

PD Modification Application: MM 23-0132 (Remand)

Zoning Hearing Master Date:

July 20, 2026

BOCC CPA Meeting Date:

September 22, 2026



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: G.L. Acquisitions Corporation

FLU Category: RES-4

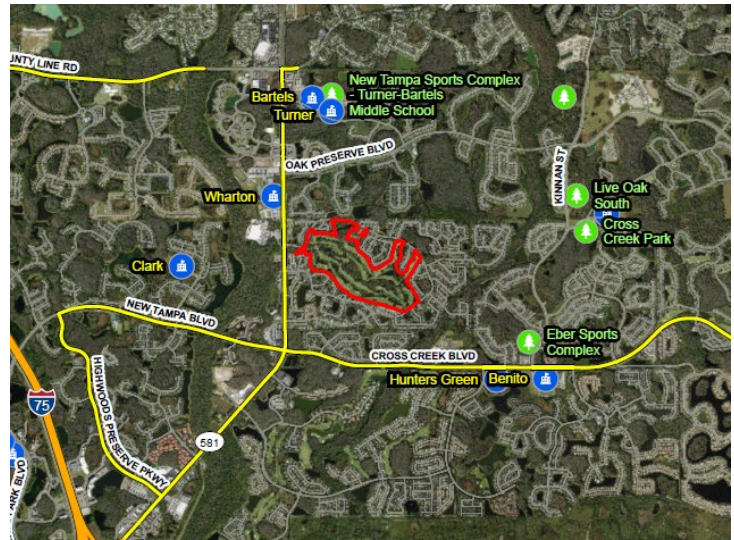
Service Area: Urban

Site Acreage: 149.85 +/-

Community
Plan Area: None

Overlay: None

Request: Major Modification to PD



Introduction Summary:

On June 9, 2026, the Board of County Commissioners remanded the application for the limited purpose of entering into the record and taking testimony on a single e-mail communication.

The subject site is located within Planned Development (PD) #72-0319 (Pebble Creek), as most recently modified by PRS (Minor Modification) #97-0012. The 597 acre PD is currently approved for single-family residential, multi-family residential, recreation uses, commercial uses, and a golf course with clubhouse. Under this request, the applicant requests to redevelop the golf course site (149 +/- acres) with 251 single-family detached residential units and park uses.

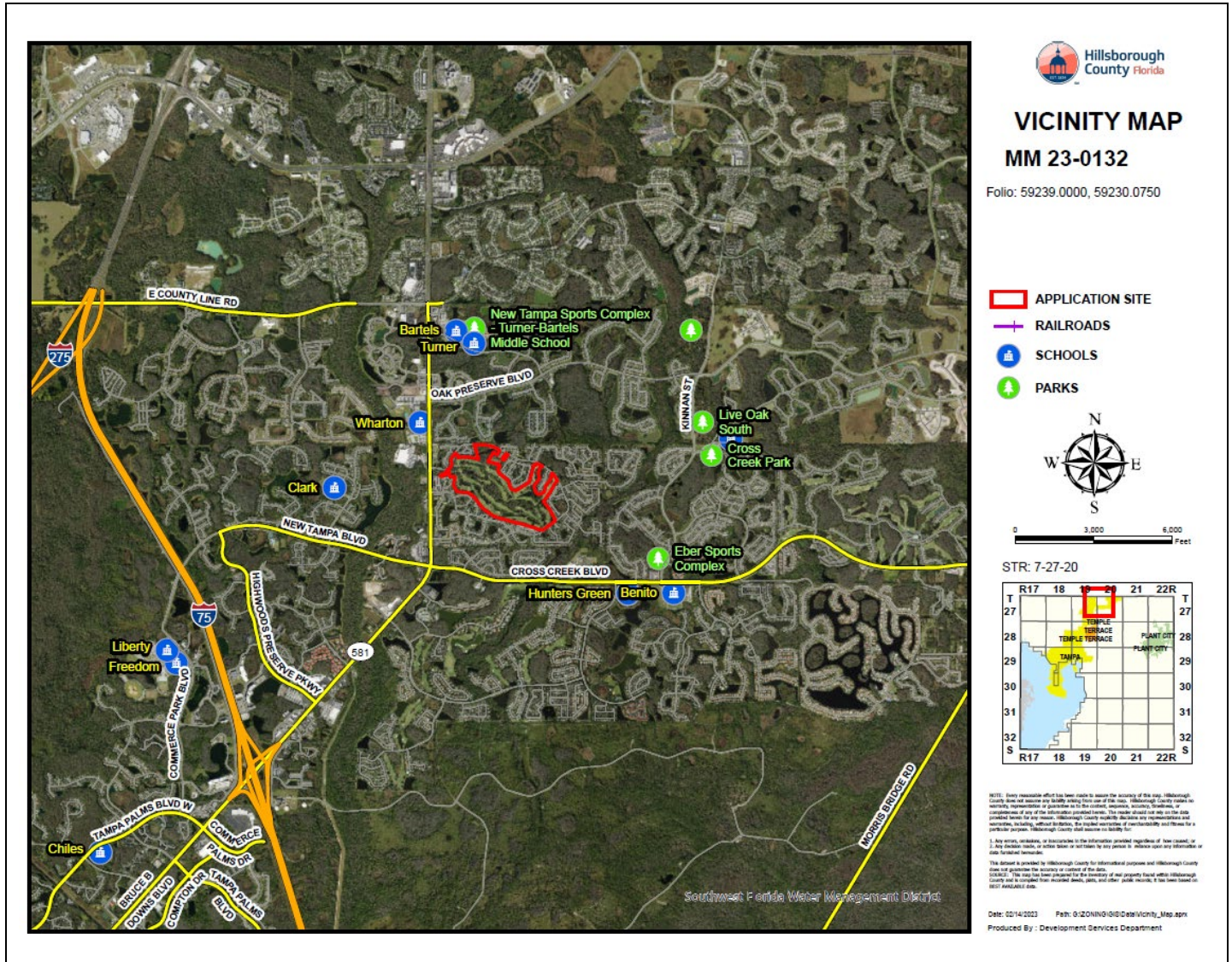
Existing Approval(s):	Proposed Modification(s):
145 +/- acre golf course and club house.	Redevelop golf course site with 251 single-family detached residential units and park uses.

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

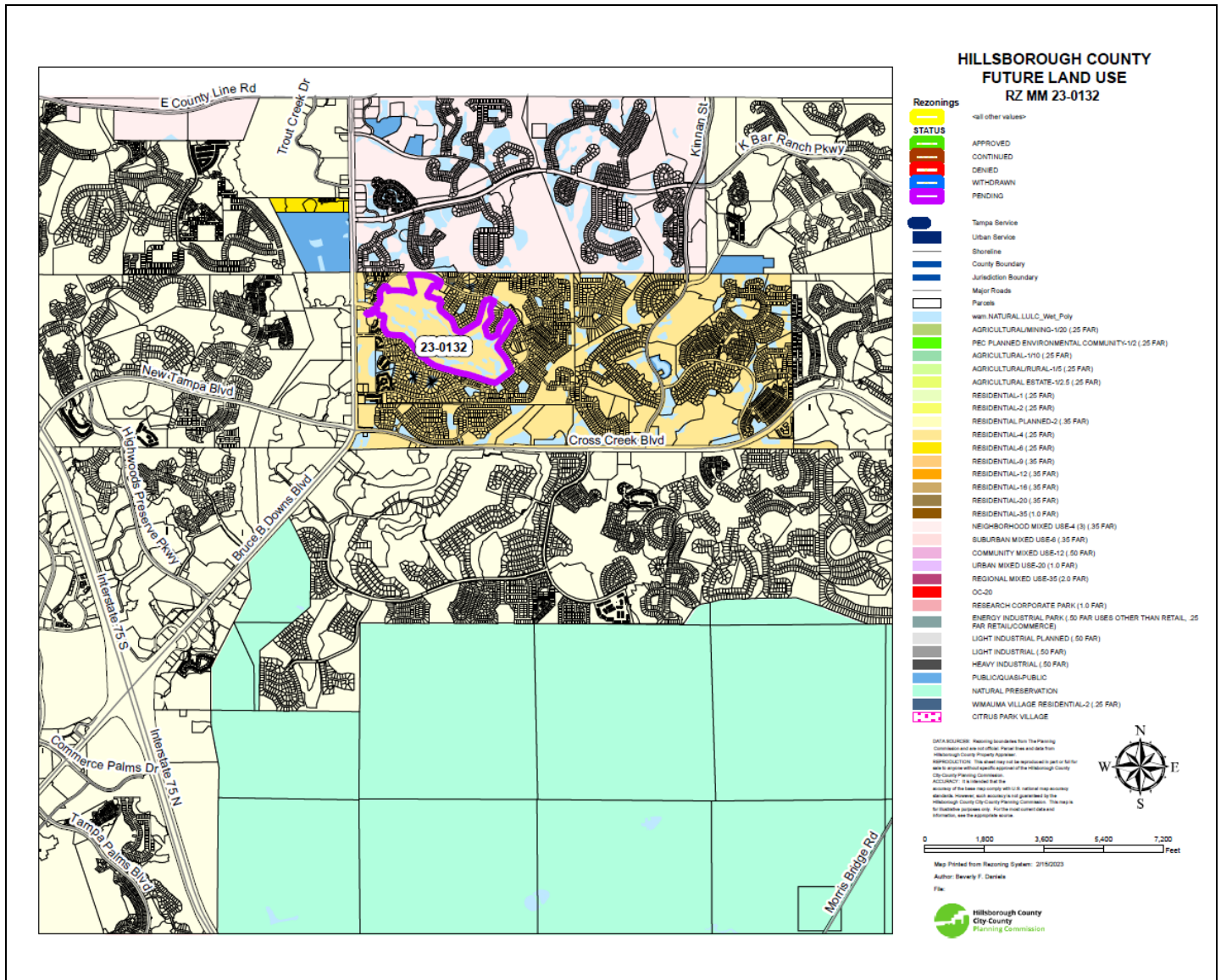


Context of Surrounding Area:

The site is located within the Pebble Creek community, east of Bruce B. Downs Boulevard and south of the Pasco/Hillsborough County line. The general area is primarily developed with residential uses at suburban level densities. Commercial and residential support uses can also be found in the general area and are located along the west and east sides of Bruce B. Downs Boulevard. Large areas of preservation can also be found.

2.0 LAND USE MAP SET AND SUMMARY DATA

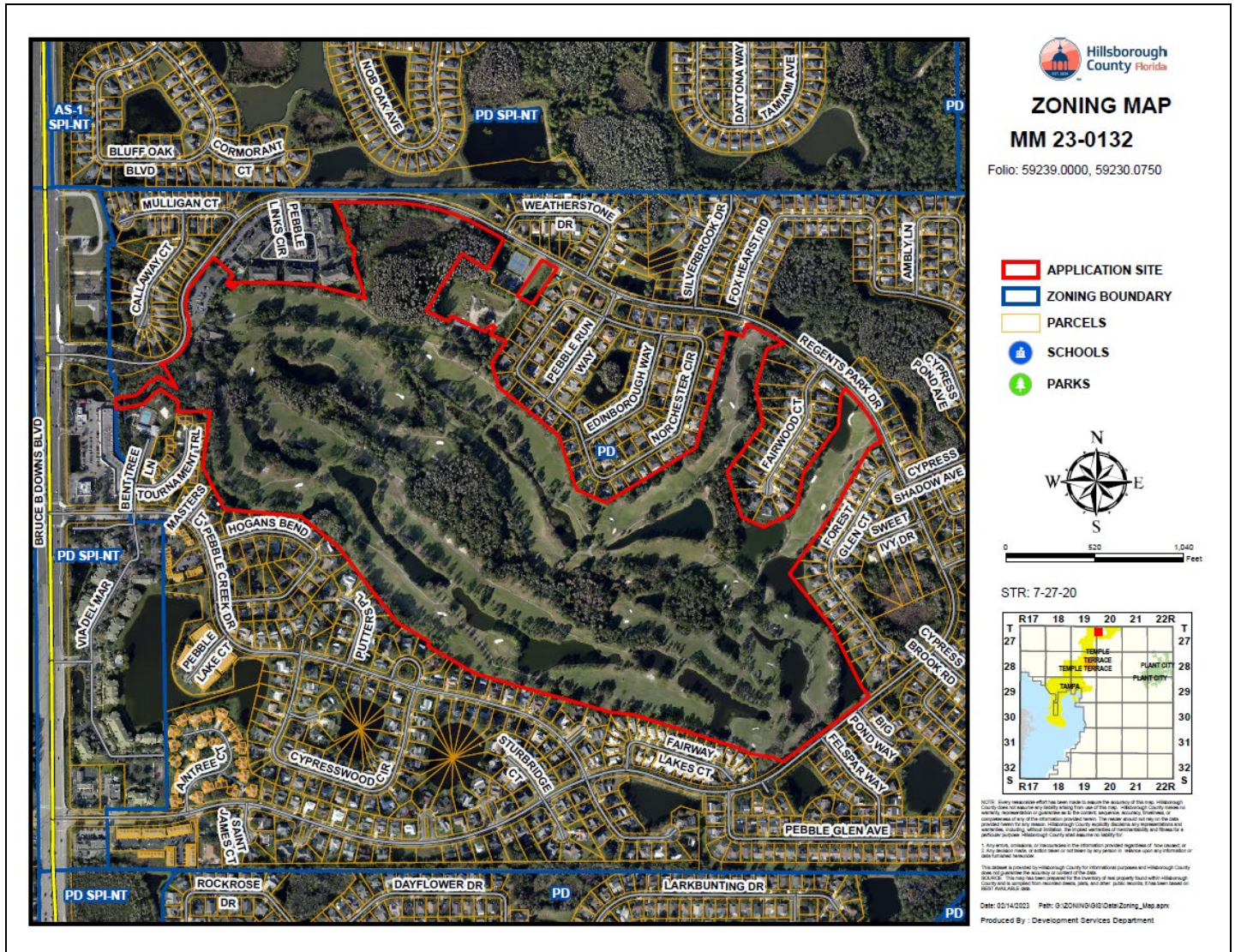
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	RES-4: 4 units per acre / 0.25 FAR
Typical Uses:	RES-4: Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD #72-0319 PD #94-0209	4 units per acre - (PD #72-0319 & PD #94-0209)	Single-Family Residential (PD #72-0319 & PD #94-0209)	Single-Family and Multi-Family Residential (PD #72-0319 & PD #94-0209)
South	PD #72-0319	4 units per acre	Single-Family and Two-Family Residential	Single-Family and Two-Family Residential
East	PD #72-0319	4 units per acre	Single-Family Residential	Single-Family Residential
West	PD #72-0319	4 units per acre	Single-Family and Two-Family Residential	Single-Family and Two-Family Residential

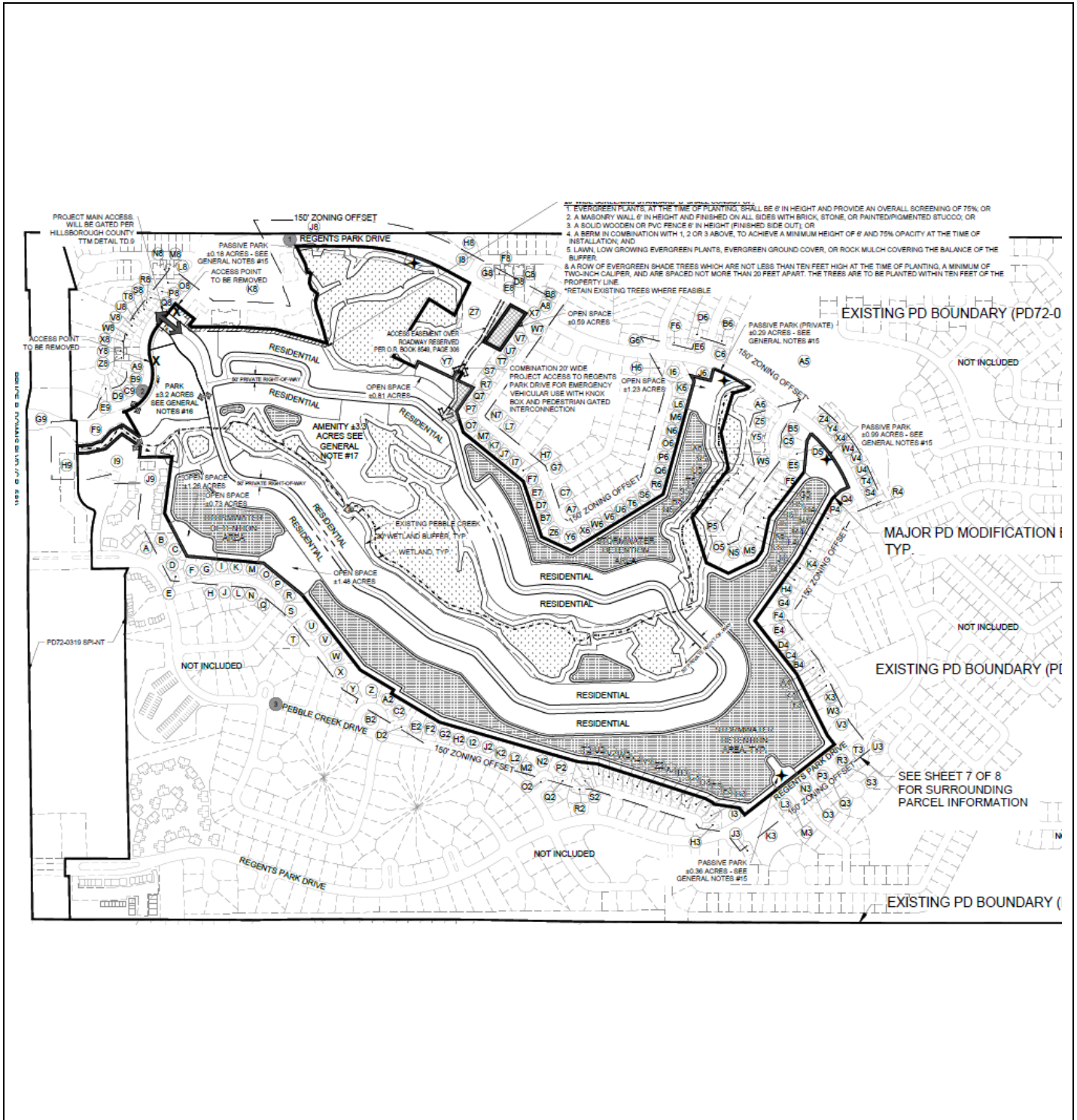
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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Case Reviewer: Michelle Heinrich, AICP

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Regents Park Dr.	County Collector - Urban	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	526	30	53
Proposed	2,352	172	236
Difference (+/-)	+1,826	+142	+183

*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		Emergency & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Regents Park Dr. N./Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☒ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☐ Yes ☒ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒ Urban ☒ City of Tampa ☐ Rural ☐ City of Temple Terrace	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Credit for Golf Course Mobility \$31,994 per hole * 18 = \$575,892 Fire \$95 per hole * 18 = \$1,710 Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 251 = \$2,304,933 Parks: \$2,145 * 251 = \$538,395 School: \$8,227 * 251 = \$2,064,977 Fire: \$335 * 251 = \$84,085 Urban Mobility, Northeast Parks/Fire - 251 single family home ***Note - credit for current 1,320 sq ft SFR could be applied if removed/demolished. Credit for Golf Course is not reflected in the Single Family estimates above.				

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☒ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject site is located within an existing residential community with direct access to the community's primary roadway. Adjacent uses include multi-family, two-family and single-family uses at various lot sizes.

Property to the northwest is developed with 3-story multi-family buildings. The subject site proposes a 20 foot wide buffer with Type B screening adjacent to the existing multi-family use. A large, vegetated wetland area of approximately 7 acres will remain between the site and Regents Park Drive, which will also prohibit any development to the east of the multi-family use.

Property to the northeast is developed with the Pebble Creek wastewater treatment plant, community recreation uses and single-family residential (the Estates of Pebble Creek). Interior and perimeter lots sizes average at approximately 7,800 sf in size. Adjacent lots will be separated from the proposed lots by 104 - 262 feet of open space and stormwater ponds. The stormwater ponds and wetlands restrict any development to the east of existing neighborhood. Additionally, no development to the west or east of Fairway Woods, also located to the northeast, is proposed.

The area to the east of the subject site is developed with single-family residential (The Greens). Lot sizes within this neighborhood are approximately 10,800 sf in size. Residential lots within the subject site will be located 228 – 390 feet from adjacent development.

The proposed residential development will abut Regents Park Drive to the southeast. This area of the proposed neighborhood will be developed with a large pond to be also used for passive recreation uses.

Several existing neighborhoods are found to the south and southwest of the subject site. These areas will be separated from the proposed neighborhood by open space and stormwater areas at distances varying between 102-360 feet. Adjacent lot sizes vary between nearly 6,500 sf and 13,900 sf.

Property to the west is developed with two-family homes. An intervening stormwater pond will provide approximately 350 feet between the existing and proposed lots. The westernmost area of the subject site will be utilized for public recreational uses with access to Regents Park Drive.

The overall maximum density permitted in the PD is 4 units per acre. The community is currently developed with 1,655 dwelling units, resulting in a density of 2.82 units per acre (1,655/586.17 acres). The Major Modification area is 149 acres in size, consisting of 22.4 acres of wetlands (less than 25% of the site). With the development of 251 homes, a density of 1.68 will be provided.

Given the above factors, no compatibility concerns have been identified.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Changes to Conditions:

Requirements for Certification:

1. Prior to Site Plan Certification, general note #13 shall be revised to delete: "UNLESS OTHERWISE PROVIDED FOR VIA A DESIGN EXCEPTION".
2. Remove (private) from the 0.29 passive park notation.

Approval—Approval, subject to the conditions listed below, is based on site plan received April 25, 2023:

1. The eastward extension of Cypress Shadow Avenue, Pebble Creek, Unit 6, to Cross Creek, Village H, shall be subject to approval and conditions of the Environmental Protection Commission staff as follows:
 - 1.1 The wetland impact proposed must be approved by the Executive Director of the EPC. The applicant must submit to the EPC a request to impact wetlands, justification, and a mitigation proposal; to include all appropriate fees.
 - 1.2 EPC request in writing a guarantee that no crossing of will be pursued through Clay Gully. This written guarantee has been completed and submitted to the EPC.
2. A child care center with a maximum of 90 children shall be permitted on the church parcel at the northeast corner of Bruce B. Downs Boulevard and Regents Park Drive. The center shall be located within the existing church facilities on the site.
3. The child care center shall be accessed by the existing driveway serving the site. The design and construction of curb cuts shall be subject to approval of the Hillsborough County Engineering Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes.
4. A six-foot-high solid wood fence, or other screening which meets the requirements of the Land Development Code, shall be provided along the east boundary of the child care center site to the extent shown on the site plan.
5. The child care center shall provide the total amount of parking spaces required by the LDC. Of the total, a minimum of six paved parking spaces, including one space for handicapped persons, shall be provided for patron use in the location shown on the site plan, and so designated through proper signage prior to issuance of certificates of occupancy. The spaces shall be fronted by a sidewalk designed in accordance with the requirements of the Land Development Code. The sidewalk shall connect with existing sidewalks on the site to provide a continuous path to the entrance of the child care center. In the event the church facility is expanded in such a way as to require relocation of the patron spaces, the new location and design of the spaces and the fronting sidewalk shall comply with Code requirements.
6. Existing paved parking spaces on the site shall be designated for child care center employees and facility vehicles in accordance with the requirements of the Land Development Code.
7. Commercial and/or multi-family development of the property addressed by MM 96-0021-TH shall be permitted at the option of the developer. If developed for commercial use, a maximum floor area ratio of 0.25 shall be permitted. If developed for multi-family use, a maximum density of 14 dwelling units per acre shall be permitted,

provided the overall gross density of PD-MU 72-3 19 does not exceed the maximum density of four units per acre allowed by the Comprehensive Plan. If it is demonstrated that the overall gross density of the planned development exceeds four units per acre, the permitted density of the subject multi-family parcel shall be reduced accordingly.

- 7.1 The maximum height of multi-family buildings on the east side of the site adjacent to existing single-family areas shall be two stories.
- 7.2 Direct access to the site from Bruce B. Downs Boulevard shall be prohibited unless sufficient need for such access is documented in accordance with Section 3. 10.3.2.8 of the Land Development Code, in which case such access may be authorized by Hillsborough County.
8. Development of the area addressed by PRS 96 shall be limited to a maximum of 32 attached single-family townhomes. Maximum height shall be 35 feet with two stories. Minimum setback from Pebble Creek Drive shall be 25 feet. Minimum setback from the south boundary of the site (submerged) shall be 60 feet.
9. 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.
10. Development of the area addressed by PRS 97-0012-TH shall be limited to 48,351 square feet of professional office uses and/or a bank.
 - 10.1 If the site is developed with a mix of uses, cross access shall be provided between uses and said uses shall utilize the same access point onto Regents Park Drive.
11. Development of the area modified under MM 23-0132 shall comply with the following conditions (11.1 – 11.27)
 - 11.1 Development shall be limited to a maximum of 251 single-family detached homes and recreational uses.
 - 11.2 Single-Family Residential shall be developed in compliance with the following:

<u>Minimum lot size:</u>	<u>5,760 square feet</u>
<u>Minimum lot width:</u>	<u>48 feet</u>
<u>Minimum front yard setback:</u>	<u>20 feet</u>
<u>Minimum front yard functioning as a side yard setback:</u>	<u>15 feet*</u>
<u>Minimum side yard setback:</u>	<u>5 feet</u>
<u>Minimum rear yard setback:</u>	<u>15 feet**</u>
<u>Maximum building height:</u>	<u>35 feet</u>

*if garage access from this frontage is proposed, the minimum setback shall increase to 20 feet.

**for single-family lots which abut a lake tract, conservation area, or other open space, the minimum rear yard setback may be reduced to 5 feet. For attached screened patio enclosures with no solid roof (with or without a pool), the minimum rear yard setback to the rear property line shall be 3 feet. For attached screened patio enclosures with a solid roof (with or without a pool), the minimum rear yard setback to the rear property lines shall be ten feet.
 - 11.3 Amenity buildings shall have a maximum building height of 35 feet.
 - 11.4 A diversity of architectural elevations and exterior color schemes for the single-family homes shall be provided; therefore, the following shall be required: (1) no more than three homes with the same

floorplan and exterior elevation shall be placed next to each other; and (2) no single-family home shall have the same exterior color scheme as either of the single-family homes placed next to it.

11.4.a Each single-family home shall have at least three (3) of the following features:

Cultured Stone

Natural Stone

Architectural Trim Stone

Raised Stucco Banding

Wood-looking Cladding

Cement Roof Tile

Two or more wall projections and/or recesses along the front facade

Three or more intersecting rooflines

Decorative coach lights

Front entry doors with sidelights

Transom windows

Decorative shutters

11.5 The 3.2 acre park shall be a Private Community park as defined by the LDC. The residential community to be served by the park ~~publicly accessible~~ shall be the residents within the Pebble Creek PD. The park shall be ~~and~~ owned and maintained by the subject site's homeowners' association or similar entity and may be gated. ~~The park shall permit passive recreational uses and/or general outdoor recreational uses~~ Recreational uses shall be limited to those defined as Private Community recreational uses. The use of exterior lighting shall be subject to Land Development Code Part 6.10.00 (Exterior Lighting).

11.6 Four Private Community ~~passive~~ parks as defined by the LDC shall be provided on Regents Park Drive where depicted on the general site plan. The residential community to be served by these parks shall be the residents within the Pebble Creek PD. These parks shall be ~~publicly accessible and~~ owned and maintained by the subject site's homeowners' association or similar entity. These parks shall permit passive recreational uses only and lighting shall be limited to walkway lighting. The illumination values of walk way lighting at the property line shall not be more than 1.0 foot candle at any point where the project is located next to any residential use or residentially zoned property.

11.7 The 3.3 acre park located within the area subject to this Major Modification shall be a Private Community park as defined by the LDC. The residents to be served by the park shall be the residents of the area of this Major Modification. The park shall be owned and maintained by the subject site's homeowners' association or similar entity. Recreational uses shall be limited to those defined as Private Community recreational uses. ~~shall permit private community recreational uses and amenities, such as but not limited to general outdoor recreational uses, a clubhouse, pool and ball courts.~~

11.8 Open space and stormwater detention areas shall be provided where depicted on the general site plan.

11.9 No fencing shall be required along the boundaries of the Major Modification area, unless otherwise specified.

11.10 A 20 foot wide buffer with Type B screening shall be provided where depicted on the general site plan, which abuts existing multi-family development.

11.11 The developer shall retain existing vegetation located to the east of the emergency vehicular and pedestrian access, as depicted on the general site plan.

- 11.12 There are wetland/OSW areas that are not depicted on the provided site plan which have not been delineated. Knowledge of the actual extent of the wetland and OSW areas are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- 11.13 Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 11.14 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.
- 11.15 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).
- 11.16 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.
- 11.17 Primary access to the project shall be provided on Regents Park Dr. N. via one full vehicular and pedestrian access connection, as shown on the PD Site Plan, and may be gated.
- 11.18 If MM 23-132 is approved, the County Engineer will approve a Design Exception (dated April 25, 2023) which was found approvable by the County Engineer (on April 28, 2023). Approval of this Design Exception will allow +/- 1,290 linear feet of 10-foot-wide sidewalk on the south side of Regents Park Dr. from Bruce B. Down Blvd east. in lieu of the standard TS-4 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.02.07. of the LDC.
- 11.19 Prior to or concurrent with the initial increment of development, the developer shall construct a 195-foot eastbound right turn lane into the residential subdivision project access on Regents Park Drive.
- 11.20 Separate vehicular and pedestrian access connection serving the 3.2-acre park on Regents Park Dr. N. shall be provided, as shown on the PD Site Plan.
- 11.21 An emergency and pedestrian access connection shall be provided to Regents Park Dr. N. via an existing access easement over folio# 59230.0050 and folio# 59230.0700, as shown on the PD Site Plan.
- 11.22 Pedestrian access shall be provided between the proposed residential subdivision and the proposed 3.2-acre park.

- 11.23 Pedestrian cross access shall be provided to the adjacent Pebble Creek Community Center and Pool in folio #59239.0100, as shown on the PD Site Plan.
- 11.24 At the time of site construction plan review, the developer shall implement traffic calming devices on the project's internal local roadway specified in LDC, Sec. 5.08.09. E. to ensure that operating speeds are kept appropriately low for the roadway. The location of the devices shall be coordinated with the pedestrian facilities. Speed humps shall not be considered an appropriate traffic calming device.
- 11.25 Any gaps in sidewalks along the project's frontage on Regents Park Drive shall be constructed, by the developer, in accordance with the LDC prior to any acceptance of the subdivision.
- 11.26 All existing access connections and driveway aprons that will not be utilized for access shall be removed and restored to typical section at the time of site construction.
- 11.27 Notwithstanding anything herein or shown in the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundary and/or between the project uses subject to the Hillsborough County regulations and standards.
- ~~10. Within ninety days of approval of PRS 97-0012 by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.~~

Zoning Administrator Sign Off:

J. Brian Grady

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The overall PD consists of 597.59 acres and is located within the RES-4 Future Land Use (FLU) category. Wetlands and other environmentally sensitive areas total 108.04 acres, which accounts for 18% of the site. With 11.42 acres allocated to commercial uses, the remaining acreage of 586.17 permits a maximum of 2,344 residential units. A total of 1,655 units have been developed, leaving 689 units available. The proposed number of units (251) is available.

8.0 SITE PLANS (FULL)

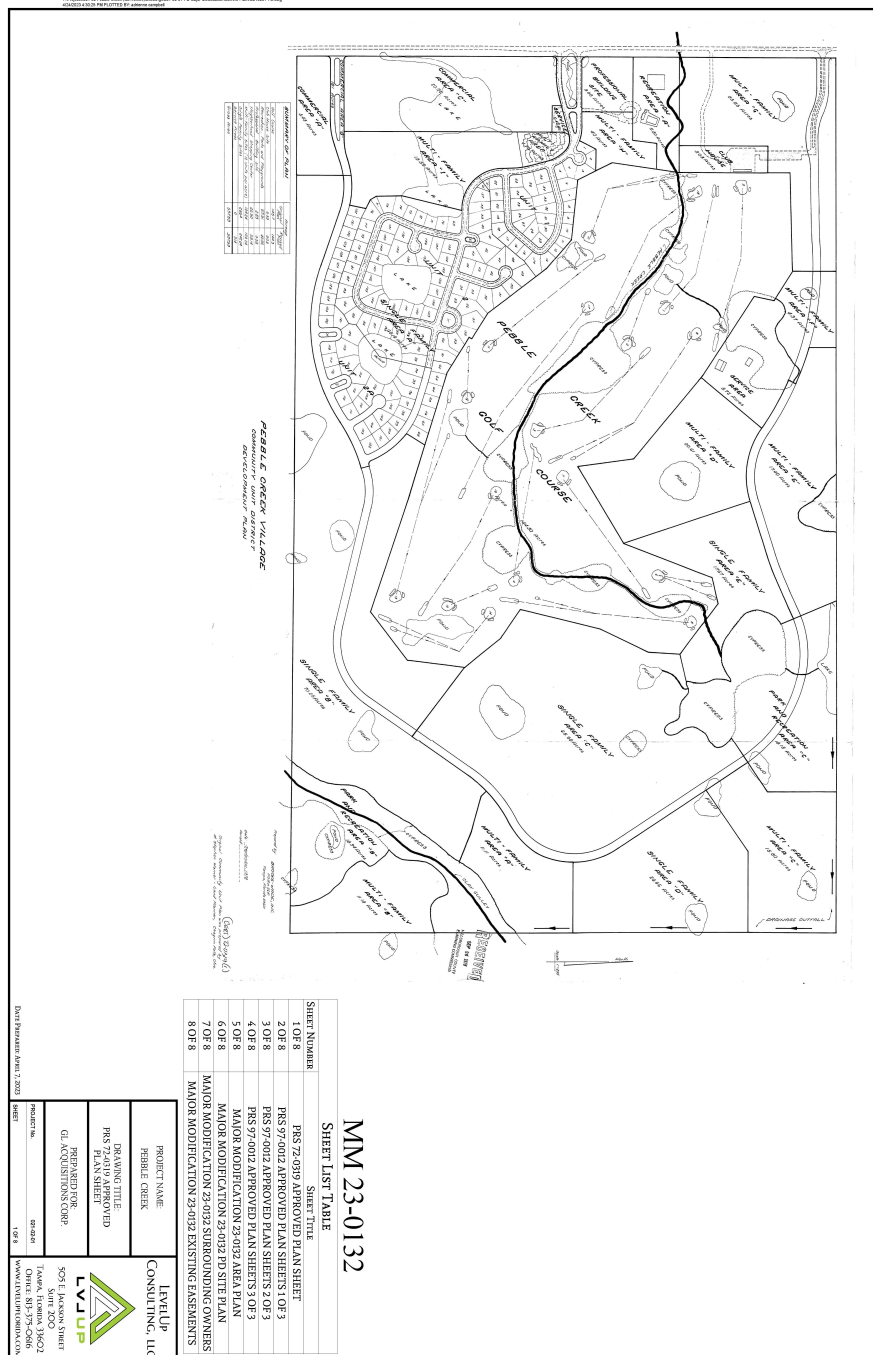
8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

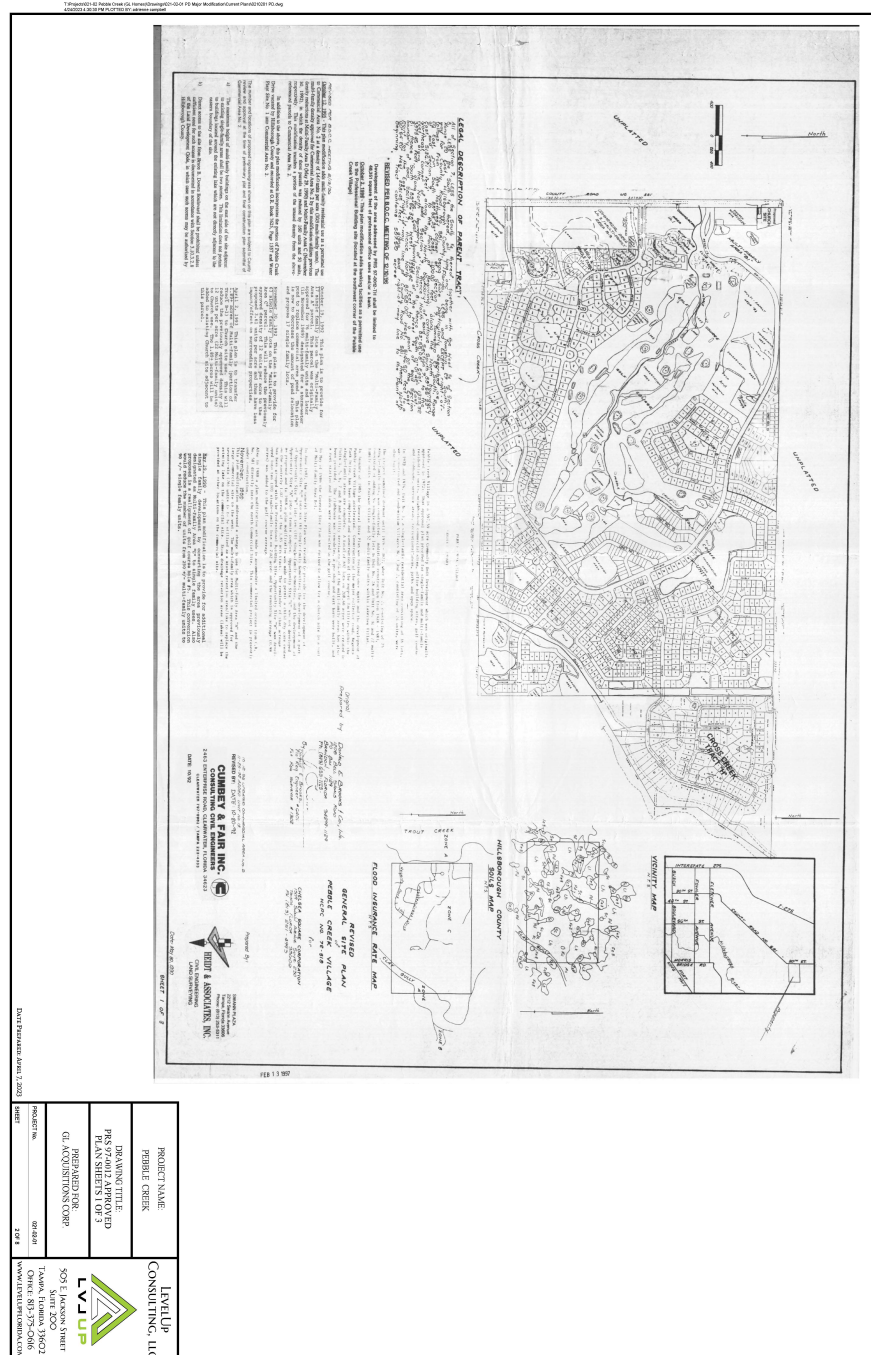
8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)**8.2 Proposed Site Plan (Full)**

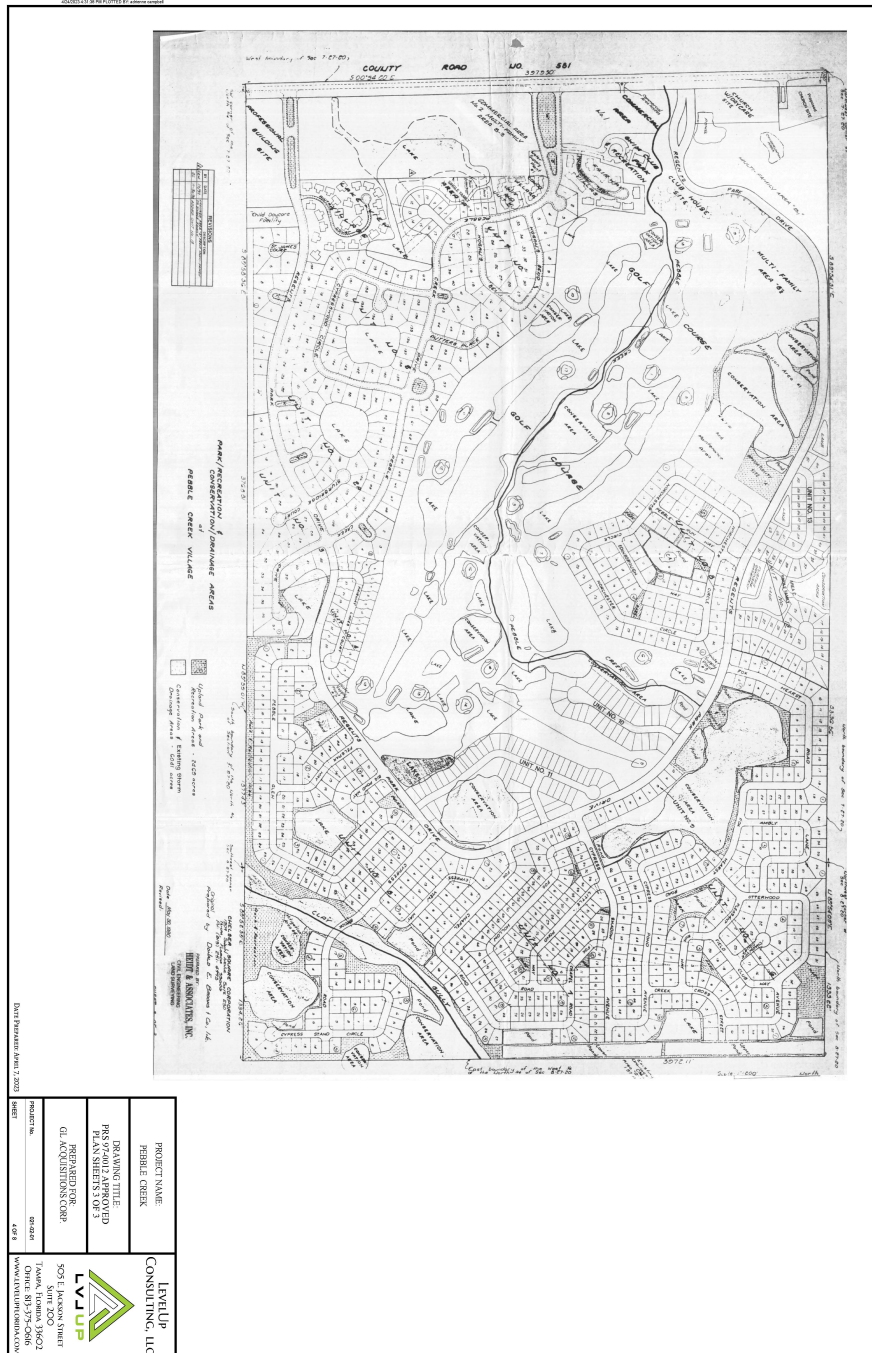
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



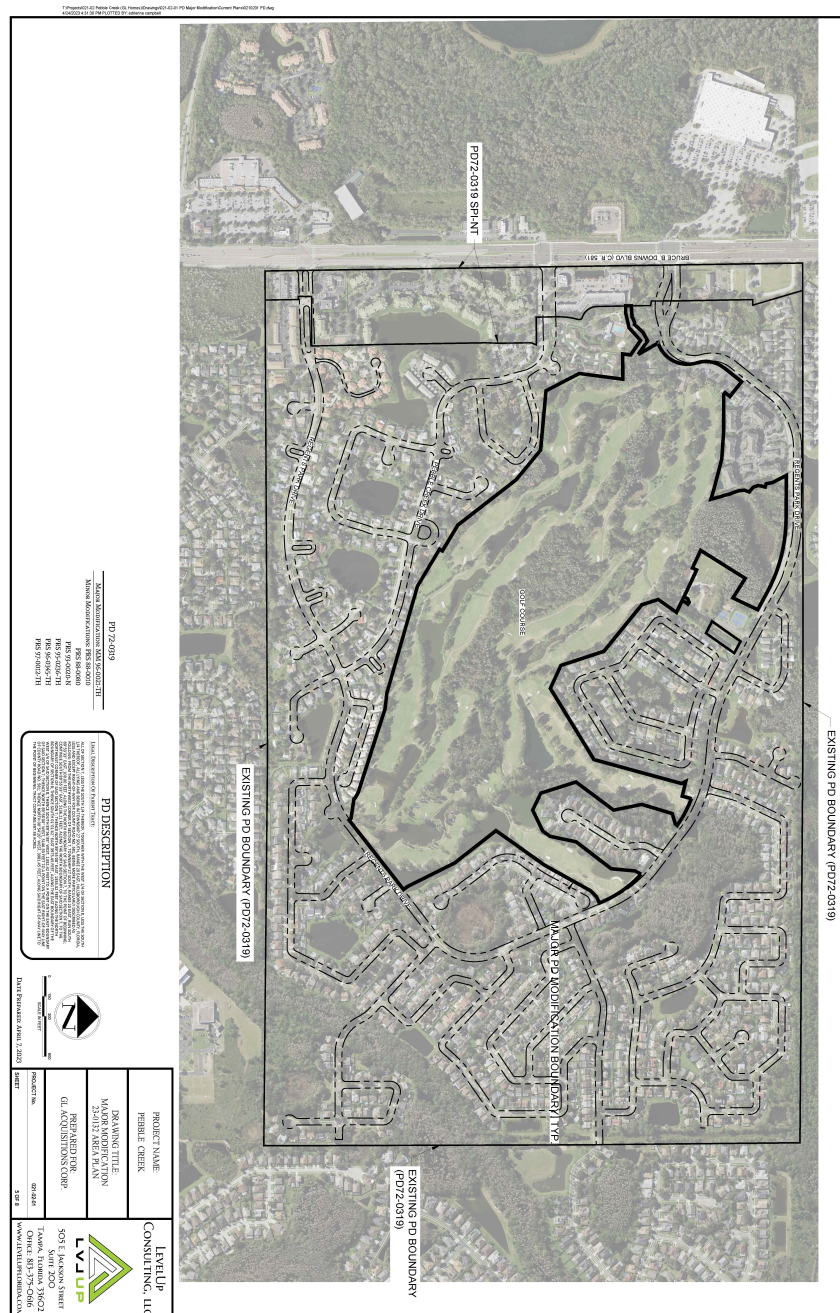
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



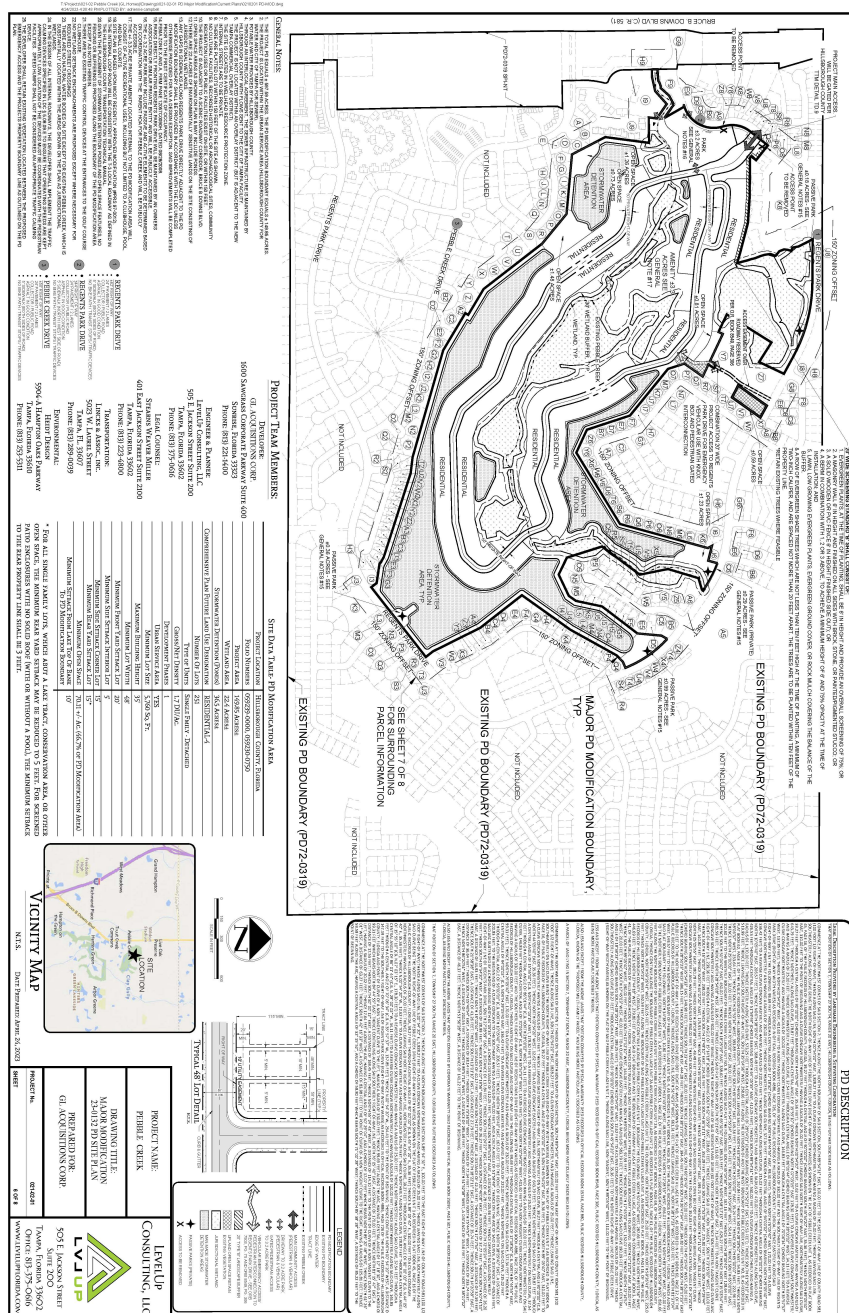
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



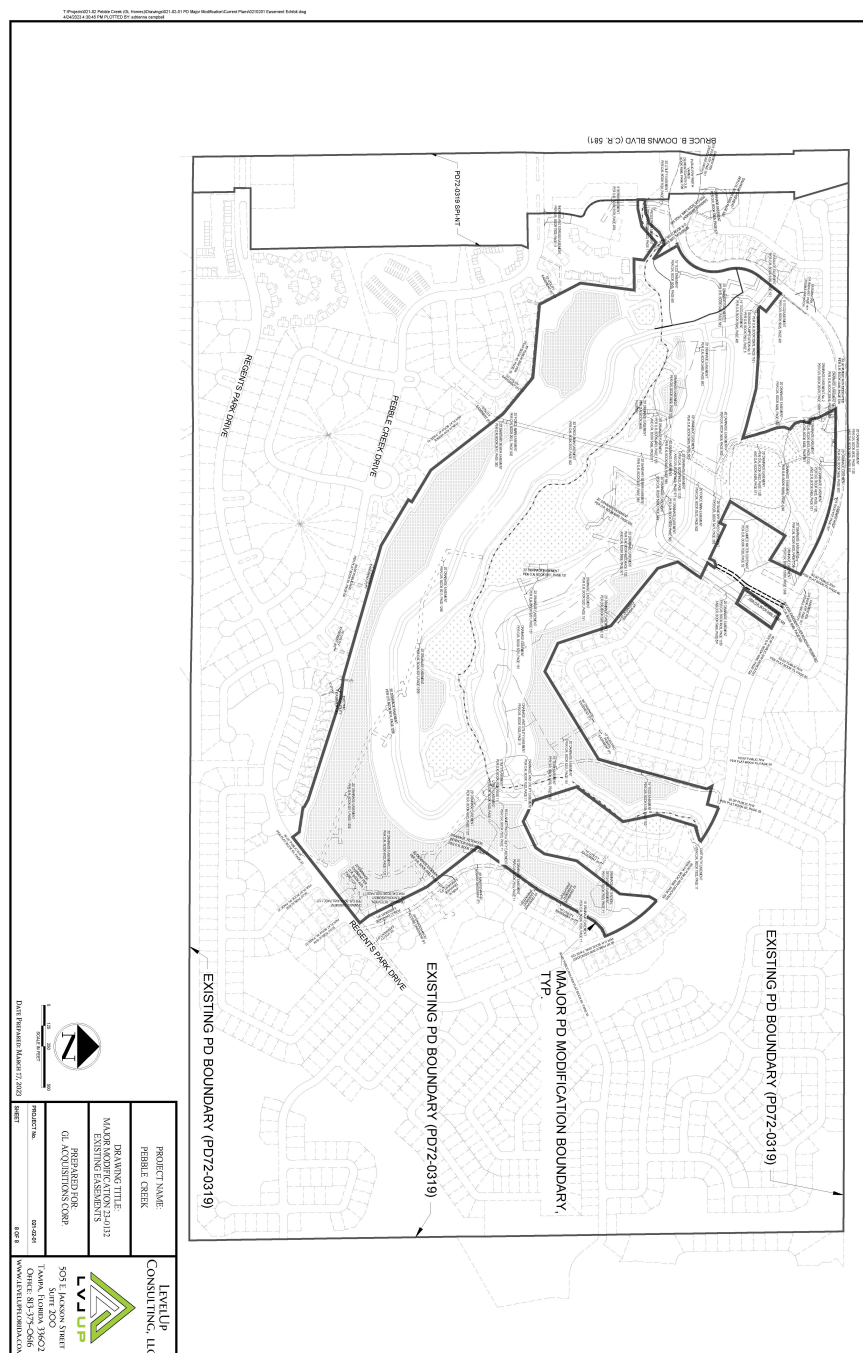
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

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Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: East Rural

DATE: 5/05/2023
AGENCY/DEPT: Transportation
PETITION NO: MM 23-0132

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

CONDITIONS OF ZONING APPROVAL

NEW CONDITIONS:

- Primary access to the project shall be provided on Regents Park Dr. N. via one full vehicular and pedestrian access connection, as shown on the PD Site Plan.
- If MM 23-132 is approved, the County Engineer will approve a Design Exception (dated April 25, 2023) which was found approvable by the County Engineer (on April 28, 2023). Approval of this Design Exception will allow +/- 1,290 linear feet of 10-foot-wide sidewalk on the south side of Regents Park Dr. from Bruce B. Down Blvd east. in lieu of the standard TS-4 typical section of the Hillsborough County Transportation County Technical Manual required by Section 6.02.07. of the LDC.
- Prior to or concurrent with the initial increment of development, the developer shall construct a 195-foot eastbound right turn lane into the residential subdivision project access on Regents Park Drive.
- Separate vehicular and pedestrian access connection serving the 3.2-acre park on Regents Park Dr. N. shall be provided, as shown on the PD Site Plan.
- An emergency and pedestrian access connection shall be provided to Regents Park Dr. N. via an existing access easement over folio#59230.0050 and folio#59230.0700, as shown on the PD Site Plan.
- Pedestrian access shall be provided between the proposed residential subdivision and the proposed 3.2-acre park.
- Pedestrian cross access shall be provided to the adjacent Pebble Creek Community Center and Pool in folio#59239.0100, as shown on the PD Site Plan.
- At the time of site construction plan review, the developer shall implement traffic calming devices on the project's internal local roadway specified in LDC, Sec. 5.08.09. E. to ensure that operating speeds are kept appropriately low for the roadway. The location of the devices shall be coordinated

with the pedestrian facilities. Speed humps shall not be considered an appropriate traffic calming device.

- Any gaps in sidewalks along the project's frontage on Regents Park Drive shall be constructed, by the developer, in accordance with the LDC prior to any acceptance of the subdivision.
- All existing access connections and driveway aprons that will not be utilized for access shall be removed and restored to typical section at the time of site construction.
- Notwithstanding anything herein or shown in the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundary and/or between the project uses subject to the Hillsborough County regulations and standards.

OTHER CONDITIONS:

- Prior to Site Plan Certification, general note #13 shall be revised to delete: "*UNLESS OTHERWISE PROVIDED FOR VIA A DESIGN EXCEPTION*".

[Design exceptions cannot be requested outside of the PD rezoning or modification review and approval process.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify PD 72-0319, as most recently amended by MM 96-0021, to convert a golf course use to a single-family residential subdivision with active and passive recreational areas within a larger existing residential subdivision. The subject property consists of two (2) parcels totaling +/-149.85 acres. The site is located east of Bruce B Downs Blvd. and north of Pebble Creek Dr. The Future Land Use designation of the site is R-1, R-2, R-9, CMU-12.

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 18-Hole, Golf Course (ITE 430)	526	30	53

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 251 Units Single Family Detached (ITE 210)	2,352	172	236

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+1,826	+142	+183

The proposed rezoning will result in an increase in potential trip generation by +1,826 daily trips, +142 AM peak hour trips, and +183 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Regents Park Drive is a substandard 2-lane, undivided, County urban collector roadway. The roadway consists of +/-11-foot lanes with E and F curb and gutter. There are 5-foot sidewalks on both sides of the roadway, and no bike lanes. Along the project frontage, the roadway lies within +/- 60 feet of right-of-way.

Staff notes that east of the project's primary site access connection on Regents Park Dr. there are incomplete sidewalk segments along the project's frontage on the south side of the roadway. Pursuant to the County Land Development Code (LDC) Section 6.03.02. C., sidewalk on external roads shall be constructed on the same side as the development and shall be continuous from boundary to boundary of the development. A proposed condition of approval will ensure that these segments of sidewalk are constructed concurrent with the site development.

Pursuant to the Hillsborough County Transportation Technical Manual, an urban collector roadway shall meet the typical section TS-4 standard. TS-4 standard includes 11-foot-wide lanes, F-type curbs, 7-foot bikelanes, and 5-foot wide sidewalks on both sides and swales within a minimum of 64 feet of right-of-way.

The applicant is requesting a design exception to construct 1,290 linear feet of 10-foot-wide sidewalk on the south side of Regents Park Dr. in lieu of improving the roadway to standard. The requested design exception is discussed in greater detail below under the subsection titled Requested Design Exception.

Regents Park Dr. is not included in the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

The PD modification proposes to utilize the existing site access connection to the former golf course on Regents Park Dr. for the proposed residential subdivision, and a second access connection on Regents Park Dr. to only serve the proposed 3.2-acre park. Emergency and pedestrian access is proposed to Regents Park Dr. through a adjacent parcels (folios#59230.0050 and 59230.0700), on the north side of the PD modification area via, an existing access easement. Additional pedestrian access is proposed to the existing Pebble Creek HOA community center and pool, via the proposed 3.2-acre park, with access to Pebble Creek Dr. on the southwest boundary of the PD modification area.

Number of Access Points

According to Section 6.04.03.I of the Hillsborough County LDC, two vehicular accesses would be required for the proposed residential subdivision. However, the applicant's traffic engineer submitted a transportation analysis to demonstrate that the single full access connection will adequately serve project traffic entering and exiting the site via the intersection at Regents Park Dr. N. and Bruce B Downs Blvd. Additionally, the analysis evaluated operational impacts to Pebble Creek Dr and Regents Park Dr. S. intersections at Bruce B Downs Blvd. that could result from a second vehicular access to the residential subdivision.

The analysis made the following findings:

- The subject access to Regents Park Drive will operate at a Level of Service A for westbound traffic and B northbound.
- An eastbound right turn lane is proposed to be provided on Regents Park Drive for the project access.
- All movements within the intersection of Bruce B Downs Blvd. (CR 581) and Regents Park Drive would operate at a Volume to Capacity (V/C) ratio less than 1.0 with the addition of the project traffic.
- A second vehicular access to the proposed residential subdivision would result in additional traffic on the portions of Regent Park Dr. S. and Pebble Creek Dr. that have Single Family Homes fronting along the roadways.
- A second vehicular access to the proposed residential subdivision would result in greater operational delays at the intersections of Bruce B Downs Blvd. (CR 581) with Regent Park Dr. S. and Pebble Creek Dr.

According to LDC, Section 6.04.03.I.5., fewer access connections may be permitted if, through an approved traffic engineering study, it is demonstrated that the proposed driveway connection will provide adequate capacity for the project to operate in a safe and efficient manner without causing delays or backups on the impacted roadways. The County Engineer found the study acceptable in accordance with the LDC.

Internal Site Circulation, Access and Traffic Calming

The proposed 251-unit residential subdivision includes an internal 3.1-acre recreational amenities area, an external 3.2-acre park and four (4) smaller external passive parks. The residential units and the internal recreation amenity center will be served by a +/-1.6-mile private roadway loop. The internal private road will be required to be constructed to the TS-3 local roadway standard pursuant to the Hillsborough County Transportation Technical Manual (TTM), which includes sidewalks on both sides of the road. Staff has raised concerns regarding the safety along the +/- 1.6-mile roadway loop. The applicant's traffic study acknowledges that traffic calming may be needed to ensure safety travel speeds and should be coordinated with the project's pedestrian circulation between the residential units, internal and external recreational areas and the project entrance. As such, the following condition of approval is proposed:

At the time of site construction plan review, the developer shall implement the traffic calming devices on the project's internal local roadway specified in LDC, Sec. 5.08.09. E. to ensure that operating speeds are kept appropriately low for the roadway. The location of the devices shall be coordinated with the pedestrian facilities. Speed humps shall not be considered an appropriate traffic calming device.

Additionally, the proposed development identifies sidewalk gaps along the project's Regents Park Drive frontage that will need to be constructed to allow residents from the project, and others, to safely walk or bike to the external park areas. The following proposed condition of approval will ensure the sidewalks are constructed as the project is developed:

Any gaps in sidewalks along the project's frontage on Regents Park Drive shall be constructed, by the developer, in accordance with the LDC prior to any acceptance of the subdivision.

REQUESTED DESIGN EXCEPTION – REGENTS PARK DRIVE

As Regents Park Dr. is a substandard urban collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Regents Park Dr. (April 25, 2023) to determine the specific improvements that could adequately mitigate the condition of the roadway for this project. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request

approvable (on April 28, 2023). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-4 Typical Section (for 2-Lane, undivided, urban collector roadways) the developer has proposed to construct 1,290 linear feet of 10-foot-wide sidewalk on the south side of Regents Park Dr. from Bruce B Down Blvd to the east.

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

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Regents Park Dr. is not a regulated roadway in the County Multimodal Level of Service Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BRUCE B DOWNS BLVD	PEBBLE CREEK DR	REGENTS PARK DR. N	D	C
BRUCE B DOWNS BLVD	REGENTS PARK DR. N	WHARTON HIGH	D	F

Source: 2022 Hillsborough County Multimodal Level of Service (LOS) Report

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Friday, April 28, 2023 3:58 PM
To: Steven Henry [shenry@lincks.com]
CC: Tirado, Sheida [TiradoS@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Heinrich, Michelle [HeinrichM@HillsboroughCounty.ORG]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]
Subject: FW: RE MM 23-0132
Attachments: 23-0132 DReq 04-25-23.pdf

Steve,

I have found the attached Design Exception (DE) for PD 23-0132 APPROVABLE.

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

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

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

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

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: WilliamsM@HillsboroughCounty.org
W: HCFLGov.net

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

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

From: Rome, Ashley <RomeA@hillsboroughcounty.org>

Sent: Tuesday, April 25, 2023 2:08 PM

To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greg Colangelo <colangege@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcso.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxcganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jaksa <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Revette, Nacole <RevetteN@HillsboroughCounty.ORG>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>

Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: RE MM 23-0132

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner Michelle Heinrich

Contact: heinrichm@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only

Application Number: MM 23-0132

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: MM 23-0132 Applicant's Name: G. L. Acquisitions Corporation

Reviewing Planner's Name: Michelle Heinrich Date: 04/25/2023

Application Type:

- ☐ Planned Development (PD)
 ☐ Minor Modification/Personal Appearance (PRS)
 ☐ Standard Rezoning (RZ)
- ☐ Variance (VAR)
 ☐ Development of Regional Impact (DRI)
 ☒ Major Modification (MM)
- ☐ Special Use (SU)
 ☐ Conditional Use (CU)
 ☐ Other _____

Current Hearing Date (if applicable): 05/15/2023

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Email this form along with all submittal items indicated on the next page in pdf form to:

ZoningIntake-DSD@hcf.gov

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcf.gov.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Carol Wicks

Signature

04/25/2023

Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? ☐ Yes ☒ No

I hereby confirm that the material submitted with application MM 23-0132

☐ Includes sensitive and/or protected information.

Type of information included and location _____

☒ Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: Carel Wadd
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 ☐	Cover Letter** If adding or removing land from the project site, the final list of folios must be included
2 ☐	Revised Application Form**
3 ☐	Copy of Current Deed* Must be provided for any new folio(s) being added
4 ☐	Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5 ☐	Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6 ☐	Property Information Sheet**
7 ☐	Legal Description of the Subject Site**
8 ☐	Close Proximity Property Owners List**
9 ☐	Site Plan** All changes on the site plan must be listed in detail in the Cover Letter.
10 ☐	Survey
11 ☐	Wet Zone Survey
12 ☐	General Development Plan
13 ☐	Project Description/Written Statement
14 ☒	Design Exception and Administrative Variance requests/approvals
15 ☐	Variance Criteria Response
16 ☐	Copy of Code Enforcement or Building Violation
17 ☐	Transportation Analysis
18 ☐	Sign-off form
19 ☐	Other Documents (please describe):

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

+Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

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



LINCKS & ASSOCIATES, INC.

April 25, 2023

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

Re: Pebble Creek
Folio Number 059239-0000, 059230-0750
MM 23-0132
Lincks Project No. 22076

The purpose of this letter is to request a Design Exception to Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Regents Park Drive from CR 581 to the Project Access. The developer proposes to rezone the property to Planned Development (PD) to allow up to 251 Single Family Homes.

The access to serve the subject project is to be one (1) full access to Regents Park Drive.

According to Hillsborough County Roadways Functional Classification Map, Regents Park Drive is a collector road. The subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the proposed Planned Development.

This request is for a Design Exception to TS-4 of the Hillsborough County Transportation Manual for Regents Park Drive from CR 581 to the Project Access. This segment of Regents Park Drive is currently a two (2) lane urban roadway. The following provides a summary of the existing roadway:

1. Lanes – TS-4 has 11 foot travel lanes. The existing lanes on Regents Park Drive are approximately 11-12 feet.
2. Curb and Gutter – TS-4 has Type F curb and gutter. The exiting road has Type E and F curb and gutter
3. Bike Lanes – TS-4 has 7 foot lanes buffered bike lanes. The existing road does not have bike lanes.
4. Sidewalk – TS-7 has 5 foot sidewalks on both sides of the roadway. There is sidewalk on the north and east side of the roadway.

The justification for the Design Exception is as follows:

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

Mr. Mike Williams
April 25, 2023
Page 2

1. The subject parcel has limited frontage along Regents Park Drive.
2. There is no reason, from a traffic standpoint, to modify the existing Type E curb to Type F curb.
3. There are no bike lanes within Regents Park Drive east of the project access.

To mitigate the substandard road, the developer proposed the following:

1. Construct approximately 1,290 feet of a 10 foot sidewalk from CR 581 to the project access on the west/south side of Regents Park Drive. Since there are no bike lanes within Regent Park Drive, this will provide a connection to the multi-use trail along CR 581 to the existing sidewalk on Regent Park Drive to allow both pedestrians and bikes to connect to the multi-use trail within CR 581.

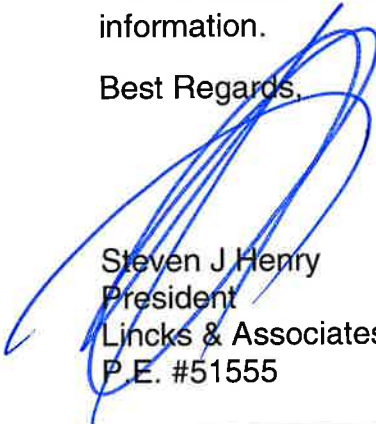
Figure 1 illustrates the limits of the proposed improvements.

Based on the above, it is our opinion, the proposed improvements to Regents Park Drive will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams
April 25, 2023
Page 3

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

Best Regards,



Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



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

_____ **Disapproved**
_____ **Approved**
_____ **Approved with Conditions**

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

Date _____

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

Mr. Mike Williams
April 25, 2023
Page 4

TABLE 1
ESTIMATED PROJECT TRIP ENDS (1)

<u>Land Use</u>	<u>ITE</u>	<u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>	
					<u>In</u>	<u>Out</u> <u>Total</u>	<u>In</u>	<u>Out</u> <u>Total</u>
Single Family	210	251	DU's	2,353	45	127 127	149	87 236

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

Mr. Mike Williams
April 25, 2023
Page 5

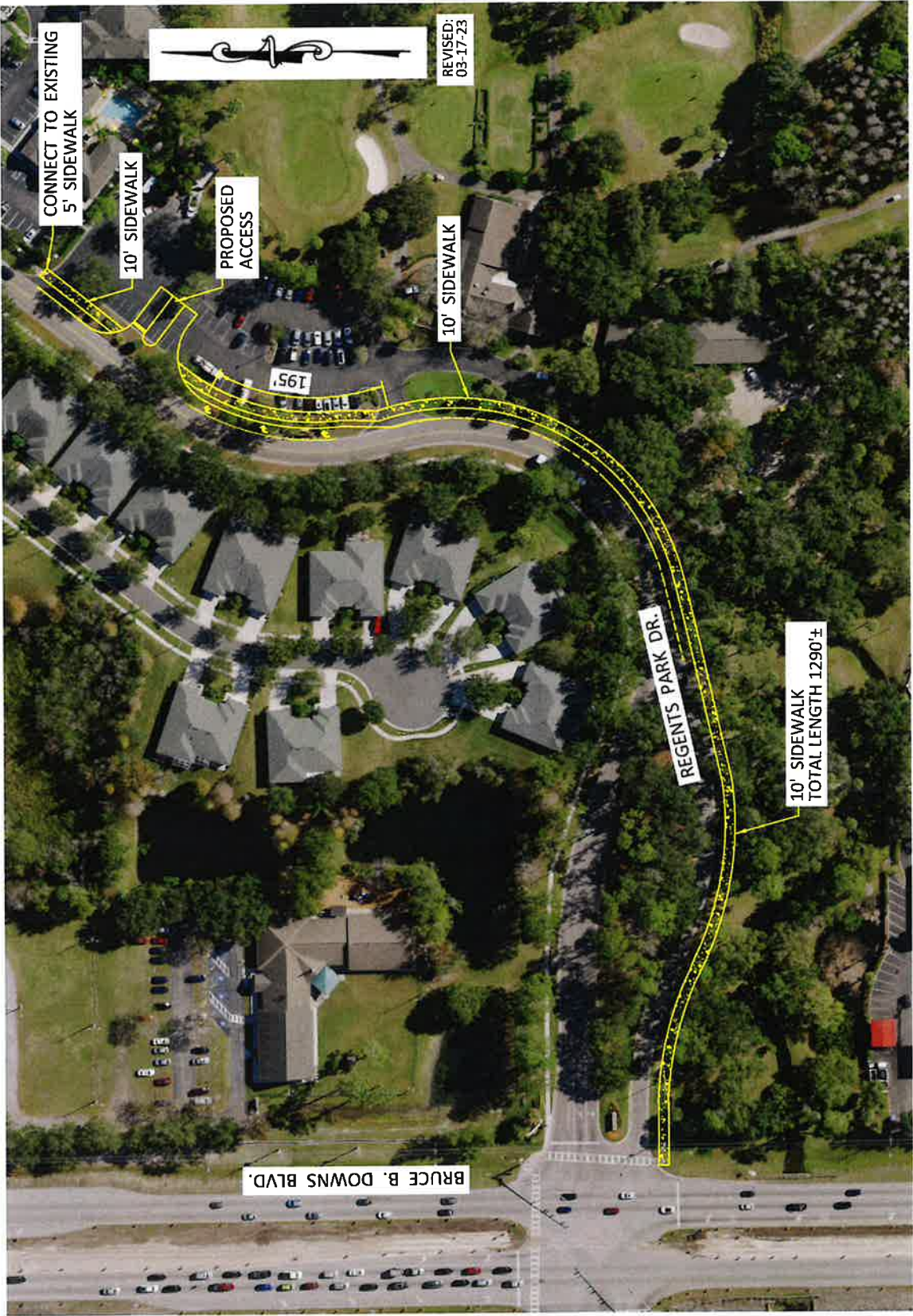


FIGURE 1
SIDEWALK
IMPROVEMENTS

APPENDIX



PD PLAN





SUMMARY OF PLANS

PLAN	DATE	BY	CHECKED	APPROVED
Site Plan	10/1/22	J. [Name]	[Name]	[Name]
Grading Plan	10/1/22	J. [Name]	[Name]	[Name]
Drainage Plan	10/1/22	J. [Name]	[Name]	[Name]
Utility Plan	10/1/22	J. [Name]	[Name]	[Name]
Survey	10/1/22	J. [Name]	[Name]	[Name]
Other				

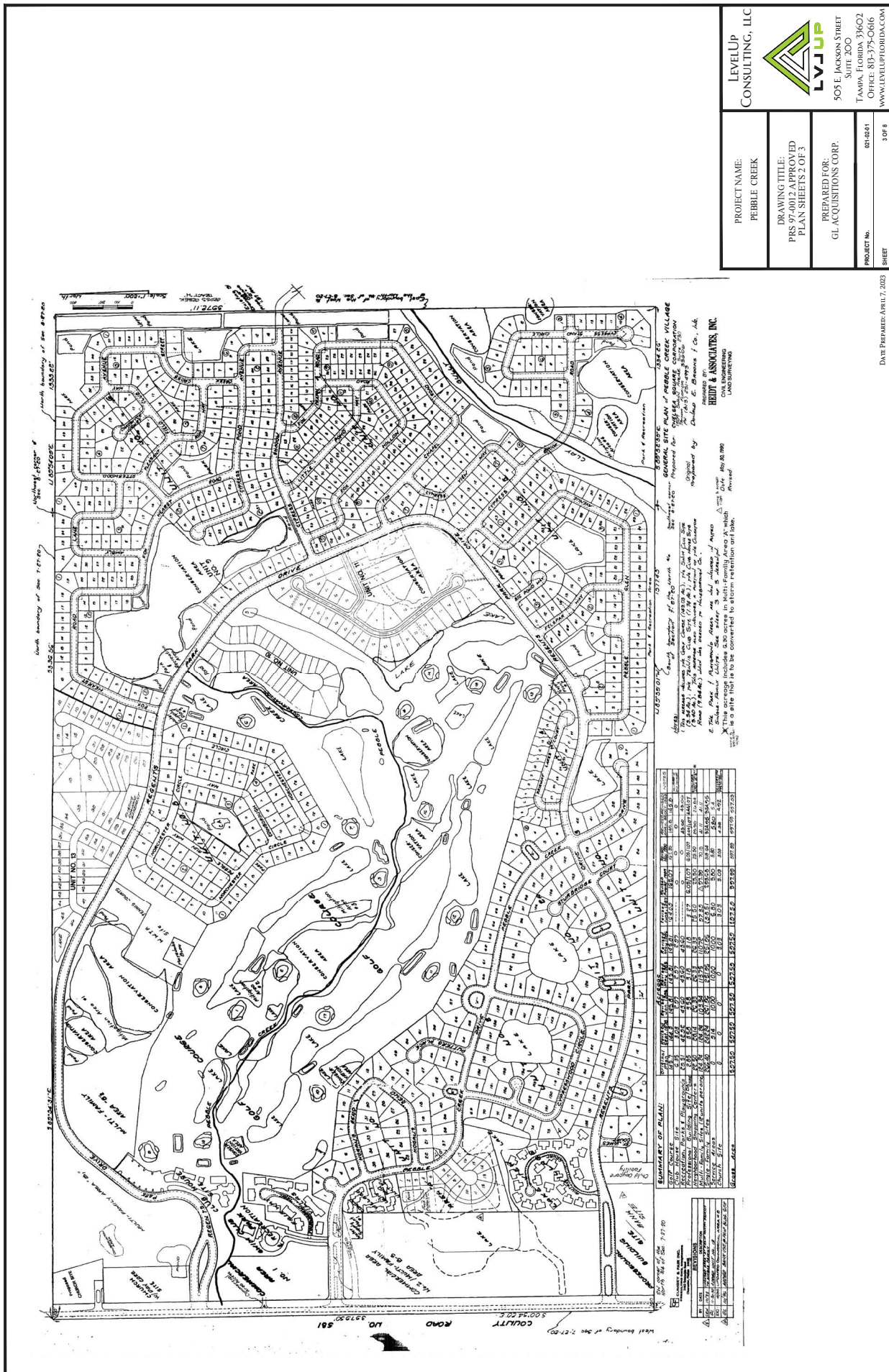
PEBBLE CREEK VILLAGE
GOLF COURSE DEVELOPMENT PLAN

MM 23-0132

SHEET NUMBER	SHEET TITLE
1 OF 8	PRS 72-0319 APPROVED PLAN SHEET
2 OF 8	PRS 97-0012 APPROVED PLAN SHEETS 1 OF 3
3 OF 8	PRS 97-0012 APPROVED PLAN SHEETS 2 OF 3
4 OF 8	PRS 97-0012 APPROVED PLAN SHEETS 3 OF 3
5 OF 8	MAJOR MODIFICATION 23-0132 AREA PLAN
6 OF 8	MAJOR MODIFICATION 23-0132 PD SITE PLAN
7 OF 8	MAJOR MODIFICATION 23-0132 SURROUNDING OWNERS
8 OF 8	MAJOR MODIFICATION 23-0132 EXISTING EASEMENTS

PROJECT NAME: PEBBLE CREEK	 LVJUP 505 E. JACKSON STREET SUITE 200 TAMPA, FLORIDA 33602 OFFICE: 813-775-0616 WWW.LEVELUPFLORIDA.COM
DRAWING TITLE: PRS 72-0319 APPROVED PLAN SHEET	
PREPARED FOR: GL ACQUISITIONS CORP.	
PROJECT No. 021-02-01	DATE PREPARED: APRIL 7, 2023
SHEET 1 OF 8	





PROJECT NAME:
PEBBLE CREEK

DRAWING TITLE:
PBS 97-0012 APPROVED
PLAN SHEETS 2 OF 3

PREPARED FOR:
GL ACQUISITIONS CORP.

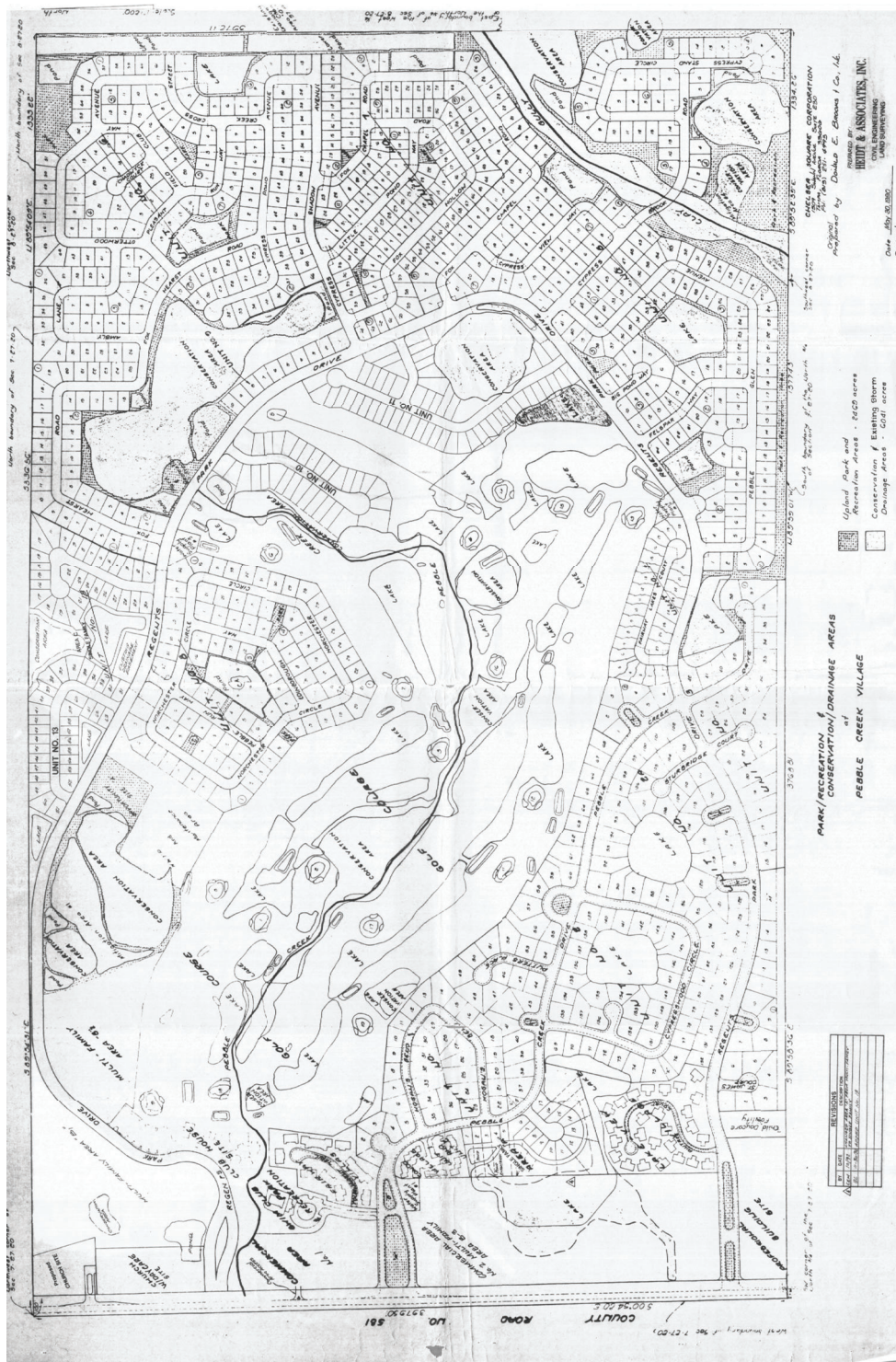
LEVELUP CONSULTING, LLC

**505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-775-0616
WWW.LEVELUPFLORIDA.COM**

PROJECT No:
001-0001

SHEET
3 OF 6

DATE PREPARED: APRIL 7, 2023



PROJECT NAME: PEBBLE CREEK	LEVELUP CONSULTING, LLC
DRAWING TITLE: PBS 97-0012 A APPROVED PLAN SHEETS 3 OF 3	 LEVELUP CONSULTING, LLC 505 E. JACKSON STREET SUITE 200 TAMPA, FLORIDA 33602 OFFICE: 813-375-0616 WWW.LEVELUPFLORIDA.COM
PREPARED FOR: GL ACQUISITIONS CORP.	
PROJECT No. 021-02-01	DATE PREPARED: APRIL 7, 2023
SHEET 4 OF 8	



PROJECT NAME: PEBBLE CREEK	LEVELUP CONSULTING, LLC
DRAWING TITLE: MAJOR MODIFICATION 23-0132 AREA PLAN	 LEVELUP CONSULTING, LLC 505 E JACKSON STREET SUITE 200 TAMPA, FLORIDA 33602 OFFICE: 813-775-0616 WWW.LEVELUPFLORIDA.COM
PREPARED FOR: GL ACQUISITIONS CORP.	PROJECT No.: 021-02-01
	SHEET 5 OF 8

PD DESCRIPTION

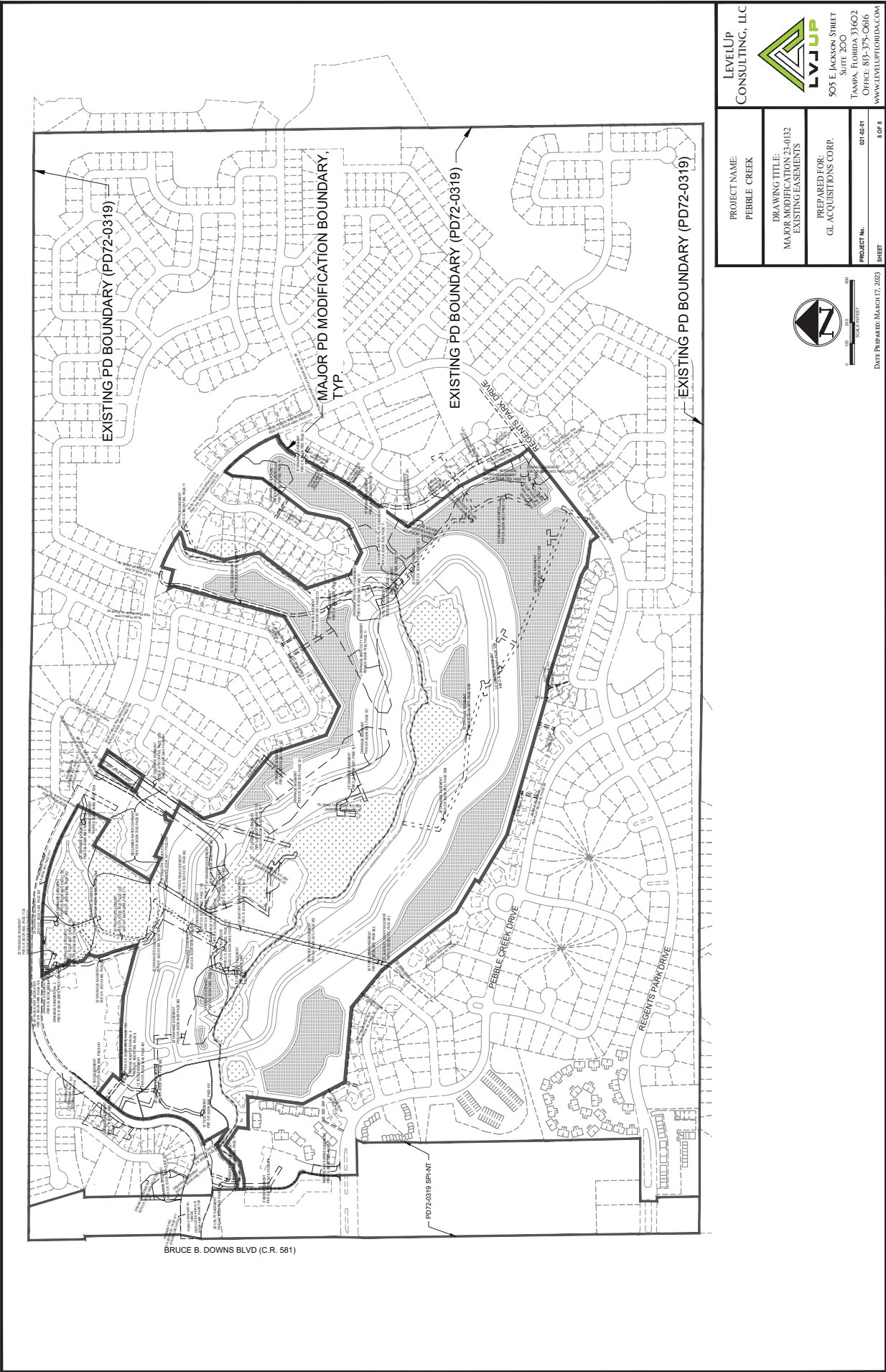
THIS DRAWING IS A PRELIMINARY PLANNING AND DESIGN STUDY. IT IS NOT A FINAL DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DRAWING ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THE DESIGNER'S ONLY OBLIGATION IS TO PROVIDE A REASONABLE STANDARD OF CARE IN THE PREPARATION OF THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S WORK IS LIMITED TO THE PREPARATION OF THIS DRAWING AND DOES NOT INCLUDE ANY OTHER SERVICES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S WORK IS LIMITED TO THE PREPARATION OF THIS DRAWING AND DOES NOT INCLUDE ANY OTHER SERVICES.

PD 72-0319

MAJOR MODIFICATIONS: NM 96-002L-TL
MINOR MODIFICATIONS: PIS 88-0010
PIS 99-0020-N
PIS 99-0262-H
PIS 96-0452-H
PIS 97-0012-TL



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HILLSBOROUGH COUNTY ROADWAY
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications

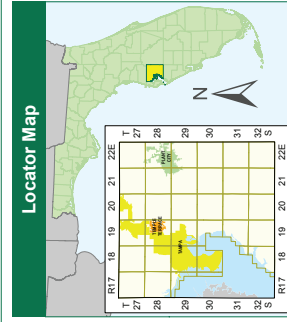
Authority Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

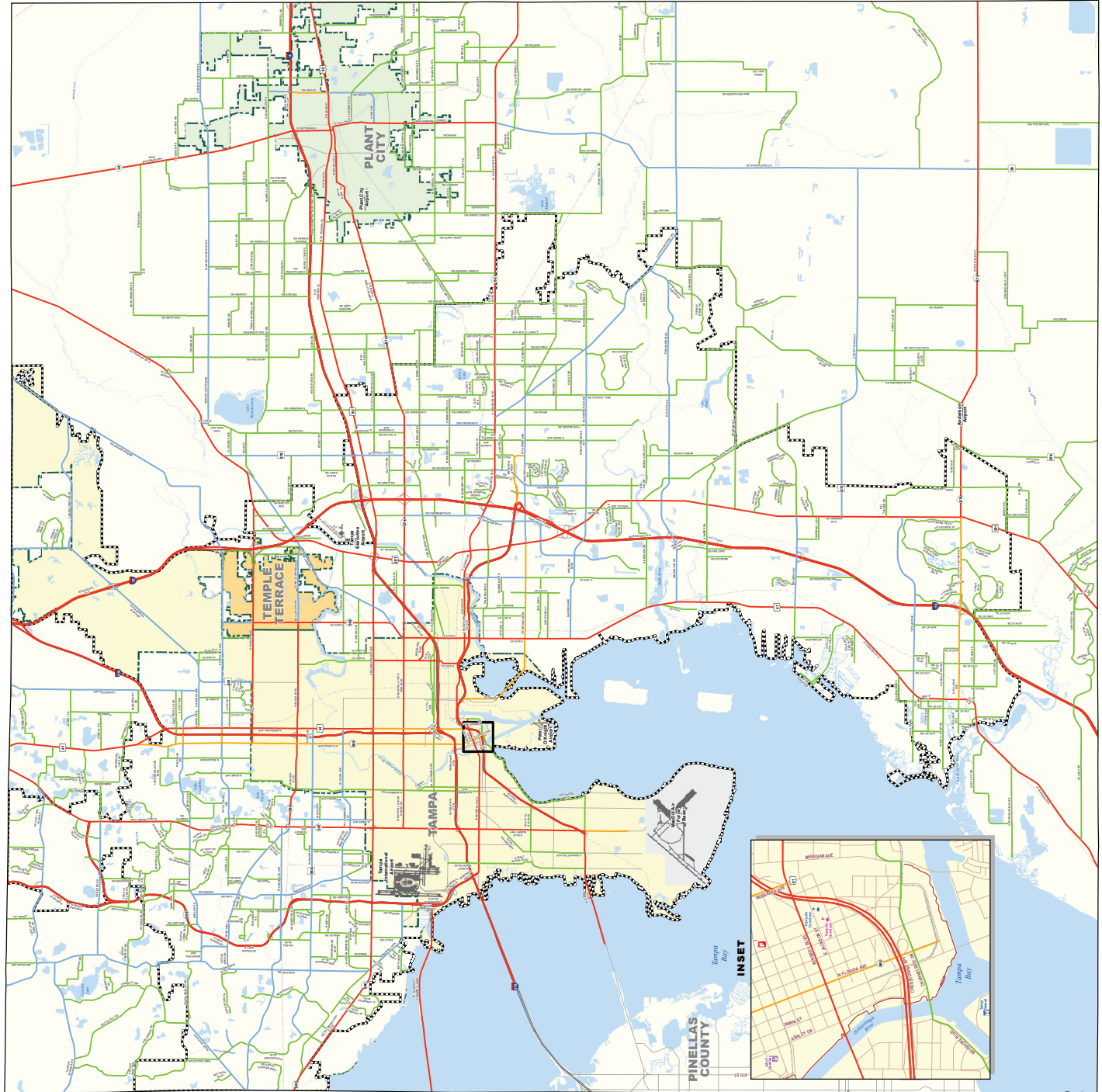
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and is not to be used for any other purpose. The map is not to be used for any other purpose.

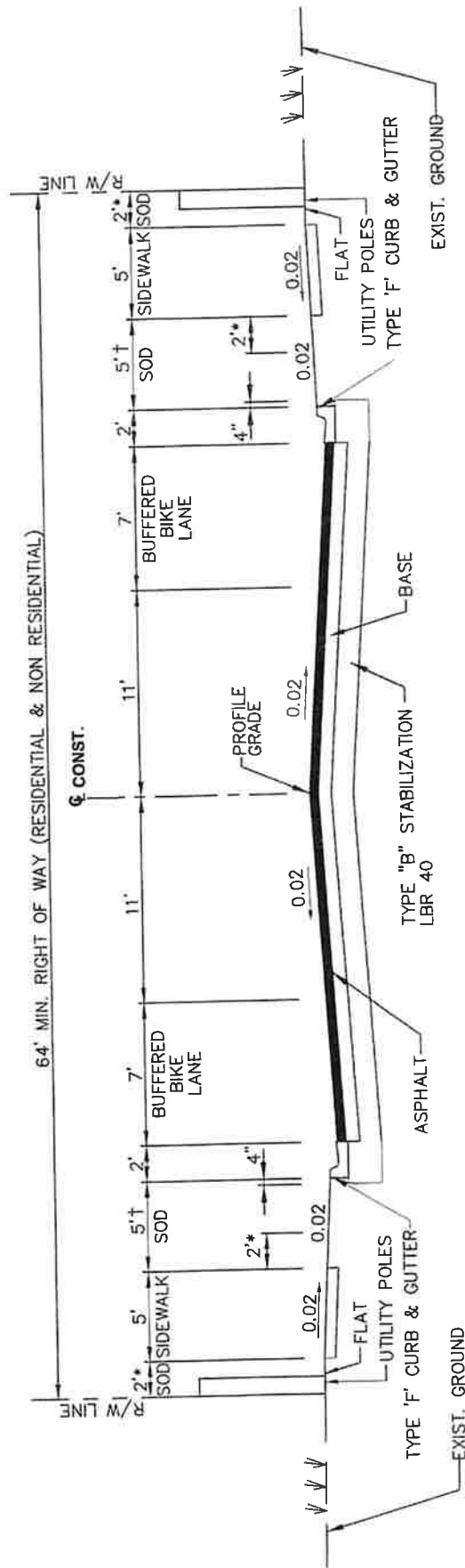
SOURCE: This map has been prepared for the inventory of road property lines within Hillsborough County and is not to be used for any other purpose. The map is not to be used for any other purpose.

For verification of the information contained on this map, please contact the Hillsborough County Engineering Department at 601 E. Kennedy Blvd., Tampa, FL 33602, (813) 272-5610, or printroom@hillsboroughcounty.org.



TS-4





TYPICAL SECTION

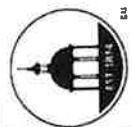
N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 40 MPH

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

TRANSPORTATION TECHNICAL MANUAL



**Hillsborough
County Florida**

**URBAN COLLECTORS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-4**

SHEET NO. 1 OF 1

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Regents Park Dr.	County Collector - Urban	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☒ Site Access Improvements ☒ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	526	30	53
Proposed	2,352	172	236
Difference (+/-)	+1,826	+142	+183

*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		Emergency & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Regents Park Dr. N./Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☒ Design Exception/Adm. Variance Requested ☒ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☒ Yes ☐ No	See report.



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 20, 2026 Report Prepared: July 9, 2026	Petition: MM 23-0132 REMAND 10550 Regents Park Drive <i>East of Bruce B Downs Boulevard and north of Pebble Creek Drive</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	N/A
Request	Major Modification to an existing Planned Development (72-0319) for the purpose of developing 251 single-family residential dwelling units
Parcel Size	149.85 ± acres
Street Functional Classification	Regents Park Drive – Collector Pebble Creek Drive – Collector
Locational Criteria	N/A
Evacuation Zone	None



Context

- The 149.85 ± acre subject site is located east of Bruce B. Downs Boulevard, south of Regents Park Drive, and north of Pebble Creek Drive.
- The site is located within the Urban Service Area and is not located within the limits of a Community Plan.
- The subject property is located within the Residential-4 (RES-4) Future Land Use category, which can be considered for a maximum density of 4 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-4 Future Land Use category is intended for areas that are suitable for low density residential development. Typical uses include but are not limited to residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.
- The subject site abuts Neighborhood Mixed Use-4 (NMU-4) Future Land Use category to the north. To the west, south, and east is the RES-4 Future Land Use category. To the northwest, there are the Public/Quasi-Public (P/QP) and Residential-6 (RES-6) Future Land Use categories across Bruce B. Downs Boulevard.
- Recreation and open space uses currently exist on the subject site. Homeowners' associations, multi-family uses, and single family uses abut all sides of the subject site. The north inlet of the subject site is directly adjacent to public institution use, which is currently operating as a Hillsborough County Wastewater Treatment Plant. The predominant character of the surrounding area is residential in nature with a mixture of multi-family and single-family dwelling units interspersed throughout.
- The subject site is surrounded by the Planned Development (PD 72-0319) zoning district on all sides. Agricultural, Single-Family 1 (AS-1) zoning is located northwest of the subject site across Bruce B. Downs Boulevard.
- The applicant is requesting a Major Modification to an existing Planned Development (PD 72-0319) for the purpose of developing 251 single-family residential dwelling units.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this major modification request and are used as a basis for a consistency 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 1.3: *Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:*

Development at a density of 75% of the category or greater would not be comparable (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;

Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.

Development would have an adverse impact on environmental features on the site or adjacent to the property.

The site is in the Coastal High Hazard Area.

The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.

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

Land Use Categories

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

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

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

Relationship To Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

Neighborhood/Community Development

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

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

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

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

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

Policy 16.8: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

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

Policy 16.11: *Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks, and housing types.*

Policy 16.14: *Community gathering places shall be provided within residential developments, where feasible and necessary, to improve and enhance the quality of life within neighborhoods by providing areas that promote and encourage interaction among residents by allowing for neighborhood gatherings and providing for enhanced community cohesiveness. These places shall be functionally designed and improved to allow for leisure activity, and be accessible to the residents of the proposed development.*

Policy 16.15: *Single family detached, single family attached, and townhome residential development of 50 units or greater shall include gathering places in accordance with requirements of the Land Development Code. Community gathering places shall be provided in a proportionate manner based on the size of the project, density of dwelling units, amount of private open space in the project or other similar manner. A minimum square footage shall be established ensuring a functional gathering place for residential developments at or near the threshold of 50 units. Community gathering places shall not be required in residential subdivisions with platted lot sizes of 1/3 acre or greater. To ensure minimum density policies can be achieved or greater, minimum lot size reductions may be considered. Incentives for a higher quality of design of the gathering places should be provided. The Land Development Code should address the location of gathering places to ensure compatibility with adjacent uses. Most community gathering places that do not require parking should be within walking distance of residences. The Land Development Code should include a process such as but not limited to variances or waivers to consider reductions in the gathering place requirement.*

Community Design Component

4.0 Community Level Design

4.2 Suburban Residential Character

GOAL 8: *Preserve existing suburban uses as viable residential alternatives to urban and rural areas.*

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

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

Policy 12-1.3: *New development in existing, lower density communities should utilize the planned development process of rezoning in order to fully address impacts on the existing community.*

Additionally, pre-application conferences are strongly encouraged with the staffs of the Planning Commission and Hillsborough County Planning and Growth Management Department.

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

Staff Analysis of Goals, Objectives and Policies:

MM 23-0132 was heard by the Zoning Hearing Master on May 15, 2023 and denied by Board of County Commissioners on July 18, 2023. The applicant appealed the decision and the Board voted to remand it back to the Zoning Hearing Master at their June 9, 2026 Land Use Meeting.

The 149.85 ± acre subject site is located east of Bruce B. Downs Boulevard, south of Regents Park Drive, and north of Pebble Creek Drive. The site is located within the Urban Service Area and is not located within the limits of a Community Plan. The applicant is requesting a Major Modification to an existing Planned Development (PD 72-0319) for the purpose of developing 251 single-family residential dwelling units.

Objective 1 of the Future Land Use Element (FLUE) of the Comprehensive Plan asserts that Hillsborough County shall proactively direct new growth into the Urban Service Area (USA) with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of the Comprehensive Plan. FLUE Policy 1.2 requires that all new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category. The subject site's Future Land Use category is RES-4, which allows for the consideration of up to 599 dwelling units. FLUE Policy 1.2 would require the applicant to develop at least 449 dwelling units on the subject site, which would not be compatible with the existing development pattern within 1,000 feet of the site. This compatibility factor is considered as one of the criteria under FLUE Policy 1.3, which permits residential development below the 75% minimum density standard. Therefore, the proposed total of 251 dwelling units is consistent with FLUE Objective 1 and Policies 1.2 and 1.3. Additionally, FLUE Policy 1.4 establishes compatibility guidelines that outline the characteristics of uses and activities which allow them to be located near each other in harmony. The north inlet of the subject site is directly adjacent to a public/institutional use, which is currently operating as a Hillsborough County wastewater treatment plant. The predominant character of the surrounding area is residential in nature with a mixture of multi-family and single-family dwelling units interspersed throughout. The Planned Development's proposed density and single family residential uses are compatible with those that currently exist around the subject site and are therefore consistent with the intent of FLUE Policy 1.4.

FLUE Objective 8 establishes Future Land Use categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. The proposed rezoning's residential uses and density totals are allowable under the subject site's Future Land Use category of RES-4 and are consistent with FLUE Objective 8 and Policies 8.1 and 8.2.

FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2 require that all development meet or exceed the land development regulations in Hillsborough County. At the time of

uploading this report, transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposed modification is consistent with FLUE Objective 16, and Policies 16.1, 16.2, 16.3, 16.8, 16.10, and 16.11. The site plan includes open space areas and stormwater retention ponds that act as buffering mechanisms around the perimeter of the subject site. The applicant has also agreed to retain the existing vegetation between the proposed emergency access road and existing lots located east of the site. These measures will help to ensure compatibility and gradual transition between the subject site and the surrounding area. The proposed residential density will reflect the character of the existing neighborhood and will be compatible with the surrounding development pattern through these techniques. The proposed modification also includes a community amenity site and a park. These will serve as community gathering places and are also consistent with FLUE Policies 16.14 and 16.15.

The Community Design Component (CDC) of the Comprehensive Plan establishes guidance on suburban residential character. Goal 8 of the CDC aims at preserving existing suburban uses as viable residential alternatives to urban and rural areas. The proposed modification is consistent with this goal.

The CDC also establishes goals and objectives for neighborhood level compatibility. CDC Goal 12 and Objective 12-1 require new developments to recognize existing communities and to be designed in a manner that is compatible with the established character of the surrounding neighborhood. The proposed modification includes residential uses that are similar to the existing pattern throughout the area. The approximate lot sizes that surround the subject site range between 6,700 square feet and 22,500 square feet. Although the proposed minimum lot size of 5,760 square feet is slightly smaller than the surrounding existing lot sizes, the stormwater ponds and open space areas provide substantial buffering between the proposed lots and the existing lots adjacent to the subject site. Additionally, the rezoning process utilized by the applicant in addition to the site design and buffering techniques are consistent with CDC Policies 12-1.1, 12-1.3, and 12-1.4.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

