

PD Modification Application: PRS 24-0993

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: September 10, 2024



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Westtown Presbyterian Church in America Inc.

FLU Category: Neighborhood Mixed Use-4 (NMU-4)

Service Area: Urban

Site Acreage: 35.44 MOL

Community Plan Area: Northwest Hillsborough

Overlay: None



Introduction Summary:

History: The subject Property is currently zoned PD 10-0792 most recently modified by MM 16-0462, which allows for a 500-seat church sanctuary and a 156-student child care center.

Current Request: Increase the number of approved students allowed at the child care center to 162.

Existing Approval(s):

Allows for a 156-student child care center.

Proposed Modification(s):

Increase the number of approved students allowed at the child care center to 162.

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:

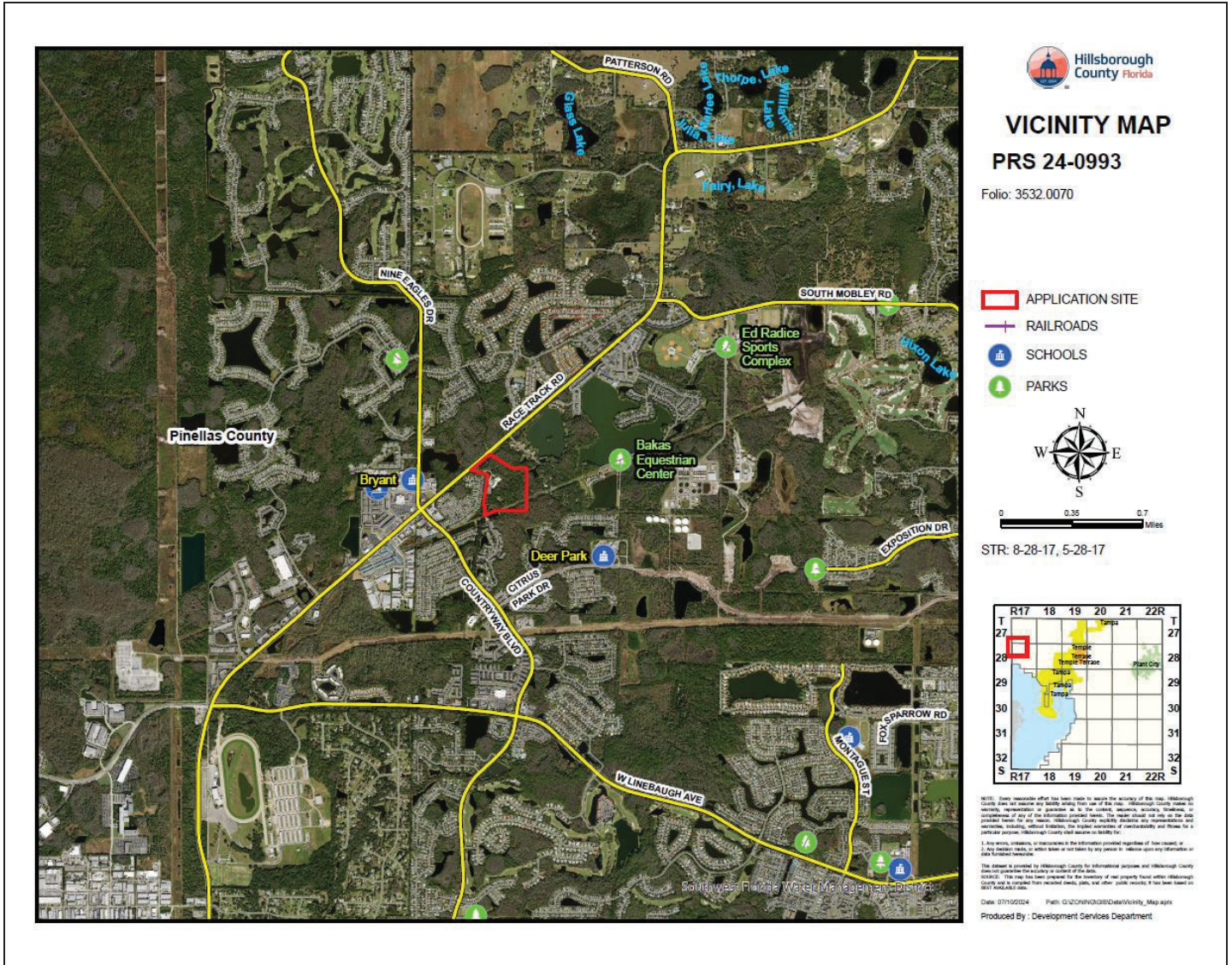
N/A

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

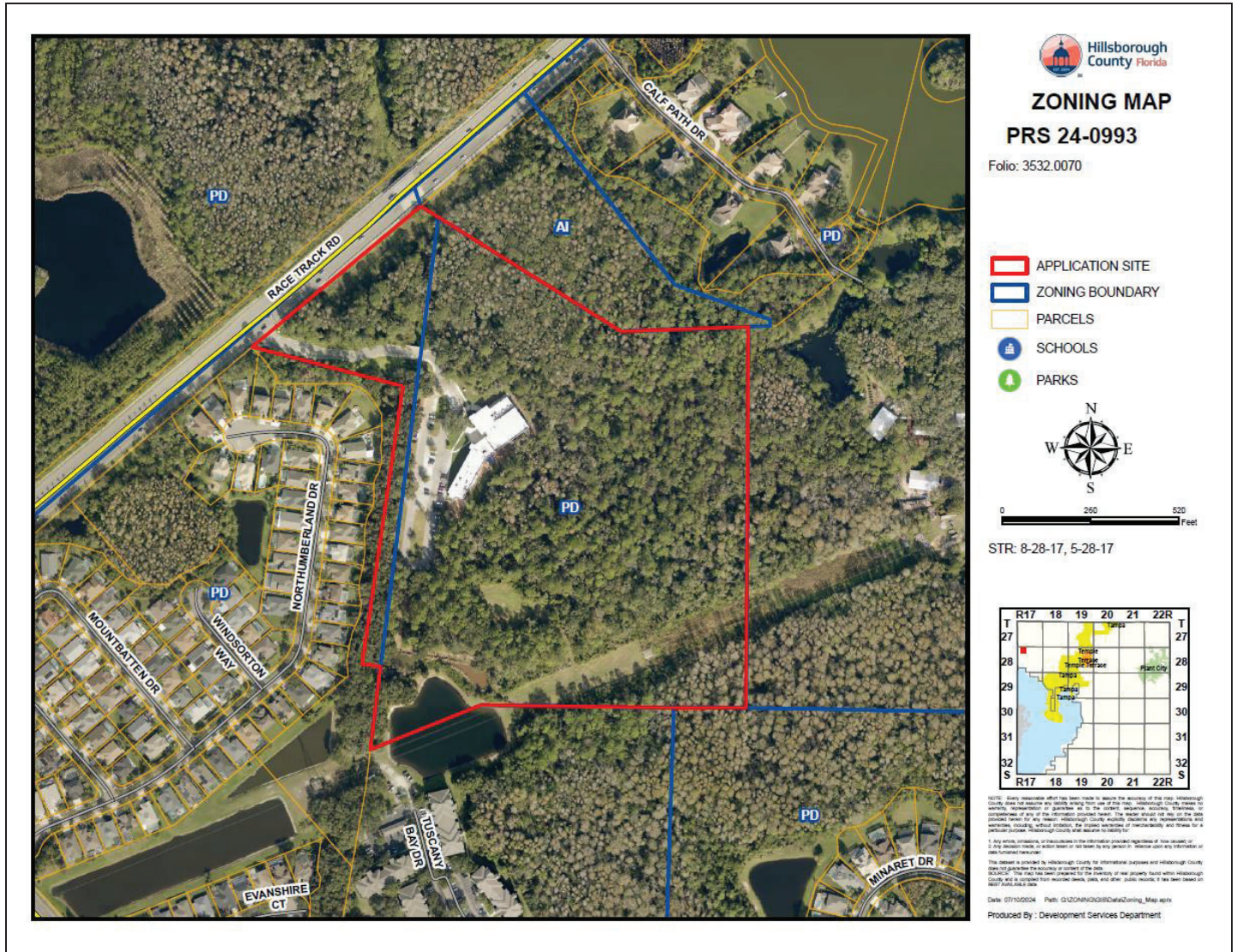


Context of Surrounding Area:

The approximate 35.4-acre subject site is located at 13521 Race Track Road, Tampa. The surrounding area is a mix of undeveloped wetlands, single-family residential and multi-family residential. Wetlands are located to the north. To the south are both single-family and multi-family developments. To the east is a single-family residence. To the west is a single-family development and across Racetrack Road is undeveloped wetlands.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

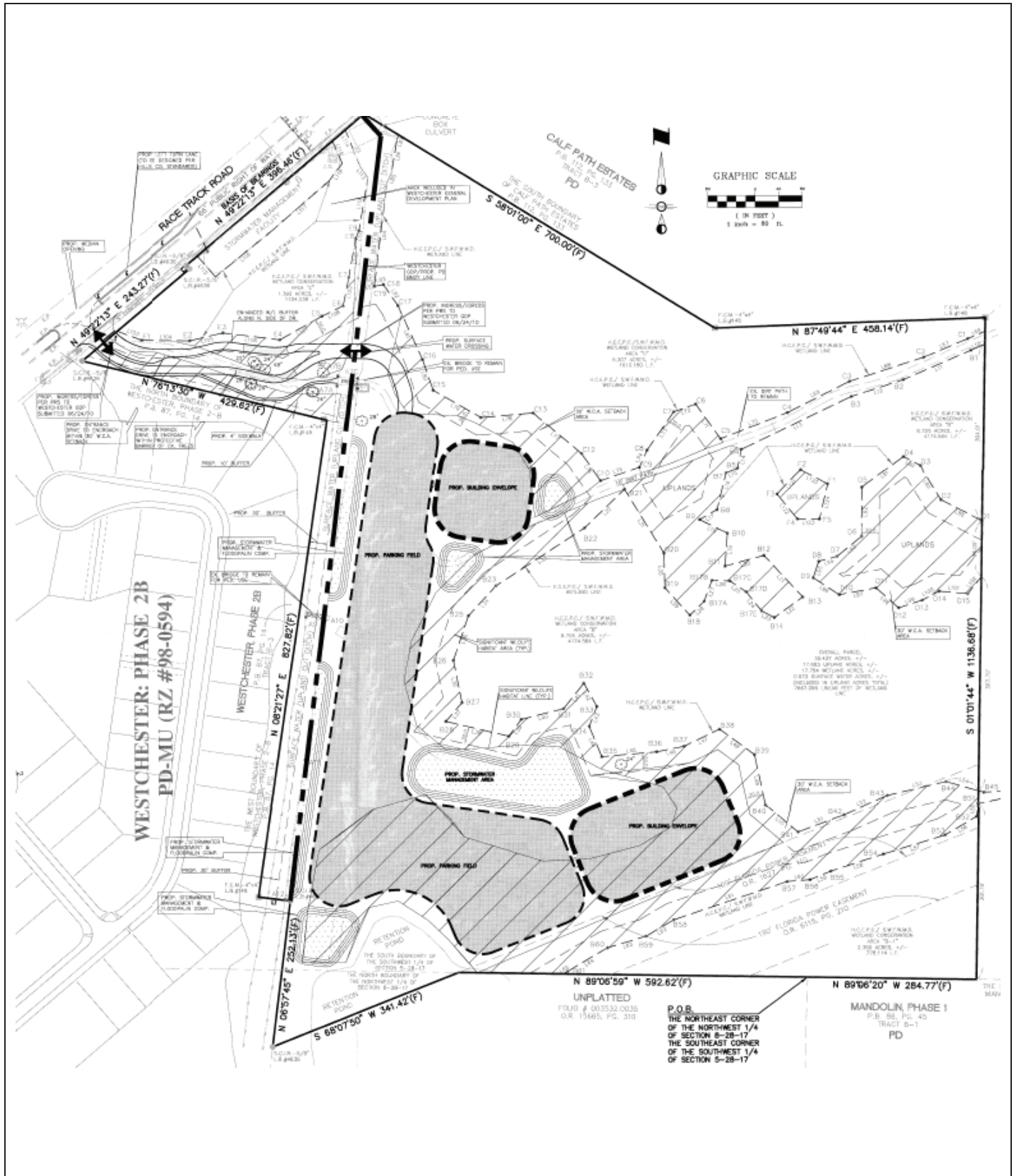


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	n/a	Wetland Preservation	Wetland Preservation
South	PD	Per PD	Multi-Family Residential, Single-Family Residential	Multi-Family Residential, Single-Family Residential
East	PD	Per PD	Single-Family Residential/Commercial/Office/Multi-Family	Single-Family Residential
West	PD	Per PD	Single Family Residential, Wetland Preservation	Single Family Residential, Wetland Preservation

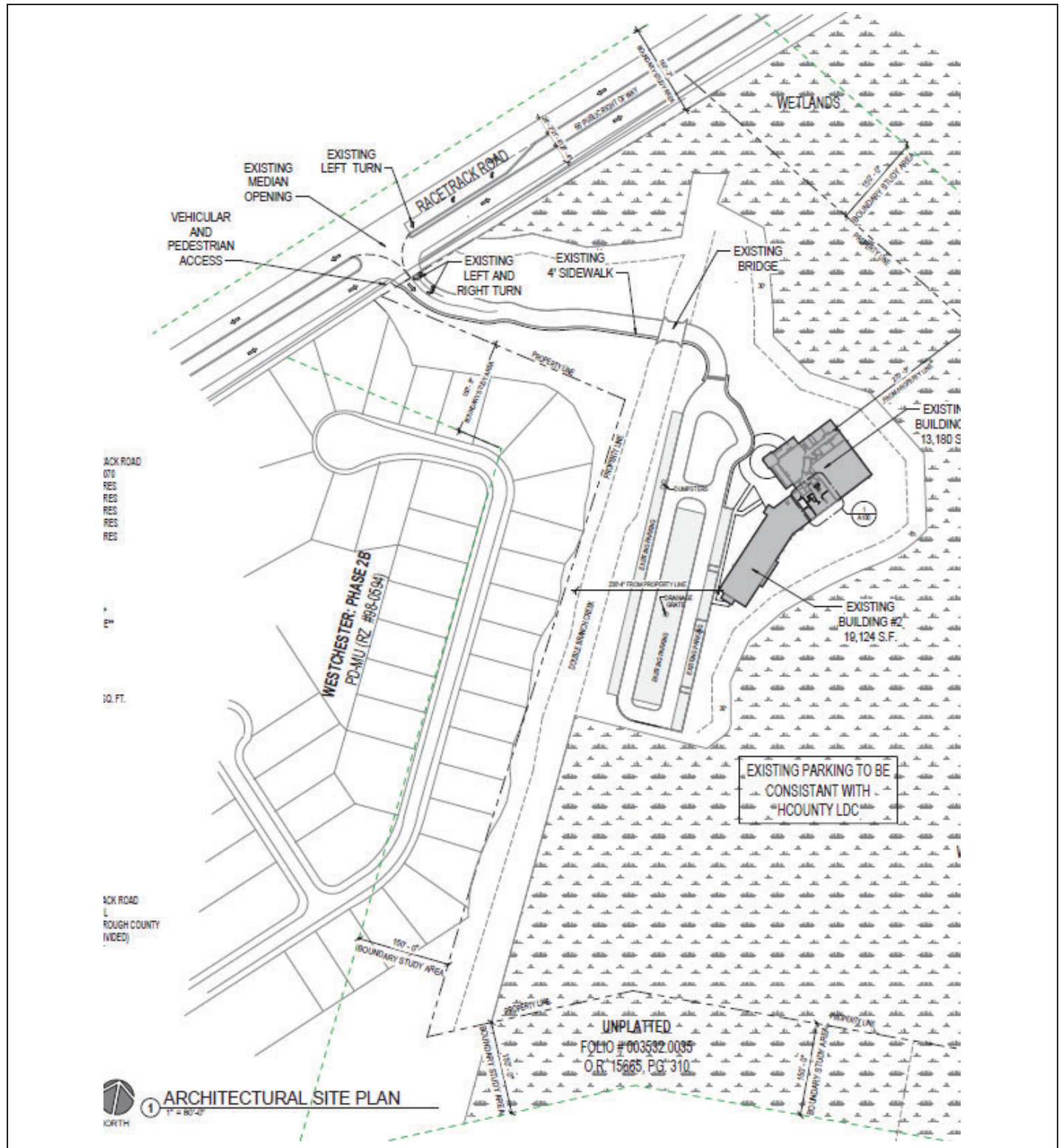
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 7.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4.1 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 7.2 for full site plan)



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
Race Track Rd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	638	122	123
Proposed	663	126	128
Difference (+/-)	+25	+4	+5

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present												
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
Check if Applicable: <table style="width: 100%; border: none;"> <tr> <td style="width: 40%; border: none;"><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</td> <td style="border: none;"><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td style="border: none;"><input checked="" type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Wellhead Protection Area</td> <td style="border: none;"><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Surface Water Resource Protection Area</td> <td style="border: none;"><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;"><input type="checkbox"/> Other:</td> </tr> </table>					<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input checked="" type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other:
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	<input type="checkbox"/> Adjacent to ELAPP property															
	<input type="checkbox"/> Other:															
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.												
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
Impact/Mobility Fees N/A																
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comment												
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No													

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 35.4-acre subject site is located at 13521 Race Track Road, Tampa and is zoned PD 10-0792 most recently modified by MM 16-0462. The surrounding area is a mix of undeveloped wetlands, single-family residential and multi-family residential. Existing conditions of approval allow a 500-seat church sanctuary and a 156-student child care center.

The applicant is proposing an increase of the number of approved students allowed at the child care center to 162. The applicant has indicated that the current square footage allotted towards the child care use is 10,851 square feet and the additional 989 square feet to be utilized for child care use will be converted from church offices, therefore not increasing building area.

The Minor Modification request is compatible with the surrounding development pattern in the area and Staff has not identified any potential compatibility issues associated with the proposed modification.

5.2 Recommendation

Staff finds the request approvable subject to the conditions of approval.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the applicant shall revise the PD site plan Project Data Table to:

1. Delete "Current Use: Vacant".

Approval - Approval, subject to the conditions listed below, is based on the general site plan submitted August 23, 2024.

1. The project is approved for a 500 seat church sanctuary and a ~~156~~ 162 student child care center with the following development standards:

Maximum building area	115,540 square feet (no development over 60,000 square feet shall occur until an additional transportation analysis is submitted and approved)
Maximum height	35 feet
Maximum FAR	0.15
Maximum building coverage	40 percent (based on upland area only)
Maximum impervious area	75 percent (based on upland area only)

Building setbacks:

Front	30 feet
Sides	50 feet (adjacent to residential)
Rear	20 feet


Child Care Center	Subject to Land Development Code (LDC) Section 6.11.24 design standards
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2. ~~The project shall be permitted a single vehicular site access on Race Track Rd. as shown on the PD site plan. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~
3. ~~At the time of any future expansion of square footage or intensification of use, the developer shall provide Provide an analysis, signed by a Professional Engineer, showing the improvements, if any, needed at the project driveway(s) indicating the length of any left and right turn lanes needed to serve development traffic at the project driveway(s) and at impacted intersections. If required, the developer may be required to construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway(s) and at impacted intersections. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Development Services and Public Works Departments shall approve all exceptions. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.~~

4. ~~Unless otherwise approved and where applicable as determined by County Staff, the Developer shall construct sidewalks within the right of way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet.~~ Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.
5. If required, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns, on Race Track Road, at the median cut adjacent to the project access where a U-turn/left turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of storage needed to serve development traffic. The design and construction of these turn lanes shall be subject to County approval.
6. Prior to General Site Plan Certification, the Developer, where feasible, shall provide for vehicular and pedestrian cross-access the adjacent parcels. All cross-access shall be paved to the project boundary and designed to County standards.
7. This site contains trees that qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
8. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
9. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the preliminary site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed.
10. 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.
11. 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 regulations in effect at the time of preliminary site plan/plat approval.

12. 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.

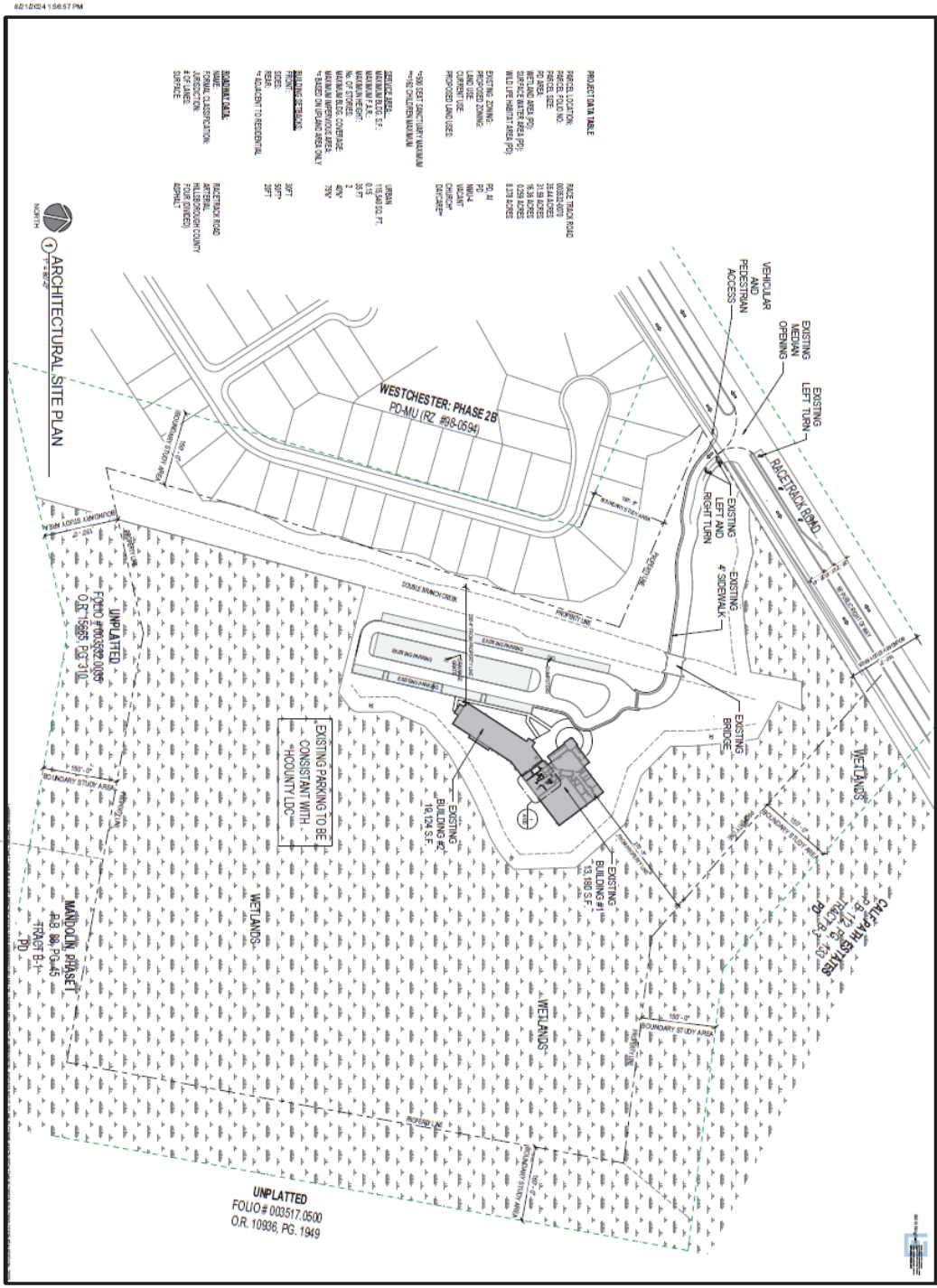
13. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

Zoning Administrator Sign Off:	
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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 SITE PLANS (FULL)

7.2 Proposed Site Plan (Full)



UNPLATTED FOLIO # 003517.0500 O.R. 10898, PG. 1949

BINGHAM ARCHITECTURE
34650 US-19 N
SUITE 207
PALM HARBOR, FL 34684
727-487-9777

WESTTOWN CHURCH
13831 RACE TRACK ROAD
WESTTOWN, FL 33626

NO.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

8.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/26/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NW

PETITION NO: PRS 24-0993

- 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 APPROVAL

Revised Conditions:

2. ~~The project shall be permitted a single vehicular site access on Race Track Rd. as shown on the PD site plan. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

[Staff recommends revision of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. Furthermore, the applicant's transportation analysis indicates if and where auxiliary turn lanes are anticipated at the time of PD rezoning/modification.]

3. ~~At the time of any future expansion of square footage or intensification of use, the developer shall provide Provide an analysis, signed by a Professional Engineer, showing the improvements, if any, needed at the project driveway(s) indicating the length of any left and right turn lanes needed to serve development traffic at the project driveway(s) and at impacted intersections. If required, the developer may be required to construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway(s) and at impacted intersections. The only exceptions to access-related roadway improvements shall be based on documented safety or environmental concerns. The Development Services and Public Works Departments shall approve all exceptions. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.~~

[Staff recommends revision of this condition. The applicant's transportation analysis demonstrated that no new auxiliary turn lanes are anticipated at this time. Future expansion and/or intensification may require additional site access analysis.]

4. ~~Unless otherwise approved and where applicable as determined by County Staff, the Developer shall construct sidewalks within the right of way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width~~

~~of five (5) feet.~~ Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.

[Staff recommends revision of this condition. Sidewalk along the project's roadway frontage have already been constructed.]

Other Conditions:

Prior to certification, the applicant shall revise the PD site plan Project Data Table to delete "Current Use: Vacant".

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #10-0792, as most recently amended by Major Modification (MM)#16-0462 to increase the capacity of an existing childcare center from 156 to 162 children. The PD zoning allows for a church and childcare center. The property is located on the east side of Race Track Rd approximately 1,653 feet north of Nine Eagles Dr.

The applicant submitted a trip generation and site access analysis. County staff has prepared a comparison of the potential trips generated by development permitted and the proposed modification, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing PD Zoning (MM 16-0462):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Childcare Center, 156 children (ITELUC 565)	638	122	123

Proposed PD Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Childcare Center, 162 children (ITELUC 565)	663	126	128

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)25	(+)4	(+)5

The proposed PD modification is anticipated to increase the number of trips potentially generated by development on the site by +25 average daily trips, +4 a.m. peak hour trip, and +5 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Race Track Rd. is a 4-lane, divided, arterial roadway characterized by +/- 11-foot lanes in average condition. The roadway lies within a variable right-of-way width between +/- 124 and 131-foot-wide. There are +/- 5-ft bicycle lanes and +/- 5-ft sidewalks along both sides of the roadway in the vicinity of the project.

Race Track Rd. is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) as a 4-lane roadway. However, the 4-lane typical section has already been constructed and sufficient minimum right-of-way already exists. No right-of-way preservation is necessary.

SITE ACCESS AND CONNECTIVITY

The subject property has a single vehicular and pedestrian access to Race Track Rd. The access is served by an existing southbound left turn lane on Race Track Rd. The applicant's transportation analysis

demonstrates that a northbound right turn lane is not warranted by the proposed PD modification based on the minimum auxiliary lane requirements of LDC, Sec. 6.04.04.D. Any future expansion and/or intensification of use may require additional site access analysis and improvements consistent with the County Development Review Procedures and LDC.

Parking for the proposed modification shall comply with County LDC, Sec. 6.05.02 parking requirements.

ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
RACE TRACK RD	COUNTRYWAY BLVD	S MOBLEY	D	C

Source: 2020 Hillsborough County Level of Service (LOS) Report

**CURRENTLY
APPROVED**



Development Services

July 28, 2016

**Board of County
Commissioners**

Kevin Beckner
Victor D. Crist
Ken Hagan
Al Higginbotham
Lesley "Les" Miller, Jr.
Sandra L. Murman
Stacy R. White

County Administrator

Michael S. Merrill

County Administrator

Executive Team

Lucia E. Garsys
Carl S. Harness
Gregory S. Horwedel
Ramin Kouzehkanani
Liana Lopez
Bonnie M. Wise

County Internal Auditor

Peggy Caskey

County Attorney

Chip Fletcher

Development Services

PO Box 1110
Tampa, FL 33601-1110

Reference: **MM 16-0462 NWH**
Westtown Church PCA

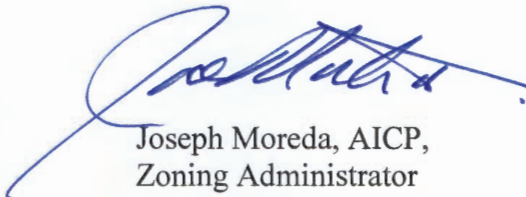
Daniel Bergin, P.E.
Civil On Demand
3802 Ehrlich Rd., Ste. 110
Tampa, FL 33625

Dear Applicant:

At the regularly scheduled public meeting on July 26, 2016, the Board of County Commissioners granted your request for a Major Modification to PD (10-0792 & 98-0594), with the attached amended final conditions.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact our office at 272-5600.

Sincerely,



Joseph Moreda, AICP,
Zoning Administrator

JM/ml
Attachment

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 16-0462 NWH
MEETING DATE: July 28, 2016
DATE TYPED: July 28, 2016

Approval - Approval, subject to the conditions listed below, is based on the general site plan submitted January 27, 2016.

1. The project is approved for a 500 seat church sanctuary and a 156 student child care center with the following development standards:

Maximum building area	115,540 square feet (no development over 60,000 square feet shall occur until an additional transportation analysis is submitted and approved)
Maximum height	35 feet
Maximum FAR	0.15
Maximum building coverage	40 percent (based on upland area only)
Maximum impervious area	75 percent (based on upland area only)
Building setbacks:	
Front	30 feet
Sides	50 feet (adjacent to residential)
Rear	20 feet
Child Care Center	Subject to Land Development Code (LDC) Section 6.11.24 design standards

2. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
3. Provide an analysis, signed by a Professional Engineer, showing the improvements, if any, needed at the project driveway(s) indicating the length of any left and right turn lanes needed to serve development traffic at the project driveway(s) and at impacted intersections. If required, the developer may be required to construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway(s) and at impacted intersections. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Development Services and Public Works Departments shall approve all exceptions. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.
4. Unless otherwise approved and where applicable as determined by County Staff, the Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses

and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.

5. If required, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns, on Race Track Road, at the median cut adjacent to the project access where a U-turn/left turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of storage needed to serve development traffic. The design and construction of these turn lanes shall be subject to County approval.
6. Prior to General Site Plan Certification, the Developer, where feasible, shall provide for vehicular and pedestrian cross-access the adjacent parcels. All cross-access shall be paved to the project boundary and designed to County standards.
7. This site contains trees that qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
8. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
9. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the preliminary site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed.
10. 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.
11. 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 regulations in effect at the time of preliminary site plan/plat approval.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 16-0462 NWH
MEETING DATE: July 28, 2016
DATE TYPED: July 28, 2016

-
12. 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.
 13. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/26/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: NW

PETITION NO: PRS 24-0993

- 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 APPROVAL

Revised Conditions:

2. ~~The project shall be permitted a single vehicular site access on Race Track Rd. as shown on the PD site plan. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

[Staff recommends revision of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. Furthermore, the applicant's transportation analysis indicates if and where auxiliary turn lanes are anticipated at the time of PD rezoning/modification.]

3. ~~At the time of any future expansion of square footage or intensification of use, the developer shall provide Provide an analysis, signed by a Professional Engineer, showing the improvements, if any, needed at the project driveway(s) indicating the length of any left and right turn lanes needed to serve development traffic at the project driveway(s) and at impacted intersections. If required, the developer may be required to construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway(s) and at impacted intersections. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Development Services and Public Works Departments shall approve all exceptions. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.~~

[Staff recommends revision of this condition. The applicant's transportation analysis deomstrated that no new auxiliary turn lanes are anticipated at this time. Future expansion and/or intensification may require additional site access analysis.]

4. ~~Unless otherwise approved and where applicable as determined by County Staff, the Developer shall construct sidewalks within the right of way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width~~

~~of five (5) feet.~~ Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.

[Staff recommends revision of this condition. Sidewalk along the project’s roadway frontage have already been constructed.]

Other Conditions:

Prior to certification, the applicant shall revise the PD site plan Project Data Table to delete “Current Use: Vacant”.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #10-0792, as most recently amended by Major Modification (MM)#16-0462 to increase the capacity of an existing childcare center from 156 to 162 children. The PD zoning allows for a church and childcare center. The property is located on the east side of Race Track Rd approximately 1,653 feet north of Nine Eagles Dr.

The applicant submitted a trip generation and site access analysis. County staff has prepared a comparison of the potential trips generated by development permitted and the proposed modification, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing PD Zoning (MM 16-0462):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Childcare Center, 156 children (ITELUC 565)	638	122	123

Proposed PD Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Childcare Center, 162 children (ITELUC 565)	663	126	128

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)25	(+)4	(+)5

The proposed PD modification is anticipated to increase the number of trips potentially generated by development on the site by +25 average daily trips, +4 a.m. peak hour trip, and +5 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Race Track Rd. is a 4-lane, divided, arterial roadway characterized by +/- 11-foot lanes in average condition. The roadway lies within a variable right-of-way width between +/- 124 and 131-foot-wide. There are +/- 5-ft bicycle lanes and +/- 5-ft sidewalks along both sides of the roadway in the vicinity of the project.

Race Track Rd. is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) as a 4-lane roadway. However, the 4-lane typical section has already been constructed and sufficient minimum right-of-way already exists. No right-of-way preservation is necessary.

SITE ACCESS AND CONNECTIVITY

The subject property has a single vehicular and pedestrian access to Race Track Rd. The access is served by an existing southbound left turn lane on Race Track Rd. The applicant’s transportation analysis

demonstrates that a northbound right turn lane is not warranted by the proposed PD modification based on the minimum auxiliary lane requirements of LDC, Sec. 6.04.04.D. Any future expansion and/or intensification of use may require additional site access analysis and improvements consistent with the County Development Review Procedures and LDC.

Parking for the proposed modification shall comply with County LDC, Sec. 6.05.02 parking requirements.

ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
RACE TRACK RD	COUNTRYWAY BLVD	S MOBLEY	D	C

Source: 2020 Hillsborough County Level of Service (LOS) Report

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
Race Track Rd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	638	122	123
Proposed	663	126	128
Difference (+/-)	+25	+4	+5

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 9/10/2024 PETITION NO.: 24-0993 EPC REVIEWER: Melissa Yañez CONTACT INFORMATION: (813) 627-2600 X 1360 EMAIL: yanezm@epchc.org	COMMENT DATE: 8/8/2024 PROPERTY ADDRESS: 13521 Race Track Rd, Tampa, FL 33626 FOLIO #: 0035320070 STR: 08-28S-17E
REQUESTED ZONING: Minor modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	EXPIRED
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – aerials, soil surveys, EPC files
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The 	

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wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW 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.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

my / cb

ec: david@westtownchurch.org / bj@macfar.com



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 7/9/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 7/18/2024

PROPERTY OWNER: Westtown Presbyterian Church in America, Inc. **PID:** 24-0993

APPLICANT: Westtown Presbyterian Church in America, Inc.

LOCATION: 13521 Race Track Road Tampa, FL 33626

FOLIO NO.: 3532.0070

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no recommended conditions and no request for additional information.

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

PETITION NO.: PRS 24-0993 REVIEWED BY: Clay Walker, E.I. DATE: 7/9/2024

FOLIO NO.: 3532.0070

WATER

- The property lies within the ____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (approximately __ feet from the site), (adjacent to the site), and is located northwest of the subject property within the northwest Right-of-Way of Racetrack Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater forcemain exists (approximately ____ feet from the project site), (adjacent to the site) and is located northwest of the subject property within the southeast Right-of-Way of Racetrack Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.