

LOVEGREN SOUTH - SYMMES ROAD PD HILLSBOROUGH COUNTY

SYMMES RD
GIBSONTON, FL 33534

Clay Taylor, ALC
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O: 863.272.7155
david.hitchcock@svn.com



Property Overview



Sale Price **\$1,100,000**

OFFERING SUMMARY

Acres: 6.5 ±
Lot Size: 40' x 125'
Price / Lot: \$34,375
City: Gibsonton
County: Hillsborough
Property Type: Residential Development

PROPERTY OVERVIEW

This is a fully approved subdivision called Lovegren South. It is fully entitled and permitted for the development of 32 lots that are 40' x 125' [5,000 square feet] in a residential area of Gibsonton, FL [Hillsborough County]. This area is growing and there is not a lot of developable vacant land remaining. This development called Lovegren South is ready to be platted and begin development.

This is an area of mostly residential with a mixture of established neighborhoods and newer communities. Very close to retail, restaurants, service, and I-75. 30 minutes to downtown Tampa. 26 miles to Tampa International Airport. Close to west coast beaches.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Land Investment
- Residential Development

Uplands / Wetlands:

100 % Uplands

Soil Types:

Avents

Zoning / FLU:

Zoning: PD [Planned Development] /
FLU: R-6

Water Source & Utilities:

Provided by Hillsborough County

Road Frontage:

Symmes Road

Utilities & Water Source:

Water and sewer are available and
located at the property on Symmes
Road

Planning and / or Permits:

- Fully approved site plan
- Construction plan
- SWFWMD permit and more

Permitted Lots:

Approved PD [Planned Development] for
32 Single Family lots

Price Per Lot:

\$34,375

Average Lot Size:

40' x 125' [5,000 square feet]

Plats or Engineering Information:

Fully engineered by Tampa Civil Design

Location



LOCATION & DRIVING DIRECTIONS

Parcel:

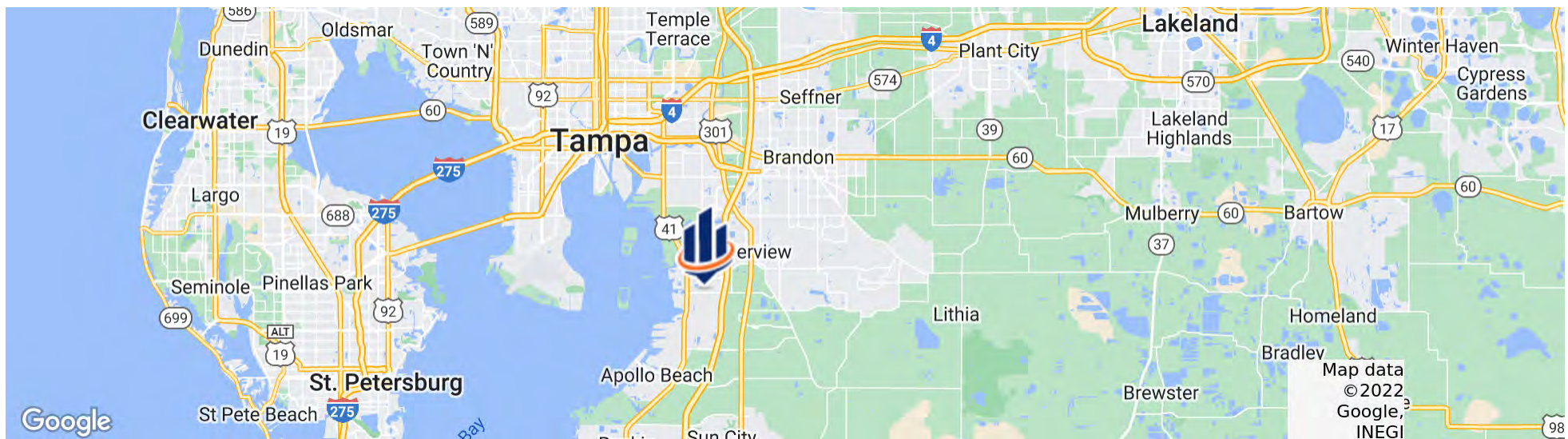
GPS: 27.8351253, -82.3649233

Driving Directions:

From I-75 take exit 250 and go West 1/2 ± mile and turn left [South] on East Bay Rd; Go 1.1 ± miles to Symmes Rd and turn right [West] then go 3/4 ± mile and the property is on the right [North side of Symmes Rd]

Showing Instructions:

Drive by and look or call a listing agent



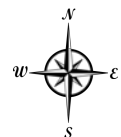
Additional Photos





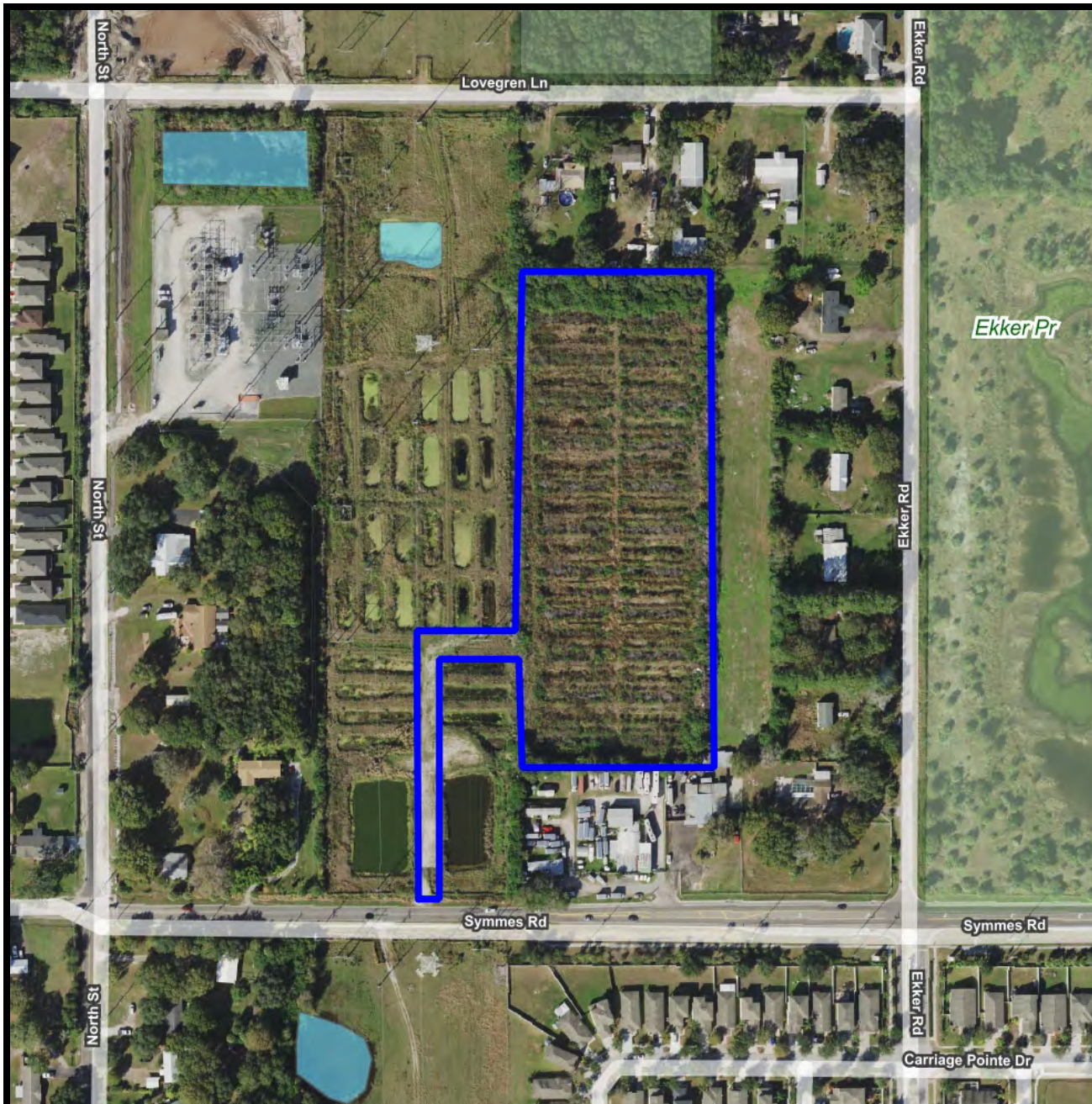
Aerial

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI
- Water Labels
- Water Labels
- Water Labels



0 410 820 1230 ft

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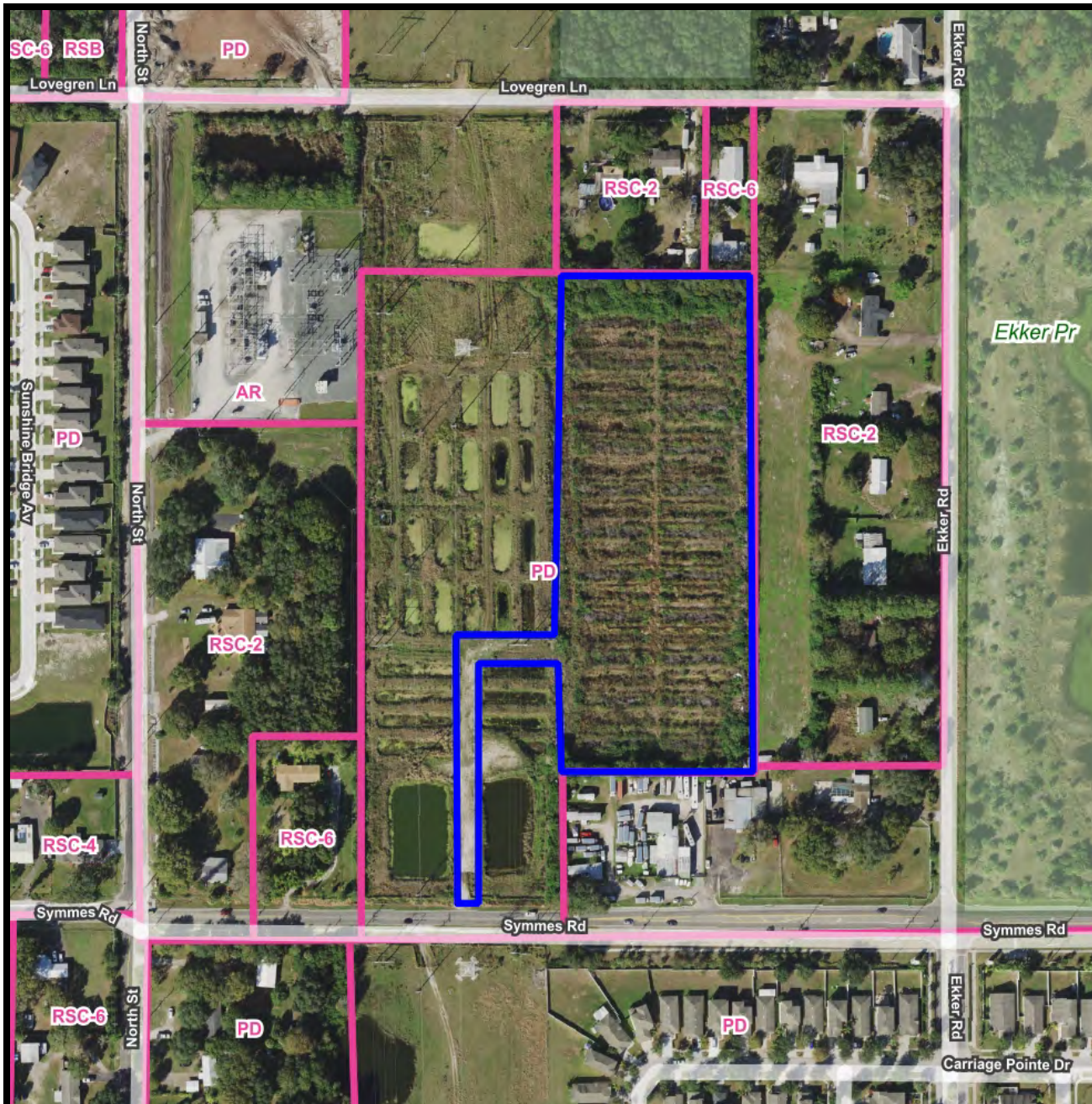


Wetlands

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI
- Water Labels
- Water Labels
- Water Labels
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

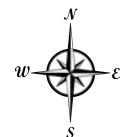


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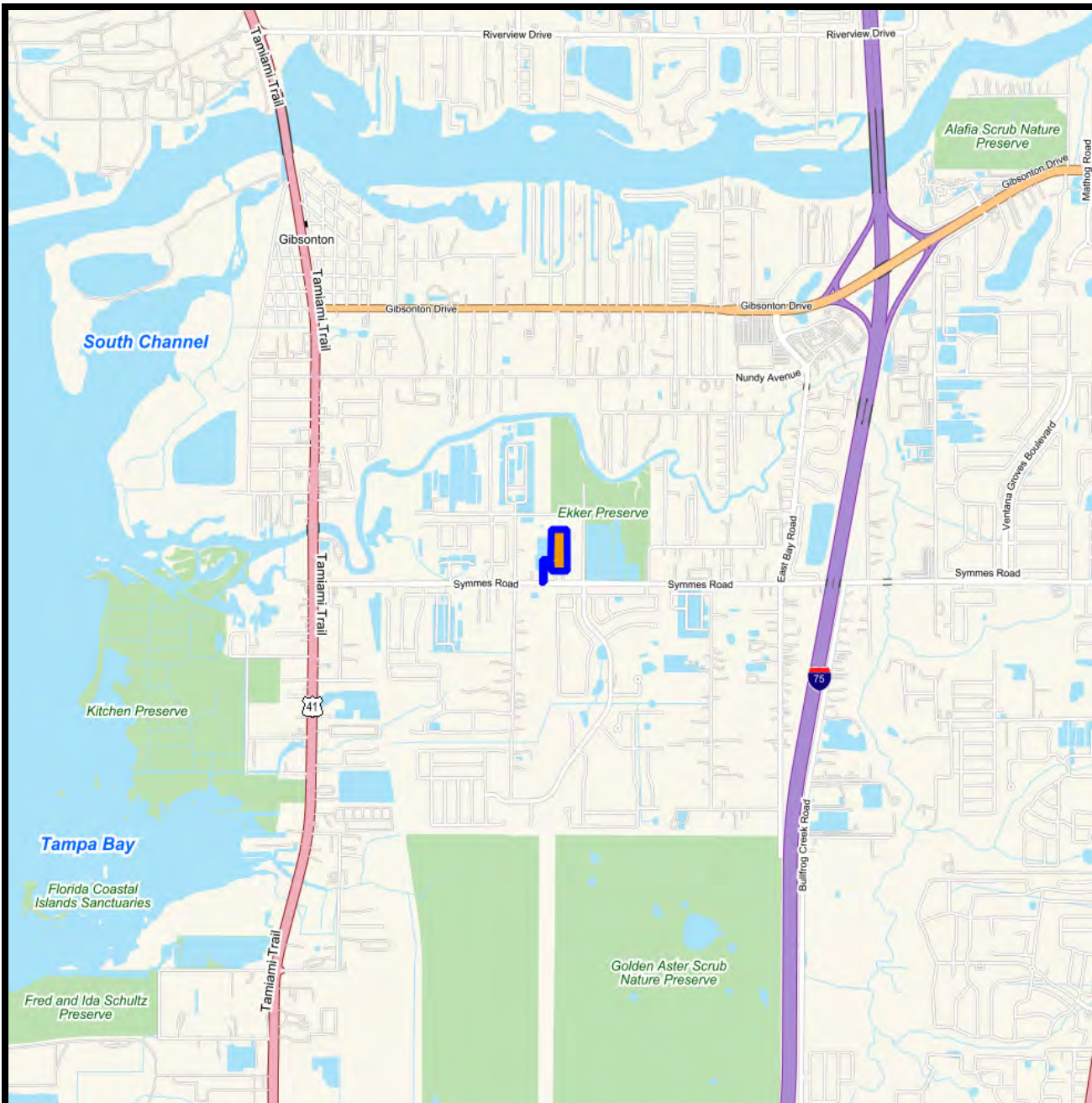


Zoning

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
-  Streets Mapwise
-  Managed Lands FNAI
- Zoning Outlines
- Zoning Outlines
- Zoning Outlines
- Water Labels
- Water Labels
- Water Labels

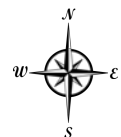


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Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water Labels
- Water Labels
- Water Labels



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SITE DATA

PARCEL DATA

TOTAL PARCEL AREA	13.85 AC
TOTAL PROJECT	13.85 AC
OVERALL SITE DENSITY	2.31 DU/AC
DRAINAGE AREA	7.87 AC
R.O.W. DATA	1.71 AC
WETLAND DATA	
WETLAND AREA	0.46 AC
SINGLE FAMILY DATA	
SINGLE FAMILY AREA	4.86 AC
SINGLE FAMILY IMPROVEMENTS (%)	2.98 AC
NUMBER OF SINGLE FAMILY DWELLINGS	32

PROPOSED DEVELOPMENT STANDARDS

PARCEL A

MINIMUM LOT SIZE	7,000 SQFT
MINIMUM LOT WIDTH	80'
MINIMUM FRONT YARD	35'
MINIMUM SIDE YARD	5'
MINIMUM REAR YARD	35'
MAXIMUM HEIGHT	N/A
FAR COVERAGE	40%
MAXIMUM LOT COVERAGE	40%

PARCEL B

MINIMUM LOT SIZE	5,000 SQFT
MINIMUM LOT WIDTH	40'
MINIMUM FRONT YARD	20'
MINIMUM SIDE YARD	5'
MINIMUM REAR YARD	20'
MAXIMUM HEIGHT	35'
FAR COVERAGE	N/A
MAXIMUM LOT COVERAGE	40%

PROPOSED PARKING

3 SPACES PER UNIT (1 IN DRIVEWAY AND 2 CAR GARAGE)
32 SINGLE FAMILY & 3 SPACES = 98 SPACES

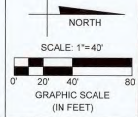
EXTERNAL AND INTERNAL SIDEWALKS SHALL BE PROVIDED PER HCLCG

THE PROJECT SHALL BE DESIGNED ACCORDANCE WITH HCLCG FOR STORMWATER LANDSCAPE, TRANSPORTATION, ACCESS MANAGEMENT, WATER AND SEWER REQUIREMENTS

THE PROJECT ROADWAYS, RETENT ON PONDS, LOT SIZE, BUILDING LOCATION AND SIZE AS SHOWN HEREON ARE FOR REPRESENTATION PURPOSES ONLY. THE ACTUAL LOCATION OF THESE FEATURES ARE SUBJECT TO CHANGE IN ORDER TO MEET THE FINAL APPROVAL FROM HCLCG AND OTHER REGULATORY AGENCIES

COMMUNITY OPEN SPACE POND ADJACENT TO CUL DE SAC IS NOT VAULTED OR FENCED. A MIN OF 600 SQ. FT SHALL BE FUNCTIONAL RECREATION/OPEN SPACE (PARKS, PEDESTRIAN TRAILS, BIKWAYS, COMMUNITY GARDENS, PLAY FIELDS/OUTDOOR RECREATION AREAS, AND/OR LOT LOTS)

WATER AND SEWER SERVICE WILL BE PROVIDED BY HILLSBOROUGH COUNTY



LEGEND

[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED SIDEWALK
[Symbol]	COMMON AREA SIDEWALK
[Symbol]	PROPOSED DRAINAGE EASEMENT
[Symbol]	PROPERTY LINE
[Symbol]	SILT FENCE

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-402
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM
CDA 28971

PROJECT: 425.02

LOVEGREN SOUTH
FOLIO 55079.0000
0.1 MI EAST OF
NORTH ST & SYMMEL RD
HC PM 4307

CLIENT:
BETTY L WILLIAMS
STEPHEN N STANFORD TRUSTEE
10000 WINTERVIEW FL 33558

REVISION	DATE
TOTAL CDR SUB	08-08-2016
NO. 1 REVISION	08-21-2016
NO. 2 REVISION	08-21-2016
NO. 3 REVISION	08-21-2016
NO. 4 REVISION	08-21-2016
NO. 5 REVISION	08-21-2016

DES: J.C. (J.C.)



Steven N. Stanford, P.E.
State of Florida, Professional Engineer
License No. 76656

SITE & HORIZONTAL

SHEET NO: C-7

FOR NOTICES DRAFTS WILL BE REMOVED OR REGRATED REFER TO SHEET C-6 THE WETLAND NOTICED EXEMPT REMOVAL PLAN



HILLSBOROUGH COUNTY FLORIDA

Founded	1834	Density	1,206.26
County Seat	Tampa	Population	1,267,775 [2012]
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

Hillsborough County is a county located in the west-central portion of the U.S. state of Florida. In the 2010 census, the population was 1,229,226, making it the fourth-most populous county in Florida and the most populous county outside the Miami metropolitan area. A 2019 estimate has the population of Hillsborough County at 1,471,968 people, which itself is greater than the populations of 12 states according to their 2019 population estimates. Its county seat and largest city is Tampa. Hillsborough County is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



CLAY TAYLOR, ALC

Senior Advisor

clay.taylor@svn.com

Direct: 863.774.3532 | Cell: 863.224.0835

PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRE for 15 years now. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts team to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors ®), the NAR (National Association of Realtors ®), the LAR (Lakeland Association of Realtors ®) and the CID (Commercial & Industrial Division of LAR).

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



DAVID HITCHCOCK ALC, CCIM

Senior Advisor

david.hitchcock@svn.com

Direct: 863.272.7155 | **Cell:** 863.557.0082

PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

David specializes in:

- Central and South Florida Agricultural Properties
- Agriculture Transitional Properties [Transition-To-Next-Use]
- Residential Development Properties

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Advisor & Office **LOCATIONS**

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★ **HEADQUARTERS**

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Lakeland, Florida 33801
863.648.1528

★ **ORLANDO**

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

★ **NORTH FLORIDA**

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ **GEORGIA**

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600



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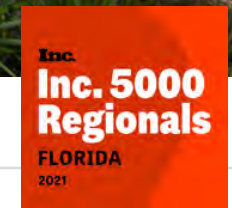
**APEX 2020 Top
National Producer**



**Most Influential
Business Leaders**



**Largest Commercial
Real Estate Brokers
in Tampa Bay**



**Ranked 210 on Inc.
5000 Regional List**



For more information visit SVNsaunders.com

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