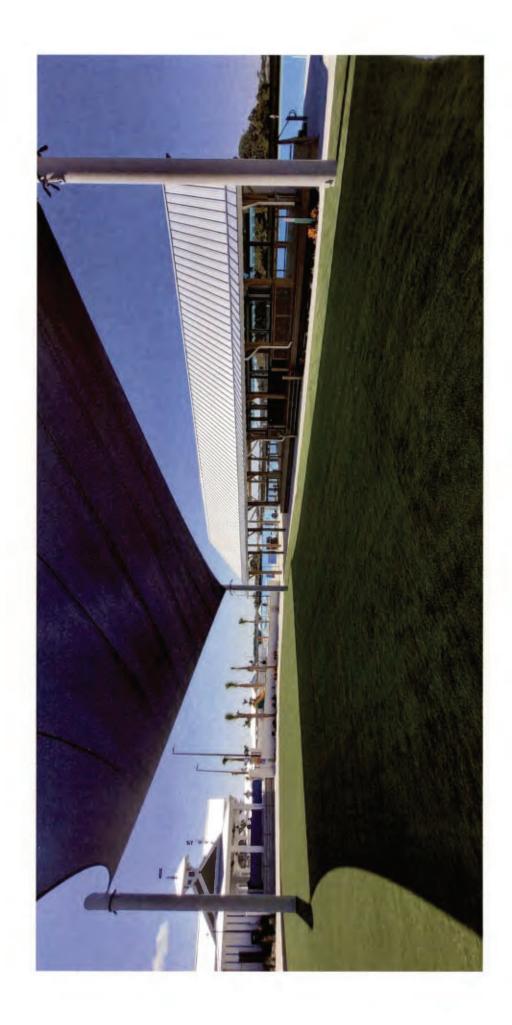


# Semi-Public Access to Recreational Water Amenity

- Approved, Permitted and Constructed
- Ancillary Uses include volley ball, outdoor cabanas, pools, kayaking, paddle boarding, food and beverage services
- 20,000 sf enclosed space
- Conditions to Limit Public Access
- Hours of Operation 10 am 8 pm
- Access is Controlled at Entry Gate
- Screened by 6 foot fence
- 246 guest parking spaces, 40 employee spaces, 220 golf cart spaces, 70 bicycle spaces
- Reduction of 100 dwelling units







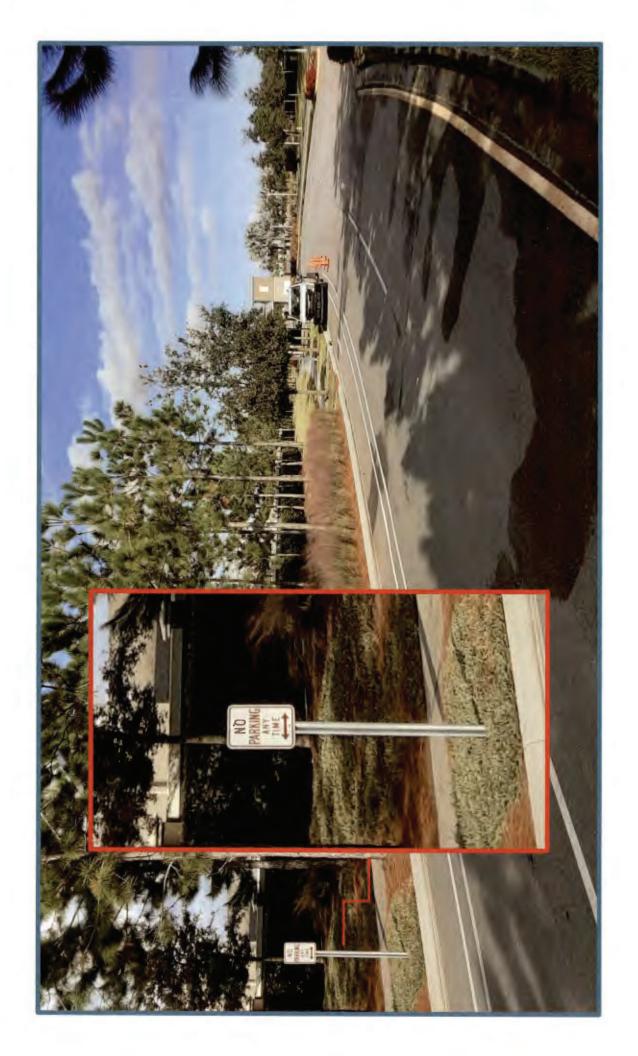


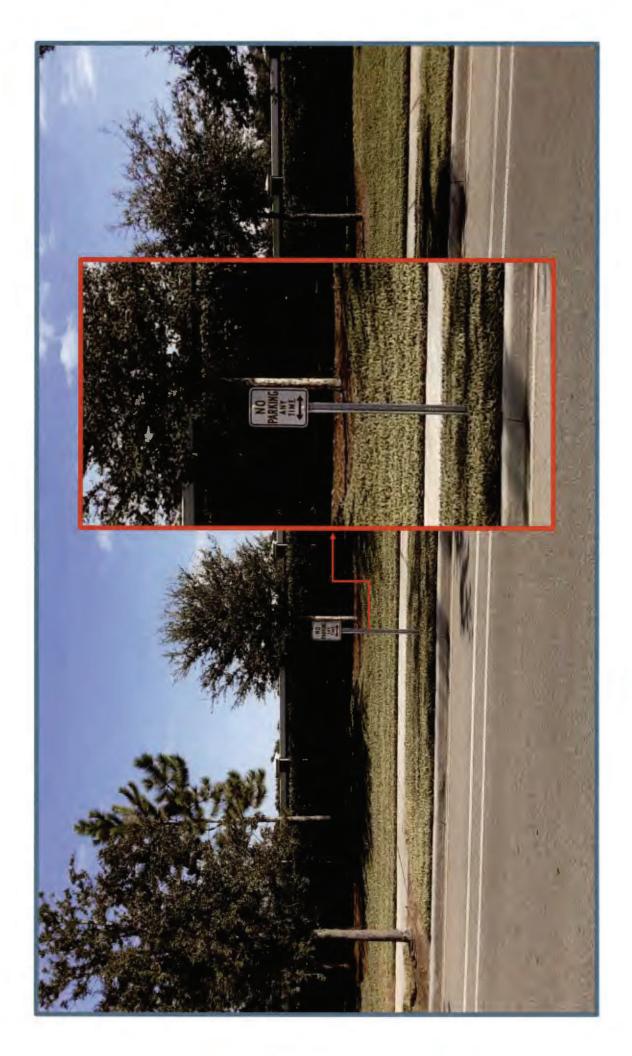
### Safety/Security/Operation of Lagoon in Gated Community **Zoning Condition 1.2**

- Hours of Operation 10:00 am 8:00 pm
- Entrance Controlled upon Entry at Lagoon Shore Boulevard Gate
- Public Access from Residential Areas is Not Permitted
- Public Access Limited to Gated Lagoon Area
- Non-residents are Required to Display Visitor Tag on Dashboard
- Log of License Plate, Color, Make & Model of Car Required
- Lagoon Area Screened with 6 foot Fence
- Solar lights shall minimize off-site lighting impacts
- Outdoor Lighting to Comply with LDC Part 6.10.00

# Parking/Parking Controls - Zoning Condition 1.2

- Parking Calculation Site Specific Study Based on Epperson Crystal Lagoon
- 246 Vehicle Spaces
- 40 Employee Vehicle Spaces
- 220 Golf Cart Spaces
- 70 Bicycle Spaces
- Lagoon Reservations Required to be Limited Based Upon Available Parking Spaces
- Parking for Lagoon Uses Not Permitted Outside of Parcel F
- "No Parking" Signs Already Installed





# Transportation Impacts/Classification of Roadway

Collector Road (Collector) - Collector roads collect and distribute traffic between local roads and/or arterial roads. Collectors are roadways providing service with relatively moderate traffic volume, moderate trip length, and moderate operating speed.

### From: "Williams, Michael" <WilliamsM@hillsboroughcounty.org>

Date: July 2, 2021 at 4:29:57 PM EDT

To: Steven Henry <shenry@lincks.com>

Cc: "Tirado, Sheida" <TiradoS@hillsboroughcounty.org>, "Ratliff, James"

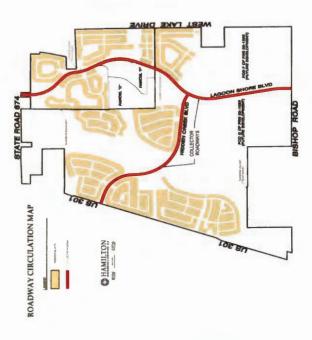
<RatiffJa@hillsboroughcounty.org>

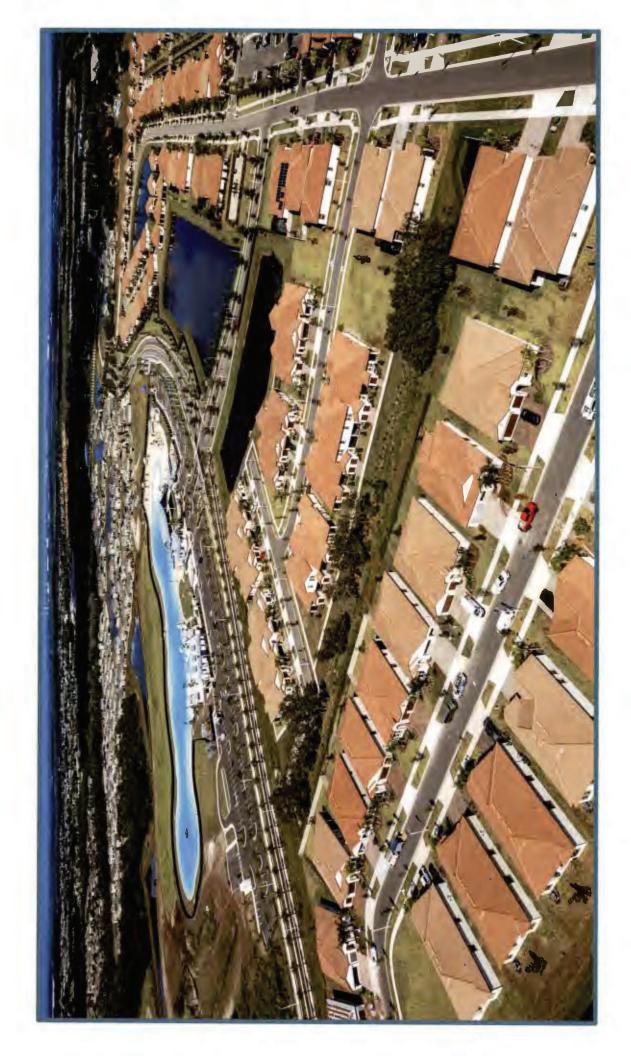
Subject: RE: Lagoon Shore Blvd

### Steve

The road was intended to be a collector in the zoning of the property and subsequent design and construction followed. Yes, Lagoon Shore Blvd. functions as a collector roadway.

Mike





### **Commercial Locational Criteria**

### **OBJECTIVE 22**

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

Neighborhood Serving Commercial/Neighborhood Commercial - Retail commercial and office development, usually located on a collector or arterial street at the edge of a neighborhood, serving the daily needs of contiguous neighborhoods, *including convenience goods and personal services*.

Community Serving Commercial/Community Commercial - Commercial development and uses of a greater intensive retail, wholesale, and office uses, and major auto or commercial vehicle sales, service, and repair. intensity than neighborhood serving commercial uses. Uses include, but are not limited to, warehousing,

# Outdoor Recreational Activity/Recreational Uses, General Indoor/Outdoor

Outdoor Recreation Activity - A specific, individual type of outdoor recreation. Activities are divided manipulation by the participant such as swimming, hiking, or boating and passive activities - those which are mental rather than physical such as sightseeing, nature study or scenic appreciation. into two categories- active activities - those which involve some direct and specialized physical

Private Recreation Sites – Sites owned by private, commercial or non-profit entities available to the public for recreational use, <u>usually a fee</u>.

providing sports or recreation opportunities within an enclosed building and/or an outdoor area. Such Recreational Uses, General Indoor/Outdoor: For profit or non-profit recreational uses and facilities uses shall include but not be limited to bowling alleys, skating rinks, movie theatres, gymnasiums, fitness centers, dance schools, miniature golf, baseball hitting cages, and playfields.

# Commercial Locational Criteria – Waiver

- Lagoon Shore Boulevard is a Collector Roadway
- Lagoon Uses are centrally located within Large Master Planned Community
- The Lagoon Uses are Consistent with Compatible with Master Plan Community
- South Shore Bay is an approved Mixed Use Development
- Parking for Golf Carts and Bicycles decrease the need for motor vehicle trips
- Zoning Conditions address parking, safety and security resulting from semi-public use
- Low Intensity Less than .025 FAR

# Approval of Semi-Public Access to Lagoon Uses Will Not:

- Result in a non-residential development pattern with multiple access points on collector or arterial roadways
- Result in scattered, unplanned commercial development

### Remand Issues Addressed:

- Safety, Security, Operations, Access Controls and Parking All specifically addressed in Condition 1.2
- Reduction of Approved Residential Uses No Net Traffic Impacts
- Collector Road Status Confirmed
- Scale and Size of Lagoon Centrally Located with Low Intensity
- Subject Site not "commercial" even if it is, waiver is justified
- Semi-Private Status helps ensure Long Term Viability of Lagoon Amenity

## Status of Southshore Roadways/Gates

- Southshore Bay is located in the Southshore Community Development District (CDD)
- The CDD is a local unit of special purpose government
- Lagoon Shore Boulevard is owned by the CDD
- All CDD owned roads must remain accessible to the general public
- Gates provide additional level of security provide opportunity to track those entering into and traveling through the community



Limitations Upon Use of Club Facilities. Without limiting any other provision of this Club Plan, Club Owner shall have the following rights with respect to the Club Facilities: 3.6.1 To allow Members of the Public use of the Club Facilities on such terms as conditions as may be established by the Club Owner in its sole and absolute discretion;

3.3.6 conduct whatever commercial activities within the Club Property deemed sary, convenient, profitable and/or appropriate by Club Owner;

3.3.7 davelop, operate and maintain the Club Facilities as deemed necessary or convenient, in its sole and abactute discretion; and

3.3.8 conduct all activities that, in the sole opinion of CMb Dener, are necessary or convention for the development, communion for the development, committee and else of the CMb Facilities, Club Property or any lands or improvements within SCUTHSHORE BAY.

3.4 Changas, Subject to Sections 3.1 and 3.2 shows. Cub Owner reserves the absolute right in Clab Owner's solar and published to Sections in Clab Owner's solar and published solar and published Clab Facilities including construction of additional Clab Facilities and or the removal or modification beneat, at any time.

3.5 Commercial States. It is possible that portions of the Outb Property, including without class that the Cub Property, including without of the Cub Overer may do done appropriate in Otio Overer and should be done appropriate in Otio Overer and the Cub Property of Cub Overer and Exchange of Cub Overer and Indian Cub Overer and Indian Cub Overer and Indian Cub Overer and Indian Cub Office of Property of Cub Overer and Indian Cub Office or Foreign and Cub Overer and Indian Cub Office or Foreign (Indian Cub Overer and Indian Cub Office)

3.6 Limitations Upon Use of Olub Facilities. Without limiting any other provision of this Club Plan, Club Owner shall have the following rights with respect to the Club Facilities:

3.6.1 To allow Members of the Public use of the Club Facilities on such terms as conditions as may be established by the Club Owner in its sole and absolute discretion;

profits from, any restaurant, snack ber, cabana, or other facility on the Club Property to Res Members, Non-Resident Members and Members of the Public;

3.6.4 To suspend a Resident Member's right to use Club Facilities for the period dur which any Assessment charged by the Association remains unpaid and past due;

3.6.3 To charge any admission, use, or other fee for use of any Club Facilities by No Readent Members and/or Members of the Public as the Club Owner may deem appropriate;

3.6.5 To suspend a Resident Member's right to use Club Facilities for the period during which any Club Duer remain unpul and past due and for a reasonable period during or after any infraction/whichin of the Clab Documents:

3.6.7 To grant essements over, across or through the Club Property

3.6.6 To dedicate or transfer at or any part of the Club Property to any gove agency, public authority, or utility;

3.8.8 To permit Persons who are not Members to use the Club Facilities, including the right of Club Owner to hold special events at the Club Property, and to allow Members of the Public to stated events and otherwise participate in solarities at the Club Property.

3.6.9 To borrow money as may be necessary to exercise any of the Club Owners powers, including without limitation, improvement or expansion of the Club Property, and may

SOUTHSHORE BAY CLUB PLAN

### **Pasco County Commissioner Letter**

Dear County Commissioners:

The 8-acre Epperson Lagoon opened in my Commission District approximately 3 years ago. I have not received complaints related to the Lagoon or parking from the Epperson residents. Many of the residents living in Epperson use their golf carts to visit the Lagoon. The presence of a Lagoon open to the public within the Epperson Master Planned Community does not appear to be disruptive to the residents in any way.

i welcome you to contact me should you have any questions.

Sincerely,

Anal Elable

Ronald E. Oakley <sup>#</sup>
County Commissioner, District 1

### PASCO COUNTY, FLORIDA

- (352) 521-4111 PAX (352) 521-4105
- E) 8731 Citizons Drive, New Port Richey, Florida 34654 (727) 847-8100 -- FAX (727) 847-8969

- District 1 · Ron Oakley
  District 2 · Mike Moore
  District 3 · Kathryn Starkey
  District 4 · Mike Wells
  District 5 · Jack Mariano

November 10, 2021

Hillsborough County Zoning Hearing Master Hillsborough County Board of County Commissioners 601 E Kennedy Blvd

Tampa, FL 33602

Re: Epperson Lagoon in Wesley Chapel, FL

Dear County Commissioners:

The 8-acre Epperson Legoon opered in my Commission District approximately 3 years ago. I have not received complaints related to the Legoon or parking from the Epperson residents alway of the residents initing in Epperson use their golf carts to visit the Legoon. The presence of a Legoon open to the public within the Epperson Master Planned Community does not appear to be disruptive to the residents in any way.

I welcome you to contact me should you have any questions.

Sincerely,

Ronald E. Oakley <sup>#</sup>
County Commissioner, District 1 And Elakler

### Southshore Residents In Support of Major Modification 21-0417

John Burgess Rhona Hammack Chuck Steele Berry Debbie Douglas Berke Janet Franz Tim Gollner Sandra Graham Kat Hafele Thompkins Karen Steele Sharon Murtagh Michael Charles Searles

Pulcano

Charles



### PASCO COUNTY, FLORIDA

- 37918 Meridian Avenue, Dade City, Florida 33525
   (352) 521-4111 FAX (352) 521-4105
- 8731 Citizens Drive, New Port Richey, Florida 34654 (727) 847-8100 - FAX (727) 847-8969

District 1 - Ron Oakley
District 2 - Mike Moore
District 3 - Kathryn Starkey
District 4 - Mike Wells
District 5 - Jack Mariano

November 10, 2021

Hillsborough County Zoning Hearing Master Hillsborough County Board of County Commissioners 601 E Kennedy Blvd Tampa, FL 33602

Re: Epperson Lagoon in Wesley Chapel, FL

**Dear County Commissioners:** 

The 8-acre Epperson Lagoon opened in my Commission District approximately 3 years ago. I have not received complaints related to the Lagoon or parking from the Epperson residents. Many of the residents living in Epperson use their golf carts to visit the Lagoon. The presence of a Lagoon open to the public within the Epperson Master Planned Community does not appear to be disruptive to the residents in any way.

I welcome you to contact me should you have any questions.

Sincerely,

Ronald E. Oakley

County Commissioner, District 1



Application No. MM21-0417

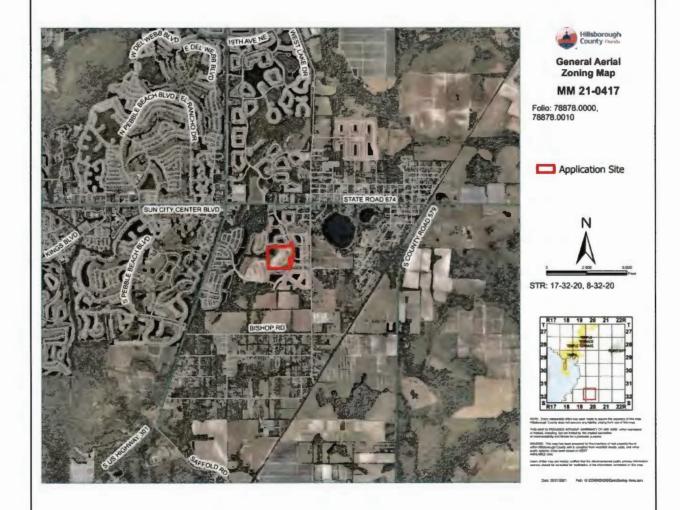
Name: Brian Grady

Entered at Public Hearing: 2+1M

Exhibit # 3 Date: 11/15/21

### STAFF REPORT

SUBJECT:	MM 21-0417 (REMAND)	PLANNING AREA:	Wimauma		
REQUEST:	Major Modification to Approved Planned Development	SECTOR	South		
APPLICANT:	Dune FL Land I Sub LLC and Southshore Bay Club, LLC				
Existing Zoning: PD 05-0210		Comp Plan Category: RES-4 & RES-6			



### **Application Review Summary and Recommendation**

### 1.0 Summary

### 1.1 Project Narrative

The applicant (Dune FL Land I Sub LLC and Southshore Bay Club, LLC) is requesting a major modification to Planned Development (PD) 05-0210, located on the south side of SR 674, between US 301 and West Lake Drive. This PD is approved for a maximum of 940 dwelling units, including single-family detached, townhomes, multi-family and resort dwelling units, in addition to recreational areas, lakes and stormwater ponds. The PD is approximately 192 acres and is within two Future Land Use classifications: RES4 and RES-6. This PD was most recently modified by Personal Appearance (MM) 17-1296.

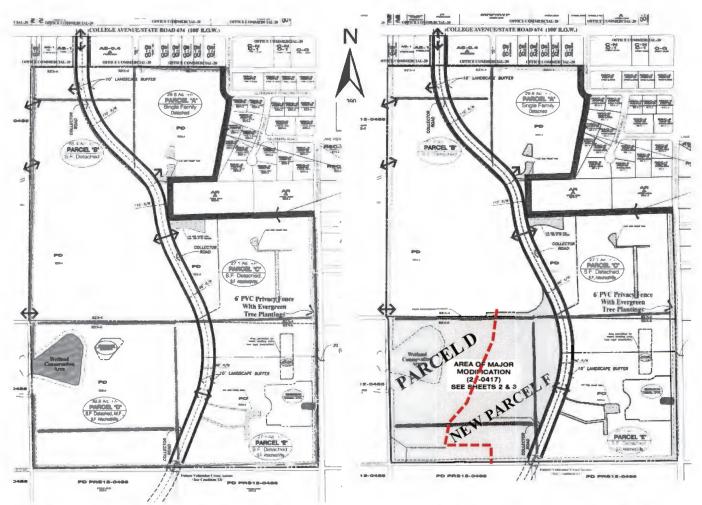


Figure 1 – Subject Site

This MM affects two development parcels within the PD: Parcels B and D. These parcels are approved for residential uses as well as with a neighborhood park and amenity center. The subject site is being developed with a large lagoon pool (4.9 acres) and amenity center/recreational area. The applicant requests the following:

FROM	ТО	
Five Development Parcels (A, B, C, D, and E)	Six Development Parcels (A, B, C, D, E and F)	
Recreational Uses, Private Community	General Indoor/Outdoor Recreational Uses (Lagoon Site)	
Total Dwelling Units Allowed: 940	Total Dwelling Units Allowed: 840	
Access Points Connections to the south: 2	Access Points Connections to the south: 4	

Portions of Parcels B and Parcel D would be reconfigured to new Parcel F. The remaining area of Parcel D would consist of residential units while Parcel F will include the amenity center/recreational space and lagoon pool area.



**CURRENT GENERAL PD PLAN** 

PROPOSED GENERAL PD PLAN

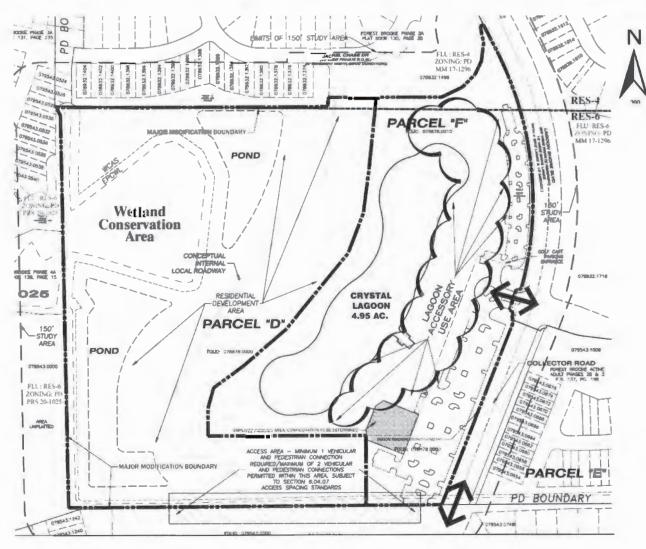


Figure 2 - Major Modification Plan, Sheet 2

According to the project narrative, the Crystal Lagoon site is an innovative recreational area. The applicant states that the modification seeks to clarify that the site is a permitted use in Parcel F as an "Indoor/Outdoor General Recreational Use" with accessory uses, which include but are not limited to bar, pool, and playground uses. The site will be a recreational water amenity serving the residents and guests of the community. The site is currently under construction and will be located on an approximately 19-acre site including around 5 acres for the Crystal Lagoon. The applicant (Southshore Bay Club, LLC) will own and operate the lagoon site as a "semiprivate" recreation facility. The narrative also states that, comparable to homes purchased in a golf course community, resident memberships for the amenity will be included in the purchase of every home. Resident access to the amenity is ensured during the amenity hours of operation and will not be limited

Non-resident access to the lagoon site would require purchasing tickets or reservations on the "Crystal Lagoon" portal website that will function much the same as the reservation portal website at another

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similar site in Pasco County. This would also be similar to how non-residents make reservations and book tee times at country clubs and golf courses. Per the narrative, daily reservations will be limited to non-residents, based upon parking availability in the parking lot within the site. Facility staff would monitor available parking spaces and adjust, limit or stop the number of available reservations accordingly on any given day.

The modification to the PD is needed since the Land Development Code defines this proposed use differently from a private community recreational use:

Recreational Uses, General Indoor/Outdoor: For profit or non-profit recreational uses and facilities providing sports or recreation opportunities within an enclosed building and/or an outdoor area. Such uses shall include but not be limited to bowling alleys, skating rinks, movie theatres, gymnasiums, fitness centers, dance schools, miniature golf, baseball hitting cages, and playfields. This use shall not include recreational uses specifically listed in Section 2.02.02, Table of Allowable Uses in Zoning Districts, nor Private Community Recreational Uses, Regional Recreational Uses, or Public Parks and Recreation Facilities as defined in this Code.

The applicant has indicated that daily non-resident reservations will be offered up to a maximum number of reservations at any given time, based upon parking availability within the parking lot. With the purchase of a ticket or reservation, the facility staff will automatically monitor available parking spaces and adjust the number of available reservations at any given time. A condition is being proposed to establish a number of parking spaces in order to regulate the amount of vehicles for the facility users. The required parking spaces would include 246 guest and resident (including ADA) spaces, 220 golf cart spaces (reserved only for residents of the project) and 40 employee spaces. According to the narrative, a patron log would be maintained by the facility staff in real time to ensure that this limitation is enforced. Additionally, parking for the site will not be permitted along internal project roadways outside of Parcel F. The proposed number of parking will be the maximum allowed in order to restrict the number of visitors (see section 1.2 of this report and Transportation staff report).

The site will have one access point from Lagoon Shore Blvd, an internal collector road. Additional access points are proposed to the south, from parcel B and F to the adjacent PD. However, no access points are approved from the PD to the south to connect to these points.

The PD today is approved for up to 940 dwelling units. According to the approved plats for different phases within the PD, a total of 392 lots have been platted. The platted lots are within Parcels A, B, C and E of the General PD Plan. Parcels A, C and E are platted and mostly built today with homes, stormwater ponds and roads. Parcel B is also mostly platted and developed, with a small tract along the south not yet developed (Forest Brooke PH 2A). That tract is owned by the applicant.

The applicant provided a table with a density reduction calculation. The proposed Parcel F covers an area of 18.78 acres and the square footage proposed for the structures associated with the Lagoon recreational use is no more than 20,000 sq. ft. By removing these from the maximum number of units permitted in the PD, the calculation results in a net reduction of 105 dwelling units that would have been built in this Parcel. This is consistent with the Transportation study provided by the applicant which concludes that the use proposed in Parcel F would represent a reduction of at least 100 dwelling units based on vehicle trips.

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Hours of operation proposed are from 10:00 a.m. – 8:00 p.m. The applicant also proposed to extend hours of operation for a bar on site until 11 pm. As indicated in the Transportation report, the applicant and staff specifically discussed that, should a standalone bar use be desired, the transportation analysis would need to be revised accordingly. The applicant assured staff that the bar and other accessory structures would only be open to guests of the amenity and would not be available to be visited separately by the public on their own. No such transportation or land use revision was received for staff evaluation. As such, the use must be considered accessory to the main use and should have the same operating hours. A Special Use permit for Alcoholic Beverage will be reviewed separately from this MM application.

The site will be enclosed by a 6-foot high fence, and all uses within the site will be ancillary to the Recreational Use, General Indoor/Outdoor and Crystal Lagoon principal use.

### REMAND

This case was heard by the BOCC at the October 12, 2021 Land Use Meeting. The commissioners discussed the proposal and found that the proposed General Indoor/Outdoor Recreational Use - Crystal Lagoon site needed additional clarification mostly related to its functionality. The BOCC requested this case to be remanded to give the applicant an opportunity to clarify some items including:

- Safety and security addressed in the gated community;
- Transportation impacts resulting from this MM request;
- Parking for the proposed use;
- The scale or size of the lagoon site in comparison to the overall residential project;
- Number of developed residential units part of the community (Southshore Bay);
- Findings from the Planning Commission;
- Comparison with other similar types of projects within residential communities such as Golf courses and their sustainability on the long term;
- The road classification of Lagoon Shore Blvd, serving this site (Collector Road) and the existing gate;
- The operation of the Lagoon site inside a gated community;
- Controls after the parking lot is full

The applicant has updated their narrative responding to the items above to provide for more clarification or specificity. Generally, the applicant expanded the explanation of the operational aspects of the proposed use.

There are existing site conditions in the community, such as security cameras and a guardhouse at the entrance gate that will be staffed with a guard who will control non-residents entering the community to access the Lagoon.

The Transportation Assessment previously filed and reviewed by Transportation staff demonstrated that the use would decrease by 100 residential units and the addition of the recreational amenity results in less traffic than the existing approved PD. Also, the Parking Assessment, showed that traffic patterns are more sporadic and typically occur outside of peak traffic times. The hours of operation are also outside of peak traffic times from 10 a.m. to 8 p.m.

The number of parking is being limited to a total of 246 guest spaces, 220 resident golf carts and for 40 employees. The parking lot will also include 70 bike spaces. Once the parking lot is full, no new

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reservations or tickets can be issued or sold, and no new non-resident guest will be allowed to access the site. A visitor/patron log in real time will be maintained by Crystal Lagoon staff at the site and the community's access gate. The log will include visitor information including the license plate and type of vehicle. A tag will be required to be displayed at all times in the visitor's vehicles parked within the Lagoon site.

The PD modification area is  $\pm 46.5$  acres. The subject PD (05-0210) is 192 acres and overall, the Southshore Bay community is  $\pm 679.9$  acres and is comprised of two (2) separate Planned Development approvals: PD 05-0210 (subject PD) and PD 0110 (PRS 20-1025). The Crystal Lagoon tract is 19.7 acres +/-, and represents 2.8% of the overall master plan, while the Crystal Lagoon itself represents just 0.7% ( $\pm 5$ -acres) with up to  $\pm 20,000$  square feet of enclosed space. The Southshore Bay Community has 630 built homes today. The total approved number of units including both PDs is 3,761.

In the narrative, the applicant also states that the site features mostly outdoor structures and the Crystal Lagoon, which results in lower operating costs compared to a golf course. According to the narrative, a Crystal Lagoon uses up to 100 times less chemicals than conventional swimming pool or drinking water treatment technologies and consumes only 2% of the energy needed by conventional swimming pool filtration systems.

The applicant has amended the proposed conditions to further address and clarify some of the comments discussed by the County Commissioners and area residents. The applicant is proposing to restrict certain accessory recreational uses to ensure the site would not incorporate intensive uses commonly associated with General Indoor/Outdoor uses. Additionally, the applicant proposes a security guard to be present at the community's entrance gate during operating hours to monitor the Lagoon site's guests to restrict their access based on parking availability and increase the community's safety. The requirement to keep a visitor's log with vehicle information is being proposed as a condition. Additionally, the log will be required to be available upon request by Hillsborough County. All other proposed conditions remain in place.

Transportation staff has reviewed the narrative and the remand discussions and has updated its report for clarification. Transportation Staff does not object to the amended conditions and no new conditions are being proposed.

Any future change to add uses other than the proposed Indoor/Outdoor Recreational use and its ancillary uses will require a Major Modification to the PD.

### 1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested any variations to Land Development Code (LDC) Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) and 6.07.00 (Fences/Walls).

A transportation analysis was submitted by the applicant utilizing a Water Park as a comparable use for the trip calculations. Based on the trip calculation filed for the application, the applicant was advised by staff to consider the parking calculations to be consistent with the water park use utilized for the trip generation. Per LDC Sec. 6.05.02, Amusement Parks' parking is analyzed by individual review, therefore, staff indicated to the applicant to submit a detailed description of how the site operates, whether and if so how ticket sales are affected by real time parking considerations, data regarding comparable uses, if any, a description of the size and parking provided for other operating lagoons, a recognition that the data

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regarding those lagoon(s) are not reflective of the post-development condition (since those projects are not yet built out), as well as any other data and description of their operations that they view as helpful.

The applicant submitted a Parking Assessment study to Transportation staff with the methodology utilized to establish the parking demand for the Crystal Lagoon. The Epperson Crystal Lagoon at Pasco County was used as a comparison and case study. Based on the study, the applicant proposes to limit the parking spaces to:

- 246 guest spaces
- 220 golf cart spaces
- 40 employee spaces

The applicant provided conditions limiting the number of parking and restricting parking along internal project roadways outside of Pod F.

### 1.3 Evaluation of Existing and Planned Public Facilities

### Water Utilities

This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

### Transportation

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

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

### SITE ACCESS AND CONNECTIVITY

Primary site access will be to/from SR 674. In the future, additional access will be to US 301 (to the west) and Bishop Rd. (to the south) through the adjacent Sunshine Village PD. An existing access has already been constructed within Sunshine Village, connecting to West Lake Dr. The project is decreasing overall project trip generation. As such, the existing turn lanes at the intersection of SR 674 and Lagoon Shore Blvd. should be sufficient to accommodate the additional traffic generated by commercialization of the Parcel F amenity.

The applicant is also proposing to add at least one (1) additional vehicular and pedestrian connection along the southern project boundary of existing Parcel D (proposed Parcels D and F). In order for this access to be effectuated, a corresponding zoning modification for the project to the south (the Sunshine Village PD) will be required. If such change does not take place, then sole access to proposed Parcel F will

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be from Lagoon Shore Blvd., and sole access to proposed Parcel D will be from Ever Crew Pl. (a roadway stubout constructed to the southern boundary of Parcel B). These potential connections have been designed for flexibility, both in the number (up to a maximum of two) and location of potential access points, given that there is currently no corresponding access shown on the zoning to the south, no detailed construction plans that staff is aware of, and the connection(s) effectuation will require coordination, consent, and zoning modification of the owners of PD to the south. In no instance will fewer than one (1) roadway stubout be constructed. Staff has no objection to this request, as it further provides for community integration and connectivity, which are goals of the Hillsborough County Comprehensive Plan and Land Development Code.

### **PARKING**

After numerous calls and meetings with County staff, Hillsborough County zoning section staff determined that the proposed use would be classified as an "Amusement Park" for purposes of compliance with Section 6.05.02.G. (minimum parking standards). The LDC standard for such use is "by individual review". The applicant submitted a document titled "Southshore Bay Crystal Lagoon MM 21-0417 Parking Assessment", received August 4, 2021. The document provides data/characteristics from the nearby Epperson Crystal Lagoon, located in Pasco County, and draws comparisons between the proposed use, which is somewhat smaller. The document explains the lack of available ITE data for a similar use and how non-resident guest ticket sales are affected by real time parking considerations. Staff finds that, given the uniqueness of the proposed use and relative newness of the closest example which is operating in Pasco County (residential portions of the project are still under construction), it is difficult to say with certainty that the Pasco case analog provides sufficient parking for residents and guests; however, the applicant has committed to providing a substantial number of golf cart parking spaces, as well as a number of bicycle spaces, which will allow project residents to use these alternative modes of transportation, thereby diverting traditional automobile trips from the travel lanes and allowing the 246 proposed regular parking spaces to serve non-residents (as well as those residents who may choose to drive their personal automobiles to the facility).

Given the additional conditions recommended by staff, together with the restrictions on facility operations and parking proposed by the applicant, staff finds it highly likely there will be sufficient parking for the proposed use, and further finds that there is a mechanism for dealing with any potential long-term impacts which, although unexpected, could occur within surrounding residential developments.

### TRANSIT FACILITIES

HART staff submitted comments on July 21, 2021 indicating a desire for transit facilities be provided immediately west of the proposed project entry. Transportation Review Section staff coordinated with HART staff and explained that, given the limited right-of-way available, existing turn lane in that location, and the fact that the outparcels on either side of the project entry are not within the subject PD, there is no ability to construct the bus bay and transit amenities required pursuant to Section 6.03.09 at the location proposed. HART staff indicated there were open to the facility being provided in an alternate location. Transportation Review Section staff also explained that SR 674 is an FDOT owned roadway under their permitting authority and, as such, any bus bay and amenities would be subject to their review and approval. Unfortunately there was insufficient time to consult FDOT staff; therefore, staff has crafted a condition which will require construction of a bus bay within a reasonable walking distance of the subject property (1 mile) while providing an option for the developer to provide the all required facilities except the bus bay in the event FDOT declines to permit construction of a bus bay.

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### LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
SR 674	US 301	CR 579	D	C

Source: Hillsborough County 2020 Level of Service Report

### Impact Fees

### Estimated Fees

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached Unit)

Mobility: \$7,346 per unit Parks: \$1,815 per unit School: \$8,227 per unit Fire: \$335 per unit

Single Family Detached per unit = \$17,723

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story)

Mobility: \$5,329 per unit Parks: \$1,316 per unit School: \$3,891 per unit Fire: \$249 per unit

Multi-Family (1-2 story) per unit = \$10,785

Water Slide Park (Mobility per parking space) (Fire per 1,000 s.f.)

Mobility: \$1,038\*280 = \$290,640

Fire: \$313\*45 = \$ 14,085

Total: \$304,725

### Project Summary/Description

Urban Mobility, South Park/Fire - up to 840 Single Family; or up to 400 Multi-Family and 440 Single Family. Lagoon/water recreation facility 45,000 sq ft building area, 280 parking spaces.

### School Board

The School Board review this application and found that adequate capacity does not exist at Reddick Elementary, Shields Middle, or Sumner High School at this time. Additionally, there is no capacity available in adjacent concurrency service areas at the high school level.

### 1.4 Natural Resources/Environmental Issues

The Environmental Protection Commission (EPC) has reviewed the application and offers no objections, subject to conditions. In the site plan's current configuration, a resubmittal is not necessary.

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### 1.5 Comprehensive Plan Consistency

No changes to their recommendations were received by the Planning Commission, therefore, Planning Commission staff finds the proposed modification **inconsistent** with the Future of Hillsborough Comprehensive Plan.

### 1.6 Compatibility

The surrounding area consists of residential uses. The PD was approved for a variety of residential units including detached, attached and multi-family with associated recreational (private community) uses for the project. The proposed operational characteristics of the site falls more closely under an Indoor/Outdoor General Recreational use as defined in the Land Development Code, therefore, this proposed use is outside of the definition of a Private Community Recreational use.



Figure 3 - Subject Site

Based on the description in the project narrative, the amenity center would operate to accommodate both, internal and external users of the residential project. Residents would utilize the site as a typical amenity center found in residential projects, with no additional membership or passes needed. All external users would be required to purchase advanced reservation online. The applicant proposes parking accounting for the anticipated site capacity and has agreed to limit the number of parking spaces. This restriction would contribute to restrict the number of external users. Additionally, the applicant has proposed conditions to prohibit the off-site parking, along adjacent roads to eliminate impacts to streets accessing the site, limit hours of operation, and has restricted the square footage of the structures.



Figure 4 - Subject Site



Figure 5 - Subject Site

Transportation staff reviewed the application and the documentation submitted by the applicant. Upon review of these materials, staff has found the proposed traffic and parking assessment acceptable. Per the trip generation analysis, the traffic generated by the proposed use would result in less traffic compared with the trips otherwise generated by dwelling units that the subject site could accommodate if developed with residential uses. Additionally, development of the land with the proposed recreational use would result in a reduction of the overall dwelling count of the PD.

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The applicant indicated that neighborhood meetings were conducted with area residents. County staff received calls and letters from residents stating that improvements and speed limits should be lowered before zoning changes. In addition, residents have expressed concerns with the functionality and operation of the proposed use, access control, potential off-site parking issues, traffic on the collector road, etc. After the remand, the applicant arranged to meet with a resident of the community to address concerns raised at the August ZHM and at the BOCC land use meeting in October.

As noted, Planning Commission did not change their original recommendation and filed an inconsistency finding and the locational criteria waiver request could not be approved at this moment. In their findings, staff indicated that the site is not located at a major intersection and is located along a local roadway as designated by the functional classification map. During the analysis of this rezoning, Transportation staff noted that Lagoonshore Boulevard functions more like a collector roadway. Planning Commission staff indicated that while Lagoonshore Boulevard may function more like a collector, staff can only consider roadway lanes and roadways listed on the 2040 Highway Cost Affordable Long Range Transportation Plan as per FLUE Policy 22.2 in making a consistency finding. Planning Commission staff also noted that allowing this use to be open to the public, increases the volume of traffic and activity traveling along Lagoon Shore Boulevard, which is a local residential roadway. This is inconsistent with FLUE Policy 16.5, which requires that development of higher intensity non-residential land uses that are adjacent to established neighborhoods to be restricted to collectors and arterials and to locations external to established and developing neighborhoods. Planning Commission has maintained their inconsistency finding after this case was remanded by the BOCC.

Compared to the initial submittal, staff recognizes that the applicant has made efforts to reduce and mitigate impacts of the proposed use within the PD including establishing a number of parking spaces available on-site to restrict guests, limiting hours of operation, and prohibiting off-street parking. Additionally, the applicant has demonstrated that the overall number of dwelling units allowed in the PD is being effectively reduced since the area occupied by the proposed use replaces units with recreational land and non-residential square footage. This represents a reduction of the overall density in the project and impacts from the traffic resulting from the proposed use would be less if compared with 100 dwelling units built on site. The applicant has also decreased the square footage for the structures in the Lagoon site from their original request from 50,000 to 20,000 sq. ft. The 20,000 sq. ft. of building space has already site and building approvals for the amenity center. The proposed use is along a road functioning as a collector and residential driveways do not have direct access onto it. Transportation staff has reviewed the parking assessment and does not object. Transportation staff finds it highly likely there will be sufficient parking for the proposed use based on the conditions recommended by staff, together with the restrictions on facility operations and parking proposed by the applicant. As part of the remand, conditions have been amended addressing the discussions and concerns raised at the BOCC Land Use Meeting by restricting uses and providing for monitoring and additional operational and controls for visitors' access to the site. Development Services staff does not object to the amended conditions by the applicant. Staff has reviewed the new proposed language and provided edits with the appropriate regulatory provisions. Based on these considerations, staff recommends approval, with conditions.

### 1.7 Agency Comments

The following agencies reviewed the application and have no objections:

• Conservation and Environmental Lands Management

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- FDOT
- HART requested that a bus landing/shelter pad be constructed along SR 674.

### 1.8 Exhibits

Exhibit 1: Zoning Map

Exhibit 2: Future Land Use Map

Exhibit 3: Current Certified Plan for PD 05-0210 (PRS 17-1296)

Exhibit 4: Proposed Site Plan 21-0417

### 2.0 Recommendation

Staff recommends approval, subject to the following conditions.

### **CONDITIONS:**

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan:

### On Sheet 2 of 2:

- Amend the proposed uses consistent with condition 1, including square footage.
- 2. Amend the parking information consistent with condition 1.2.d.

### 2.1 Recommended Conditions of Approval

**Approval** - Approval, subject to the conditions listed below, is based on the general site plan submitted October 31, 2017 July 7, 2021

- 1. The project shall be permitted a maximum of 940 dwelling units. The project shall be permitted a maximum of 840 dwelling units and a Recreational Use, General Indoor/Outdoor of a Crystal Lagoon which will include, but not be limited to ancillary uses such as bar, eating establishments, pools, volleyball, cabanas, and other structures providing shaded seating areas as permitted today and outdoor recreational activities, including, but not limited to kayaking and/or paddleboarding. Prohibited Crystal Lagoon Uses include bowling alleys, skating rinks, movie theatres, gymnasiums, fitness centers, dance schools, miniature golf, baseball hitting cages, and athletic fields/courts, i.e., baseball, softball or football fields, or tennis, basketball, pickleball courts. The Recreational Use, General Indoor/Outdoor use (Crystal Lagoon) shall be located within Parcel F and be limited to no more than 20,000 square feet of enclosed structures. Of the total units permitted, a maximum of 450 units may be developed as multi-family/townhome units subject to the conditions contained herein. Dwellings within Parcel C and E shall be limited to Housing for Older Persons in accordance with the LDC Section 6.11.51.
  - 1.1 Resort Dwelling Units may be permitted within Parcel E. The maximum number of Resort Dwelling Units shall be limited to 12 and shall be developed in accordance with the LDC Sections 3.21.03 and 3.21.04. B through H.
  - 1.2 The Recreational Use, General Indoor/Outdoor (Crystal Lagoon and ancillary uses) is also subject to the following conditions:

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- a. The hours of operation shall be from 10:00 a.m. 8:00 p.m. A security guard shall be present during operating hours at the entrance gate on Lagoon Shore Boulevard. Access to the Crystal Lagoon shall be prohibited at resident-only entrance gates.
- The Recreational Use, General Indoor/Outdoor shall be fully enclosed within a 6foot-high fence.
- Patron access to the Recreational Use, General Indoor/Outdoor and Crystal
   Lagoon accessory/ancillary uses, including but not limited to bar uses, shall solely occur within the gated lagoon area.
- Non-resident daily reservations shall be limited based on the number of available parking spaces at the time of enline reservation. This limitation shall be monitored enforced by Crystal Lagoon staff and the security guard at the entrance gate(s) on Lagoon Shore Boulevard. Available parking spaces shall be verified by the security guard before non-residents are permitted access to the Crystal Lagoon. Non-residents visiting the Crystal Lagoon shall be required to display a visitor tag and/or reservation on the dashboard of the vehicle for tracking purposes. A visitor/patron log shall be maintained by Crystal Lagoon staff and the security guard in real time to ensure that this limitation is enforced. The visitor/patron log shall include the license plate, color, make and model of the vehicles and shall be available to Hillsborough County upon request. In addition, parking lot attendant(s) are required during peak hours of operation. The number of parking spaces which shall be constructed to serve residents and non-resident visitors are 286 vehicle spaces, consisting of 246 vehicle resident/non-resident guest spaces and 40 employee vehicle spaces. Additionally, the developer shall construct a minimum of 220 golf cart parking spaces, and a minimum of 70 bicycle parking spaces. Bicycle parking shall meet the requirements of Section 6.05.02.P of the LDC.
- e. Parking for the Recreational Use, General Indoor/Outdoor uses shall not be permitted outside of Parcel F (including along the collector roadway, Lagoon Shore Boulevard, or along residential streets). No Parking signs shall be installed along the collector roadway to prohibit parking outside of Parcel F.
- f. Solar lights in the parking lot and along Lagoon Shore Boulevard shall incorporate functionality to minimize off site lighting impacts. Additionally, outdoor lighting on site shall be subject to LDC Part 6.10.00.
- g. Any Alcoholic Beverage permit for the subject site shall be reviewed in accordance with LDC Section 6.11.11 as a separate application.
- Single-family conventional development shall be developed in accordance with the following:

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Minimum lot size:

4,000 square feet

Minimum lot width:

40 feet

Front/rear yard setback:

20 feet (1)

Rear yard setback: Side yard setback:

15 feet 5 feet

Maximum building height:

35 feet

- (1) One front yard functioning as a side yard shall be permitted at 10 feet.
- A maximum of 25% of the total single-family detached units shall consist of lots less than 5,000 3. square feet in size with a lot width of less than 50 feet. Said lots shall be located a minimum of 150 feet from project boundaries. Prior to Preliminary Plat approval for a Development Parcel, the developer shall provide documentation of the total number of single-family detached conventional units approved and the percentage of which are less than 5,000 square foot lots.
- Single-family attached/villa uses shall be developed with the following: 4.

Minimum lot size:

3,500 square feet per unit

Minimum lot width:

35 feet

Front yard setback:

15 feet (1)

Rear yard setback:

15 feet

Minimum building separation: 10 feet

Maximum building height:

35 feet

Maximum lot coverage:

65 %

- (1) ComerCorner lots shall allow a 10 foot front yard setback for the front yard serving as a side yard.
- Multi-family uses shall be developed in accordance with the following: 5.

Front yard setback:

20 feet

Rear yard setback:

15 feet

Side yard setback:

Minimum building separation: 20 feet Maximum building height:

10 feet

35 feet

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

Minimum lot width:

16 feet

Front yard setback:

20 feet (1)

Rear yard setback:

15 feet

Minimum building separation: 20 feet

Maximum building height:

35 feet (2)

- ComerCorner lots shall allow a 10 foot front yard setback for the front yard serving as a (1)
- An additional setback from the PD boundaries of 2 feet for every 1 foot of building height (2) over 20 feet in height shall be required.
- Access to the properties shown as folio 78880.0100 (to the west of the north/south collector 7.

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

- 7.1 For <u>residential</u> lots abutting the north/south collector road, screening shall consist of a six foot fence or landscaping consistent with Section 6.06.06.C.4. Screening is not required in those areas where open space and/or retention ponds with a minimum width of 30 feet abut the north/south collector road. This landscaping shall be maintained by the homeowners association or similar entity.
- 7.2 A 6-foot PVC fence shall be provided along the eastern project boundary adjacent to West Lake Drive as shown on the site plan. To the east of said fence, the developer shall install landscaping to include Evergreen trees 10-feet-tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity.
- 7.3 A 50-foot wide buffer shall be provided along the northern boundary adjacent to AR zoned property as well as along the eastern project boundary adjacent to residential zoning/Kenilworth Drive as shown on the site plan. Within said buffer the applicant shall provide a 6-foot PVC fence with landscaping located to the external side of the fence to include Evergreen trees 10-feet-tall at time of planting, with a minimum 2-inch caliper, planted on 50-foot centers. This landscaping shall be maintained by the homeowners association or similar entity. A 20-foot buffer with a Type B screen shall be provided along the remainder of the northern project boundary.
- 8. Parcels shall be located as generally shown on the site plan. Prior to Preliminary Site Plan/Plat approval for Parcels B or D, the developer shall determine the type and location of housing for said parcels.
- 9. Two neighborhood parks and a community center shall be provided in the location as generally shown on the site plan and shall contain the minimum acreage of upland as shown on the plan.
- 10. A minimum of 3 acres of uplands shall be afforded for pocket parks within the project and each pocket park shall contain a minimum of one-half acre. Four pocket parks shall be located as shown on the site plan. Where pocket parks are contiguous with the required 50-foot landscape buffer a maximum of 50 percent of said buffer may count towards meeting the minimum pocket park acreage. Prior to Preliminary Plan approval, the location and size of any additional pocket parks shall be shown on the site plan.
- 11. The developer shall provide a pedestrian system of sidewalks and/or stabilized pathways, a minimum of 5 feet wide, throughout the project with direct connections from the pedestrian paths/sidewalks to the neighborhood parks, retention areas as shown on the site plan, community center, pocket parks, and among each Parcel within the project. The pedestrian path/sidewalk system shall be indicated on the plan prior to Preliminary Plan approval.
- 12. The location of trees that qualify as Grand Oaks must be identified on the submitted Preliminary Plan/Plat as part of the Site Development process. Site design features to avoid the removal of

CASE REVIEWER: Israel Monsanto

and/or adverse impacts to these trees are to be displayed on the submitted Preliminary Plan.

- 13. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- 14. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FOOT and/or Hillsborough County standards using FOOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. The Developer shall construct the following turn lanes at his expense:
  - 14.1 Dual Northbound lefts, Northbound right on internal collector roadwayat SR 674,
  - 14.2 Eastbound right turn lane and Westbound left turn lane on SR 674 at project entrance,
  - 14.3 If warranted, a Northbound left on West Lake Road at internal collector roadway project drive on Westlake Boulevard,
  - 14.4 If warranted, Eastbound exclusive left tumturn lane, through lane, and right tumturn lane on internal collector roadway at West Lake Boulevard, unless the study shows that the through-right can accommodate project traffic, then the exclusive right shall not be required.
- 15. All cross-access shall be paved to the project boundary and designed to County standards. All bicycle-pedestrian cross access shall be a hard pervious surface such as mulch, gravel, or pervious concrete; it is preferable that a wooden boardwalk serve as the connection. The bicycle-pedestrian connection cannot be grass, dirt, or sand.
- 16. Prior to Construction Plan approval, the Developer shall dedicate a total of forty-eight (48) feet of right-of-way on West Lake Road. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a 40 mph rural collector roadway. Right-of-way shall be measured from the centerline of the existing ROW. This would likely result in the conveyance and dedication of an additional eighteen (18) feet of ROW.
- 17. As an alternative to the Master Roadway Plan depicted on the General Site Plan, the developer shall have the ability to design an alternative internal roadway system which encompasses a combination of collector roads, local roads and/or a grid system. In order to exercise this alternative, the developer shall submit an alternative Master Roadway Plan identifying the internal roadways necessary, at a minimum, to provide north/south connectivity from SR 674 to the southern property boundary and providing connection with the collector roadway on the property that is subject to PRS 12-0485 as shown on the certified general site plan. The alternative Master Roadway Plan shall be reviewed in accordance with the requirements of the Land Development Code and the Transportation Technical Manual. The alternative Master Roadway

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Plan shall be submitted prior to approval of any development permits, including, but not limited to, preliminary site plan approval. However this requirement does not apply to the approved plans as of May 30, 2012 for Parcel 1. The alternative Master Roadway Plan is subject to review and approval by the Administrator. Should an alternative roadway plan be approved, the developer shall submit a revised General Site Plan within 60 days of approval.

- 18. When warranted and approved by FDOT, a traffic signal shall be installed at the intersection of the internal collector roadway and SR 674 by the Developer, or by the County with funds paid by the Developer. Until such signal is warranted, the Developer may, at their election, include signal design and all or a portion of the signal installation in the scope of other improvements to SR 674 which may be required. If such option is elected, the Developer shall only be responsible for funding the remainder of the work to complete the signal installation. If such signal has not met warrants and/or has not been approved by FDOT at the time the Developer has received certificates of occupancy for seventy five percent (75%) of the units authorized by this zoning, the Developer shall pay such funds as would be required to install such signal prior to receiving further certificates of occupancy. Prior to site plan certification, a notation shall be added to the site plan that when warranted, such signal will be installed by the Developer, or by the County with funds paid by the Developer. All signals must be approved by the Hillsborough County Public Works Department and traffic signals on the State Highway System must also have the approval of FDOT. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department and/or the FDOT.
- 19. As shown on the PD Site Plan, a minimum of one (1) vehicular and pedestrian connection shall be provided along the southern boundaries of Parcels D and F. A maximum of two (2) vehicular and pedestrian connections may be permitted one (1) each to Parcels D and F. Access may occur anywhere within the area identified on the PD site plan, subject to Section 6.04.07 minimum access spacing requirements. All connections are subject to the review and approval of Hillsborough County, and effectuation of such connections shall require corresponding access connections within the adjacent PD to the project's south.
- 1920. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
  - 19.1 Ground Signs shall be limited to Monument Signs.
  - 19.2 Billboards, pennants and banners shall be prohibited.
- 2021. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- Prior to or concurrent with the plat/site/construction plan review for development within Parcel D, the developer shall construct a bus bay on SR 674 within the existing right-of-way, as well as construct a transit accessory pad and provide a bus shelter, seating, trash receptacles and bicycle rack. The design and location of the required transit facilities shall be subject to the review and approval of HART and the Florida Department of Transportation. In the event that the FDOT declines to authorize construction of a bus bay within the existing SR 674 right-of-way within 1

APPLICATION: MM 21-0417 (REMAND)
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BOCC MEETING DATE: January 13, 2022

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mile of the proposed project, the developer shall work with FDOT, HART and the County to identify an appropriate location for the other required facilities.

- 23. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 24. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 25. Prior to the issuance of any building or land alteration permits or other development, the approved wetland other surface water (OSW) line must be incorporated into the site plan. The wetland OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 26. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 2127. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulation in effect at the time of preliminary site plan/plat approval.
- 2228. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning
Administrator
Sign-off:

Staff's Recommendation: Approvable, Subject to Conditions.

20

Hillsborough County Florida

Immediate Aerial Zoning Map

MM 21-0417

Folio: 78878.0000, 78878.0010

Application Site

Zoning Boundary

**Parcels** 

STR: 17-32-20, 8-32-20



# S County Road 579 21-0417 21-0417 State Road 674 S US HIGHWAY 301 Lisunicity Center Blvd El Rancho, Dr

## HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 21-0417

call other values:

MITHDRAWN CONTINUED APPROVED DENIED

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR.) AGRICULTURAL/MINING-1/20 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (,25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL 4 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-8 (.25 FAR) RESIDENTIAL-8 (.35 FAR)

RESIDENTIAL-16 (.35 FAR) RESIDENTIAL-20 (.35 FAR) RESIDENTIAL-35 (1.0 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR) URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (20 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR) LIGHT INDUSTRIAL (.50 FAR)

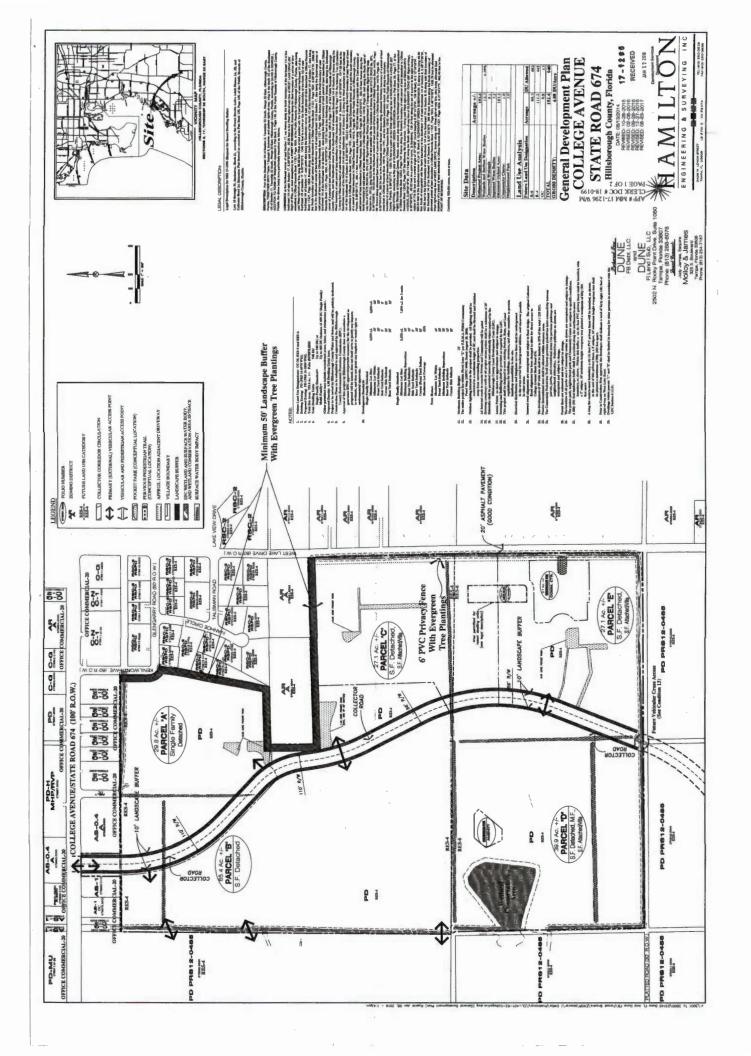
HEAVY INDUSTRIAL (.50 FAR)

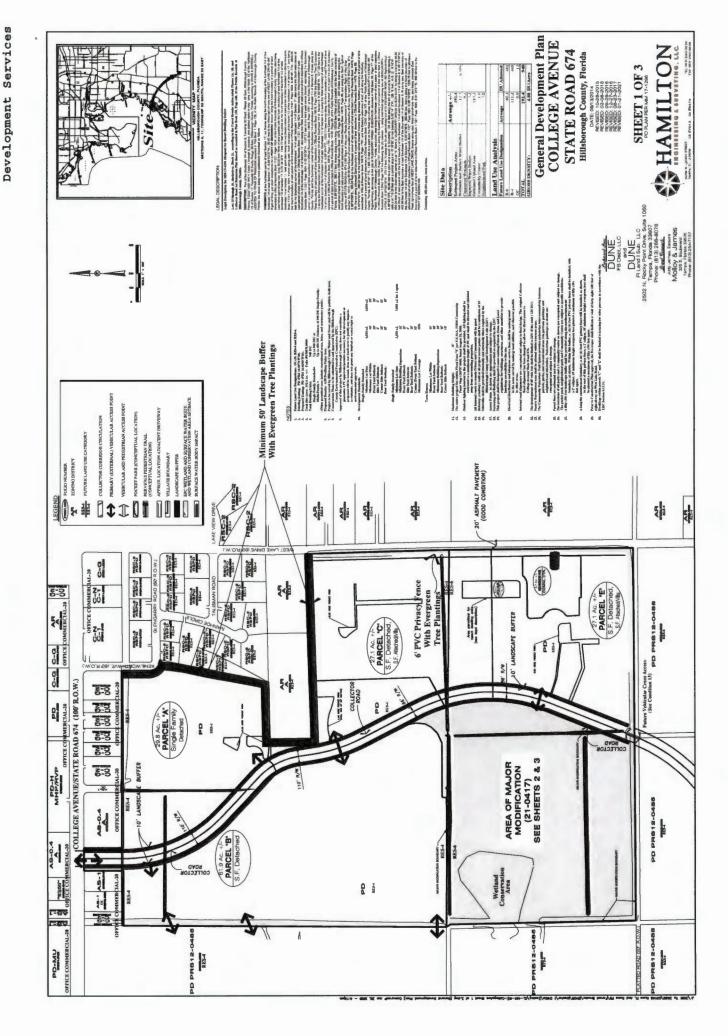
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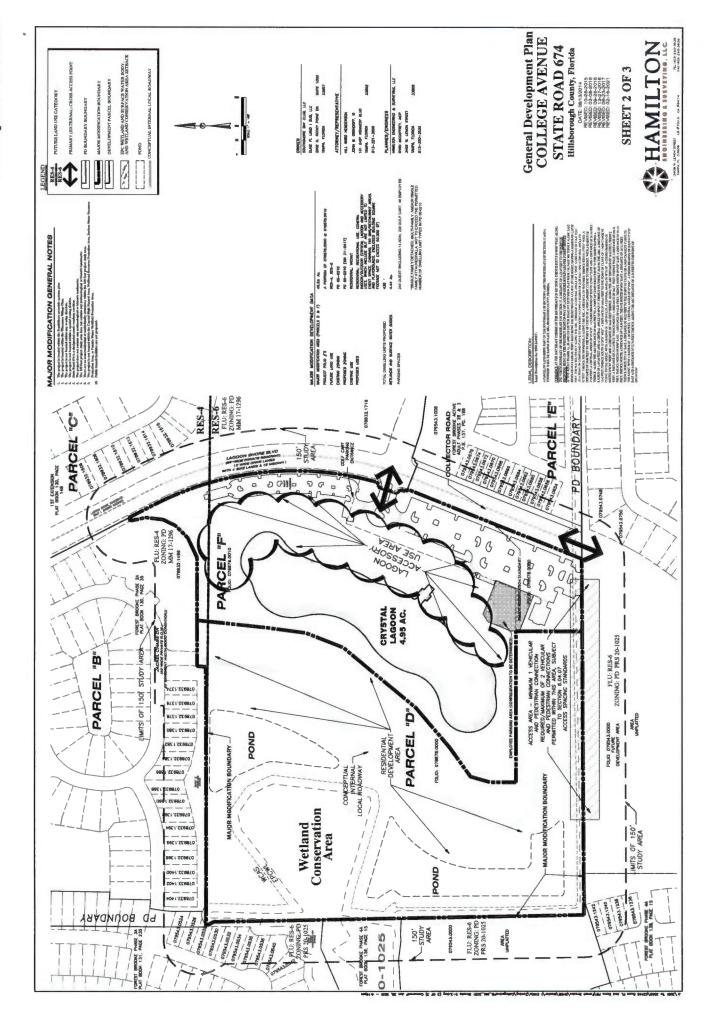
Author: Beverly F. Daniels

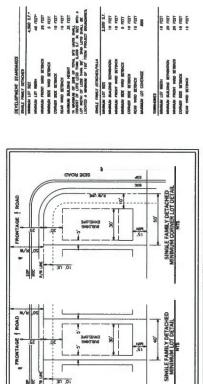






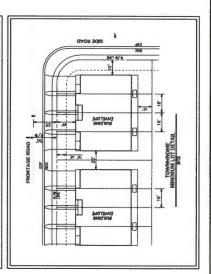
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### General Development Plan COLLEGE AVENUE STATE ROAD 674 Hillsborough County, Florida Person Consons French Consons



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DATE/TIME: 8/16/21	6:00 M HEARING MASTER: Sus an Finch			
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME Dennis M. Taylor			
RZ 21-0942	MAH INCADDRESS 3210 /201 /and			
	MAILING ADDRESS 3210 Lark Lane  CITY Mulberry STATE F/ ZIP 3386 PHONE 4631			
APPLICATION #	PLEASE PRINT NAME CHASE CLARK			
RZ 21-0970	MAILING ADDRESS 2511 PEMBERTON CREEK DR			
	CITY SEFFNER STATE FL ZIP 3584 PHONE 813 789 4130			
APPLICATION #	PLEASE PRINT, Came Corbett 813-227-8421 NAME Kame Corbett			
RZ 20-1253	1 21			
	CITY TOWARD STATE TO ZIP 3610 PHONE 813 825 825			
APPLICATION #	PLEASE PRINT NAME  TO SING B GOOG			
RZ 20-1253	MAILING ADDRESS 1345 SW 15t Ter			
~5	CITY Pampano Ranch STATE FL ZIP 33060 PHONE			
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RZ 20-1253	MAILING ADDRESS 13620 Metropolis Are Ste 110			
US	CITY Ft. Myss STATE FC ZIP 33912 PHONE			
APPLICATION #	PLEASE PRINT NAME Michael Yates			
RZ 20-1253	PLEASE PRINT NAME Michael Yates  PALM TEAFFIC MAILING ADDRESS 400 N. Tampa ST, Satte Vision			
	CITY Tampa STATE FL ZIP 33602 PHONE 813 205 8057			

PAGE Q OF 13

DATE/TIME: 8/16/21 6:00 PM HEARING MASTER: Susan Finch

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Betty R.Willis
RZ 20 - 1253	MAILING ADDRESS 1440 HOWNESS HOLLOW CT
	CITY <u>Lut 2</u> STATE <u>F</u>   ZIP33549 PHONE 813 949-1072
APPLICATION #	PLEASE PRINT NAME NATURE DAVIS
PZ 20-1253	MAILING ADDRESS 17-880 N. US. 41 Lutz, FL 33549
2 8 120 5	CITY STATE ZIP PHONE 443-300-75
APPLICATION #	PLEASE PRINT GUS Weekley
RZ 20-1253	MAILING ADDRESS 2502 W. Falm Dr
	CITY Zama STATEFL ZIP362 PHONE 613-251-
APPLICATION #	PLEASE PRINT NAME Sale
RZ 20-1253	MAILING ADDRESS 18422 SWANLAKE D
20-1253	CITY STATE = ZIP335 PHONE 813
APPLICATION #	PLEASE PRINT TAY MUSFIY
072	MAILING ADDRESS 102 5Th AVE SE
QZ 20-1253	CITY $\angle UTZ$ STATE $FL$ ZIP $33549$ PHONE $949-222$
APPLICATION #	NAME Linabeth Nevel
RZ 20-1093	MAILING ADDRESS 18811 9th Street SE
( ) 3 - ()/ >	CITY Latz STATE PA ZIP 33549PHONE 513.553.010

PAGE 3 OF 13

DATE/TIME: 8/6/21 6:0 P.M. HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME LESSE SLACKSTOCK **APPLICATION #** MAILING ADDRESS 1646 W Salow Ave. Swite 14 RZ 20-1253 CITY TAMPS STATEFL ZIPSOLOHONE 727. 22.944 NAME KRISTA BUST APPLICATION # MAILING ADDRESS 9504 Eddys 101) MM 21-0116 CITY Auga STATE H ZIPSSS PHONE 83707/433 NAME William Molly APPLICATION # MAILING ADDRESS 325 5 Blue MMOLDILE CITY Jang- STATE ZIP PHONE 259-7152 NAME Jeven Con APPLICATION # WW 31-01/16 MAILING ADDRESS 17937 Huntin Bow Cinlo CITY Wto STATE 2 ZIP3355 PHONE 513 9202005 PLEASE PRINT **APPLICATION #** NAME Borborg Adorhold MA 01-0116 MAILING ADDRESS P.O. Bot 272 879 CITY Tonge STATE FC ZIP 33688 PHONE US PLEASE PRINT APPLICATION # NAME Grand Mc Nairy MM 21-016 MAILING ADDRESS 11615 Pine Tree Rd VS CITY Odeso STATE FL ZIP 33556 PHONE

PAGE 4 OF 13

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NAME

Steve Med endorp APPLICATION # MAILING ADDRESS 7531 Dunbridge Dr. MM 21-0115 CITY Odes sa STATE FL ZIP 33556 PHONE 13 NAME Christopher John Son APPLICATION # MM 21-016 MAILING ADDRESS 17966 Simas Rd VS CITY ddessa STATE C ZIP 33556 PHONE PLEASE PRINT APPLICATION # NAME JIM CARTEN MAILING ADDRESS 18530 Wagne Rd MM B1-0116 CITY 00551 STATE 7/ ZIP 355 PHONE 8/3-299-9229 PLEASE PRINT PAUL CLOWELL APPLICATION # MAILING ADDRESS PO BOX 1025 MM 21-0116 CITY DOUS A STATE FL ZIB3556 PHONE -920-2639 NAME Stuget Sutton **APPLICATION #** MAILING ADDRESS 9474 Eddings Rd. MM 21-0116 CITY Clessa STATE ZIP 3355 PHONE 8 U 838 3/89 NAME Dwight Comlesond APPLICATION # MAILING ADDRESS 17438 (sbell Carl NN 21 -016 CITY Odered STATE FL ZIP 3355 PHONE 970.2064

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APPLICATION #	NAME Cara Lawrea
Mh 21-0116	MAILING ADDRESS 7340 COLLEY RD
	CITY Odessa STATE T. ZIP33556PHONE 376-0474
APPLICATION #	PLEASE PRINT Sosha BAS
MM 21-0116	MAILING ADDRESS 9504 Eddays Rd.
<i>a</i> 1	CITY DAUSSE STATEFC ZIP 7385 PHONE 8,3892
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mm 21-016	MAILING ADDRESS 5023 W. CAME (SI
	CITY FMPA STATE ZIP SCOT PHONE E13-269
APPLICATION #	PLEASE PRINT NAME NAME
RZ 21-0222	MAILING ADDRESS 14500 XI BYEE MASRY
K C 1 - 078	CITY STATE ZIPPHONE
APPLICATION #	NAME Michael Kates
QZ 21-0222	MAILING ADDRESS 400 N. Tampa ST, 15th Floor
K Z 31 - odd	CITY Tampa STATE FZ ZIP 33602 PHONE 813 2058057
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RZ 21-0222	MAILING ADDRESS DOS DU AUS. #45/
MC A. SOCA	CITY I PER STATET ZIP 3527 PHONE 304

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PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME Ada Vanossa Toves MAILING ADDRESS 5409 Watson Rd 21-0222 CITY Riverview STATE FL ZIP 3357 PHONE NS PLEASE PRINT **APPLICATION #** NAME Donah Butts MAILING ADDRESS 11306 J 4Ad B Dr. 21-02-02 VS CITY Riverview STATE FL ZIP 33571 PHONE PLEASE PRINT **APPLICATION #** NAME Kelly Davis 21-0227 MAILING ADDRESS S 331 Watson Rd 1/5 CITY Riverwiew STATE FC ZIP 33578 PHONE PLEASE PRINT **APPLICATION #** NAME Tool: Boggie 21-0227 MAILING ADDRESS 5414 Lindburg St. CITY Riverview STATE TO ZIP 33578 PHONE PLEASE PRINT **APPLICATION #** MAILING ADDRESS \_ S820 Tolig Flower Dr 21-0222 CITY Riverview STATE FL ZIP 33574 PHONE VI NAME Kami Cor bett **APPLICATION #** MAILING ADDRESS 10/ 8 Kenyich Bh/ Ste 3700 MM 21-0227 CITYDAM DA STATET ZIBBOO PHONE 813-20-8421

PAGE 7 OF 13

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	CITY Tampe STATE PA ZIP 33472 PHONE \$138178492
APPLICATION #	PLEASE PRINT NAME
Mh 21-0227	MAILING ADDRESS 5023 W. LAWEL ST CITYAMPH STATE ZIP 340 PHONE 613-789
APPLICATION #	NAME AMARTIT SIDHALIWAL
MM 21-0227	MAILING ADDRESS P.O. BOX 3590  CITY BRANDOM STATE #LZIP PHONE PHONE
APPLICATION #	NAME Charait S. Manush.
MM71-027	PLEASE PRINT Charaity S. Manush.  MAILING ADDRESS 11810 Shir Wycliffe CT.  CITY Taylor STATE PL ZIP 33626 PHONE (901) 210-1371
APPLICATION #	NAME SUFTEEN Sahni
mm 11-0-227	MAILING ADDRESS 11917 Meridian Point Dr
	CITY Tampa STATE FL ZIP 33/elle PHONE 224-258-3622
APPLICATION #	NAME Sartaai Sami
MA 21-0227	MAILING ADDRESS 1917 Moridian Point Dr
	CITY Tampa STATE [ ] ZIP 33626 PHONE 224-678-4991

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DATE/TIME: 8/16/21 C:00 PM HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME DIMITAL ARTZIBUSHEV APPLICATION # MAILING ADDRESS 16555 Hutch say A MM 21- 0227 CITY Olose STATEFF ZIP 356 PHONE 95-363-9764 NAME Kam bha **APPLICATION #** MAILING ADDRESS 822 Christing Cir MM 21-0227 CITY & SMOR STATE A ZIP 34677 PHONE 408.9/0,7048 NAME PARAMOTO SINGH APPLICATION # MAILING ADDRESS 1/41/ GLENMONT DR. MM 21-0227 CITY AMPA STATE FL ZIP 33 63 SPHONE 813-9562412 PLEASE PRINT JASPREET DANS APPLICATION # MAILING ADDRESS 15258 AMOULLA ISLE AVE MM 21-0227 CITY TAMPA STATE L ZIP33647 PHONE 213451508 NAME Manvinder. S. Tamep APPLICATION # MAILING ADDRESS 9104 Tillinghart Dr MM 21-0227 CITY Jampa STATE FL ZIP 33626 PHONE GOLOSIGE PLEASE PRINT BALTINDER 3 IN GY APPLICATION # MAILING ADDRESS 12414 Sea Snook dr MA a1 -0227 CITY Tanga STATE LZIP 336 21 PHONE 256 652 1655

PAGE 9 OF 13

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PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME Jason Colles MAILING ADDRESS 201 Elane 4 Blul #950 MM 71-0227 CITY I STATE T ZIP 3602 PHONE APPLICATION # NAME Stephen /SIEN MAILING ADDRESS 8508 Kentacky Derby Dr MM 21-0327 CITY Odessa STATE FC ZIP 2355 PHONE 8/3 73/ 1244 PLEASE PRINT APPLICATION # NAME CHHS MILAA MAILING ADDRESS 8925 DOWNA LO OLIUS MM 21-0277 CITY ODESSA STATE FL ZIP D PHONE 8/3 240 3023 PLEASE PRINT NAME APPLICATION # MM 21-0227 MAILING ADDRESS 4213 CITY (TOUSSG STATE FC ZIP 3555 PHONE 813-394-9822 PLEASE PRINT JONATHAL VIA APPLICATION # MAILING ADDRESS 8505 Kentely Duby Dr MM 21-0227 CITY Odessa STATE P ZIP 3356 PHONE 813-600-0570 PLEASE PRINT APPLICATION # NAME \_\_\_\_\_\_Barbar Aserhad MA 21-0227 MAILING ADDRESS P.O. Bof 27 2879 CITY Tanga STATE FC ZIP 3368 PHONE

PAGE 10 OF 13

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MM 21-0227	MAILING ADDRESS_	(493	Emerson	Ave. So
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APPLICATION #	PLEASE PRINT Jeveny Coul
10 40 0	MAILING ADDRESS 17937 Hondri Bow Cuy
M 21 - 0227	CITY Let STATE ZIP 3355 PHONE 813920205
APPLICATION #	NAME Dhawa malli
10 h al- 0027	MAILING ADDRESS 11811 Shire wyclife et.
JVI MI O	CITY Tompa STATE FL ZIP 33626 PHONE \$30-218-3536
APPLICATION #	PLEASE PRINT John Grandff NAME_ John Grandff
Mn 21-0417	MAILING ADDRESS Soik 3700 Bark of Awar Alex
7071 21-2917	CITY Ty STATE R ZIBJEO2 PHONE 23 3900
APPLICATION #	PLEASE PRINT NAME Tammi Morris
MM 21-0417	MAILING ADDRESS 16813 Brone, Shell PL
US	CITY WITH AUMA STATE FC ZIP 33598 PHONE
APPLICATION #	PLEASE PRINT NAME  PLEASE PRINT
MM21-0417	MAILING ADDRESS 5023 W. CAMEL ST
	CITY AMPA STATE ZIP 3367 PHONE 0039
APPLICATION #	NAME Kami Corbett
RZ 01-0420	MAILING ADDRESS/0/ EKenned Blid St 3700 TAMPAFC
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APPLICATION #	PLEASE PRINT NAME  A lex, 5 Crespo
21-0420	MAILING ADDRESS 28100 Bonita Grande Da
US	CITY Bon'49 Spring STATE FC ZIP 3413SPHONE
APPLICATION #	PLEASE PRINT NAME
&1 - 0420	MAILING ADDRESS 523 W. LAVILL ST CITY AMPA STATE ZIP 3560 PHONE COSC
APPLICATION #	PLEASE PRINT OUL TOUS THE NAME
21-6420	MAILING ADDRESS DO DA 19 5. #45  CITY TO STATE ZIP ZIP PHONE
APPLICATION #	PLEASE PRINT NAME Shawn Wilson
21-0420	MAILING ADDRESS 5300 W CYCRESS St.
US	CITY Tampa STATE Ft ZIP 33607 PHONE
APPLICATION #	PLEASE PRINT MATT NEWTON
21-0554	MAILING ADDRESS 101 E KENNEDY BWD #12800
	CITY TAMPA STATE FL ZIP 33617 PHONE 813 727
APPLICATION #	PLEASE PRINT MA HORVER AIR
	WWW. ADDRESS // 150 S S S S S S S S S S S S S S S S S S S
21-0742	MAILING ADDRESS ZIP PHONE

SIGN-IN SHEET: RFR. ZHM. PHM. LUHO PAGE 13 OF 13 DATE/TIME: 8/6/21 6:00 7/4 HEARING MASTER: SUSAN FINCH PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING APPLICATION # NAME Michael Raysor MAILING ADDRESS 19046 Bruce B. Down Bhd #308 ez 21-0742 CITY Tames STATE FL ZIP 33647 PHONE 8/3-625-1698 PLEASE PRINT APPLICATION # NAME Tamada Smith MAILING ADDRESS 10203 Laid Back 20 RZ 21-0742 CITY Thonotosass STATE F ZIP 33592 PHONE 813-644-010] PLEASE PRINT APPLICATION # NAME MAILING ADDRESS /450 AZ 21-0747 CITY PLEASE PRINT MICHAEL YATES PALM TRAFFIC APPLICATION # MAILING ADDRESS 400 N. Tampa St, 15th Floor RZ 21-0747 CITY laupa STATE FL ZIP33602 PHONE 813 205 805 PLEASE PRINT APPLICATION # NAME James Wheeler MAILING ADDRESS Coldenell Browker Rould RZ 21-0747 CITY ama STATE EL ZIP 336 PHONE 813 285 1329

MAILING ADDRESS

PLEASE PRINT

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APPLICATION #

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HEARING TYPE: ZHM PHM, VRH, LUHO

DATE: 8/16/2021

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0942	Brian Grady	Revised Summary Report	Yes (Copy)
RZ 20-1253	Kami Corbett	Applicant's Presentation packet	No
RZ 20-1253	Sam Calco	2. Opposition Presentation	No
RZ 20-1253	Jay Muffly	3. Opposition Presentation	No
MM 21-0116	Brian Grady	Agency Comments and Revised Summary	Yes (Copy)
MM 21-0116	William Molloy	2. Applicant's Presentation Packet	No
MM 21-0116	Brian Grady	3. Planning Commission Report	Yes (Copy)
MM 21-0116	Josh Butts	4. Water Quality Report	No
RZ 21-0222	Michael Horner	Applicant's Presentation packet	No
RZ 21-0222	Michael Yates	2. Traffic Report	No
RZ 21-0222	Todd Pressman	3. Opposition Presentation and Letters	No
RZ 21-0227	Brian Grady	Revised Summary Report	Yes (Copy)
RZ 21-0227	Kami Corbett	2. Applicant's Presentation packet	No
RZ 21-0227	Steve Henry	3. Traffic analysis	No
RZ 21-0227	Jason Collins	4. Technical Sufficiency Review	No
RZ 21-0227	Patricia Ortiz	5. Applicant Rep Resume	No
RZ 21-0227	Jonathan Vila	6. Traffic Videos	No
MM 21-0417	Steve Henry	Applicant's Presentation packet	No
RZ 21-0420	Kami Corbett	Applicant's Presentation packet	No
RZ 21-0420	Steve Henry	2. Transportation Presentation	No
RZ 21-0558	Brian Grady	Revised Summary Report	Yes (Copy)
RZ 21-0558	Matt Newton	2. Applicant's Presentation packet	No
RZ 21-0742	Brian Grady	Revised Summary Report	Yes (Copy)
RZ 21-0742	Michael Horner	2. Applicant's Presentation Packet	No
MM 21-0747	Brian Grady	Revised Summary Report	Yes (Copy)
MM 21-0747	Michael Yates	2. Traffic Comparison	No

### AUGUST 16, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 16, 2021, at 6:00 p.m., held virtually.

Susan Finch, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

### A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, reviews changes/withdrawals/continuances.

### D.7. RZ-PD 21-0557

- ▶ Brian Grady, Development Services, calls RZ 21-0557.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/continues RZ 21-0557 to September 13, 2021.
- Brian Grady, Development Services, reviews withdrawals/continuances.
- Susan Finch, ZHM, reviews the meeting procedures.
- Senior Assistant County Attorney Cameron Clark overview of oral argument/ZHM process.
- Susan Finch, ZHM, oath.
- B. REMANDS Not Addressed.
- C. REZONING STANDARD (RZ-STD):

### C.1. RZ-STD 21-0942

- Brian Grady, Development Services, calls RZ 21-0942.
- Dennis Taylor, applicant rep, presents testimony.
- Isis Brown, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant.
- Dennis Taylor, applicant, gave rebuttal.

Susan Finch, ZHM, closes RZ 21-0942.

### C.2. RZ-STD 21-0970

- ▶ Brian Grady, Development Services, calls RZ 21-0970.
- Chase Clark, applicant rep, presents testimony.
- Christopher Grandlienard, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-0970.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

### D.1. RZ-PD 20-1253

- ▶ Brian Grady, Development Services, calls RZ 20-1253.
- Kami Corbett, applicant rep, presents testimony.
- Joshua Blanco, applicant rep, presents testimony.
- Michael Alfieri, applicant rep, presents testimony.
- Michael Yates, applicant rep, presents testimony.
- Kami Corbett, applicant rep, presents testimony.
- Kevie Defranc, Development Services, staff report.
- Andrea Papendrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents.
- Betty Willis, proponent, presents testimony.
- Natalie Davis, proponent, presents testimony.
- Gus Weekley, proponent, presents testimony.
- Susan Finch, ZHM, calls opponents.
- Sam Calco, opponent, presents testimony.

- Jay Muffly, opponent, presents testimony.
- Elizabeth Nevel, opponent, presents testimony.
- Susan Finch, ZHM, question to Planning Commission.
- Andrea Papendrew, Planning Commission, responds to ZHM.
- Susan Finch, ZHM, calls Development Services/applicant rep.
- Susan Finch, ZHM, question to applicant.
- Jesse Blackstock, applicant rep, responds to ZHM.
- Kami Corbett, applicant rep, gave rebuttal.
- Michael Alfieri, applicant rep, gave rebuttal.
- Kami Corbett, applicant rep, gave rebuttal.
- Susan Finch, ZHM, question to applicant.
- Kami Corbett, applicant rep, responds to ZHM
- Susan Finch, ZHM, closes RZ 20-1253.

### D.2. MM 21-0116

- ▶ Brian Grady, Development Services, calls MM 21-0116.
- William Molloy, applicant rep, presents testimony.
- Kristin Butts, applicant rep, presents testimony.
- William Molloy, applicant rep, presents testimony.
- Jeremy Couch, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Susan Finch, ZHM, questions to staff.
- Michelle Heinrich, Development Services, responds to ZHM.
- Susan Finch, ZHM, questions to County Attorney.
- Senior Assistant County Attorney Cameron Clark responds to ZHM.

- Andrea Papendrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents.
- Barbara Aderhold, proponent, presents testimony.
- Gina McNairy, proponent, presents testimony.
- Steve Medendorp, proponent, presents testimony.
- Christopher Johnson, proponent, presents testimony.
- Jim Griffin, proponent, presents testimony.
- Paul Crowell, proponent, presents testimony.
- Stuart Sutton, proponent, presents testimony.
- Christopher Johnson, proponent, presents testimony.
- Susan Finch, ZHM, calls opponents.
- Dwight Lankford, opponent, presents testimony.
- Claire Lawhead, opponent, presents testimony.
- Susan Finch, ZHM, calls Development Services/applicant rep.
- Susan Finch, ZHM, question to applicant rep.
- ▶ William Molloy, applicant rep, responds to ZHM.
- ▶ William Molloy, applicant rep, gave rebuttal.
- Joshua Butts, applicant rep, gave rebuttal.
- Steve Henry, applicant rep, gave rebuttal.
- Susan Finch, ZHM, closes MM 21-0116.

### D.3. RZ 21-0222

- ▶ Brian Grady, Development Services, calls RZ 21-0222.
- Michael Horner, applicant rep, presents testimony.
- Susan Finch, ZHM, questions to applicant rep.

- Michael Horner, applicant rep, responds to ZHM.
- Michael Yates, applicant rep, presents testimony.
- Steve Beachy, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, questions to staff.
- Andrea Papendrew, Planning Commission, responds to ZHM.
- Susan Finch, ZHM, calls proponents/opponents.
- Todd Pressman, opponent representative, presents testimony.
- Ada Vanessa Toves, opponent, presents testimony.
- Denah Butts, opponent, presents testimony.
- Kelly Davis, opponent, presents testimony.
- Toni Boggie, opponent, presents testimony.
- Jeana Wynja, opponent, presents testimony.
- Susan Finch, ZHM, calls Development Services.
- James Ratliff, Development services, presents testimony.
- Susan Finch, ZHM, calls applicant rep.
- Michael Horner, applicant rep, gave rebuttal.
- Michael Yates, applicant rep, gave rebuttal.
- Susan Finch, ZHM, closes RZ 21-0222.

### D.4. MM 21-0227

- ▶ Brian Grady, Development Services, calls MM 21-0227.
- ► Kami Corbett, applicant rep, presents testimony.
- Patricia Ortiz, applicant rep, presents testimony.
- Steve Henry, applicant rep, presents testimony.

- ► Israel Monsanto, Development Services, staff report.
- James Ratliff, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents.
- Amarjit Dhaliwal, proponent, presents testimony.
- Charanjit Marwah, proponent, presents testimony.
- Surleen Sahni, proponent, presents testimony.
- Sartaaj Sahni, proponent, presents testimony.
- Dimitri Artzibushev, proponent, presents testimony.
- Kam Johal, proponent, presents testimony.
- Paramjit Singh, proponent, presents testimony.
- Jaspreet Dhau, proponent, presents testimony.
- Manvinder Taneja, proponent, presents testimony.
- Baljinder Singh, proponent, presents testimony.
- Susan Finch, ZHM, calls opponents.
- Jason Collins, opponent representative, presents testimony.
- Stephen Bien, opponent, presents testimony.
- Chris Milan, opponent, presents testimony.
- ► Keith Hall, opponent, presents testimony.
- Jonathan Vila, opponent, presents testimony.
- Barbara Aderhold, opponent, presents testimony.
- John Thomas, opponent, presents testimony.
- Susan Finch, ZHM, calls Development Services.
- James Ratliff, Development Services, presents testimony.

- Susan Finch, ZHM, questions to Development Services.
- James Ratliff, Development Services, responds to ZHM.
- Susan Finch, ZHM, calls applicant rep.
- Kami Corbett, applicant representative, gave rebuttal.
- Steve Henry, applicant representative, gave rebuttal.
- Jeremy Couch, applicant representative, gave rebuttal.
- Dhanna Malhi, applicant representative, gave rebuttal.
- Susan Finch, ZHM, closes MM 21-0227.

### D.5. MM 21-0417

- ▶ Brian Grady, Development Services, calls MM 21-0417.
- John Grandoff, applicant rep, presents testimony.
- ► Israel Monsanto, Development Services, staff report.
- Susan Finch, ZHM, comment to Development Services.
- James Ratliff, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Tammi Morris, opponent, presents testimony.
- Susan Finch, ZHM, calls Development Services/applicant rep.
- John Grandoff, applicant rep, gave rebuttal.
- Steve Henry, applicant rep, gave rebuttal.
- Susan Finch, ZHM, closes MM 21-0417.

### D.6. RZ-PD 21-0420

- ▶ Brian Grady, Development Services, calls RZ 21-0420.
- Kami Corbett, applicant rep, presents testimony.

- Alexis Crespo, applicant rep, presents testimony.
- Steve Henry, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents.
- Todd Pressman, proponent rep, presents testimony.
- Shawn Wilson, proponent, presents testimony.
- Susan Finch, ZHM, calls opponents/Development Services.
- ▶ Brian Grady, Development Services, offers comments.
- Susan Finch, ZHM, calls applicant rep/closes RZ 21-0420.

### D.8. RZ-PD 21-0558

- ▶ Brian Grady, Development Services, calls RZ 21-0558.
- Matt Newton, applicant rep, presents testimony.
- Steven Beachy, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Steven Beachy, Development Services, responds to ZHM.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services.
- Brian Grady, Development Services, presents testimony.
- Susan Finch, ZHM, calls applicant rep/closes RZ 21-0558.

### D.9. RZ-PD 21-0742

- Brian Grady, Development Services, calls RZ 21-0742.
- Michael Horner, applicant rep, presents testimony.
- Michael Raysor, applicant rep, presents testimony.

- Israel Monsanto, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Tamala Smith, opponent, presents testimony.
- Susan Finch, ZHM, calls Development Services/applicant rep.
- Michael Horner, applicant rep, gave rebuttal.
- Susan Finch closes RZ 21-0742.

### D.10. MM 21-0747

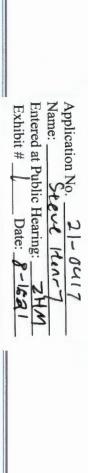
- ▶ Brian Grady, Development Services, calls MM 21-0747.
- Michael Horner, applicant rep, presents testimony.
- Michael Yates, applicant rep, presents testimony.
- Kevie Defranc, Development Services, staff report.
- Andrea Papandrew, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- James Wheeler, opponent, presents testimony.
- Susan Finch calls Development Services/applicant rep.
- Michael Horner, applicant rep, gave rebuttal.
- Susan Finch, ZHM, closes MM 21-0747.

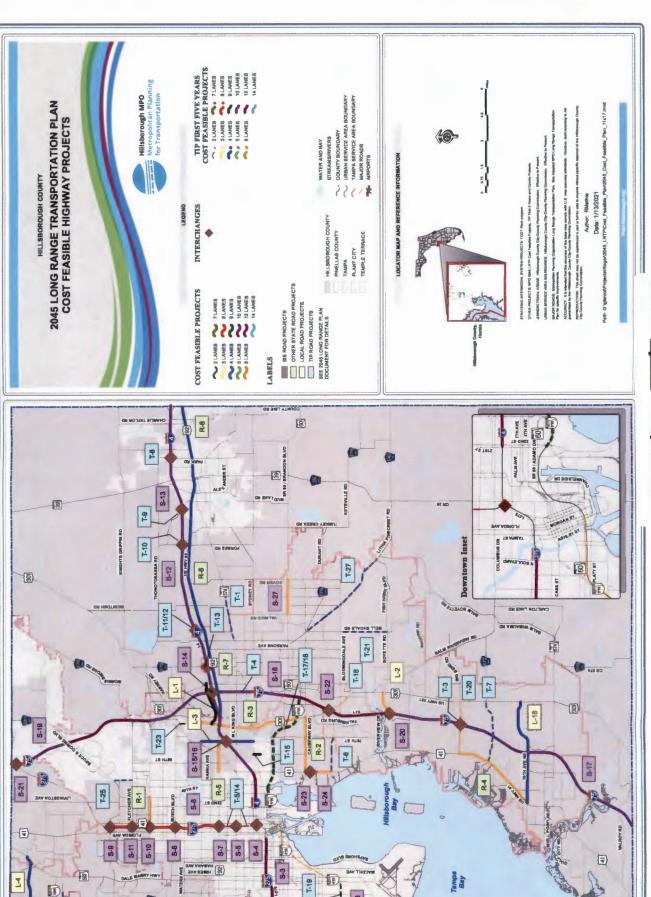
### D.11. RZ-PD 21-0749

▶ Brian Grady, Development Services, continues RZ 21-0749 to September 13, 2021.

### ADJOURNMENT

Susan Finch, ZHM, adjourns the meeting.





T-24

Tampa Bay

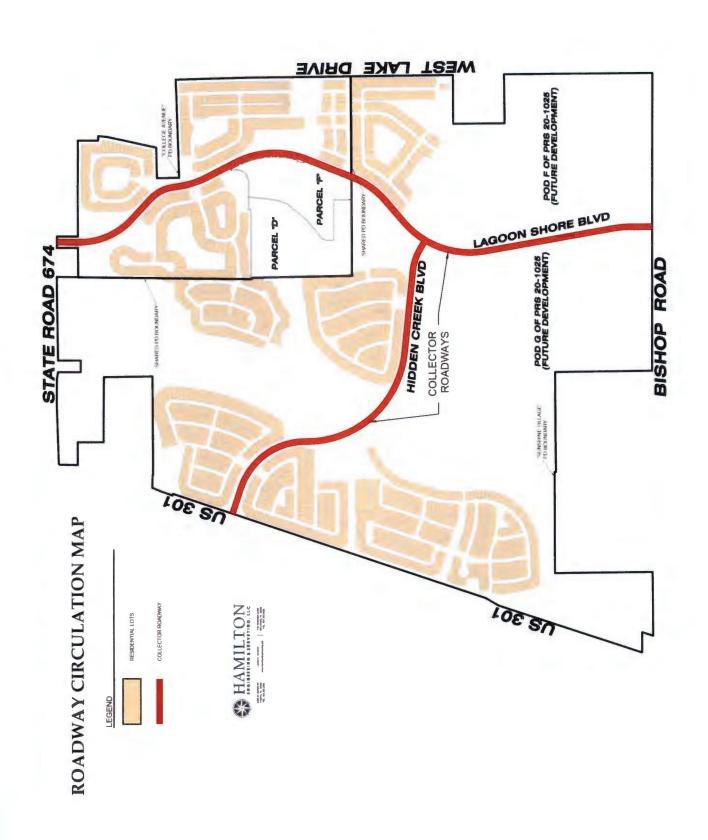
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T-26

T-22









# PARTY OF RECORD

From: Vazquez, Bianca

**Sent:** Tuesday, May 4, 2021 7:41 AM

**To:** Rome, Ashley

**Subject:** FW: Call from Jeff Talcott @ 906-250-5240

**Importance:** High

Thank You,

## Bianca O. Vazquez

# **Planning and Zoning Technician**

**Development Services Department** 

P: (813) 276-2155 F: (813) 635-7362

E: vazquezb@HillsboroughCounty.org

W: HCFLGov.net

#### **Hillsborough County**

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

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From: Norris, Marylou < NorrisM@hillsboroughcounty.org>

**Sent:** Monday, May 3, 2021 5:28 PM

To: Vazquez, Bianca <VazquezB@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>

Subject: FW: Call from Jeff Talcott @ 906-250-5240

Importance: High

Please see emails below.

# Thanks,

## **Marylou Norris**

#### **Administrative Specialist**

Community Development Section Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Montelione, Lisa < MontelioneL@hillsboroughcounty.org >

Sent: Monday, May 3, 2021 5:01 PM

**To:** Medrano, Maricela < <a href="MedranoM@HillsboroughCounty.org">MedranoM@HillsboroughCounty.org</a>; Norris, Marylou < <a href="MorrisM@hillsboroughcounty.org">MorrisM@hillsboroughcounty.org</a>; Overman, Kimberly < <a href="MorrisM@hillsboroughcounty.org">OvermanK@hillsboroughcounty.org</a>; Overman, Kimberly < <a href="MorrisM@hillsboroughcounty.org">OvermanK@hillsboroughcounty.org</a>;

Subject: FW: Call from Jeff Talcott @ 906-250-5240

Hi Maricela, I know you are out of the office, but upon your return, please record this in the case file.

Hope you had a relaxing time!

## Much appreciated,

#### Lisa J. Montelione

#### Legislative Aide to Vice Chair Commissioner Kimberly Overman, District 7

Hillsborough County Board of County Commissioners

Please visit HCFLGov.net/StaySafe for up to date information on COVID-19

P: (813) 272-5735 D: (813) 274-6638

E: MontelioneL@HillsboroughCounty.org

W: HillsboroughCounty.org

## **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Leon, Diana < LeonD@hillsboroughcounty.org >

Sent: Monday, May 3, 2021 2:33 PM

To: Cury, Della < Cury D@HillsboroughCounty.ORG >; Manresa, Lidia < ManresaL@hillsboroughcounty.org >; Denney, Eric

<DenneyE@hillsboroughcounty.org>; Reidy, Richard <ReidyR@hillsboroughcounty.org>; Marlow, Jason

<MarlowJ@hillsboroughcounty.org>; West, Wanda <WestW@hillsboroughcounty.org>; Garcia, David

<GarciaD@hillsboroughcounty.org>; Nixon, Megan <NixonM@hillsboroughcounty.org>; Brown, Amanda

<BrownAK@hillsboroughcounty.org>; Yunk, David <YunkD@hillsboroughcounty.org>; Lawson, Laura

<LawsonL@hillsboroughcounty.org>; Valdez, Raquel - BOCC <ValdezRa@hillsboroughcounty.org>; Martinez, Lucas

<MartinezLR@hillsboroughcounty.org>; Montelione, Lisa <MontelioneL@hillsboroughcounty.org>

Subject: Call from Jeff Talcott @ 906-250-5240

Opposing the zoning change for application number MM 21-0417 (lagoon). He said the traffic flow needs improvement and speed limits should be lowered before zoning changes are made. He's also asking for his watering days to be increased to two days a week.

Diana

**From:** Grady, Brian

**Sent:** Thursday, July 22, 2021 8:43 AM **To:** Rome, Ashley; Vazquez, Bianca

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

For the file

J. Brian Grady
Executive Planner
Development Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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----Original Message-----

From: Bobbie Andresen <wardin98@aol.com> Sent: Wednesday, July 21, 2021 9:27 PM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

 $\label{lem:cc:monsanto} \textbf{Cc: Monsanto}. \textbf{Israel < Monsanto} \textbf{@hillsboroughcounty.org>; Hearings < Hearings \textbf{@HillsboroughCounty.ORG>; Hearings}. \textbf{Applied of the property of the proper$ 

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

[External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd. Tampa, FL 33602 Hearings@hillsboroughcounty.org

Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely,
Supporter of The Southshore Bay Community

Sent from my iPhone

From: Hearings

**Sent:** Wednesday, July 21, 2021 2:29 PM

**To:** Monsanto, Israel; Timoteo, Rosalina; Rome, Ashley

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

See email below.

Marylou Norris Administrative Specialist Community Development Section Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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----Original Message-----

From: Debbie Berry <debbie.berry56@icloud.com>

Sent: Wednesday, July 21, 2021 1:10 PM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

Cc: Monsanto, Israel < Monsantol@hillsboroughcounty.org>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

[External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd. Tampa, FL 33602 Hearings@hillsboroughcounty.org

Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely, Supporter of The Southshore Bay Community Jerry Berry SouthShore Bay Medley 5325 Stoic Vale Dr. Wimauma Fl. 33598

Sent from my iPhone

**From:** Grady, Brian

**Sent:** Wednesday, July 21, 2021 2:53 PM **To:** Rome, Ashley; Vazquez, Bianca

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

For the file

J. Brian Grady
Executive Planner
Development Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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----Original Message-----

From: Debbie Berry <debbie.berry56@icloud.com>

Sent: Wednesday, July 21, 2021 1:12 PM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

Cc: Monsanto, Israel < Monsantol@hillsboroughcounty.org>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

[External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd. Tampa, FL 33602 Hearings@hillsboroughcounty.org

Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely,
Deborah Berry
5325 Stoic Vale Drive
SouthShore Bay Medley
Wimauma, Fl 33598
Supporter of The Southshore Bay Community

Sent from my iPhone

From: Hearings

**Sent:** Wednesday, July 21, 2021 12:57 PM

**To:** Monsanto, Israel; Timoteo, Rosalina; Rome, Ashley

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

**Importance:** High

Please see email below.

Thanks,
Marylou Norris
Administrative Specialist
Community Development Section
Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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----Original Message-----

From: Douglas Burke <douglasburke@earthlink.net>

Sent: Wednesday, July 21, 2021 11:36 AM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

Cc: Monsanto, Israel <Monsantol@hillsboroughcounty.org>; Hearings <Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

Importance: High

[External]

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely,

Douglas Burke Resident and Supporter of The Southshore Bay Community

From: Hearings

**Sent:** Wednesday, July 21, 2021 3:03 PM **To:** Timoteo, Rosalina; Rome, Ashley

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

Please see email below.

## **Marylou Norris**

## **Administrative Specialist**

Community Development Section Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

## **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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From: capdgp@aol.com <capdgp@aol.com> Sent: Wednesday, July 21, 2021 2:32 PM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

Cc: Hearings < Hearings@HillsboroughCounty.ORG>; Monsanto, Israel < Monsantol@hillsboroughcounty.org>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

#### [External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hillsboroughcounty.org

Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely, Supporter of The Southshore Bay Community

From: Hearings

**Sent:** Wednesday, July 21, 2021 1:00 PM

**To:** Monsanto, Israel; Timoteo, Rosalina; Rome, Ashley

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

Please see email below.

## Thanks,

## **Marylou Norris**

#### **Administrative Specialist**

Community Development Section Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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From: ChuckS <searles6@gmail.com>
Sent: Wednesday, July 21, 2021 12:28 PM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

**Cc:** Monsanto, Israel < Monsantol@hillsboroughcounty.org>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

## [External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd. Tampa, FL 33602 Hearings@hillsboroughcounty.org

Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely,
Supporter of The Southshore Bay Community
Sent from Mail for Windows 10

From: Hearings

**Sent:** Wednesday, July 21, 2021 3:05 PM **To:** Timoteo, Rosalina; Rome, Ashley

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

Please see email below.

# Thanks,

## **Marylou Norris**

#### **Administrative Specialist**

Community Development Section Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Janet Franz <janleefranz@gmail.com> Sent: Wednesday, July 21, 2021 2:50 PM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

**Cc:** Monsanto, Israel < Monsantol@hillsboroughcounty.org>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

## [External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd. Tampa, FL 33602 Hearings@hillsboroughcounty.org

Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely,
Supporter of The Southshore Bay Community
Janet and Jim Franz
Resident and Ambassadors of Medley

From: Hearings

**Sent:** Wednesday, July 21, 2021 12:59 PM

**To:** Monsanto, Israel; Timoteo, Rosalina; Rome, Ashley

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

Please see email below.

## Thanks,

## **Marylou Norris**

#### **Administrative Specialist**

Community Development Section Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tim Gollner <Tim.Gollner@qmaasllc.com>
Sent: Wednesday, July 21, 2021 11:42 AM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

**Cc:** Monsanto, Israel < Monsantol@hillsboroughcounty.org>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

[External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hillsboroughcounty.org

Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Kind Regards,

Supporter of The Southshore Bay Community

Tim Gollner President/CEO Quality Management as a Service, LLC. 16821 Banner Shell Place Wimauma, FL 33598 Direct Line: 540-878-0951









**Certified CMMI Associate** 

From: Hearings

**Sent:** Wednesday, July 21, 2021 3:04 PM **To:** Timoteo, Rosalina; Rome, Ashley

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

Please see email below.

Thanks,

# **Marylou Norris**

#### **Administrative Specialist**

Community Development Section Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Sandra Graham <sjvgraham@gmail.com>

Sent: Wednesday, July 21, 2021 2:50 PM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

**Cc:** Monsanto, Israel < Monsantol@hillsboroughcounty.org>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

[External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd. Tampa, FL 33602 Hearings@hillsboroughcounty.org

Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely, Supporter of The Southshore Bay Community Sandra Graham Medley resident and ambassador

From: Hearings

**Sent:** Wednesday, July 21, 2021 3:06 PM **To:** Timoteo, Rosalina; Rome, Ashley

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

Please see email below.

Thanks,
Marylou Norris
Administrative Specialist
Community Development Section
Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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----Original Message-----

From: kat hafele <kat71700@yahoo.com> Sent: Wednesday, July 21, 2021 2:55 PM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

Cc: Monsanto, Israel <Monsantol@hillsboroughcounty.org>; Hearings <Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

[External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd. Tampa, FL 33602 Hearings@hillsboroughcounty.org Re: Application Number MM 21-0417

Dear Zoning Hearing Master: I am writing in support of rezoning modification application number MM 21-0417. The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it. We're excited to have the Lagoon as part of the community.

Sincerely,

Kathleen and George Hafele, Supporters of The Southshore Bay Community

# Sent from my iPhone

**From:** Grady, Brian

**Sent:** Thursday, July 22, 2021 8:43 AM **To:** Rome, Ashley; Vazquez, Bianca

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

For the file.

## J. Brian Grady

## **Executive Planner**

**Development Services Department** 

P: (813) 276-8343

E: GradyB@HCFLGov.net

W: HCFLGov.net

## **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: ehayes124 < ehayes124@yahoo.com> Sent: Wednesday, July 21, 2021 5:37 PM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

Cc: Monsanto, Israel < Monsantol@hillsboroughcounty.org>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

## [External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hillsboroughcounty.org

Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely, Supporter of The Southshore Bay Community	
Sent from my Verizon, Samsung Galaxy smartphone	
This email is from an <b>EXTERNAL</b> source and did not originate from a Hillsborough County email address. Unwhen clicking on links and attachments from outside sources.	Jse caution

From: Lauren P < laurenxparsons@gmail.com>

**Sent:** Tuesday, July 20, 2021 6:04 PM

**To:** Grady, Brian

**Cc:** Monsanto, Israel; Hearings

**Subject:** Southshore Bay Rezoning Support - Application Number MM 21-0417

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd. Tampa, FL 33602 Hearings@hillsboroughcounty.org

Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely,

Supporter of The Southshore Bay Community



<u>laurenxparsons@gmail.com</u>

**4** 305-773-2653

From: <u>Hearings</u>

To: <u>Timoteo, Rosalina</u>; <u>Rome, Ashley</u>

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

**Date:** Monday, July 26, 2021 12:46:46 PM

Attachments: image001.png

image004.png

Importance: High

#### Please see email below.

## Thanks,

## **Marylou Norris**

#### **Administrative Specialist**

Community Development Section Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

#### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

**From:** Joe Burgess, IV < JBurgess@drhorton.com>

**Sent:** Monday, July 26, 2021 11:29 AM

**To:** Grady, Brian < GradyB@HillsboroughCounty.ORG>

**Cc:** Monsanto, Israel <Monsantol@hillsboroughcounty.org>; Hearings

<Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

## [External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hillsboroughcounty.org

Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely,

Joe Burgess, Homeowner 16629 Goose Ribbon Place Supporter of The Southshore Bay Community

From: Hearings

**Sent:** Thursday, July 22, 2021 11:50 AM **To:** Timoteo, Rosalina; Rome, Ashley

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

Please see email below.

Marylou Norris Administrative Specialist Community Development Section Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

----Original Message-----

From: Karen Diop < ktdiop1956@gmail.com > Sent: Thursday, July 22, 2021 6:43 AM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

Cc: Monsanto, Israel < Monsantol@hillsboroughcounty.org>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

[External]

Hillsborough County Zoning Hearing Master E. Kennedy Blvd. Tampa, FL 33602

Hearings@hillsboroughcounty.org Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely,

Karen Tompkins

Supporter and Resident of The Southshore Bay Community

Sent from my iPhone. Please excuse any typos.

From: Hearings

Sent: Wednesday, August 11, 2021 2:41 PM

To: Timoteo, Rosalina
Cc: Rome, Ashley

**Subject:** FW: Zoning Hearing MM 21-0417

Connor MacDonald, MURP
Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

----Original Message-----

From: Chester Everett <ctwe2000@yahoo.com> Sent: Wednesday, August 11, 2021 2:04 PM

To: Hearings < Hearings @ Hillsborough County. ORG >

Subject: Zoning Hearing MM 21-0417

External email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Chester Everett and I live in South Shore Bay. I do not support zoning changes at this time. The mismanagement of the money, lagoon, community safety, and the constant raising of fees, is making the community frustrated. Metro has not shown any ability or even shown they even care of the negative effects of opening this community to the public. We paid millions to live in a gated community, that has yet to be actually gated We chose this for many reason, #1 was safety. Thank you

Sent from my iPhone

**From:** Grady, Brian

**Sent:** Monday, July 26, 2021 7:53 AM **To:** Timoteo, Rosalina; Rome, Ashley

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

For the file.

## J. Brian Grady

## **Executive Planner**

**Development Services Department** 

P: (813) 276-8343

E: GradyB@HCFLGov.net

W: HCFLGov.net

## **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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From: Rhonda HAMMACK < rhonda hammack@mohawkind.com>

Sent: Saturday, July 24, 2021 8:38 AM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

Cc: Monsanto, Israel < Monsantol@hillsboroughcounty.org>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

## [External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd.
Tampa, FL 33602
Hearings@hillsboroughcounty.org

Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely,
Supporter of The Southshore Bay Community

Rhonda and Jeff Hammack

From: Hearings

**Sent:** Wednesday, August 11, 2021 1:48 PM **To:** Timoteo, Rosalina; Rome, Ashley

Cc: Monsanto, Israel

**Subject:** FW: Zoning Hearing MM 21-0417

Please see email below.

## Thanks,

## **Marylou Norris**

## **Administrative Specialist**

Community Development Section Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

#### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe



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

From: Patrick McCrae <patrick.j.mccrae.jr@gmail.com>

Sent: Wednesday, August 11, 2021 1:44 PM

To: Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Zoning Hearing MM 21-0417

External email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Zoning Hearing Master,

I am writing to oppose the requested zoning changes MM 21-0417 in Southshore Bay. It has come to my attention that Metro Development Group employees have been recruiting residents of the 55+ portion of our community to support

this zoning change. The employees are allegedly using scare tactics, making it sound as if the lagoon will not be able to remain open without these changes in place.

Metro Development Group has been selling houses in this community for 3.5+ years with the promise of a private lagoon once the community is fully developed. With 2,000+ houses planned, the lagoon will already have capacity issues without it being open to the general public.

Metro employees have now stated that the lagoon will NEVER be private. This is just another broken promise and the continuation of a trend that has been ongoing for 3+ years.

My issues with Metro aside, the community already has security issues with home and car break-ins. We have vehicles speeding throughout the community daily, with stop signs being run just as often. Crime in our area is bad enough without having a zoned amusement park in the neighborhood.

Please consider resident safety when reviewing this zoning request. Also, please be aware of the scare tactics Metro is using while trying to gather support for this request. As you can see, every email in 'support' of this project is a copy/paste provided by Metro. Metro has been lying to residents since 2018, please don't help them continue this terrible pattern.

Thank you,
Patrick McCrae
Concerned Neighborhood Citizen

From: Hearings

Sent: Monday, August 9, 2021 8:11 AM

To: Timoteo, Rosalina
Cc: Rome, Ashley

**Subject:** FW: Zoning Hearing MM 21-0417

#### **Connor MacDonald, MURP**

### **Planning & Zoning Technician**

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tammi Morris <tlvmorris@msn.com> Sent: Sunday, August 8, 2021 10:07 PM

**To:** Hearings < Hearings @ Hillsborough County. ORG >

Subject: Zoning Hearing MM 21-0417

#### [External]

**Dear Zoning Hearing Master** 

I am writing to oppose the requested zoning changes MM 21-0417 in Southshore Bay.

The application and premise of the initial approved Lagoon plans were approved on the basis of amenities to the Southshore bay development.

As a resident I am thrilled to live in this beautiful development and the Lagoon was a determining factor in our home selection.

The concerns of making it a commercial waterpark with the request of 800+ outside users a day I believe will strongly impact resident use of our amenities. Southshore Bay Crystal Lagoon is the smallest of the Lagoons in the area being 4.9 acres. With Southshore bay having over 2000 + homes

I am concerned that the occupancy of our pool would be very limited once our development is completely built out.

In addition the traffic in our development on Lagoon shore dr would be a big concern. We currently have trouble exiting onto 674 now with additional traffic it will be very hard to exit.

Another concern is we are a gated community when community is built out who is going to cover the cost of road repair due to additional traffic use.

Please consider the above mentioned concerns in your decision making process.

Resident of Southshore Bay Mrs Morris

Sent from Mail for Windows 10acress

From: Hearings

Sent: Monday, August 9, 2021 8:11 AM

To: Timoteo, Rosalina
Cc: Rome, Ashley

**Subject:** FW: Zoning Hearing MM 21-0417

#### **Connor MacDonald, MURP**

### **Planning & Zoning Technician**

Development Services Department (DSD)

P: (813) 829-9602 | VoIP: 39402

M: (813) 272-5600

E: macdonaldc@hillsboroughcounty.org

W: HillsboroughCounty.Org

### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tammi Morris <tlvmorris@msn.com> Sent: Sunday, August 8, 2021 10:07 PM

**To:** Hearings < Hearings @ Hillsborough County. ORG >

Subject: Zoning Hearing MM 21-0417

#### [External]

**Dear Zoning Hearing Master** 

I am writing to oppose the requested zoning changes MM 21-0417 in Southshore Bay.

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As a resident I am thrilled to live in this beautiful development and the Lagoon was a determining factor in our home selection.

The concerns of making it a commercial waterpark with the request of 800+ outside users a day I believe will strongly impact resident use of our amenities. Southshore Bay Crystal Lagoon is the smallest of the Lagoons in the area being 4.9 acres. With Southshore bay having over 2000 + homes

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Another concern is we are a gated community when community is built out who is going to cover the cost of road repair due to additional traffic use.

Please consider the above mentioned concerns in your decision making process.

Resident of Southshore Bay Mrs Morris

Sent from Mail for Windows 10acress

**From:** Grady, Brian

**Sent:** Friday, July 23, 2021 7:53 AM **To:** Rome, Ashley; Vazquez, Bianca

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

J. Brian Grady Executive Planner Development Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

----Original Message-----

From: Michael Murtagh < mmurt516@gmail.com>

Sent: Thursday, July 22, 2021 4:29 PM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

Cc: Monsanto, Israel < Monsantol@hillsboroughcounty.org>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

[External]

Hillsborough County Zoning Hearing Master <BR>601 E. Kennedy Blvd.<BR>Tampa, FL 33602<BR>Hearings@hillsboroughcounty.org <BR><BR>Re: Application Number MM 21-0417<BR><BR>Dear Zoning Hearing Master:<BR><BR>I am writing in support of rezoning modification application number MM 21-0417. <BR><BR>The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.<BR><BR>We're excited to have the Lagoon as part of the community.<BR><BR>Sincerely, <BR>Supporter of The Southshore Bay Community<BR>

Sent from my iPhone



**From:** Grady, Brian

**Sent:** Thursday, July 22, 2021 3:23 PM **To:** Vazquez, Bianca; Rome, Ashley

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

For the file

# J. Brian Grady

#### **Executive Planner**

**Development Services Department** 

P: (813) 276-8343

E: GradyB@HCFLGov.net

W: HCFLGov.net

### **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Sharon Steele <smsteele1@aol.com> Sent: Wednesday, July 21, 2021 3:45 PM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

Cc: Monsanto, Israel < Monsantol@hillsboroughcounty.org>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

### [External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd. Tampa, FL 33602 <u>Hearings@hillsboroughcounty.org</u> Re: Application Number MM 21-0417 Dear Zoning Hearing Master: I am writing in

support of rezoning modification application number MM 21-0417. The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas.

as well as an economic boost to the area businesses who will benefit from it. We%2 re excited to have the Lagoon as part of the community. Sincerely, Supporter of The Southshore Bay Community

#### Sent from the all new AOL app for Android

From: Hearings

**Sent:** Thursday, July 22, 2021 11:46 AM **To:** Timoteo, Rosalina; Rome, Ashley

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

Please see email below.

### **Marylou Norris**

## **Administrative Specialist**

Community Development Section Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

## **Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Chuck Steele <csteelewine@gmail.com> Sent: Wednesday, July 21, 2021 3:21 PM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

Cc: Monsanto, Israel < Monsantol@hillsboroughcounty.org>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

#### [External]

Hillsborough County Zoning Hearing Master 601 E. Kennedy Blvd. Tampa, FL 33602 Hearings@hillsboroughcounty.org

Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely,
Supporter of The Southshore Bay Community

Chuck Steele

**From:** Grady, Brian

**Sent:** Thursday, July 22, 2021 8:42 AM **To:** Vazquez, Bianca; Rome, Ashley

**Subject:** FW: Southshore Bay Rezoning Support - Application Number MM 21-0417

For the file

J. Brian Grady
Executive Planner
Development Services Department

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

----Original Message-----

From: Karen Diop < ktdiop1956@gmail.com > Sent: Thursday, July 22, 2021 6:43 AM

To: Grady, Brian < GradyB@HillsboroughCounty.ORG>

Cc: Monsanto, Israel < Monsantol@hillsboroughcounty.org>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Southshore Bay Rezoning Support - Application Number MM 21-0417

[External]

Hillsborough County Zoning Hearing Master E. Kennedy Blvd. Tampa, FL 33602

Hearings@hillsboroughcounty.org Re: Application Number MM 21-0417

Dear Zoning Hearing Master:

I am writing in support of rezoning modification application number MM 21-0417.

The Lagoon at Southshore Bay will be an exciting and important addition to the community for both the residents of Southshore Bay and the surrounding Wimauma and south Hillsborough County areas, as well as an economic boost to the area businesses who will benefit from it.

We're excited to have the Lagoon as part of the community.

Sincerely,

Karen Tompkins
Supporter and Resident of The Southshore Bay Community

Sent from my iPhone. Please excuse any typos.