



Additional / Revised Information Sheet

Office Use Only		
Application Number: PRS 24-0385	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: PRS 24-0385 Applicant's Name: Metro Development Group

Reviewing Planner's Name: Chris Grandlienard Date: 3/15/2024

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): 3/25/2024

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@hcflgov.net

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@hcflgov.net.

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.

Signature

3/15/2024

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

PRS 24-0385

I hereby confirm that the material submitted with application _____

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: _____

(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

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

Included	Submittal Item
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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):

Redline conditions of approval

*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.

HILL WARD
HENDERSONSENDER'S DIRECT DIAL:
813-227-8421SENDER'S E-MAIL:
Kami.Corbett@hwlaw.com

March 15, 2024

Chris Grandlienard
Development Services Department
County Center
601 E. Kennedy Blvd., 19th Floor
Tampa, FL 33602

Re: PRS 24-0385 Revised Information

Dear Mr. Grandlienard:

Attached hereto please find redline conditions of approval for PRS 24-0385.

Please accept this for filing.
Thank you.

Sincerely,

HILL WARD HENDERSON

A handwritten signature in blue ink that reads 'Kami Corbett'.

Kami Corbett, Esq.

KC/JRM

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~May 18, 2022~~ January 31, 2024.

1. 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:
 - a. The hours of operation for residents and their guests shall be from 10:00 am – 11:00 pm.
 - b. For members of the general public who use the Crystal Lagoon and ancillary uses (“Visitors”), the hours of operation shall be from 10:00 am – 8:00 pm.
 - c. A security guard shall be present during operating hours at the Crystal Lagoon entrance gate on Lagoon Shore Boulevard. Access to the Crystal Lagoon shall be prohibited at resident-only entrance gates.
 - d. All Visitors shall receive a water-proof hand stamp upon entry at the Crystal Lagoon entrance gate.
 - e. The Recreational Use, General Indoor/Outdoor shall be fully enclosed within a 6-foot-high fence.
 - f. 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.
 - g. Visitor daily reservations shall be limited based on the number of available parking spaces at the time of reservation. This limitation shall be monitored 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 Visitors are permitted access to the Crystal Lagoon. Visitors at 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 that includes the full names of all Visitors 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 Visitors is 286 vehicle spaces, consisting of 246 vehicle resident/Visitor 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. 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.

- h. The Lagoon Operator shall cause any vehicle displaying a Visitor tag and/or reservation on the dashboard of the vehicle remaining in the parking lot after 8:30 pm to be towed.
- i. 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.
- j. Any Alcoholic Beverage permit for the subject site shall be reviewed in accordance with LDC Section 6.11.11 as a separate application.
- k. It is acknowledged that the applicant for PRS 22-0939 has proposed operational conditions of zoning that may post practical enforcement limitations for the County. Accordingly, the Crystal Lagoon operating entity (the “Operating Entity”) shall have primary enforcement responsibility for ensure compliance with all of the conditions contained herein. The Operating Entity shall be responsible for addressing and resolving, as appropriate, any and all complaints associated with the violation of these conditions. The Operating Entity shall post and maintain signs in conspicuous locations at the entrance to and within the gated lagoon area that list the hours of operation for both residents and their guests and Visitors, as well as the towing requirement and also list a phone number for the Operating Entity. Notwithstanding the foregoing, the County retains the right and authority to enforce this condition and any other conditions, as otherwise provided by law.

2. Single-family conventional development shall be developed in accordance with the following:

- 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) Corner 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: ~~49.535~~
feet

*Setbacks from Parcel F are considered side yard setbacks

Section 6.01.01 Footnote 8 shall not apply with respect to setbacks for structures in Parcel "D"

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) Corner 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 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 residential 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 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 FDOT 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:

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- 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 turn lane, through lane, and right, turn 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 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.
20. 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):
 - 20.1 Ground Signs shall be limited to Monument Signs.
 - 20.2 Billboards, pennants and banners shall be prohibited.
21. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
22. 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.
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.

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27. 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.
 28. 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.