

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING THE TEMPLE TERRACE DOWNTOWN OVERLAY DISTRICT FOR CERTAIN CITY-OWNED PROPERTIES WITHIN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA (CRA) LOCATED SOUTH OF BULLARD PARKWAY AND EAST OF 56TH STREET; REVISING CHAPTER 12 OF THE TEMPLE TERRACE CODE OF ORDINANCES - LAND DEVELOPMENT, ARTICLE VII – ZONING, BY ADDING DIVISION 5, SECTIONS 12.299 THROUGH 12.306; MODIFYING ARTICLE IV – RELATION TO COMPREHENSIVE PLAN AND LAND USE, BY PROVIDING A LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO THE OVERLAY DISTRICT; BY AMENDING SECTION 12-100 – ZONING DISTRICT CODE/LAND USE PLAN CATEGORY MATRIX; PROVIDING A SEVERABILITY CLAUSE, EFFECTIVE DATE, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, the City has determined that the use of an overlay district on City-owned property in the downtown community redevelopment area can provide for the necessary design consideration and land uses while supporting a wide range of economic development opportunities; and

WHEREAS, the proposed Temple Terrace Downtown Overlay District was developed through a public outreach campaign, including input from City residents and business owners, and a public workshop;

WHEREAS, the proposed Temple Terrace Downtown Overlay District is intended to stimulate economic opportunity and be flexible to adjust to current market demands;

WHEREAS, said amendment to the Code was referred to the Hillsborough County City-County Planning Commission for review and recommendation, and the November 9, 2015 resolution for approval of said Commission was submitted to the City Council; and

WHEREAS, the proposed Temple Terrace Downtown Overlay District is consistent with the Downtown Mixed Use land use category of the City's Comprehensive Plan and the City's Downtown Community Redevelopment Plan; and

WHEREAS, two public hearings were held by the Mayor and City Council on December 1, 2015, and December 15, 2015, following the giving of notice as required by law; and

WHEREAS, after due consideration, the Mayor and City Council of the City of Temple Terrace, Florida, have determined that this text amendment to the City Code of Ordinances, Chapter 12, Land Development Code is required to encourage and expedite quality development in the downtown area.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA:

Section 1. The City hereby amends Chapter 12 of the Temple Terrace Code of Ordinances – Land Development, Article VII – Zoning, by adopting a new Division 5, Sections 12.299 through 12.306 titled Temple Terrace Downtown Overlay District, as set forth in Exhibit "A" attached hereto and made a part hereof, which shall become and be made a part of the Temple Terrace Code of Ordinances.

Section 2. The City hereby amends Chapter 12 of the Temple Terrace Code of Ordinances – Land Development, Article IV – Relation to Comprehensive Plan and Land Use, by amending Section 12-100 – Zoning District Code/Land Use Plan Category Matrix as set forth in Exhibit "B" attached hereto and made a part hereof, which shall become and be made a part of the Temple Terrace Code of Ordinances.

Section 3. The provisions of the Temple Terrace Downtown Overlay District shall apply to the real property described in Exhibit "C" attached hereto and made a part hereof.

Section 4. If any part of this ordinance is declared invalid by a court of competent jurisdiction, such part or parts shall be severable, and the remaining part or parts hereof shall continue to be in full force and effect.

Section 5. This ordinance shall take effect immediately upon its passage, approval, and being posted or published as required by law.

Section 6. All ordinances or parts of ordinances not specifically in conflict herewith are hereby continued in full force and effect, but all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA, THIS ____ DAY OF DECEMBER_____, 2015.

APPROVED BY THE MAYOR THIS _____ DAY OF _____, 2015.

(CORPORATE SEAL)

FRANK M. CHILLURA, MAYOR

ATTEST:

**CHERYL A. MOONEY
CITY CLERK**

EXHIBIT "A"
Temple Terrace Downtown Overlay District (TTDOD)

Temple Terrace Downtown Overlay District

Division 5

12.299 - Purpose and intent.

The purpose of the Downtown Overlay District (DOD) is to establish architectural, landscaping, design, building, and use and site development regulations that encourage urban compatible land uses, ensure higher quality development and function in order to protect property values, improve economic development opportunities, provide safe and efficient access with a focus on the pedestrian and further the overall goals of the Community Redevelopment Plan (adopted May 15, 2001, as updated), the Downtown Temple Terrace Revitalization Master Plan (adopted January 31, 2005) and the Downtown Mixed Use future land use category of the City's Comprehensive Plan. These architectural, landscaping, design, building, use and site development criteria can encourage quality development through the use of a variety of design and site techniques while continuing to provide for a wide range of economic development opportunities. The DOD shall include the real property described in the map and legal description set forth at the end of this Division as Exhibit 1.

12.300 - Relationship to underlying zoning district/planned development.

- a. In the event of a conflict between the entitlements, regulations or standards established in this Division and the equivalent provisions in the underlying zoning districts, the provisions of this Division shall govern. Except in the event of preemption by this Division, the underlying zoning district provisions and all other provisions of the Land Development Code shall be applicable and enforced within the DOD.
- b. The DOD shall have no application to those properties zoned PD (Planned Development) as of the date of the enactment of this DOD until and unless such properties are rezoned.
- c. The Downtown Community Redevelopment Plan Overlay Zoning District (Code Sections 12-282 through 12-298) shall not apply to the properties located in the DOD.

12.301 - Permitted uses.

The following uses are permitted in the DOD. These permitted uses shall be allowed on all properties within the DOD in addition to the permitted and accessory uses allowed in the underlying Zoning District:

- a. Multifamily Dwellings, townhouses, live/work units. Live/work units are residential units consisting of both a commercial/office and a residential component that is occupied by the same resident as a primary dwelling.
- b. Office buildings.

- c. Research facilities (A center where research is done).
- d. Community and Cultural facilities. (Library, museum, performing arts spaces and other similar uses).
- e. Government offices.
- f. Meeting and convention facilities.
- g. Restaurant(s) The regulations set forth in Section 12-234(b) (48)a & b, and Section 12-234(c)(12) shall not apply to restaurants located in the DOD.

12.302 - Prohibited uses.

The following uses are not permitted in the DOD even if permitted in the underlying Zoning District:

- a. Appliance stores, including repair, conducted entirely within the building.
- b. Car rental agencies.
- c. Automotive supply store.
- d. Exterminator.
- e. Golf courses and driving ranges.
- f. Restaurant(s) with drive thru.
- g. Automobile sales, services and leasing.
- h. Automobile washing service, manual or mechanical, coin-operated or self-services facilities.
- i. Gas station.
- j. High turnover retail automotive services.
- k. Landscape nursery.
- l. Service stations, with or without convenience sales.
- m. Blood donor center, which is a business primarily engaging in the activity of receiving or taking whole blood, plasma or any component thereof from human donors for consideration.
- n. Free standing communications towers.
- o. Single-family residential.
- p. Towing services, trash removal operations, wrecked, junked or abandoned vehicle storage or similar uses.
- q. Uses that involve hazardous processes or that emit noxious odors, fumes, or particulates, or that involve levels of noise that are incompatible with other permitted uses.
- r. Dry cleaners unless the use is for pick up and drop off only.

12.303 - Development standards.

The following development standards shall apply within the DOD:

- a. No Minimum lot size.
- b. Maximum lot coverage: 100% of lot area.
- c. Minimum side yard: zero feet.
- d. Minimum front yard: zero feet.

- e. Minimum rear yard: zero feet.
- f. Maximum building setback: A minimum of 50% of a building's linear footage facing a public roadway must have a setback of zero to ten feet with a direct pedestrian connection.
- g. Maximum fence height: ten-feet.

12.304 - Crown design and building height.

- a. A building's crown design and communication equipment/tower(s) shall be subject to approval of the City Council based on aesthetic design, and conformity with the Downtown mixed use, pedestrian oriented development. The crown of a building is defined as the area of the structure that is above the top floor, and may include angled roofs, decorative elements, towers and other similar construction.
- b. Building heights within the DOD are regulated as follows:
 - 1. Maximum building height is 5 stories, excluding the crown of the building. (Doesn't include the crown of a building.)
 - 2. Minimum building height is 2 stories.
 - 3. A landowner/developer may request that a proposed project exceed 5 stories. Such a request shall be subject to approval of the City Council based on compatibility with surrounding development, aesthetic design, and conformity with the Downtown urban development.

12.305 - Design standards.

- a. All project design shall be based on an urban pedestrian oriented focus, and shall satisfy the following standards:
 - 1. Window or transparency. The first floor elevations facing a public roadway shall provide at least 50% window or transparency at the pedestrian level. Transparency that is open (such as but not limited to parking garage space) shall provide decorative transparency. The window or transparency is measured in lineal fashion. (For example, a 100-foot long building elevation shall have at least 50% transparency in length.) The height of the glass or Plexiglas or opening must be a minimum height of 8-feet.
 - 2. Accessory structures. The design of accessory structures shall incorporate design elements of the primary structure and should not be a dominant feature on the property.
 - 3. Rooftop equipment. All rooftop equipment shall be screened from view on all sides visible to the general public, by building parapet walls or other building elements that appear as integral elements of the overall building.
 - 4. Outdoor storage associated with building equipment and servicing areas shall be:
 - A. Set back 15-feet from the front lot line;
 - B. Screened by an opaque wall or fence with a height of 10-feet. An opaque wall or fence must completely screen the property beyond the fence and can include

stockade fences or walls. Chain-link fences with slat, cloth or other similar measures are not considered to be opaque fences. The design of the screens should integrate elements of the overall building.

5. Landscaping. All developments shall adhere to the following landscaping requirements with a focus on the pedestrian space and sidewalk areas. A Landscaping Plan shall be required with all site plan submittals, showing the proposed landscaping for the site. One large palm tree will be required for every twenty linear feet (on center) of property fronting along a public roadway. The following landscaping provisions include a ratio relationship between the number of plantings required, based upon the number of trees required. All shrubs plants must be a minimum size of three gallons at planting and all flowering perennial plants must be a minimum of one gallon at planting. For every required tree, a corresponding number of plantings from either Subparagraph a., or b., below, will also be required to satisfy the Landscape Plan requirements for each site plan:

B. Shrubs: Five per required tree.

B. Perennial plants: Seven per required tree.

6. Planters:

A. Planters shall be no more than three feet in height and shall be spaced at intervals of four feet or more unless otherwise directed.

B. Planters shall not occupy an area of more than four square feet or two feet in diameter.

C. Planters shall be placed with the face or outer edge eighteen inches from the face of the curb or no more than three feet from the building line. ADA requirements for the sidewalk and pedestrian space must be meet.

D. City Council may allow planters of different sizes or locations on a case by case basis.

7. Parking requirements:

A. No parking space requirements but a project needs to provide competent substantial evidence that its parking/transportation needs are being meet.

B. Parking lots located along public roadways will be required to provide a landscaping buffer that is 4 feet or greater in width, between the parking area and the public sidewalk.

C. No on-site parking is allowed in front of any structure. All parking must be on the side or rear of a structure.

8. Sidewalk requirements: All sidewalks along public roadway must be designed and built to meet the City's sidewalk construction and design regulations with a minimum width of 8 feet.

A. All buildings will be required to have a minimum of one sidewalk connection from a sidewalk located along a public roadway to the entrance of the primary structure.

9. Awnings and coverings over the public sidewalk facing public roadway are required for all building entry points and over commercial space:

A. The first floor elevations facing a public roadway shall provide at least 60% awning or coverings at the pedestrian level over the building entry points and commercial space.

B. The awning or covering at the pedestrian level shall be a minimum of 4 feet in width.

10. Exterior wall elevations. There shall be no uninterrupted lengths of blank wall longer than 10-feet facing a public roadway. Walls shall be differentiated with recesses, offsets, building height, variations in rooflines, windows, awnings and materials or other architectural elements. The requirements of this paragraph do not apply to the first floor of a building.

12.306 - Waivers

a. The City Council, pursuant to Chapter 12, Article VIII, Division 3, is authorized to consider and grant a waiver(s) from the following sections of Division 5:

1. Development standards in Section 12-303;
2. Crown design and building height in Section 12-304; and,
3. Design standards in Section 12-305.

b. The City Council may grant a waiver (s) only if an applicant establishes that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
2. The application of the provisions of this LDC to the particular piece of property would create an unnecessary hardship;
3. Such conditions are peculiar to the particular piece of property involved;
4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this LDC; and
5. Any waiver granted shall be the minimum waiver which makes possible the reasonable use of the land, building, or property.

c. For each waiver granted, the City Council shall make a finding as part of the record stating specifically the factual basis upon which the waiver is based.

EXHIBIT "B"

Zoning District/Land Use Category Matrix

Sec. 12-100. - Zoning district code/land use plan category matrix.

The zoning district code/land use plan category matrix defines permissible relationships between the future land use plan categories and the city's zoning districts.

ZONING DISTRICT/LAND USE PLAN CATEGORY MATRIX

Category Land Use	Zoning District															
	R10	R9	R7.5	R7	RMF	RMFA	CO	EI	CG	PROF	PD	PDR	AU	LI	PRS	P/QP
R-4	X	X									X	X				X
R-9	X	X	X	X	X	X	X				X	X				X
R-18				X	X	X	X				X	X				X
O/I							X			X	X					X
C							X		X		X					X
R/CP									X		X					X
P/SP	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
PROS	X	X	X	X	X	X		X							X	
CMU-12							X		X		X		X	X		X
UMU-20							X		X		X	X				X
UMU-25							X		X		X					X
DMU-25	X*		X*		X*		X*	X*	X*	X*	X	X*				X
ESA-O**															X	
O-NV-18**															X	
O-CC-18**															X	
O-SV-20**															X	
O-CV-20**															X	
O-UVC-20**															X	
O-UV-25**															X	
NP-O**															X	X

*Recognizes zoning classifications existing within the city's adopted CRA area at time of DMU-25 category as approved pursuant to Ordinance No. 1145. Any future zoning reclassification of property within the DMU-25 land use category shall be to PD Planned Development to implement the downtown redevelopment plan, **except as permitted by Division 5, Sec. 299-306: Temple Terrace Downtown Overlay District, adopted by Ordinance 15-**

**Recognizes zoning classifications existing within the overlay category pursuant to redevelopment, but any rezoning petitioner may propose a site plan conforming to the provisions for the site's overlay category in the city's comprehensive plan, and it shall be approved if it meets the design criteria as specified in the city's comprehensive plan's land use and overlay categories as adopted and any related implementing zoning regulations and design standards, including through use of the PD classification with conditions reflecting those criteria, provisions, regulations, and standards. (Code 2001, § 25.425)

Exhibit "C"
Legal Description of Property Subject to
Temple Terrace Downtown Overlay District

Folio Number: 201949-0000

Legal Description:

AREA "A" NORTH: THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 22, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SURVEY CENTERLINE OF STATE ROAD S-583, ALSO KNOWN AS 56TH STREET, SOUTH 00°00'31" EAST, A DISTANCE OF 50.14 FEET; THENCE LEAVING SAID LINE NORTH 89°59'29" EAST, A DISTANCE OF 45.00 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-583 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BULLARD PARKWAY AND THE POINT OF BEGINNING; THENCE SOUTH 89°20'43" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BULLARD PARKWAY, FORMERLY KNOWN AS TEMPLE TERRACE HIGHWAY, A DISTANCE OF 589.73 FEET; THENCE LEAVING SAID LINE SOUTH 00°00'50" WEST, A DISTANCE OF 1,464.67 FEET; THENCE NORTH 89°57'31" WEST, A DISTANCE OF 589.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-583, 45.00 FEET EASTERLY OF SAID SURVEY CENTERLINE; THENCE NORTH 00°00'31" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,470.98 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THEREFROM THAT PORTION LYING WITHIN PHASE 1 PARCEL:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA. SAID PARCEL BEING THOSE PORTIONS OF TRACTS A-1, A-2, B-1, D-1, H AND ADDITIONAL CITY PARCEL, ALL AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 19336, PAGE 1616, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4, SOUTH 00°06'43" WEST, 238.17 FEET; THENCE DEPARTING SAID WEST BOUNDARY, SOUTH 89°53'17" EAST, 44.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD S-583 (56TH STREET); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 00°10'20" WEST, 704.46 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 89°49'40" EAST, 589.22 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE CLOSED COMMONWEALTH AVENUE (BROADWAY ON PLAT), AS SHOWN ON MAP OF TEMPLE TERRACE ESTATES, AS RECORDED IN PLAT BOOK 17, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, AND THE SOUTHERLY EXTENSION THEREOF, SOUTH 00°12'09" WEST, 283.56 FEET; THENCE SOUTH 89°04'57" EAST, 67.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SPRINGDALE AVENUE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 02°50'45" EAST, 109.21 FEET TO A POINT ON A TANGENT CIRCULAR CURVE, CONCAVE WESTERLY; THENCE 122.64 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 10°02'17", A CHORD WHICH BEARS SOUTH 02°10' 22" WEST, A CHORD DISTANCE OF 122.48 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°11'31" WEST, 63.86 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF CHICAGO AVENUE, AS SHOWN ON SAID MAP OF TEMPLE TERRACE ESTATES; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, AND ALONG THE EASTERLY EXTENSION OF SAID NORTHERLY RIGHT OF WAY LINE, AND SAID NORTHERLY RIGHT OF WAY LINE, NORTH 89°46'14" WEST, 649.80 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD S-583; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 00°10'20" EAST, 578.63 FEET TO THE POINT OF BEGINNING;

AREA "A" SOUTH: A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA. SAID PARCEL BEING THOSE PORTIONS OF TRACTS A-2, D-1 AND H, ALL AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 19336, PAGE 1616, AND THAT CERTAIN CORRECTIVE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 19954, PAGE 1849, BOTH OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, LYING WITHIN THE FOLLOWING METES AND BOUNDS DESCRIPTION: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID SOUTH 1/4, SOUTH 00°06'43" WEST, 238.17 FEET; THENCE DEPARTING SAID WEST BOUNDARY, SOUTH 89°53'17" EAST, 44.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD S-583 (56TH STREET); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 00°10'20" WEST, 704.46 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, SOUTH 89°49'40" EAST, 589.22 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE CLOSED COMMONWEALTH AVENUE (BROADWAY ON PLAT), AS SHOWN ON MAP OF TEMPLE TERRACE ESTATES, AS RECORDED IN PLAT BOOK 17, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 00°12'09" WEST, 18.67 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 89°49'40" WEST, 589.21 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD S-583; THENCE ALONG SAID EASTERLY RIGHT OF WAY, NORTH 00°10'20" EAST, 18.67 FEET TO THE POINT OF BEGINNING.

12.22 ACRES (M.O.L.)

Folio Numbers: 201977-0000 and 201978-0000 plus vacated rights-of-way.

Legal Description:

AREA "B": THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 22, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE SURVEY CENTERLINE OF STATE ROAD S-583, ALSO KNOWN AS 56TH STREET, SOUTH 00°00'31" EAST, A DISTANCE OF 50.14 FEET; THENCE LEAVING SAID LINE NORTH 89°59'29" EAST, A DISTANCE OF 45.00 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-583 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BULLARD PARKWAY; THENCE SOUTH 00°00'31" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-583 A DISTANCE OF 1,535.98 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 89°57'41" EAST, A DISTANCE OF 414.81 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 250.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,562.38 FEET, A CENTRAL ANGLE OF 09°10'40", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°19'20" WEST 250.00 FEET; THENCE NORTH 89°58'12" WEST, A DISTANCE OF 32.73 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 249.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,530.01 FEET, A CENTRAL ANGLE OF 09°20'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°38'39" WEST 249.26 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RIVERHILLS DRIVE; THENCE SOUTH 78°39'00" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 205.00 FEET; THENCE LEAVING SAID LINE NORTH 00°00'41" EAST, A DISTANCE OF 150.04 FEET; THENCE SOUTH 78°45'29" WEST, A DISTANCE OF 140.59 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD S-583; THENCE NORTH 00°00'31" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 413.71 FEET TO THE POINT OF BEGINNING; TOGETHER WITH THE SOUTH 1/2 OF THAT PORTION OF THE VACATED CHICAGO AVENUE APPURTENANT THERETO AS VACATED AND CLOSED BY ORDINANCES RECORDED IN OFFICIAL RECORDS BOOK 19380, PAGE 1918; AND OFFICIAL RECORDS BOOK 20161, PAGE 1527, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

3.9 ACRES (M.O.L.)