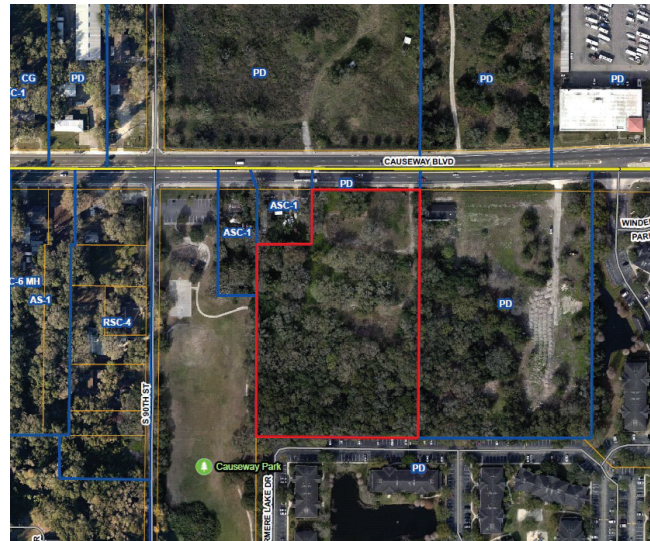


**PD Modification Application:** MM 22-1120  
**Zoning Hearing Master Date:** December 12, 2022  
**BOCC Land Use Meeting Date:** February 14, 2023

**REVISED REPORT**

**1.0 APPLICATION SUMMARY**

**Applicant:** Housh Ghovae, CEO  
**FLU Category:** CMU-12  
**Service Area:** Urban  
**Site Acreage:** 5.11  
**Community Plan Area:** Greater Palm River  
**Overlay:** None  
**Request:** Major Modification to PD 91-0116



**Request Summary:**

The applicant requests to allow a maximum 102 unit multifamily development.

**Existing Approvals:**

PD 91-0116 (as most recently modified by MM 17-1283) consists of two Development Options approved as follows:

- Option 1: 38 single family mobile homes.
- Option 2: A maximum for 57,400 square feet of Hotel, Medical Office, Professional Office and Retail uses.

**Proposed Modification(s):**

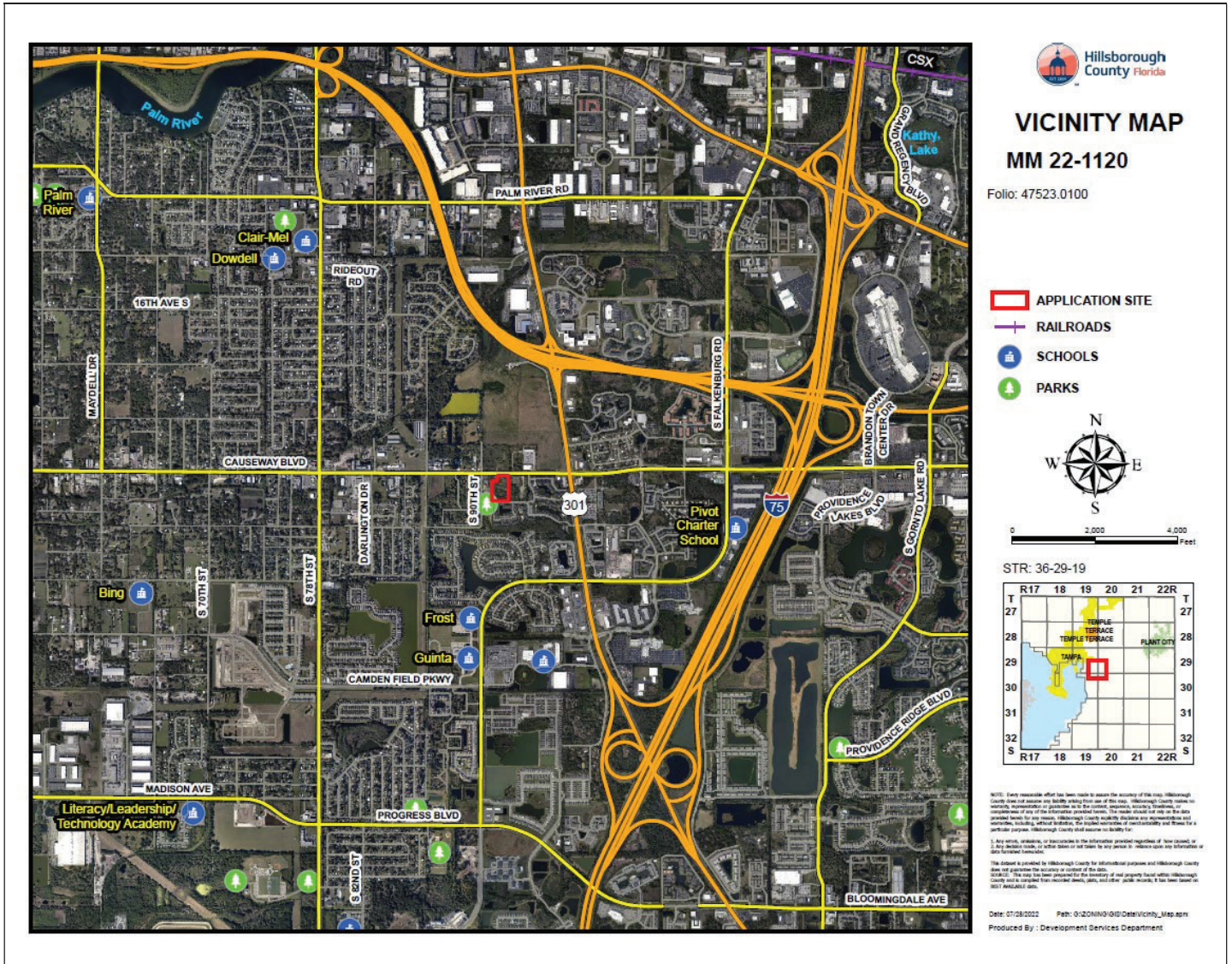
The applicant requests to remove all existing commercial entitlements and to increase from 38 single family units to allow a 102 unit multifamily development.

**Additional Information:**

PD Variations	None requested
Waiver(s) to the Land Development Code	LDC Section 6.01.01. Endnote 8 (2 foot of additional setback for building height over 20 feet) to allow a 15 <del>70</del> -foot east setback and a <u>20</u> <del>65</del> - foot west setback for a 50-foot building height.
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions of approval

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

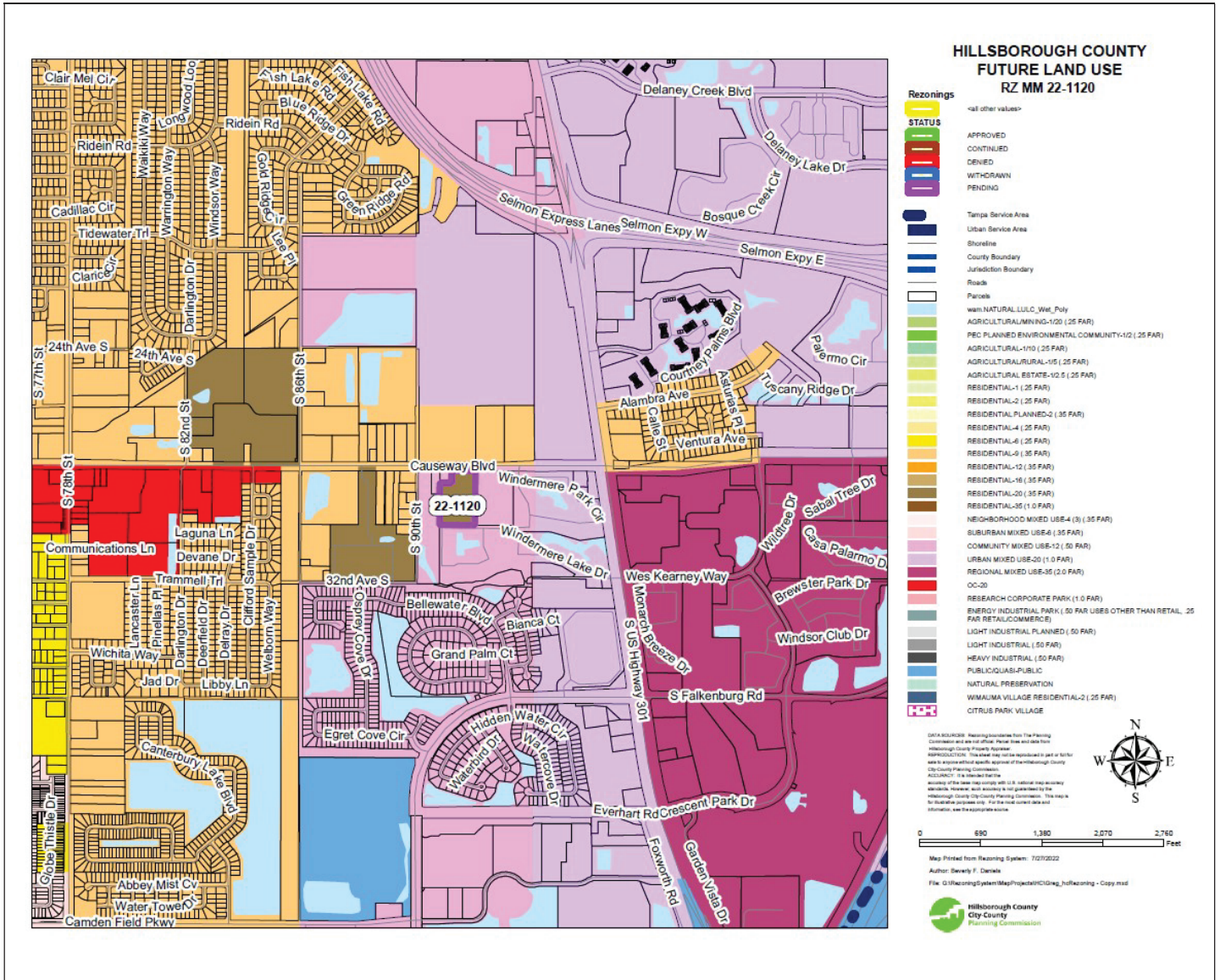


### Context of Surrounding Area:

The area is primarily residential with commercial, and office uses developed along Causeway serving the Lutz-Greater Palm River community. Residential development is a mix of single-family and multi-family low density and occurs both within and outside of master planned communities. Agricultural uses, recreational uses and open space areas are also found within the community. The Upper Tampa Bay Trail is located on the north side of Van Dyke Road, northwest of the subject modification site. Also north of the subject property is an ELAPP site (Brooker Creek Headwaters).

2.0 LAND USE MAP SET AND SUMMARY DATA

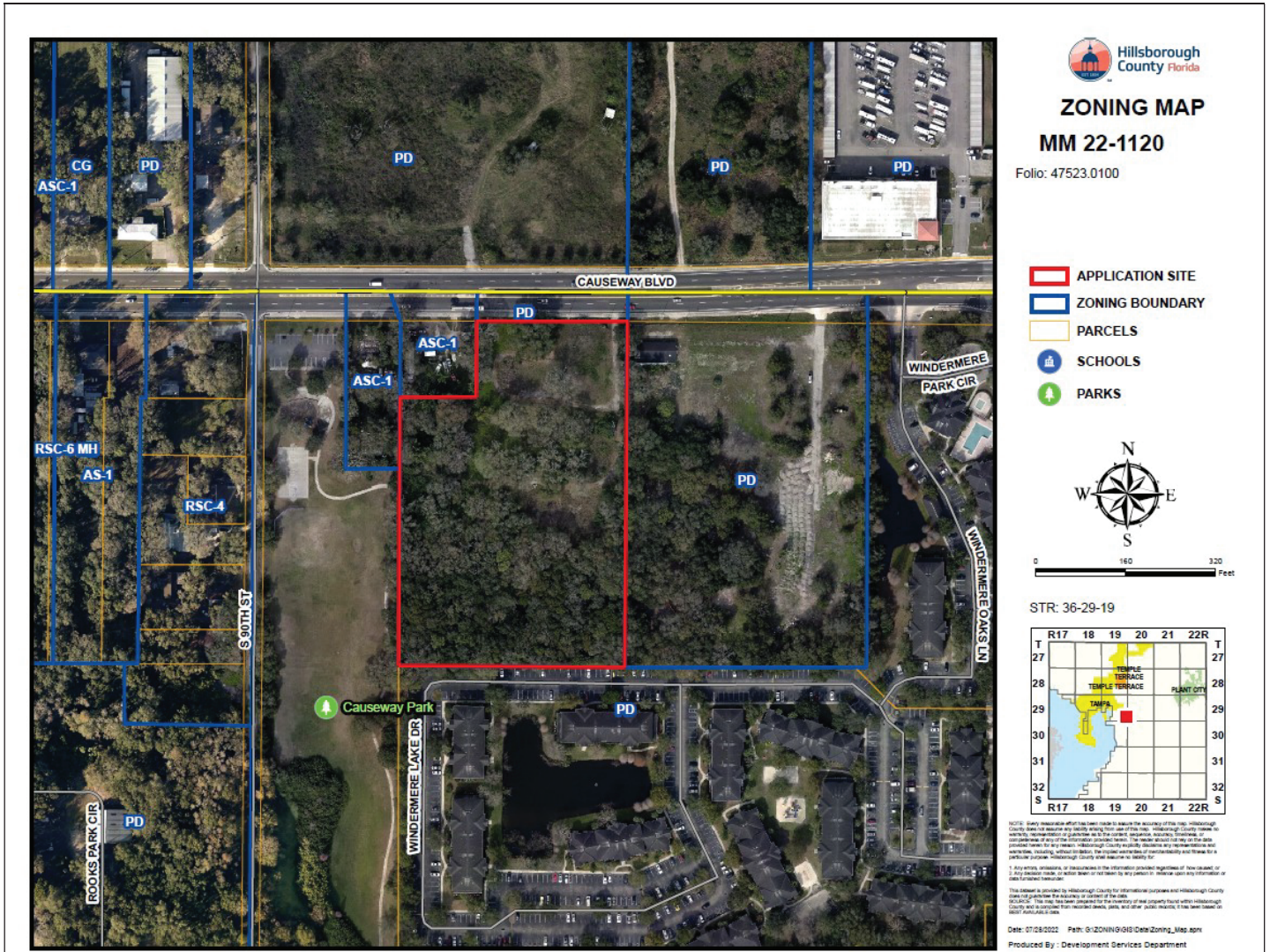
2.2 Future Land Use Map



Subject Site Future Land Use Category:	CMU-12
Maximum Density/F.A.R.:	± 20 DU/AC
Typical Uses:	Residential, community retail, commercial, offices, research park, light industrial, multi-purpose, clustered residential, mixed-use

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



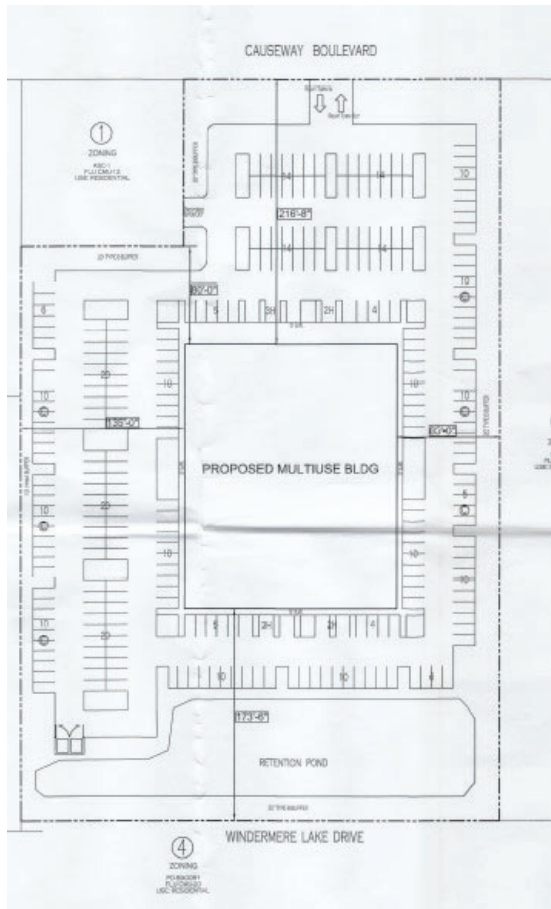
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 19-1445	0.28 FAR	Industrial uses, General Commercial	vacant
South	PD 89-0051	7.6 DU/AC, 0.24 FAR	Office, Commercial, Single family	multifamily
East	PD 16-0915	5.8 DU/AC	Community Residential Home	Community Residential Home
West	PD 89-0051 / ASC-1	7.6 DU/AC, 0.24 FAR / 1 DU.AC	Office, Commercial, Single family / single-family	Multifamily / <u>single-family</u>

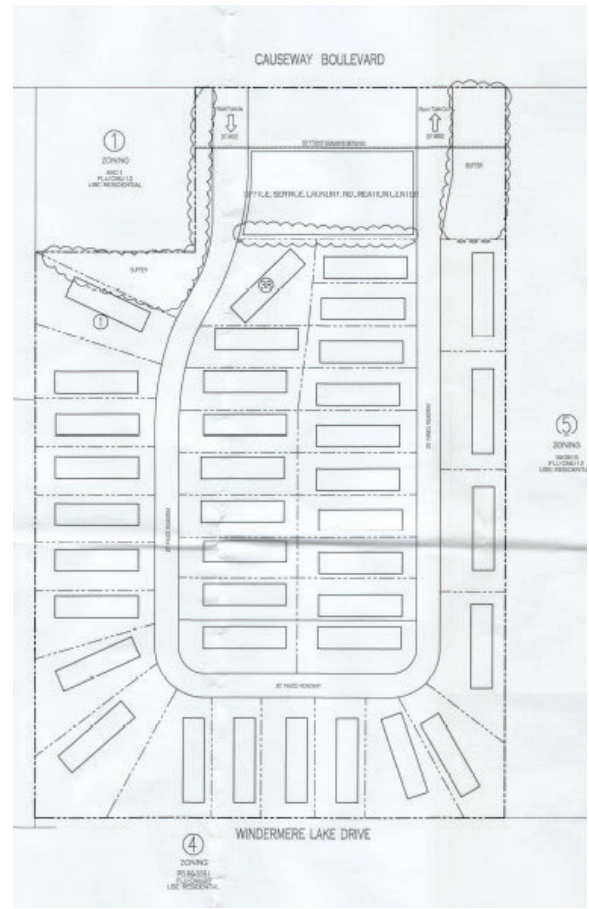
\*subject to utilities

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



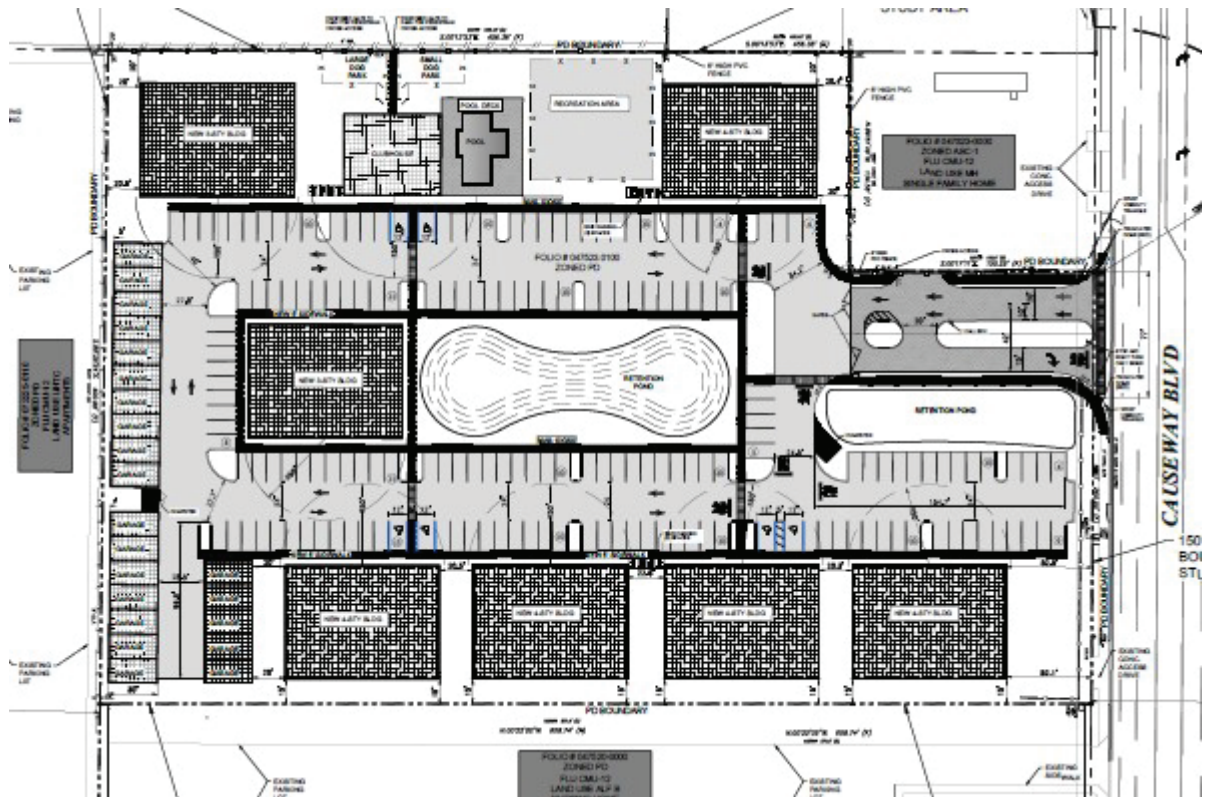
Option 1: Commercial



Option 2: Residential

**2.0 LAND USE MAP SET AND SUMMARY DATA**

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



APPLICATION NUMBER: MM 22-1120

ZHM HEARING DATE: December 12, 2022

BOCC LUM MEETING DATE: February 14, 2023

Case Reviewer: Tania C. Chapela

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
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input 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  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	6,219	219	530
Proposed	747	47	57
Difference (+/-)	-5,472	-172	-473

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

Connectivity and Cross Access  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	Pedestrian	Meets LDC
West		Vehicular & Pedestrian	Pedestrian	Meets LDC

Notes:

Design Exception/Administrative Variance  Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <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	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b> (Fee estimate is based on a 3-10 story, 1,500 square foot unit, 3 bedroom, Condo complex) Mobility: \$4,864 Parks: \$1,957 School: \$7,027 Fire: \$249 Total Per Unit = \$14,097 No impacts on clubhouse/amenities (accessory to the development)				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>



<b>Planning Commission</b>				
<input type="checkbox"/> Meets Locational Criteria	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes
<input type="checkbox"/> Locational Criteria Waiver Requested		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Minimum Density Met	<input type="checkbox"/> N/A			

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The subject site is located along Causeway Blvd., with commercial and single family and multifamily residential uses.

The applicant is proposing to increase the residential entitlements from 38 to total of 102 units. The proposed uses are comparable to the current residential uses, and the proposed layout is compatible with the surrounding development pattern. Furthermore, the proposed density increase from 7.4 to 19.96 DU/AC is permissible in the RES-20 FLU. Additionally, the modification will remove commercial entitlements will result in a decrease in potential trip generation by 5,472 daily trips, 172 AM peak hour trips, and 473 PM peak hour trips.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

**5.2 Recommendation**

Staff recommends approval of the applicant’s request, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval, subject to the conditions listed below, is based on the general site plan submitted November 7, 2022.

Prior to Site Plan Certification, the applicant shall add a note that the gate entrance shall be designed consistent with County Transportation Technical Manual, Typical Design TD-9.

Prior to Site Plan Certification, the applicant shall revise the cross access label to folio# 47523.000 to say, "Pedestrian and Vehicular Share Access Facility – see conditions of approval".

Development Option 1:


- 1. ~~The park, totaling 4.66 acres, is limited to the originally approved 38 single family mobile home spaces. This park does not exceed the requirement of the UL 2 category as allowed in zoning conformance.~~
- 2. ~~Minimum setbacks for each mobile home shall be five feet on the front and side. The rear yard setback for each mobile home shall be five feet including a three foot easement for utilities.~~
- 3. ~~All previous conditions of approval, except those in direct conflict with conditions above, shall still apply.~~
- 4. ~~New development shall meet applicable standards in the Hillsborough County Zoning Code, as amended.~~

Development Option 2:

- 1. ~~The project shall be permitted the following CG (Commercial, General) uses: hotel, medical office, professional office and commercial retail. The project shall be subject to Part 3.05.00 of the Hillsborough County Land Development Code.~~
- 2. ~~The project shall be subject to CG zoning district development standards unless otherwise specified herein or within the General Development Plan.~~
  - 2.1 ~~The project shall be limited to a maximum square footage of 57,400.~~
- 3. ~~The project shall limited to a 3 story building with a maximum height of 50 feet. The development shall be subject to providing 2 additional feet of building setbacks for every 1 foot over 20 feet of building height.~~
- 4. ~~Landscaping and Buffering shall be in accordance with Section 6.06.06 of the Hillsborough County LDC unless otherwise specified herein or within the General Development Plan.~~
- 5. ~~The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.~~
- 6. ~~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 and does not grant any implied or vested right to environmental approvals.~~

1. The project shall be permitted a maximum of 102 townhome units.
2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the development standards of the RMC 20 zoning district, unless otherwise specified herein.
  - Front Setback (North, along Causeway Blvd.): 52.1'
  - Front Setback (North, along Folio 47523.0000): 20'
  - Side Setback (West): 20'
  - Side Setback (East): 15'
  - Maximum building Height: 50'
  - Except for the area adjacent to parcel folio number 47523.0000, the project shall not be required to comply with LDC Sec. 6.01.01, endnote 8, additional setback provision.
3. Buffering and screening shall be in accordance with LDC 6.06.06 buffer and screening provisions.
4. Primary vehicular and pedestrian access to the project shall be provided on Causeway Blvd., as shown on the PD Site Plan.
  - 4.1. Location adjustments of the access drive shall be allowed to accommodate a 20 foot buffer adjacent to parcel folio number 47523.0000.
5. The developer shall construct the access connection as a vehicular and pedestrian shared access facility, in an area generally corresponding to the Shared Access Facility shown on the General Site Plan. Said shared access facility shall connect to, and be constructed as a stubout, the adjacent property to the west (folio#47523.0000). Prior to issuance of certificate of occupancy, the developer shall record in the Official Records of Hillsborough County an access easement, construction easement and any other easements necessary that permit the developer of the adjacent properties to construct required vehicular and pedestrian access/cross-access connection(s) within the Shared Access Facility upon redevelopment of the adjacent property; and allow access. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
7. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
8. 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.
9. 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.

Zoning Administrator Sign Off:



J/ Brian Grady  
Thu Dec 22 2022 15:49:15

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

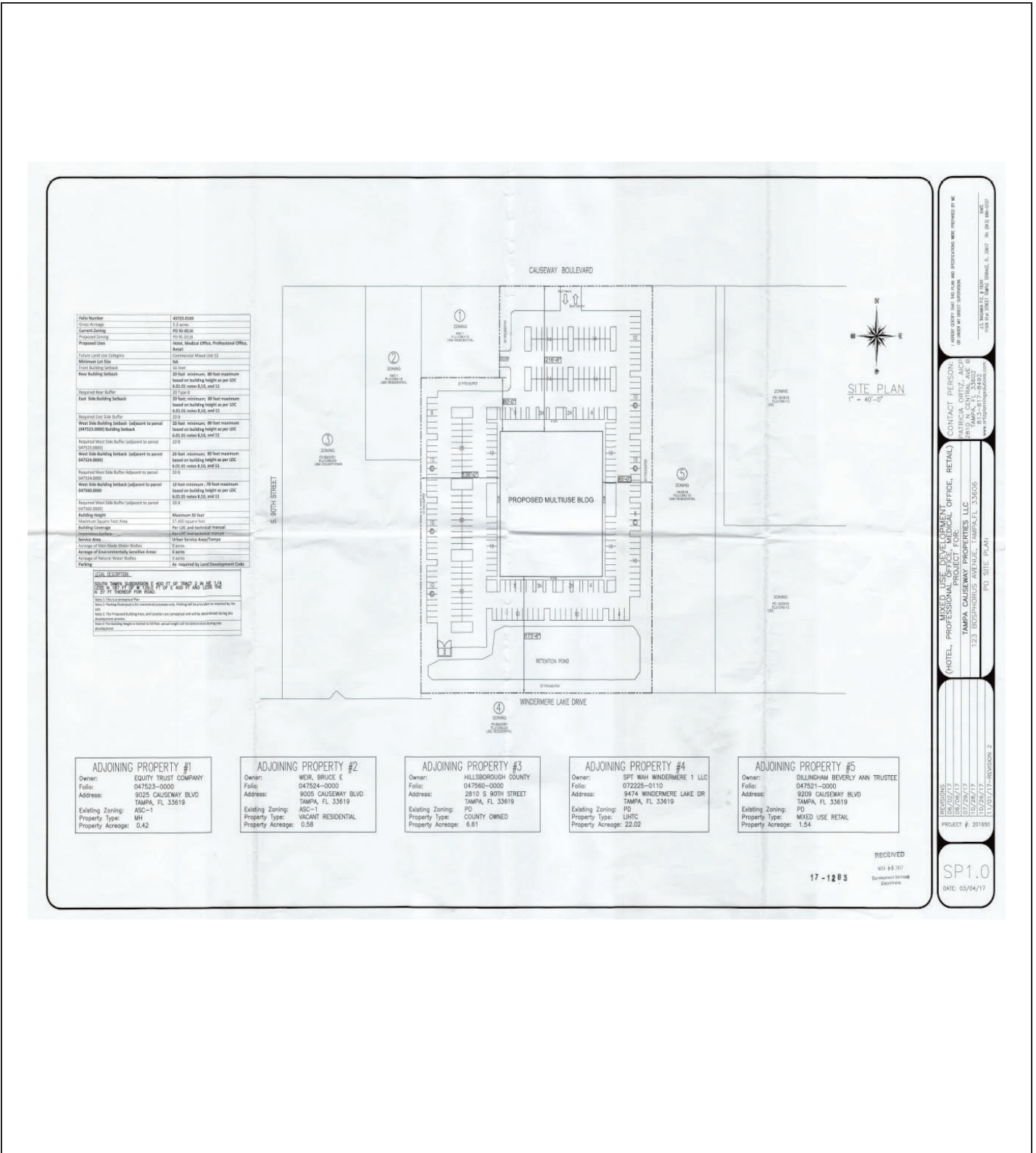
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

None.

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full) – Sheet 1 of 2

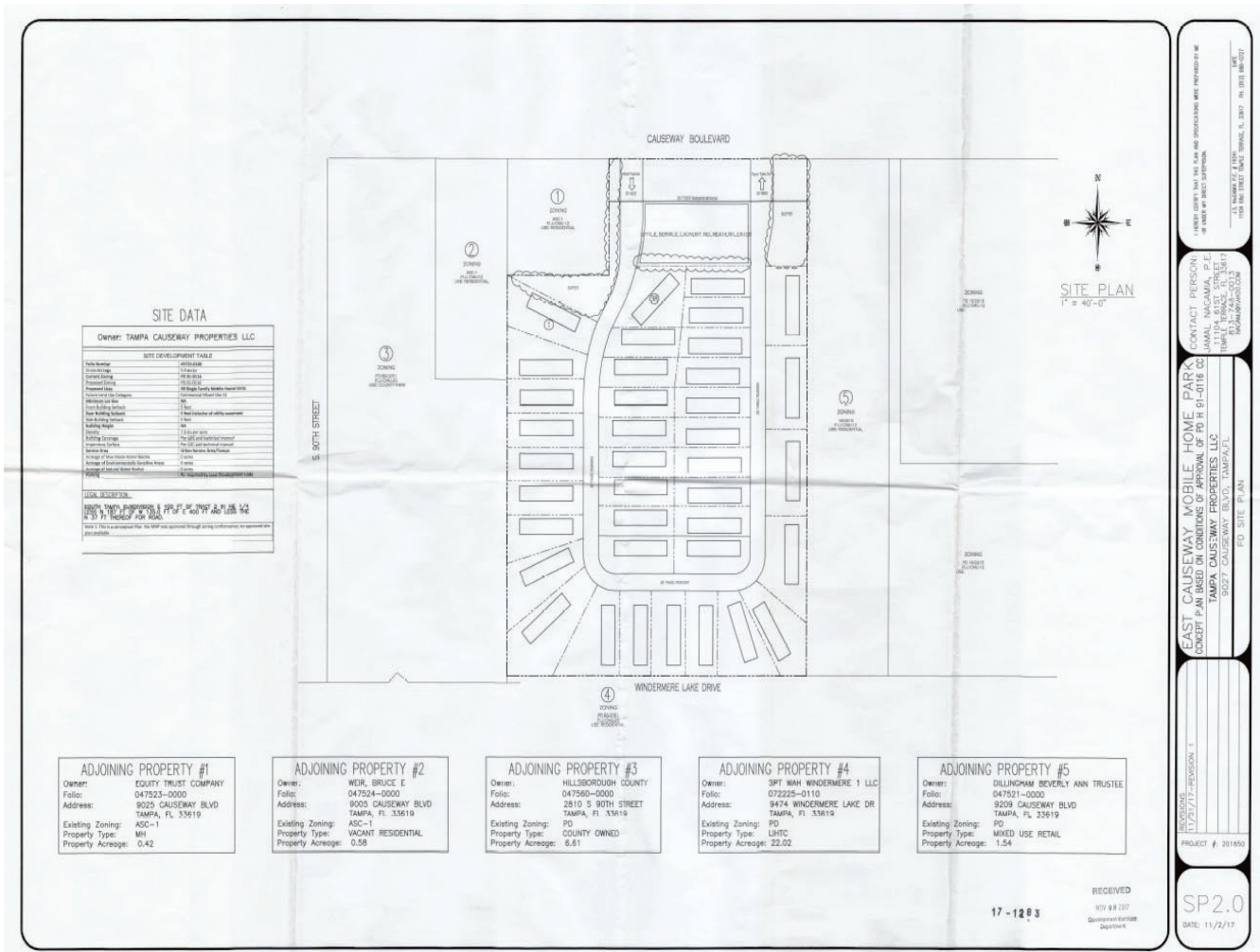


1. THESE OFFICIALS ARE NOT TO BE CONSIDERED AS PROVIDING ANY PROFESSIONAL SERVICE UNLESS THEY ARE REGISTERED PROFESSIONALS IN THE STATE OF FLORIDA.

CONTACT PERSON: PATRICIA ORTIZ, AICP  
PROJECT FOR: HOTEL, PROFESSIONAL OFFICE, MEDICAL OFFICE, RETAIL  
TAMPA, FL 33619  
323 BLOSSOMWOOD BLVD TAMPA, FL 33606  
TEL: 813-281-1177 FAX: 813-281-1178  
WWW.PATRICIAORTIZ.COM

PROJECT # 201600  
11/07/17-REVISION 2

8.1 Approved Site Plan (Full) – Sheet 2 of 2







**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**COUNTY OF HILLSBOROUGH  
LAND USE HEARING OFFICER'S RECOMMENDATION**

<b>Application number:</b>	MM 22-1120
<b>Hearing date:</b>	December 12, 2022
<b>Applicant:</b>	Housh Ghovae, Northside Engineering Inc.
<b>Request:</b>	Major Modification to a Planned Development
<b>Location:</b>	9027 Causeway Boulevard, Riverview
<b>Parcel size:</b>	5.11 acres +/-
<b>Existing zoning:</b>	PD 91-0116
<b>Future land use designation:</b>	Res-20 (20 du/ga; .75 FAR)
<b>Service area:</b>	Urban Services Area
<b>Community planning area:</b>	Greater Palm River Community Plan

**A. APPLICATION REVIEW**

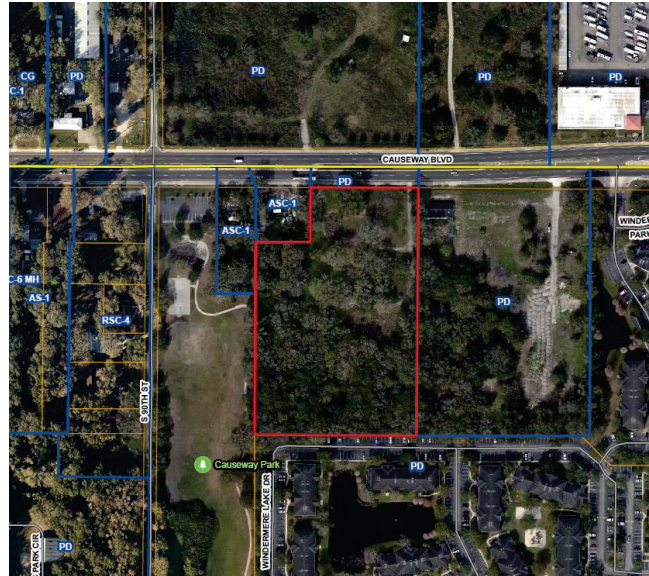
**DEVELOPMENT SERVICES STAFF REPORT  
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

**PD Modification Application:** MM 22-1120  
**Zoning Hearing Master Date:** December 12, 2022  
**BOCC Land Use Meeting Date:** February 14, 2023

**REVISED REPORT**

**1.0 APPLICATION SUMMARY**

**Applicant:** Housh Ghovae, CEO  
**FLU Category:** CMU-12  
**Service Area:** Urban  
**Site Acreage:** 5.11  
**Community Plan Area:** Greater Palm River  
**Overlay:** None  
**Request:** Major Modification to PD 91-0116



**Request Summary:**

The applicant requests to allow a maximum 102 unit multifamily development.

**Existing Approvals:**

PD 91-0116 (as most recently modified by MM 17-1283) consists of two Development Options approved as follows:

Option 1: 38 single family mobile homes.

Option 2: A maximum for 57,400 square feet of Hotel, Medical Office, Professional Office and Retail uses.

**Proposed Modification(s):**

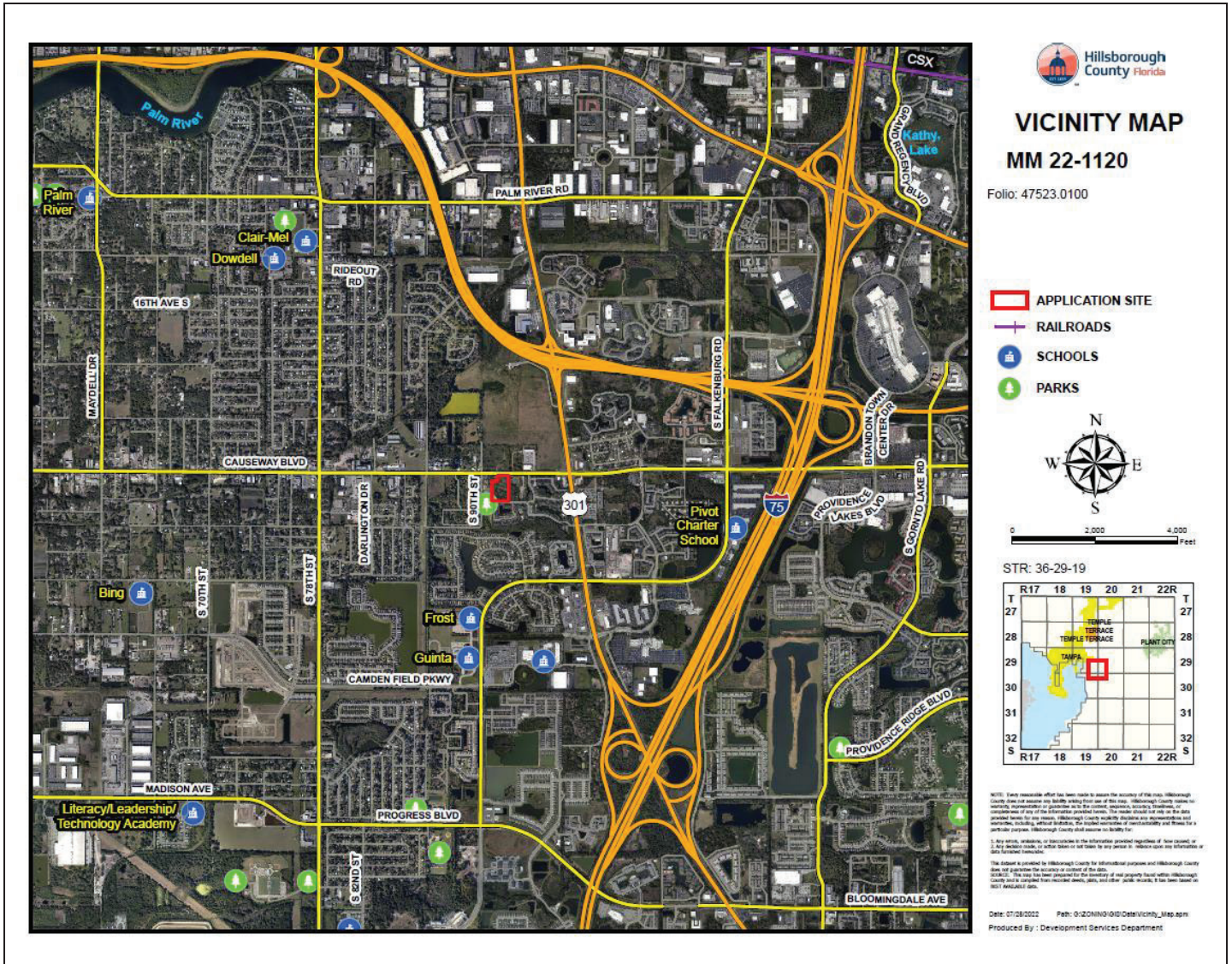
The applicant requests to remove all existing commercial entitlements and to increase from 38 single family units to allow a 102 unit multifamily development.

**Additional Information:**

PD Variations	None requested
Waiver(s) to the Land Development Code	LDC Section 6.01.01. Endnote 8 (2 foot of additional setback for building height over 20 feet) to allow a 15 <del>70</del> -foot east setback and a <u>20</u> <del>65</del> - foot west setback for a 50-foot building height.
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions of approval

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

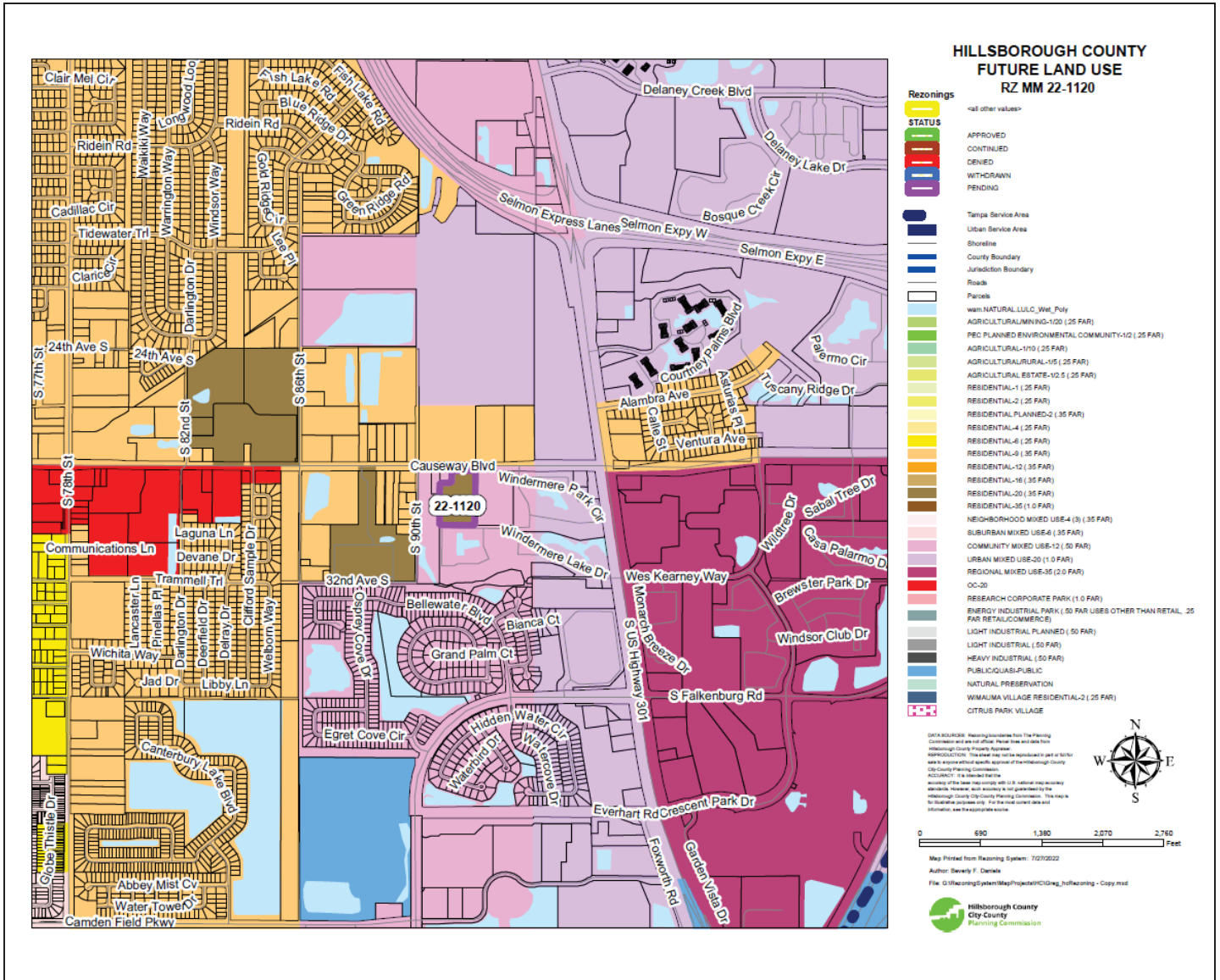


### Context of Surrounding Area:

The area is primarily residential with commercial, and office uses developed along Causeway serving the Lutz community. Residential development is low density and occurs both within and outside of master planned communities. Agricultural uses, recreational uses and open space areas are also found within the community. The Upper Tampa Bay Trail is located on the north side of Van Dyke Road, northwest of the subject modification site. Also north of the subject property is an ELAPP site (Brooker Creek Headwaters).

2.0 LAND USE MAP SET AND SUMMARY DATA

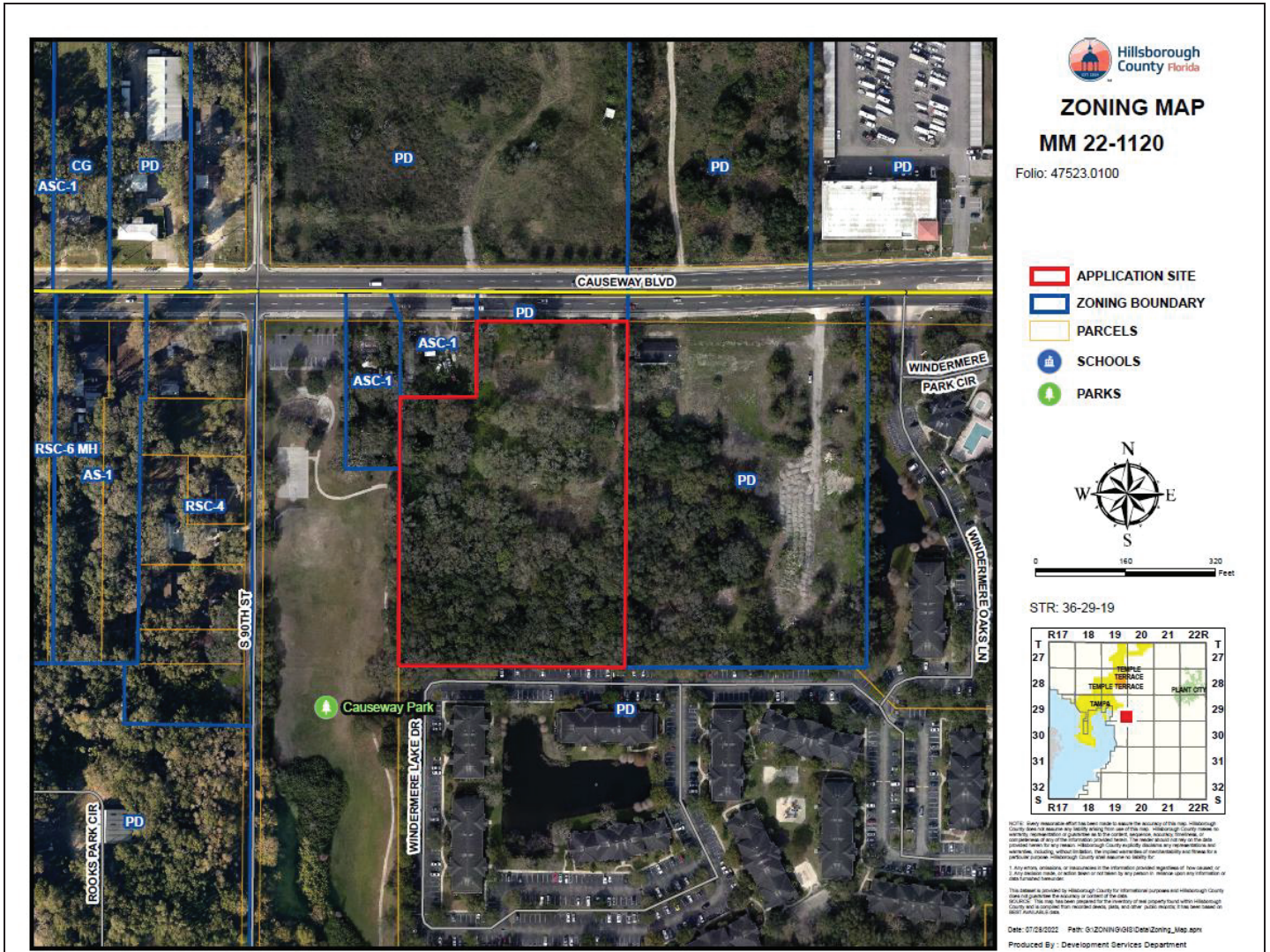
2.2 Future Land Use Map



Subject Site Future Land Use Category:	CMU-12
Maximum Density/F.A.R.:	12 DU/AC
Typical Uses:	Residential, community retail, commercial, offices, research park, light industrial, multi-purpose, clustered residential, mixed-use

**2.0 LAND USE MAP SET AND SUMMARY DATA**

**2.3 Immediate Area Map**



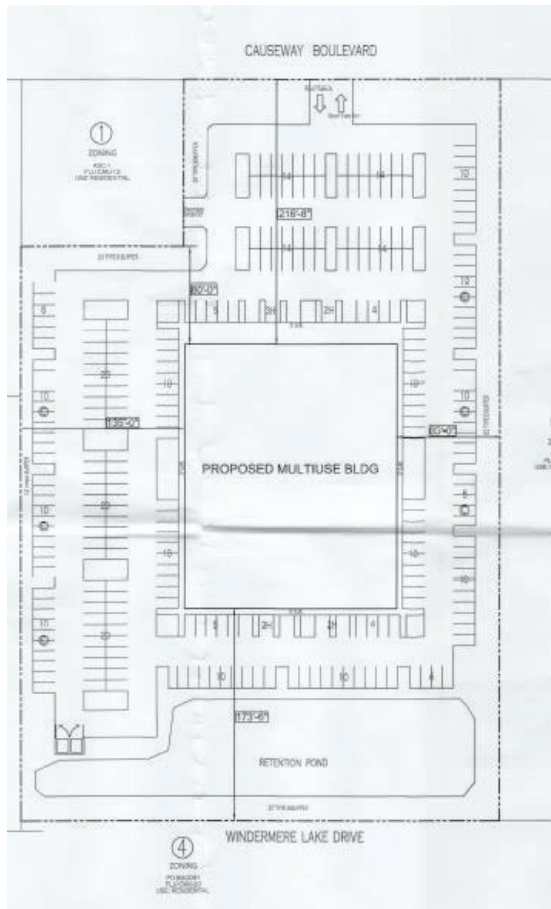
**Adjacent Zonings and Uses**

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 19-1445	0.28 FAR	Industrial uses, General Commercial	vacant
South	PD 89-0051	7.6 DU/AC, 0.24 FAR	Office, Commercial, Single family	multifamily
East	PD 16-0915	5.8 DU/AC	Community Residential Home	Community Residential Home
West	PD 89-0051	7.6 DU/AC, 0.24 FAR	Office, Commercial, Single family	multifamily

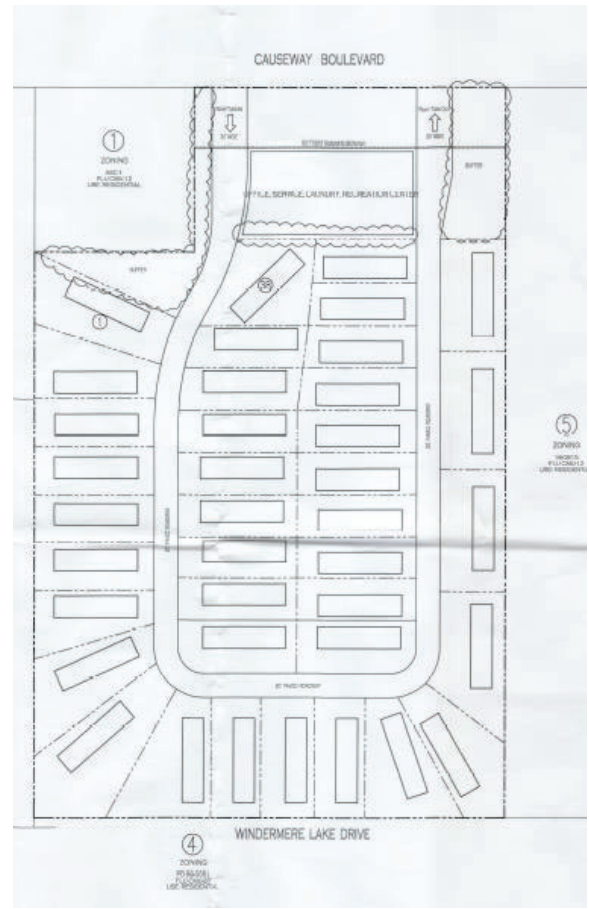
\*subject to utilities

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



Option 1: Commercial

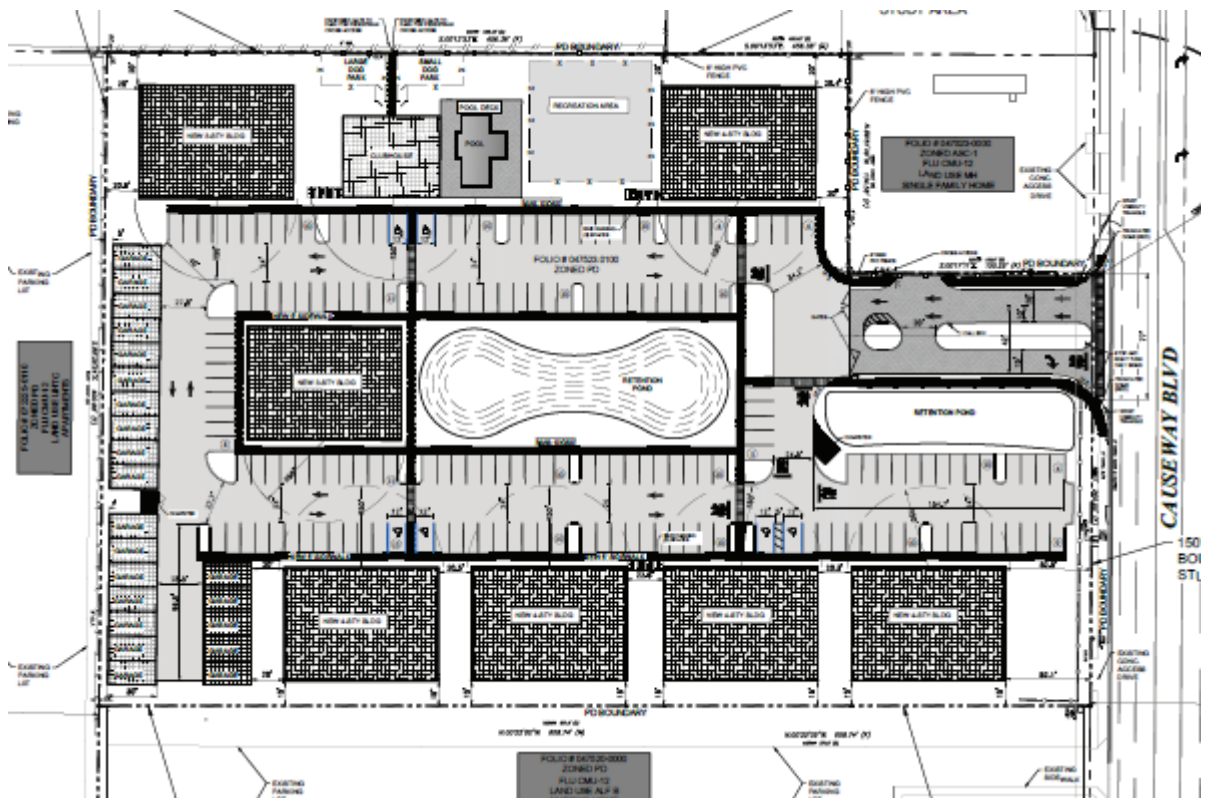


Option 2: Residential



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: MM 22-1120

ZHM HEARING DATE: December 12, 2022

BOCC LUM MEETING DATE: February 14, 2023

Case Reviewer: Tania C. Chapela

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
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input 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  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	6,219	219	530
Proposed	747	47	57
Difference (+/-)	-5,472	-172	-473

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

Connectivity and Cross Access  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	Pedestrian	Meets LDC
West		Vehicular & Pedestrian	Pedestrian	Meets LDC

Notes:

Design Exception/Administrative Variance  Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <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	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Impact/Mobility Fees</b> (Fee estimate is based on a 3-10 story, 1,500 square foot unit, 3 bedroom, Condo complex) Mobility: \$4,864 Parks: \$1,957 School: \$7,027 Fire: \$249 Total Per Unit = \$14,097 No impacts on clubhouse/amenities (accessory to the development)				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>

<b>Planning Commission</b>				
<input type="checkbox"/> Meets Locational Criteria	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes
<input type="checkbox"/> Locational Criteria Waiver Requested		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Minimum Density Met	<input type="checkbox"/> N/A			

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The subject site is located along Causeway Blvd., with commercial and single family and multifamily residential uses.

The applicant is proposing to increase the residential entitlements from 38 to total of 102 units. The proposed uses are comparable to the current residential uses, and the proposed layout is compatible with the surrounding development pattern. Furthermore, the proposed density increase from 7.4 to 19.96 DU/AC is permissible in the RES-20 FLU. Additionally, the modification will remove commercial entitlements will result in a decrease in potential trip generation by 5,472 daily trips, 172 AM peak hour trips, and 473 PM peak hour trips.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

**5.2 Recommendation**

Staff recommends approval of the applicant’s request, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval, subject to the conditions listed below, is based on the general site plan submitted November 7, 2022.

Prior to Site Plan Certification, the applicant shall add a note that the gate entrance shall be designed consistent with County Transportation Technical Manual, Typical Design TD-9.

Prior to Site Plan Certification, the applicant shall revise the cross access label to folio# 47523.000 to say, "Pedestrian and Vehicular Share Access Facility – see conditions of approval".

Development Option 1:


- 1. ~~The park, totaling 4.66 acres, is limited to the originally approved 38 single family mobile home spaces. This park does not exceed the requirement of the UL 2 category as allowed in zoning conformance.~~
- 2. ~~Minimum setbacks for each mobile home shall be five feet on the front and side. The rear yard setback for each mobile home shall be five feet including a three foot easement for utilities.~~
- 3. ~~All previous conditions of approval, except those in direct conflict with conditions above, shall still apply.~~
- 4. ~~New development shall meet applicable standards in the Hillsborough County Zoning Code, as amended.~~

Development Option 2:

- 1. ~~The project shall be permitted the following CG (Commercial, General) uses: hotel, medical office, professional office and commercial retail. The project shall be subject to Part 3.05.00 of the Hillsborough County Land Development Code.~~
- 2. ~~The project shall be subject to CG zoning district development standards unless otherwise specified herein or within the General Development Plan.~~
  - 2.1 ~~The project shall be limited to a maximum square footage of 57,400.~~
- 3. ~~The project shall limited to a 3-story building with a maximum height of 50 feet. The development shall be subject to providing 2 additional feet of building setbacks for every 1 foot over 20 feet of building height.~~
- 4. ~~Landscaping and Buffering shall be in accordance with Section 6.06.06 of the Hillsborough County LDC unless otherwise specified herein or within the General Development Plan.~~
- 5. ~~The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.~~
- 6. ~~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 and does not grant any implied or vested right to environmental approvals.~~

1. The project shall be permitted a maximum of 102 townhome units.
2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the development standards of the RMC 20 zoning district, unless otherwise specified herein.
  - Front Setback (North, along Causeway Blvd.): 52.1'
  - Front Setback (North, along Folio 47523.0000): 20'
  - Side Setback (West): 20'
  - Side Setback (East): 15'
  - Maximum building Height: 50'
  - Except for the area adjacent to parcel folio number 47523.0000, the project shall not be required to comply with LDC Sec. 6.01.01, endnote 8, additional setback provision.
3. Buffering and screening shall be in accordance with LDC 6.06.06 buffer and screening provisions.
4. Primary vehicular and pedestrian access to the project shall be provided on Causeway Blvd., as shown on the PD Site Plan.
  - 4.1. Location adjustments of the access drive shall be allowed to accommodate a 20 foot buffer adjacent to parcel folio number 47523.0000.
5. The developer shall construct the access connection as a vehicular and pedestrian shared access facility, in an area generally corresponding to the Shared Access Facility shown on the General Site Plan. Said shared access facility shall connect to, and be constructed as a stubout, the adjacent property to the west (folio#47523.0000). Prior to issuance of certificate of occupancy, the developer shall record in the Official Records of Hillsborough County an access easement, construction easement and any other easements necessary that permit the developer of the adjacent properties to construct required vehicular and pedestrian access/cross-access connection(s) within the Shared Access Facility upon redevelopment of the adjacent property; and allow access. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
7. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
8. 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.
9. 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.

**Zoning Administrator Sign Off:**



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J. Brian Grady  
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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.

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on December 12, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. Housh Ghovaei spoke on behalf of the applicant. Mr. Ghovaei presented the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

### **Development Services Department**

Ms. Tania Chapela, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

### **Planning Commission**

Ms. Yaneka Mills, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted to the record.

### **Proponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

### **Opponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Mr. Bruce Weir spoke in opposition to the application. Mr. Weir stated he owns the adjacent property to the west of the Subject Property and he is concerned about his access on Causeway Boulevard. Mr. Weir stated he is also concerned about setback from his property, impact to his property value, and the potential removal of trees on the Subject Property.

### **Development Services Department**

Mr. Grady stated the building setback is 20 feet from the property boundary between the Subject Property and Mr. Weir's property. Mr. Grady stated the building height maximum is 50 feet and the applicant is seeking a waiver from the additional setback for buildings over 20 feet high. Mr. Weir stated he was talking about setback from the north.

Mr. Richard Perez, Hillsborough County Development Services, Transportation Division, stated the Florida Department of Transportation required the applicant to provide an access to be shared with the Subject Property and Mr. Weir's property to the west due to



the spacing between existing driveways on Causeway Boulevard. He stated the shared access requirement does not change the current access for Mr. Weir's property, however, if Mr. Weir's property were to intensify or change use the owner would be required to seek from FDOT a right-of-way permit just as the Subject Property's owner did. Mr. Perez stated it is possible at that time FDOT would require future development of Mr. Weir's property to use the shared access connection to Causeway Boulevard.

### **Applicant Rebuttal**

Mr. Ghovae stated the project is flexible and buildings can be shifted further south away from Mr. Weir's property and the access can be shifted further east. He stated the FDOT requires the applicant to provide a stub out for future access to Mr. Weir's property. He provided further testimony as reflected in the hearing transcript attached to and made a part of this recommendation.

The hearing officer closed the hearing on MM 22-1120.

### **C. EVIDENCE SUBMITTED**

No additional documentary evidence was submitted to the record at the hearing.

### **D. FINDINGS OF FACT**

1. The Subject Property consists of approximately 5.11 acres at 9027 Causeway Boulevard in Riverview.
2. The Subject Property is designated Res-20 on the Future Land Use Map and is zoned PD 91-0116, as most recently modified by MM 17-1283.
3. The Subject Property's zoning currently allows two development options. Option 1 allows 38 single-family mobile homes and Option 2 allows a maximum of 57,400 square feet of hotel, medical office, professional office, and retail uses.
4. The Subject Property is in the Urban Services Area and is located within the boundaries of the Greater Palm River Community Plan.
5. The general area surrounding the Subject Property consists of residential and non-residential uses. To the north of the Subject Property is Causeway Boulevard, property zoned PD approved for CG, Office, hotel, and multi-family uses, and property zoned PD and developed as a self-storage facility. To the south is a property zoned PD and developed as a multi-family community. To the west are properties zoned ASC-1 and Causeway Park, a county-owned public park. To the east is a property zoned PD and developed as a community residential home.
6. The applicant is requesting a Major Modification of Planned Development 91-0116 to remove all existing commercial entitlements and increase from 38 single-family units to allow a 102-unit multifamily development.

7. The applicant is requesting a waiver of LDC section 6.01.01., endnote 8, which requires that structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of height over 20 feet. The applicant is proposing a 15-foot setback from the Subject Property's east boundary and a 20-foot setback from the Subject Property's west boundary for a 50-foot building height.
8. Development Services staff found the proposed Major Modification approvable subject to the conditions set out in the staff report based on the applicant's site plan submitted November 7, 2022.
9. Planning Commission staff found the proposed Major Modification meets the intent of the Greater Palm River Community Plan and would allow development that is consistent with the Unincorporated Hillsborough County Comprehensive Plan.

#### **E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN**

The proposed Major Modification request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

#### **F. CONCLUSIONS OF LAW**

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested Major Modification is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### **G. SUMMARY**

The applicant is requesting a Major Modification of Planned Development 91-0116 to remove all existing commercial entitlements and increase from 38 single-family units to allow a 102-unit multifamily development.

The applicant is requesting a waiver of LDC section 6.01.01., endnote 8, which requires that structures with a permitted height greater than 20 feet shall be set back an additional two feet for every one foot of height over 20 feet. The applicant is proposing a 15-foot

setback from the Subject Property's east boundary and a 20-foot setback from the Subject Property's west boundary for a 50-foot building height.

#### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning request subject to the conditions enumerated in the Development Services staff report based on the applicant's site plan submitted November 7, 2022.

*Pamela Jo Hatley*  
Pamela Jo Hatley PhD, JD  
Land Use Hearing Officer

January 5, 2023  
Date:



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HEARING MASTER: All right. And applicant, did you wish to have anything further? No. All right. Thank you very much. That closes the hearing on Rezoning PD 22-0877.MR. GRADY: The next item is Agenda Item D.6 Major Mod application 22-1120. The request is a rezone -- is for a major modification existing PD. Tania Chapela will provide staff recommendation after presentation by the applicant.

MR. GHOVAEE: Good evening, Madam Hearing Officer. Good evening, Brian Grady and the staff. My name is Housh Ghovae. I'm with Northside Engineering. We're located in Clearwater, 300 South Belcher Road. I have been sworn in.

I wanted to go publicly speaking, wanted to publicly appreciate the staff for being extremely helpful, extremely kind. So before you tonight, we have this 5.11 acre piece of property that is located on Causeway Boulevard 9027. This project was previously the rezone to PD -- PD number on that is 91-0116. Subsequent to that, the project was the -- the -- the land use was amended to Res-20 and we're able to increase the -- the density from 12 units an acre to 20 units an acre, which

1 became consistent with the neighborhood.

2           Due to the increase, we are able to provide additional  
3 units on this property and presented to Staff with 102 units of  
4 multi-family, which is consistent with your 20 units an acre  
5 land use. Basically that's -- that's the project before you.  
6 And we have met with DOT and had met the requirements in terms  
7 of access to -- to the east, vehicular access and we have  
8 provided some pedestrian access to the east and to the west of  
9 us. So staff's been extremely helpful and we've been able to  
10 accommodate their requests and requirements. Requesting your  
11 approval.

12           HEARING MASTER: All right. Thank you, sir.

13           MR. GHOVAEE: Thank you.

14           HEARING MASTER: Be sure and sign in with the Clerk  
15 here. All right. Development Services.

16           MS. CHAPELA: Tania Chapela, Development Services.  
17 The applicant request to allow a maximum of 102 unit  
18 multi-family development. The applicant request to remove all  
19 existing commercial entitlements and to increase from 38  
20 single-family units to allow this total of 102 unit development.  
21 Waiver is required to building height requirements. And the  
22 subject is -- the subject side is located along Causeway  
23 Boulevard with commercial and single-family and also  
24 multi-family residential uses.

25           The proposed use is comparable to the current

1 residential uses and the proposed layout is compatible with the  
2 surrounding development pattern. Furthermore, the proposed  
3 density increase from 7.4 to 19.96 dwelling units breaker is  
4 permissible in the RES-20 Future Land Use.

5           Additionally, the modification will remove commercial  
6 entitlements and will result in a decrease in potential trip  
7 generation by 5,472 daily trips total. So given the above,  
8 staff finds the proposed modification to be compatible with the  
9 surrounding properties and in keeping the general development  
10 pattern of the area.

11           And the staff recommends approval of this request  
12 subject to conditions. And this concludes my presentation.

13 Thank you.

14           HEARING MASTER: All right. Thank you, Ms. Chapela.  
15 Planning Commission, please.

16           MS. MILLS: Yeneka Mills, Planning Commission Staff.  
17 The subject property is located within the Residential-20 Future  
18 Land Use Category, the urban service area and the Greater Palm  
19 Area Community Plan. The subject site is located within the  
20 urban service area. And according to Objective One of the  
21 Future Land Use Element, 80% of the County's growth is to be  
22 directed. The request is consistent with that policy direction.  
23 The request is also consistent with a Residential-20 Future Land  
24 Use Category. The applicant is requesting the maximum density  
25 that can be considered on the site of 102 units.

1           The proposed rezoning meets the intent of Objective  
2 16, Policy 16.12, Policy 16.3, Policy 16.7. The proposed  
3 density is reflected on the surrounding multi-family  
4 neighborhoods to the east and south. The site plan appears to  
5 show an efficient system of internal circulation with main  
6 access of Causeway Boulevard. The proposal meets the intent of  
7 the Greater Palm River Area Community Plan. The proposed  
8 pedestrian cross acces to the public space to the west of the  
9 site supports Goal Four, strategy three, which encourages  
10 connections to parks and public lands as new development occurs.

11           And based on those considerations, Planning Commission  
12 Staff finds the proposed major modification consistent with the  
13 Unincorporated Hillsborough Comprehensive Plan subject to  
14 conditions proposed by Development Services Department. Thank  
15 you.

16           HEARING MASTER: All right. Thank you. All right.  
17 Is there anyone here or online who wishes to speak in support of  
18 this application? I do you not hear anyone.

19           Is there anyone here or online who wishes to speak in  
20 opposition to this application? All right. Please come  
21 forward.

22           MR. WEIR: Bruce Weir, 9025 Causeway Boulevard. One  
23 question I've got for the county staff or I've got several here  
24 is, who's taking my direct access to Causeway away, where I'm  
25 going to be forced to take it off of there? I noticed they



1 didn't provide any map or -- or any site plan up here. So I can  
2 turn right around and -- and see. We asked -- we requested a  
3 site plan they never -- they never gave it to us.

4 HEARING MASTER: Maybe he'll -- maybe staff can  
5 address that. I believe there's a -- there is a site plan in  
6 the record, sir.

7 MR. WEIR: Also, you can't -- I can't see it. How far  
8 is it off my property line? It looks like three feet.

9 MR. GRADY: Sir, what's -- where is your property in  
10 relationship?

11 MR. WEIR: Directly to the west.

12 MR. GRADY: So you like the northwest just the west of  
13 the intersection right -- are you just west of the access to the  
14 parcel?

15 MR. WEIR: I supposed to take direct access off of  
16 the -- off of the road.

17 MR. GRADY: Okay.

18 MR. WEIR: And, first of all, if I've got a truck and  
19 the way things look, I'm going to have to come in and block all  
20 entrance to it, get out, open the gate, come back and it's going  
21 to create Causeway to be a load lane for the project. And then  
22 when I go to leave, I've got -- you got the median cut there.  
23 And when I've got my 24-foot trailer, how in the world am I  
24 supposed to access my own property? And by the way, I am  
25 agricultural ASC-1. I noticed the staff turn around and said

1 that I was re -- you know, residential. So I mean, I can farm  
2 there.

3 MR. GRADY: Madam Hearing Officer, when he's finished  
4 with this presentation, we can have Transportation respond to  
5 it. I think basically, looking at the site plan, he's adjacent  
6 to the access drive and looks like they're providing him access  
7 to his property from the project. So I'd have to ask the  
8 Transportation to respond to his questions and concerns  
9 regarding the access, because yeah, but they're -- they're not  
10 part of this,

11 MR. WEIR: What is the required setback from  
12 agricultural property? That's a heights setback, correct, to  
13 agricultural property.

14 MR. GRADY: Well sir, if you could go through all your  
15 concerns and then respond when you're --

16 MR. WEIR: Okay.

17 MR. GRADY: -- done with your presentation, yes.

18 MR. WEIR: I'm sorry. You know, that's going to be  
19 a -- a great devaluation of the property, having to take it off  
20 the road. And like I said, the design access is not compatible  
21 for normal use. Like I said, I'd have to block traffic, get out  
22 to open my gate, then pull in and so forth. And when I pull  
23 out, I'd have to block both ingress and egress traffic and run  
24 over their -- their center cut and so forth. I mean, to do it,  
25 you know, it -- it doesn't allow my truck, much less a 24

1 tractor trailer, to enter and exit. There's been no  
2 consideration, apparently, so far, you know, from the County and  
3 and stuff to -- to my needs and concerns. And by having that  
4 curb cut there, it's going to destroy a vast portion of that  
5 property.

6 And something else. Do they have a tree count? Have  
7 they done a tree study on the property? There's 100-year oak  
8 trees on that property that according to that plan, it removes  
9 every -- all vegetation completely, 100%, you know.

10 HEARING MASTER: Okay. Mr. Weir, so is from what I  
11 understand your concerns are, access that's a big concern,  
12 setback from your property --

13 MR. WEIR: Yes.

14 HEARING MASTER: -- and the impact on your property  
15 value --

16 MR. WEIR: Exactly.

17 HEARING MASTER: -- and -- and the trees on site?

18 MR. WEIR: Oh, yeah. There's -- there's 100 -- and  
19 who's responsible for the you know, for the condemnation  
20 basically?

21 HEARING MASTER: Okay. Okay. Thank you. I  
22 understand your concerns. We'll see if we can get some of them  
23 addressed on rebuttal or by development services. And if you  
24 have -- did you have anything further,

25 MR. WEIR: Well, I'm trying to say, if I heard you --

1 the County Attorney say I either have to throw everything  
2 against the wall now or hold -- or hold. -- I can't bring it up  
3 at the County Commission Meeting, correct? Can I add more to  
4 this if I find it?

5 MR. GRADY: You would have to ask for additional  
6 evidence and I can't say at this point that would be accepted.  
7 So I mean, yeah, it's been -- it's prudent to put whatever  
8 information you have into the record now. You know, and  
9 especially when I put an access gate there, having to get out  
10 and punch the buttons while blocking all the traffic. So -- but  
11 I do thank you --

12 HEARING MASTER: Yes, sir.

13 MR. WEIR: -- very much for your time.

14 HEARING MASTER: Thank you. Please sign in with the  
15 Clerk.

16 MR. WEIR: Yes, ma'am.

17 HEARING MASTER: All right. Thank you, sir. Is there  
18 anyone else who wishes to speak and to this application? All  
19 right. I don't hear anyone okay.

20 Okay. We'll go back to Development Services.

21 MR. GRADY: Yeah. In response to looking at the --  
22 the conditions, it looks -- it appears that yeah, I think he's  
23 folio 47523, which is sort of the northwest corner, not in the  
24 PD. Right now, the proposed -- the building setback is 20 feet  
25 from its property boundary. Sir, you can't --

1 HEARING MASTER: Yeah, Mr. Weir -- Mr. Weir, we --  
2 your comments are closed, but if you're going to comment, it has  
3 to be in the microphone. So just let -- let Development  
4 Services respond. Okay. Go ahead.

5 MR. GRADY: Go ahead.

6 MR. WEIR: I'm trying to figure out how far off my  
7 property line. It looks like only a three or four foot sidewalk  
8 and then -- and then you got the asphalt for the ingress.

9 MR. GRADY: Oh, so you're talking about the roadway?

10 MR. WEIR: Yes.

11 MR. GRADY: Okay. Okay. Yeah. I mean --

12 MR. WEIR: Running north and south.

13 MR. GRADY: Yeah. Transportation would have to advise  
14 on that, but yeah, I think it looks -- yeah, it certainly does  
15 look like it's fairly close to the property. I'm not sure, but  
16 we'll have to advise on that. I thought you were talking about  
17 the -- the buildings, but the building setback.

18 MR. WEIR: When I make a U-turn with my truck, I can  
19 barely make it in the two lanes that DOT already has existing  
20 they're on Causeway.

21 MR. GRADY: Yeah.

22 MR. WEIR: So I mean, that's -- I think is a genuine  
23 concern.

24 MR. GRADY: Understood.

25 MR. WEIR: And like I said, the height requirement

1 also.

2 MR. GRADY: Yeah.

3 MR. WEIR: The -- the setback.

4 MR. GRADY: Yeah. Yeah. So again, the yeah, the --  
5 the -- the setback for the building from his property is 20  
6 feet. The maximum building height is 50 feet. I will note that  
7 the applicant did request relief from the --

8 HEARING MASTER: Just a minute, Mr. Weir, please.  
9 Please go ahead. Mr. Grady, I want to hear what Development  
10 Services has to say. If you'll please -- Mr. Grady, please  
11 proceed.

12 MR. GRADY: Yeah. So there's -- and again, the  
13 building height's 50 feet. And so there is -- they are seeking  
14 relief from the two to one additional building setback for  
15 building heights over 20 feet that's prescribed in the Code.  
16 So -- so yeah, that's a mis -- it's a misstatement on the record  
17 that -- regarding I would note the waiver statement speaks to --  
18 to allow as I think, what I see a 70 and a 65 foot west and east  
19 setback. That's -- that's what it would have been required if  
20 you apply the two to one.

21 So -- so, again, they're seeking relief from that to  
22 do a 20-foot step back along his property boundary.

23 HEARING MASTER: All right. Is this a PD variation  
24 or --

25 MR. GRADY: Yes. This is a PD variation.

Zoning Master Hearing  
December 12, 2022

1 HEARING MASTER: Okay.

2 MR. WEIR: May I speak?

3 HEARING MASTER: No, sir. Just a moment, please.

4 MR. GRADY: It's not a variation. It's just --  
5 it's -- I'm sorry, it's a waiver.

6 HEARING MASTER: It's a waiver.

7 MR. GRADY: Yeah.

8 HEARING MASTER: Okay.

9 MR. GRADY: It's not a variation because it's just  
10 again, yes.

11 HEARING MASTER: All right. And can you explain the  
12 access concerns?

13 MR. GRADY: I would ask -- I think Transportation  
14 staff will have to respond to that.

15 HEARING MASTER: Okay. Is Mr. Ratliff available or  
16 someone from Transportation, please?

17 MR. PEREZ: Good evening, Madam Hearing Master.  
18 Richard Perez. The subject property has proposed access on  
19 Causeway Boulevard, which is an FDOT maintained facility for  
20 lane divided roadway. Thus, the applicant was required to meet  
21 with FDOT prior to staff completing our review and submitting  
22 our recommendation. The applicant did meet with FDOT. And  
23 FDOT's comments indicated that due to the non-conforming nature  
24 of the access on FDOT's roadway in terms of spacing from  
25 adjacent existing driveways on Causeway Boulevard, that they

1 would require a shared access facility be established from the  
2 subject property to the property to the west. That does not  
3 change the current access for the adjacent property to the west  
4 at this time.

5           However, if that property were to intensify or change  
6 use, they would have to seek a right-of-way permit from FDOT,  
7 just like the subject property. And at that time, FDOT would  
8 stipulate whatever requirements for access to Causeway  
9 Boulevard. With the shared access facility, it is possible that  
10 FDOT could require that future development to access the subject  
11 properties access connection to Causeway Boulevard.

12           HEARING MASTER: Okay. Mr. Perez, let me just make  
13 sure I understand. So the gentleman who is speaking, the --  
14 the -- the citizen who's speaking in opposition, Mr. Weir, he  
15 has access to his property on Causeway Boulevard. And so it's  
16 my understanding from what you just said, that that will not  
17 change if this rezoning is approved? That will change.  
18 Mr. Weir will continue to have access to his property as long as  
19 he continues to own it and use it the way he is. But if he or  
20 some future owner of that property, Mr. Weir's property, comes  
21 in and requests some development approval, then potentially his  
22 access would have to be through this subject property tonight,  
23 is that correct?

24           MR. PEREZ: That is correct. Subject to FDOT's  
25 determination.



1 HEARING MASTER: And this is FDOT's determination  
2 because this is an --

3 MR. PEREZ: Correct.

4 HEARING MASTER: -- FDOT road, correct? Okay. Then  
5 one more thing. The subject property tonight, it's my  
6 understanding, then from what you said, there's a condition that  
7 they will have to -- they will have to provide access through  
8 their property to Mr. Weir's property if sometime in the future  
9 that becomes necessary, is that correct?

10 MR. PEREZ: That is correct.

11 HEARING MASTER: Okay. All right. Thank you. Thank  
12 you very much, Mr. Perez. All right. Mr. Weir, did you  
13 understand that?

14 MR. WEIR: Mr. Perez.

15 HEARING MASTER: Please, Mr. Weir.

16 MR. WEIR: DOT has already denied. I've talked to  
17 them. There's got to be 245 feet.

18 HEARING MASTER: Okay. Mr. Weir, so you will continue  
19 to have access to your property the way it is right now?

20 MR. WEIR: Oh, one thing that I'd like to have the  
21 staff point out, my property is not residential, as they have  
22 assumed and has been reported back to me. It is agricultural.

23 MR. GRADY: Understood. And you placed that on the  
24 record, so.

25 MR. WEIR: Yes. So there -- I know there's different

1 setback requirements for agricultural.

2 HEARING MASTER: Okay. Thank you, sir.

3 MR. WEIR: And -- and I'm sorry.

4 MR. GRADY: I believe the applicant is part of the  
5 rebuttal is going to indicate they're willing to commit to, you  
6 know, along that it was a little unclear on the record, but  
7 basically they did not waive buffering screening along the  
8 western -- along that boundary. So to provide a 20 foot buffer  
9 between the road and his property because that would be the Code  
10 requirement. He's also -- and you he'll commit this -- he'll  
11 note this on the record also, commit to, meeting the setback  
12 requirements for the two to one for that building immediately  
13 adjacent behind him. So the request for relief from the two to  
14 one would not apply to that building. And I think he'll put  
15 that on the record because I just spoke to him. So --

16 HEARING MASTER: All right. Applicant.

17 MR. GHOVAEE: Good evening. This project is pretty  
18 flexible. We have plenty of room to expand. Absolutely, have  
19 no problem to make our neighbor happy. You know, we can shift  
20 the building further south away from his property and also shift  
21 the access further east away from his property. But one thing  
22 he ought to know is that DOT would like us to provide access to  
23 the property line. So we're going to have to bring pavement his  
24 property line for his future connection. But that's like I  
25 think it's either 15 feet or 24 feet roadway.

1 HEARING MASTER: Okay. And I'm just looking at your  
2 site plan. It's a little fuzzy on my screen, but I do see at  
3 your entranceway it appears that there's a stubout or something  
4 that --

5 MR. GHOVAEE: Yes. That's a DOT --

6 HEARING MASTER: -- for some --

7 MR. GHOVAEE: -- requirement.

8 HEARING MASTER: A DOT requirement.

9 MR. GHOVAEE: Yes.

10 HEARING MASTER: Okay. All right. So that's the  
11 access issue. And the other issue was, I guess, the setback of  
12 the buildings from his property. And I think you address that.

13 MR. GHOVAEE: There's plenty of room. We can shift it  
14 further back.

15 HEARING MASTER: Okay.

16 MR. GHOVAEE: We would like our neighbor to be happy  
17 and we certainly don't want to have any issues with our  
18 neighbor. Be glad to do whatever it takes to help.

19 HEARING MASTER: Okay. Anything else you wish to add?

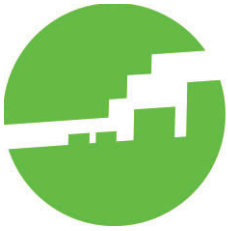
20 MR. GHOVAEE: No.

21 HEARING MASTER: Okay. All right.

22 MR. GHOVAEE: Thank you.

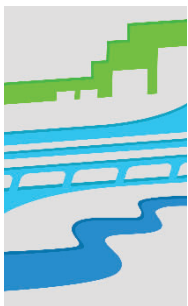
23 HEARING MASTER: Thank you very much. That will close  
24 the hearing on Major Modification 22-1120.

25



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> December 12, 2022  <b>Report Prepared:</b> November 30, 2022	<b>Petition: MM 22-1120</b>  <b>9027 Causeway Boulevard</b>  <i>South side of Causeway Boulevard and east of South 90<sup>th</sup> Street</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-20 (20 du/ga; 0.75 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	Greater Palm River
<b>Rezoning Request:</b>	Modification of PD 17-1283 to develop 102 residential units, clubhouse, recreation area, and dog parks.
<b>Parcel Size (Approx.):</b>	5.11 +/- acres (222,591 square feet)
<b>Street Functional Classification:</b>	Causeway Boulevard – <b>Arterial</b> South 90th Street – <b>Local</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Area:</b>	D



## **Context**

- The subject site is located on approximately 5.11 acres on the south side of Causeway Boulevard and east of South 90th Street. The site is in the Urban Service Area and within the limits of the Greater Palm River Community Plan.
- A Comprehensive Plan Amendment (HC/CPA 22-04) to change the Future Land Use designation from Community Mixed Use-12 (CMU-12) to Residential-20 (RES-20) was approved by the Board of County Commissioners on April 21, 2022 for the subject site and became effective on May 22, 2022.
- The subject site's Future Land Use designation is Residential-20 (RES-20). Typical uses in the RES-20 include residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by CMU-12 to the east, south and west, and Residential-9 (RES-9) across Causeway Boulevard to the north. Further west is designated as RES-9 and RES-20. The site is surrounded by a mix of uses including vacant residential, multifamily residential, single family residential, commercial, and public institutional.
- The subject site is zoned Planned Development (PD 17-1283). In the general vicinity, the site is mainly surrounded by PD zoning, and two parcels of Agricultural -Single-Family Conventional (ASC-1) zoning.
- The applicant requests to modify PD 17-1283 to develop 102 residential units, clubhouse, recreation area, and dog parks.

### **Compliance with Comprehensive Plan:**

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

### **Future Land Use Element**

#### ***Urban Service Area***

***Objective 1:*** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

#### ***Policy 1.2: Minimum Density***

*All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.*

*Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.*

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

### **Land Use Categories**

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

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

### **Relationship to Land Development Regulations**

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

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

### **Neighborhood/Community Development**

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

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

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

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

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

**Policy 16.7:** Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

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

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

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

**Policy 17.7:** New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

## **Community Design Component (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

## **Livable Communities Element: Ruskin and Southshore Community Plans**

### **Greater Palm River Community Plan**

#### **Parks and Recreation**

**Goal 4:** Provide adequate and quality parks and recreation opportunities.

**Strategies**

3. Connections to parks, public lands, waterways, public spaces is desired, encouraged and supported, especially as new development occurs.

### **Planning and Growth /Economic Development**

**Goal 5a: Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs**

#### *Strategies*

3. Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place.

6. Encourage adequate open space and access to parks, trails, water access, and retention of environmentally sensitive, significant habits and wetlands.

8. Support well designed, compatible densities and intensities at appropriate locations.

14. Support:

D. Establish community gathering places in which citizens socialize and celebrate local events:

1) New developments will include open space that is connected to public trails, natural systems, community parks, bicycle routes, Green Way Master Plan, etc.

H. New residential or residential redevelopment shall have the following characteristics of desirable growth and design approaches:

2) Design features with include:

a) Interconnectedness – quick and direct pedestrian connections between blocks and access to open space

b) Green infrastructure – network of landscaping/natural areas throughout the development, with connections to nature (street trees, landscaped boulevards, stream corridors, wetlands, or wooded areas)

c) Public space – strategically located and well defined to augment small or nonexistent yards. Greens, squares, plazas, or parks (designed to provide a sense of community/neighborhood identity/place for socializing)

d) Defined private space – (amenity) usable outdoor spaces through placement and design of buildings, accessory structures, rooftops, landscaping

e) Diversity -

i) architectural form: alternating building types, adding style details

ii) lot, block and building types

iii) open space

iv) housing types to accommodate various incomes

v) interspersed densities to achieve the look and feel of single-family neighborhood

vi) complementary non-residential uses

f) Context – at appropriate locations.

### **Staff Analysis of Goals Objectives and Policies:**

The subject site is located on approximately 5.11 acres on the south side of Causeway Boulevard and east of South 90th Street. The site is in the Urban Service Area and within the limits of the Greater Palm River Community Plan. The applicant requests to modify PD 17-1283 to develop 102 residential units, clubhouse, recreation area, and dog parks.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4



requires all new developments to be compatible with the surrounding area, noting that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The proposed residential density in the RES-20 designation and in Urban Service Area is compatible with the existing character of development in the area. The site is surrounded by the CMU-12, RES-9 and RES-20 designations and contains a mix of uses including multifamily residential, single family residential, commercial, and public institutional.

The proposed rezoning meets the intent of Objective 16 and policies 16.1, 16.2, 16.3, 16.7, 16.8, 16.10, 16.11 and 17.7. The proposal includes seven residential buildings, a clubhouse, pool, recreation area, and dog parks. There are garages along the southern boundary of the site. In addition, there are two stormwater retention areas. The proposed density is reflective of the surrounding multifamily neighborhoods to the east and south. The site plan appears to show an efficient system of internal circulation with main access off Causeway Boulevard. There are adequate pedestrian and bicycle facilities and proposed pedestrian cross access to the public space to the west of the site. County Transportation staff has indicated that they find the proposal approvable with conditions.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this portion of Causeway Boulevard contains residential, commercial, and public institutional uses and therefore the proposed residential use is compatible with the surrounding development pattern.

The proposal meets the intent of the Greater Palm River Community Plan. The proposed pedestrian cross access to the public space to the west of the site supports Goal 4, Strategy 3, which encourages connections to parks and public lands as new development occurs. In addition, the overall development including the proposed recreation area and dog park amenities supports several strategies under Goal 5a, which encourage adequate open space and access to parks and well designed, compatible development.

Overall, staff finds that the proposed residential development within the Urban Service Area supports the vision of the Greater Palm River Community Plans. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing development pattern found within the surrounding area.

### **Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 22-1120

<all other values>

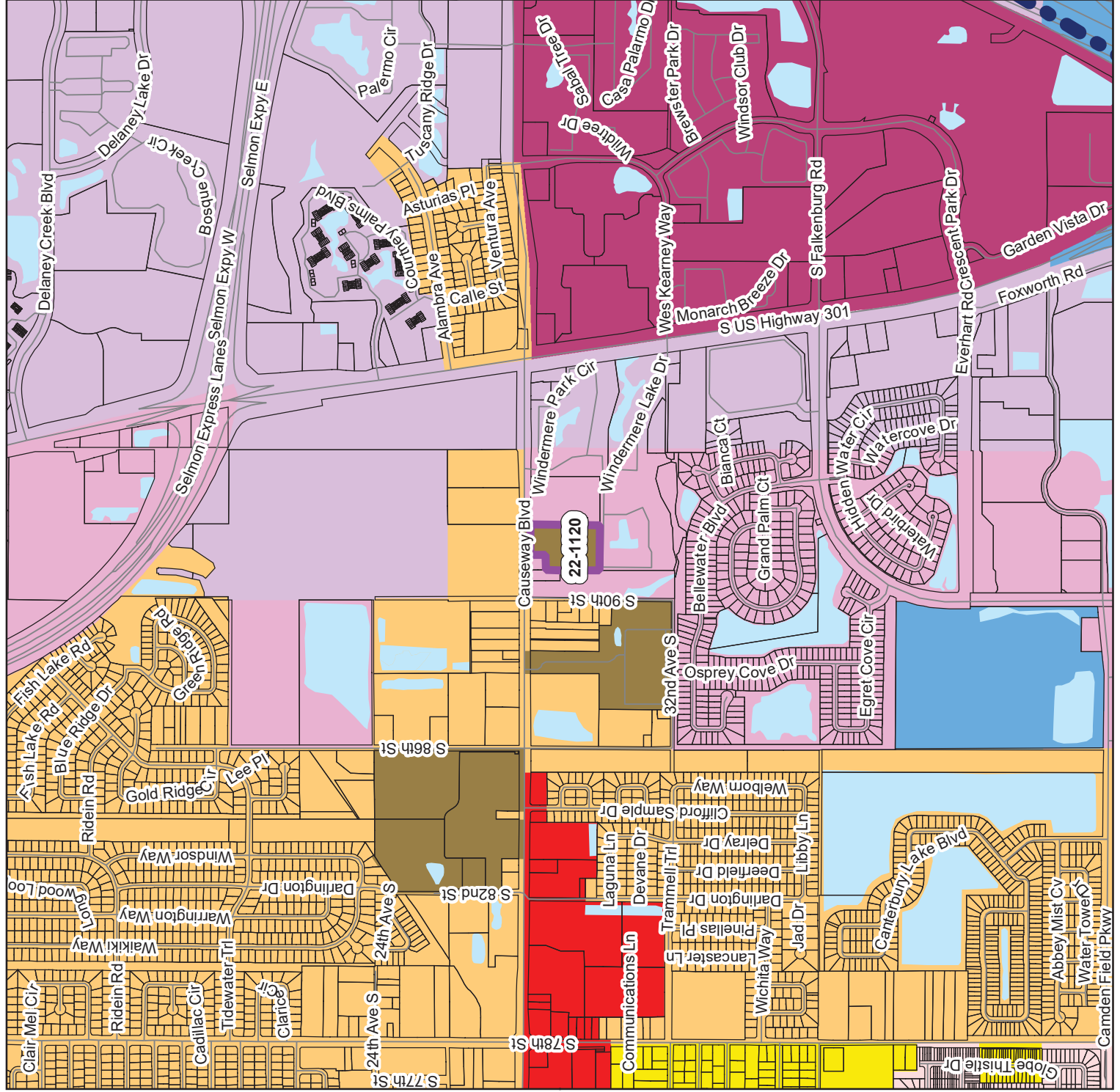
**Rezonings**

STATUS
APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service Area  
 Urban Service Area  
 Shoreline  
 County Boundary  
 Jurisdiction Boundary  
 Roads  
 Parcels

- WATER
- WARM NATURAL LULUC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCIAL)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information is for informational purposes only and is not intended to be used for any other purpose without specific approval of the Hillsborough County City/County Planning Commission.  
 ACCURACY: It is intended that the information is for informational purposes only. The information is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 7/27/2022  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Reg\_H\Rezoning\_Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**Hillsborough  
County Florida**

**DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Kimberly Overman  
Mariella Smith  
Stacy R. White

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: The Park @ Causeway Boulevard

Zoning File: PD 91-0116 Modification: MM 22-1120

Atlas Page: None Submitted: 01/26/2023

To Planner for Review: 01/26/2023 Date Due: ASAP

Contact Person: Ashok Joshi Phone: 978.265.5735/ashokkjoshi@yahoo.com

Right-Of-Way or Land Required for Dedication: Yes  No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tania C. Chapela Date: 01-26-23

Date Agent/Owner notified of Disapproval: \_\_\_\_\_





# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

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**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** Greater Palm River/Central

**DATE:** 12/01/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** MM 22-1120

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

**CONDITIONS OF ZONING APPROVAL**

- Primary vehicular and pedestrian access to the project shall be provided on Causeway Blvd., as shown on the PD Site Plan.
- The developer shall construct the access connection as a vehicular and pedestrian shared access facility, in an area generally corresponding to the Shared Access Facility shown on the General Site Plan. Said shared access facility shall connect to, and be constructed as a stubout, the adjacent property to the west (folio#47523.0000). Prior to issuance of certificate of occupancy, the developer shall record in the Official Records of Hillsborough County an access easement, construction easement and any other easements necessary that permit the developer of the adjacent properties to construct required vehicular and pedestrian access/cross-access connection(s) within the Shared Access Facility upon redevelopment of the adjacent property; and allow access. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

**OTHER:**

- Prior to Site Plan Certification, the applicant shall add a note that the gate entrance shall be designed consistent with County Transportation Technical Manual, Typical Design TD-9.
- Prior to Site Plan Certification, the applicant shall revise the cross access label to folio# 47523.000 to say "Pedestrian and Vehicular Share Access Facility – see conditions of approval".

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a major modification PD 91-0116, as amended by MM 17-1283, to construct 102 multi-family residential units on +/-5.11 acres. The approved PD entitlements allow for an option to build a 38-unit mobile home park or 57,800 sf of Commercial General (CG) uses. The site is located on the south side of Causeway Blvd., west of S US Highway 301. The Future Land Use designation of the site is Commercial Mixed Use -12 (CMU-12).

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
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input 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	6,219	219	530
Proposed	747	47	57
Difference (+/-)	-5,472	-172	-473

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	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.



***Trip Generation Analysis***

Staff has prepared a comparison of the trips potentially generated under the existing and proposed PD development scenarios, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10<sup>th</sup> Edition.

**Approved PD Uses:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 57,400 sf, Supermarket (ITE 850)	<b>6,219</b>	<b>219</b>	<b>530</b>

**Proposed PD Uses:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 102-unit, Multi-Family Detached (ITE 220)	<b>747</b>	<b>47</b>	<b>57</b>

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>-5,472</b>	<b>-172</b>	<b>-473</b>

The proposed rezoning will result in an increase in potential trip generation by -5,472 daily trips, -172 AM peak hour trips, and -473 PM peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Causeway Blvd. is a FDOT maintained, 4-lane, divided, arterial roadway, characterized by +/-12-foot lanes and +/-72 feet of pavement within +/-100 feet of right-of-way. There are sidewalks on both sides and 4-foot bikelanes.

**SITE ACCESS**

The PD site plan proposes a restricted right-in/right-out access connection to Causeway Blvd., subject to FDOT approval, with a gated access. The gated entry shall be designed to comply with the TTM, TD-9.

FDOT comments indicate the access is non-conforming per State rules. As such the applicant is required to establish the project access connection as a shared access facility with the adjacent property to the west (folio#47523.0000). Staff recommends a condition of approval to ensure the shared access facility is implemented.

Pedestrian cross access stub outs are required per LDC, Sec. 6.04.03. Q. to adjacent properties to the east and west, folio# 47520.0000 and folio# 47560.0000, respectively.

**LEVEL OF SERVICE (LOS)**

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
CAUSEWAY BLVD	50TH ST	US HWY 301	D	C

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



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
SECRETARY

October 25th, 2022

### Joshi Complex

9027 Causeway Blvd.  
SR 674  
10 250 000  
MP .315 Rt Rdwy  
Class 5 @ 45 MPH  
Folio # 047523-0100

RE: Pre-Application Meeting Request

#### THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE  
AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 4/25/2023

### Attendees:

**Guests:** Housh Ghovaaee, Rick Perez and James Ratliff

**FDOT:** Todd Croft, Tom Allen, Allison Carroll, William Gregory, Dan Santos, Lindsey Mineer, Amanda Serra, and Luis Mejia

### Proposed Conditions:

This development is proposing new access to **SR 676**, a **class 5** roadway with a posted speed limit of **45 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **245'** driveway spacing, **660'** directional, **1320'** full median opening spacing, and **1320'** signal spacing requirements.

Vacant lot proposing to build 102 apartment units with new access to Causeway Blvd designed as a right in right out, divided driveway with one outbound lane and two inbound lanes to accommodate call box queuing and thru traffic/EMS passage.



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### FDOT Recommendations:

1. Move call box south so there is a minimum of 30'-50' from the roadway and as far away from the cross access possible
2. Non-conforming spacing will require cross access stub to property to the west
  - a. Cross access to be aligned with driveway median U-Turn location
  - b. County is only going to require pedestrian cross access with current zoning of both properties.
  - c. Cross access width will be determined by the land uses that use it at time of tie in construction. Minimum of 20'-24' wide likely
3. 35' radii on driveway ingress and egress
4. Utilities in area are owned by the City of Tampa
5. Reference the UAM for utility permit requirements
6. Sewer and water work will need to be done on 2 separate utility permits
7. Lane closure restrictions in this area are as follows, eastbound restricted from 12:30 PM to 8:00 PM and westbound is restricted from 7:00 AM to 9:00 AM and 3:30 PM- 6:00 PM
8. Provide existing and proposed drainage maps
9. If site drains to the state system or there is an existing structure or system, either active or inactive, in the existing or proposed condition, then a drainage permit will be required. If it does not discharge to any state system, then it may qualify as a drainage exemption. Complete the attached exception questionnaire to determine which you will need to apply for.
10. If applying for an exception, include the completed questionnaire in the submittal package.





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11. Contact Joel Provenzano or Andrew Perez for any traffic or access related questions at [joel.provenzano@dot.state.fl.us](mailto:joel.provenzano@dot.state.fl.us), [andrewa.perez@dot.state.fl.us](mailto:andrewa.perez@dot.state.fl.us), or at 813-975-6000.
12. Contact Todd, Tom or Mecale' (makayla) for permit, pre app, or general questions at [todd.croft@dot.state.fl.us](mailto:todd.croft@dot.state.fl.us), [thomas.allen@dot.state.fl.us](mailto:thomas.allen@dot.state.fl.us), [mecale.roth@dot.state.fl.us](mailto:mecale.roth@dot.state.fl.us), or 813-612-3200.
13. Contact Amanda Serra for drainage related questions at [amanda.serra@dot.state.fl.us](mailto:amanda.serra@dot.state.fl.us) or 813-262-8257.

### Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- conforming
- non-conforming
- N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website ([osp.fdot.gov](http://osp.fdot.gov)):

- access-category A or B
- access-category C, D, E, or F
  - traffic study required
- access safety upgrade
- drainage
  - or
  - drainage exception
- construction agreement
- utility
- general Use
- other \_\_\_\_\_



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SECRETARY

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

*Mecale' Roth*

Permit Coordinator II  
2822 Leslie Rd.  
Tampa, FL 33619  
Office - 813-612-3237  
M-F 8:30 AM – 5:00 PM



### **Additional Comments/Standard Information:**

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
  - a. all associated FDOT permit #'s
  - b. state road # (& local road name) and road section ID #
  - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
  - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
  - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it



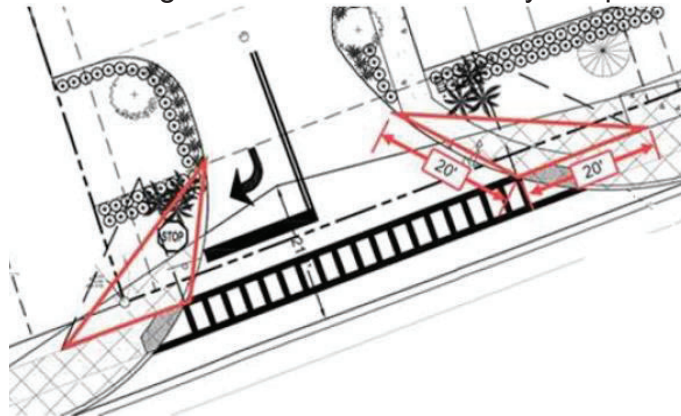
## Florida Department of Transportation

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- b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
  - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
  - d. double yellow 6" lane separation lines
  - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
  - f. warning mats to be red in color unless specified otherwise
  - g. directional arrow(s) 25' behind the stop bar
  - h. all markings on concrete are to be high contrast (white with black border)
  - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



- 9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
- 10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

### Context Classification:



# Florida Department of Transportation

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Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93>

Topic #625-000-002  
FDOT Design Manual

January 1, 2020

**Table 222.1.1 Standard Sidewalk Widths**

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12
Notes: (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated. (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet. (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification. (4) See <i>FDM 260.2.2</i> for sidewalk width requirements on bridges.	

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

## Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the



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lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link and table for details:

[https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf\\_2](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2)

Topic #625-000-002  
FDOT Design Manual

January 1, 2020

**Table 231.2.1 Lighting Initial Values**

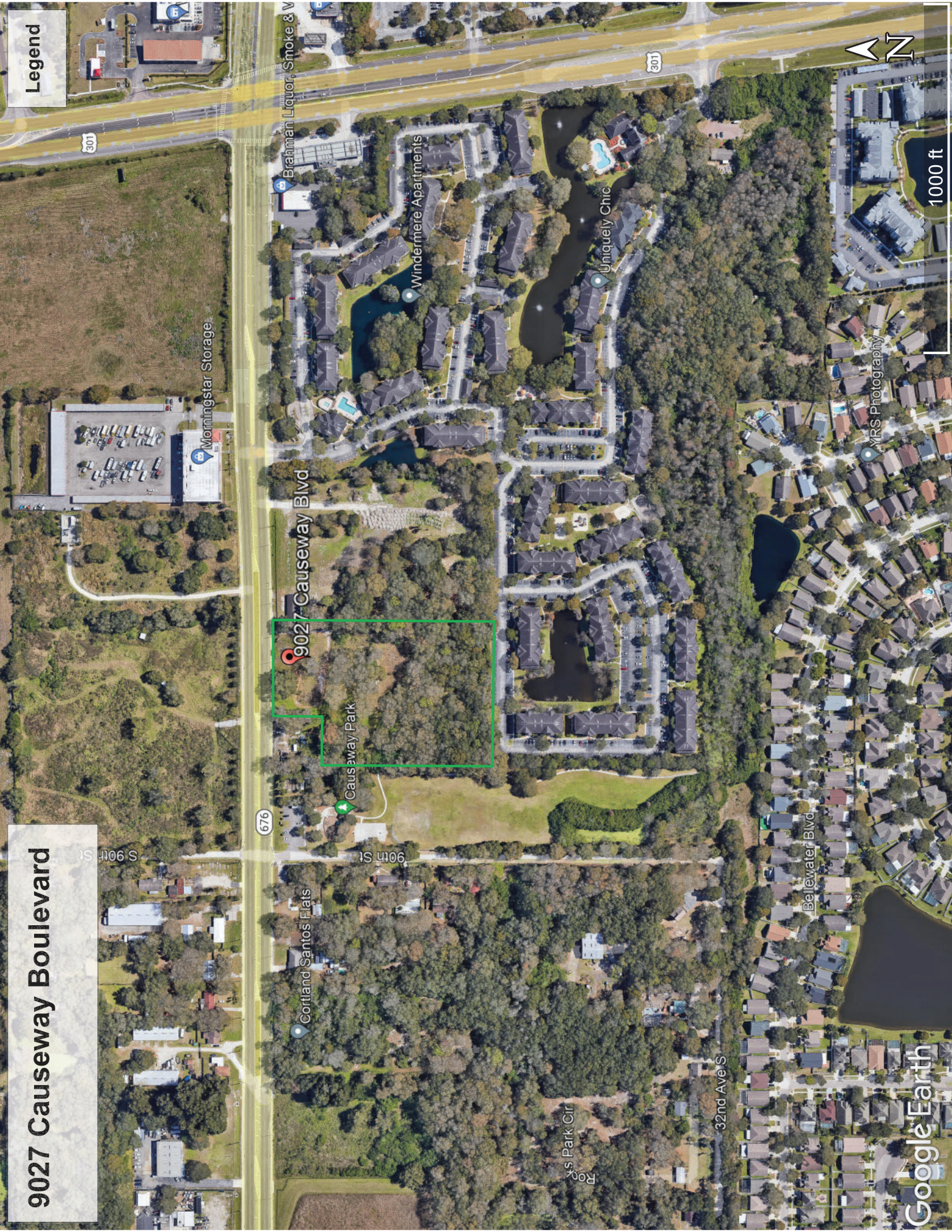
Roadway Classification Or Project Type	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	L <sub>v</sub> (MAX)/L <sub>v</sub> (AVG)
<b>Conventional Lighting</b>					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
<b>High Mast Lighting</b>					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
<b>Signalized Intersection Lighting</b>					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
<b>Midblock Crosswalk Lighting</b>					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
<b>Sidewalks and Shared Use Paths</b>					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
<b>Sign Lighting</b>					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
<b>Rest Area Lighting</b>					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting



# 9027 Causeway Boulevard

Legend



1000 ft

Google Earth

# JOSHI COMPLEX

**SECTION 36 - TOWNSHIP 29 S - RANGE 19 E  
PARCEL NO. U-36-29-19-663-000001-65140.0  
HILLSBOROUGH COUNTY, FLORIDA**

### LEGAL DESCRIPTION

LEGAL DESCRIPTION:  
PART OF TRACT 2 IN THE NE 1/4 OF SECTION 36, TOWNSHIP 29 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, ACCORDING TO THE PLAT BOOK OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID TRACT 2, RUN WEST ALONG THE NORTH BOUNDARY OF SAID TRACT 2, A DISTANCE OF 265.0 FEET, RUN SOUTH PARALLEL TO THE EAST BOUNDARY OF SAID TRACT 2, A DISTANCE OF 187.0 FEET; RUN THENCE WEST PARALLEL TO THE NORTH BOUNDARY OF SAID TRACT 2, A DISTANCE OF 135.0 FEET, RUN THENCE SOUTH PARALLEL TO THE EAST BOUNDARY OF SAID TRACT 2, A DISTANCE OF 436.45 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT 2, RUN THENCE EAST ALONG SAID SOUTH BOUNDARY OF TRACT 2, A DISTANCE OF 400.0 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2, RUN THENCE NORTH ALONG THE EAST BOUNDARY OF SAID TRACT 2, A DISTANCE OF 608.0 FEET TO THE POINT OF BEGINNING; LESS THE NORTH 37.0 FEET OF SAID TRACT IN USE AS RIGHT-OF-WAY FOR CAUSEWAY BOULEVARD.

### OWNER CONTACT

2021 DRSU DEVELOPMENT OF WEST COST, LLC TRUSTEE  
123 BOYBROS AVE  
TAMPA, FL 33606-5552

### DESIGN PROFESSIONALS

CIVIL ENGINEER (PALMER)  
PALMER ENGINEERING, INC.  
300 SOUTH BELLWOOD ROAD  
TAMPA, FL 33612-2800  
TEL: (813) 933-4466  
FAX: (813) 933-4466

OWNER:  
DAVID L. JOSHI  
13010 N. 38th St  
Tampa, FL 33612-2800  
TEL: (813) 933-4466  
FAX: (813) 933-4466

### FLOOD ZONE INFORMATION

ZONE "X" - PER FEMA FIRM PANEL  
NUMBER: 12057C 0386K, DATED 10/07/2021

### STREET MAP



### AERIAL MAP



### INDEX OF SHEETS

CL.1	CIVIL SITE DATA
C2.1	SITE PREPARATION
C3.1	PROPOSED SITE PLAN

SITE DATA		
MATRIX	EXISTING	PROPOSED
ZONING:	PD	PD
USAGE:	VACANT LAND, UNIMPROVED MOBILE HOME	COMBOS
FUTURE LAND USE:		COMBOS, UNIMPROVED MOBILE HOME, CHU-12
LOT AREA (GROSS):	222,003.84 S.F. 5.14 ACRES	222,003.84 S.F. 5.14 ACRES
BUILDING COVERAGE:	1,759.34 S.F.	59,450 S.F.
FLOOR AREA RATIO (FAR):	0.007	0.267
DENSITY:	12 DWELLING UNITS/ACRE	20 CONDOMINIUMS/ACRE
MAX. SETBACKS:	0'	30'
FRONT (NORTH) SIDE (WEST) SIDE (NORTH) SIDE (EAST) REAR (SOUTH)	0'	20'
BUILD. HEIGHT:	0'	5'
VEHICULAR USE AREA (VUA):	14,500.28 S.F.	66,655.58 S.F.
INTERIOR LANDSCAPING:	-	5304.8 S.F.
IMPROVED SURFACE RATIO: (I.S.R.)	0.79	140233.38 S.F. 0.636
OPEN SPACE RATIO: (O.S.R.)	201,008.56 S.F. 0.91%	76,650.8 S.F. 0.34%
PARKING:	-	197 SPACES
PARKING CALCULATIONS:	2 PER DWELLING UNIT = 208 SPACES PROVIDED	197 PARKING SPACES AND 24 BIKE PARKING SPACES

### AGENCY RESPONSE STAMPS

--

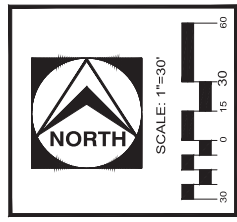
**Northside**  
Engineering, Inc.  
300 South Bellwood Avenue, Suite 3700  
Tampa, FL 33612-2800  
Tel: 727-442-2888 Fax: 727-442-2828  
tech@northsideengineering.com  
Est. 1988

Civil, Land Planning, Traffic Studies, Landscape Architecture, Surveying  
Civil Engineer, Traffic Studies, Landscape Architecture, Surveying  
Civil Engineer, Traffic Studies, Landscape Architecture, Surveying  
Civil Engineer, Traffic Studies, Landscape Architecture, Surveying

CA # 31306	David B. Eshbach, P.E. RA0071
PROJECT #	2196
ISSUE DATE:	00/00/21
REVISIONS:	
NO.	Description
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CIVIL SITE DATA  
**THE PARK @ CAUSEWAY**  
9027 CAUSEWAY BLVD.  
REVIEW # 33578

**Northside**  
Engineering, Inc.  
C111



**SITE PREPARATION NOTES**

1. REMOVE EXISTING CONCRETE, BRICK, BLOCK, OR OTHER MATERIALS FROM ALL EXISTING STRUCTURES WITHIN PROJECT AREA, REMOVAL OF ALL EXISTING STRUCTURES WITHIN PROJECT AREA, REMOVAL OF ALL EXISTING UTILITIES, AND REMOVAL OF ALL EXISTING UTILITIES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO THE START OF CONSTRUCTION.

2. REMOVE EX. CONC.

3. REMOVE EX. ASPH.

4. REMOVE EX. METAL FRAME

5. REMOVE EX. POLE

6. REMOVE EX. CHAIN LINK FENCE

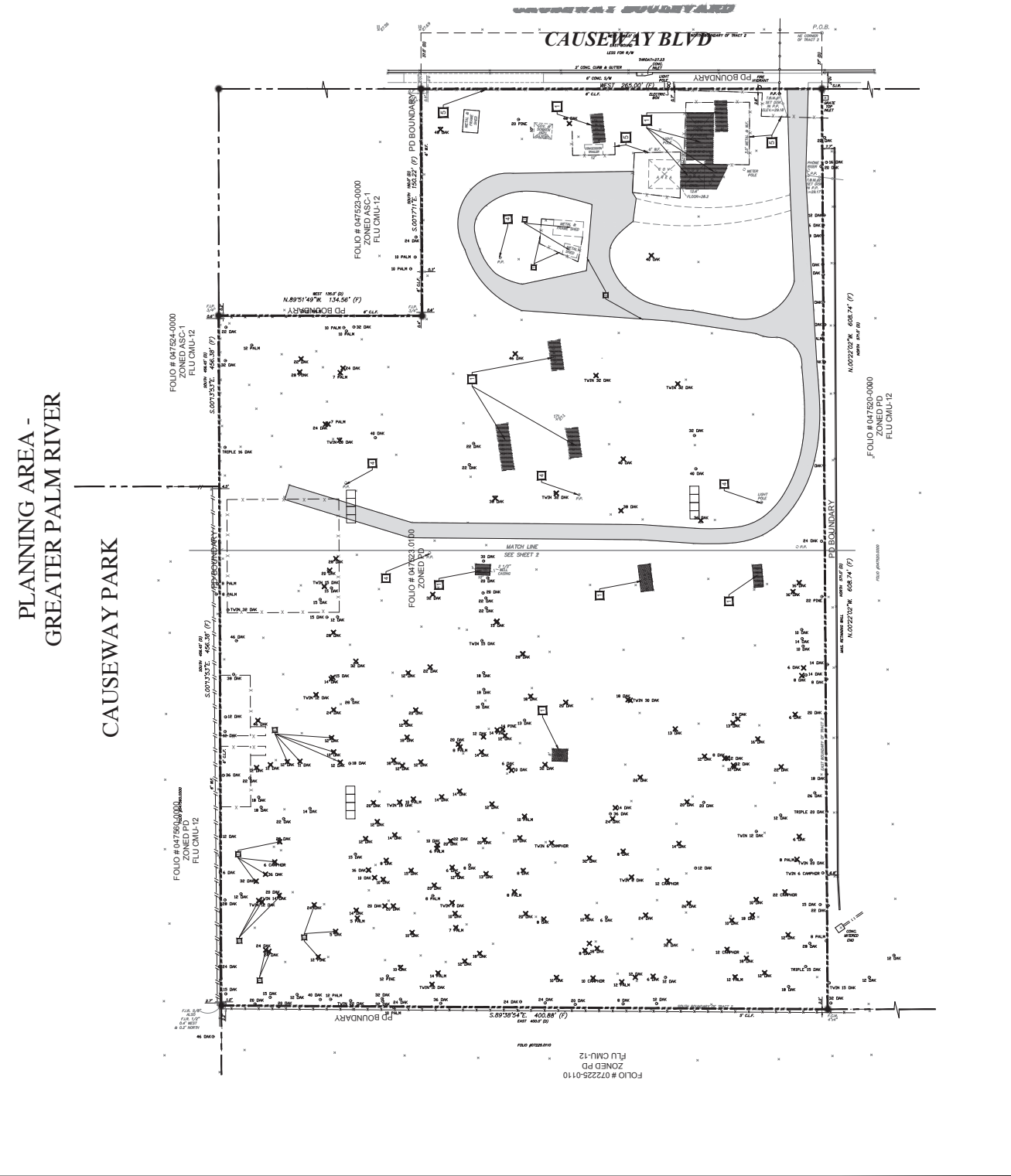
7. REMOVE EX. TREES

8. REMOVE EX. UTILITY AND LIGHT PILES

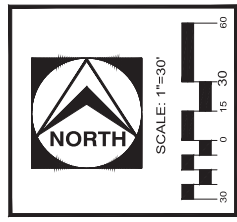
9. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED PRIOR TO THE START OF CONSTRUCTION.

10. OFF-SITE DISPOSAL OF STRUCTURES, UTILITIES AND CONSTRUCTION MATERIALS SHALL BE AT THE DISCRETION OF THE CONTRACTOR.

**POTABLE WATER AND SEWER SERVICE PROVIDED BY CITY OF TAMPA**



PLANNING AREA -  
GREATER PALM RIVER  
CAUSEWAY PARK



**LEGEND**

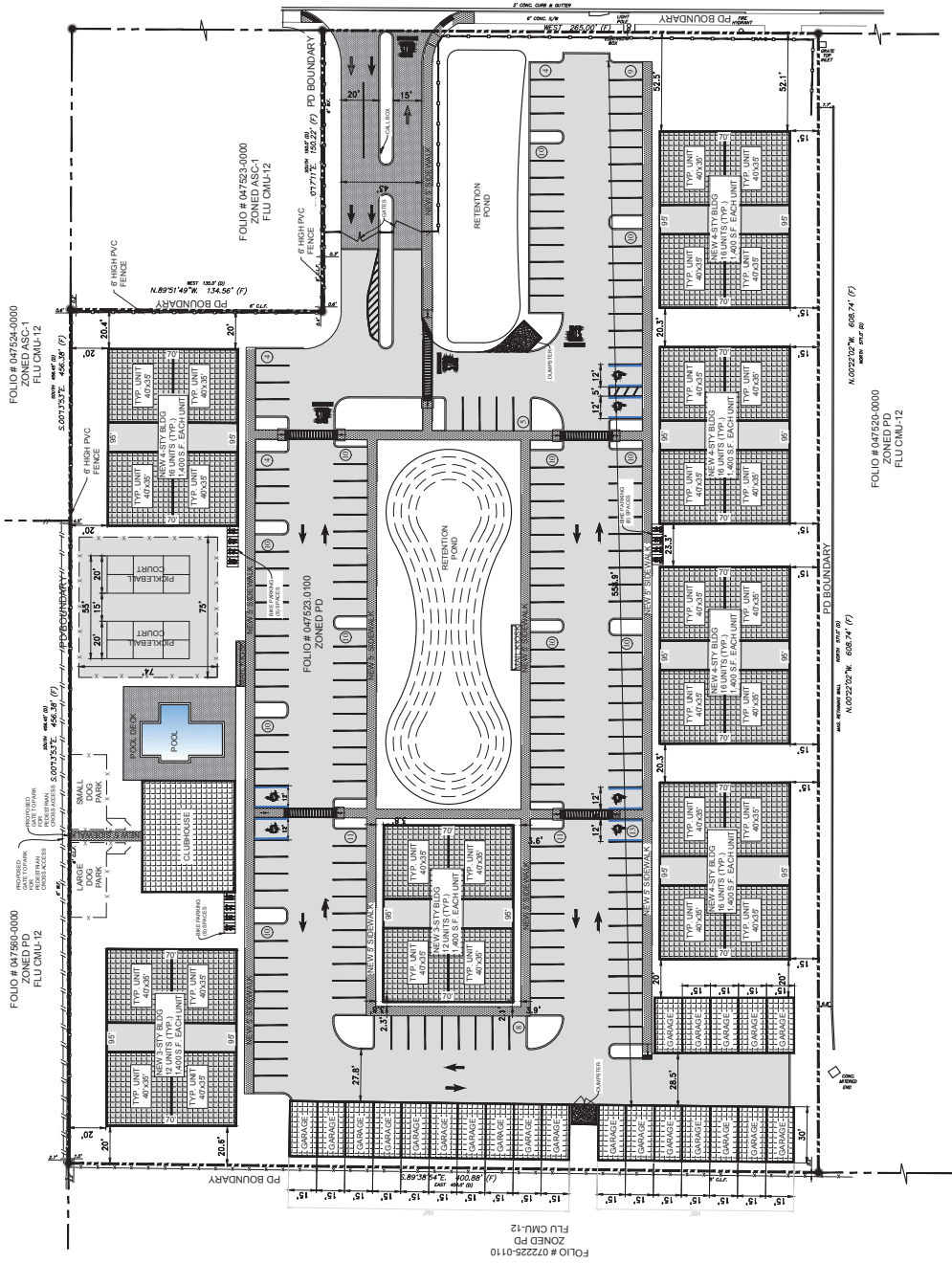
[Symbol]	PROPERTY LINE
[Symbol]	NEW ENCLOSED BUILDING
[Symbol]	NEW ASPH PAVEMENT
[Symbol]	NEW 4" CONC. WALK
[Symbol]	NEW PAVERS

4-STY UNITS: (6) 16 UNITS PER BLDG. = 80 UNITS  
3-STY UNITS: (2) 12 UNITS PER BLDG. = 24 UNITS  
TOTAL UNITS = 104 UNITS  
SURFACE PARKING SPACES PROVIDED = 179  
GARAGE SPACES = 22  
BIKE PARKING SPACES = 24

POTABLE WATER  
AND SEWER  
SERVICE PROVIDED  
BY CITY OF TAMPA

**CAUSEWAY BLVD**

PLANNING AREA -  
GREATER PALM RIVER  
CAUSEWAY PARK



FOLIO # 047524-0000  
ZONED ASC-1  
FLU CMU-12

FOLIO # 047523-0000  
ZONED ASC-1  
FLU CMU-12

FOLIO # 047523-0100  
ZONED PD  
FLU CMU-12

FOLIO # 047525-0000  
ZONED PD  
FLU CMU-12

FOLIO # 047525-0000  
ZONED PD  
FLU CMU-12

FOLIO # 047525-0000  
ZONED PD  
FLU CMU-12

FOLIO # 047525-0000  
ZONED PD  
FLU CMU-12

**COMMISSION**

Joshua Wostal CHAIR  
 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
 Ken Hagan  
 Pat Kemp  
 Gwendolyn “Gwen” W. Myers  
 Michael Owen



**DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Diana M. Lee, P.E. AIR DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> December 12, 2022</p> <p><b>PETITION NO.:</b> 22-1120</p> <p><b>EPC REVIEWER:</b> Kelly M. Holland</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222</p> <p><b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a></p>	<p><b>COMMENT DATE:</b> December 8, 2022</p> <p><b>PROPERTY ADDRESS:</b> 9027 Causeway Blvd, Tampa</p> <p><b>FOLIO #:</b> 0475230100</p> <p><b>STR:</b> 36-29S-19E</p>
<p><b>REQUESTED ZONING:</b> : Major Modification to an existing Planned Development</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	NA
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

**School Board**

Nadia T. Combs, Chair  
Henry "Shake" Washington, Vice Chair  
Lynn L. Gray  
Stacy A. Hahn, Ph.D.  
Karen Perez  
Melissa Snively  
Jessica Vaughn



**Superintendent of Schools**  
Addison G. Davis

**SUBJECT: RZ PD 22-1120**

Be advised that as of *September 1, 2020*, the School Board of Hillsborough County requires review fees for plan amendments, rezoning cases and school concurrency. This project has been determined to be subject to an "Adequate Facilities Analysis (Rezoning Initial Submittal)". Prior to review and comments from the School Board please:

- 1) Pay the corresponding fee at <https://hillsborough-county-school-district---growth-management-planni.square.site/product/adequate-facilities-analysis-rezoning-initial-submittal-1st-revision-included-/3?cp=true&sa=true&sbp=false&q=false>
- 2) Submit and upload an application, along with payment receipt to the County. The application is found on the District's website at <https://drive.google.com/file/d/1xolPecJTku5W7dr-xFGIFFZQ8LLaQZRT/view>

More information related to the School Concurrency review fees and process is found on the District's website at [https://drive.google.com/file/d/12zskhr0w03spCz3zDefl1RcdCn91n\\_P6/view](https://drive.google.com/file/d/12zskhr0w03spCz3zDefl1RcdCn91n_P6/view).

Thank you,



Renée M. Kamen, AICP, Manager, Planning & Siting  
Growth Management Department  
e: [renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)  
p: 813-272-4083



**NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.**

---

**TO:** Zoning Review, Development Services

**DATE:** 11/04/2022

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Housh Ghovae, CEO - Northside Engineering, Inc.

**PETITION NO:** 22-1120

**LOCATION:** 9027 Causeway Blvd

**FOLIO NO:** 47523.0100

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**Estimated Fees:**

(Fee estimate is based on a 3-10 story, 1,500 square foot unit, 3 bedroom, Condo complex)

Mobility: \$4,864

Parks: \$1,957

School: \$7,027

Fire: \$249

Total Per Unit = \$14,097

No impacts on clubhouse/amenities (accessory to the development)

**Project Summary/Description:**

Urban Mobility, Central Park, Northwest Fire - Condo units, with clubhouse/amenities

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 16 August 2022**

**REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management**

**APPLICANT: Housh Ghovae**

**PETITION NO: MM 22-1120**

**LOCATION: 9027 Causeway Blvd, Riverview, FL 33578**

**FOLIO NO: 47523.0100**

**SEC: 36 TWN: 29 RNG: 19**

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- This agency has no comments.
  
- This agency has no objection.
  
- This agency has no objection, subject to listed or attached conditions.
  
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.



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

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PETITION NO.: MM22-1120      REVIEWED BY: Randy Rochelle      DATE: 8/10/2022

FOLIO NO.: 47523.0100

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**WATER**

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
  
- A \_\_\_ inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. 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 City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
  
- A \_\_\_ inch wastewater force main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. 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: \_\_\_\_\_.



# **VERBATIM TRANSCRIPT**



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HEARING MASTER: All right. And applicant, did you wish to have anything further? No. All right. Thank you very much. That closes the hearing on Rezoning PD 22-0877.MR. GRADY: The next item is Agenda Item D.6 Major Mod application 22-1120. The request is a rezone -- is for a major modification existing PD. Tania Chapela will provide staff recommendation after presentation by the applicant.

MR. GHOVAEE: Good evening, Madam Hearing Officer. Good evening, Brian Grady and the staff. My name is Housh Ghovae. I'm with Northside Engineering. We're located in Clearwater, 300 South Belcher Road. I have been sworn in.

I wanted to go publicly speaking, wanted to publicly appreciate the staff for being extremely helpful, extremely kind. So before you tonight, we have this 5.11 acre piece of property that is located on Causeway Boulevard 9027. This project was previously the rezone to PD -- PD number on that is 91-0116. Subsequent to that, the project was the -- the -- the land use was amended to Res-20 and we're able to increase the -- the density from 12 units an acre to 20 units an acre, which

1 became consistent with the neighborhood.

2           Due to the increase, we are able to provide additional  
3 units on this property and presented to Staff with 102 units of  
4 multi-family, which is consistent with your 20 units an acre  
5 land use. Basically that's -- that's the project before you.  
6 And we have met with DOT and had met the requirements in terms  
7 of access to -- to the east, vehicular access and we have  
8 provided some pedestrian access to the east and to the west of  
9 us. So staff's been extremely helpful and we've been able to  
10 accommodate their requests and requirements. Requesting your  
11 approval.

12           HEARING MASTER: All right. Thank you, sir.

13           MR. GHOVAEE: Thank you.

14           HEARING MASTER: Be sure and sign in with the Clerk  
15 here. All right. Development Services.

16           MS. CHAPELA: Tania Chapela, Development Services.

17 The applicant request to allow a maximum of 102 unit  
18 multi-family development. The applicant request to remove all  
19 existing commercial entitlements and to increase from 38  
20 single-family units to allow this total of 102 unit development.  
21 Waiver is required to building height requirements. And the  
22 subject is -- the subject side is located along Causeway  
23 Boulevard with commercial and single-family and also  
24 multi-family residential uses.

25           The proposed use is comparable to the current

1 residential uses and the proposed layout is compatible with the  
2 surrounding development pattern. Furthermore, the proposed  
3 density increase from 7.4 to 19.96 dwelling units breaker is  
4 permissible in the RES-20 Future Land Use.

5           Additionally, the modification will remove commercial  
6 entitlements and will result in a decrease in potential trip  
7 generation by 5,472 daily trips total. So given the above,  
8 staff finds the proposed modification to be compatible with the  
9 surrounding properties and in keeping the general development  
10 pattern of the area.

11           And the staff recommends approval of this request  
12 subject to conditions. And this concludes my presentation.  
13 Thank you.

14           HEARING MASTER: All right. Thank you, Ms. Chapela.  
15 Planning Commission, please.

16           MS. MILLS: Yeneka Mills, Planning Commission Staff.  
17 The subject property is located within the Residential-20 Future  
18 Land Use Category, the urban service area and the Greater Palm  
19 Area Community Plan. The subject site is located within the  
20 urban service area. And according to Objective One of the  
21 Future Land Use Element, 80% of the County's growth is to be  
22 directed. The request is consistent with that policy direction.  
23 The request is also consistent with a Residential-20 Future Land  
24 Use Category. The applicant is requesting the maximum density  
25 that can be considered on the site of 102 units.

1           The proposed rezoning meets the intent of Objective  
2 16, Policy 16.12, Policy 16.3, Policy 16.7. The proposed  
3 density is reflected on the surrounding multi-family  
4 neighborhoods to the east and south. The site plan appears to  
5 show an efficient system of internal circulation with main  
6 access of Causeway Boulevard. The proposal meets the intent of  
7 the Greater Palm River Area Community Plan. The proposed  
8 pedestrian cross acces to the public space to the west of the  
9 site supports Goal Four, strategy three, which encourages  
10 connections to parks and public lands as new development occurs.

11           And based on those considerations, Planning Commission  
12 Staff finds the proposed major modification consistent with the  
13 Unincorporated Hillsborough Comprehensive Plan subject to  
14 conditions proposed by Development Services Department. Thank  
15 you.

16           HEARING MASTER: All right. Thank you. All right.  
17 Is there anyone here or online who wishes to speak in support of  
18 this application? I do you not hear anyone.

19           Is there anyone here or online who wishes to speak in  
20 opposition to this application? All right. Please come  
21 forward.

22           MR. WEIR: Bruce Weir, 9025 Causeway Boulevard. One  
23 question I've got for the county staff or I've got several here  
24 is, who's taking my direct access to Causeway away, where I'm  
25 going to be forced to take it off of there? I noticed they

1 didn't provide any map or -- or any site plan up here. So I can  
2 turn right around and -- and see. We asked -- we requested a  
3 site plan they never -- they never gave it to us.

4 HEARING MASTER: Maybe he'll -- maybe staff can  
5 address that. I believe there's a -- there is a site plan in  
6 the record, sir.

7 MR. WEIR: Also, you can't -- I can't see it. How far  
8 is it off my property line? It looks like three feet.

9 MR. GRADY: Sir, what's -- where is your property in  
10 relationship?

11 MR. WEIR: Directly to the west.

12 MR. GRADY: So you like the northwest just the west of  
13 the intersection right -- are you just west of the access to the  
14 parcel?

15 MR. WEIR: I supposed to take direct access off of  
16 the -- off of the road.

17 MR. GRADY: Okay.

18 MR. WEIR: And, first of all, if I've got a truck and  
19 the way things look, I'm going to have to come in and block all  
20 entrance to it, get out, open the gate, come back and it's going  
21 to create Causeway to be a load lane for the project. And then  
22 when I go to leave, I've got -- you got the median cut there.  
23 And when I've got my 24-foot trailer, how in the world am I  
24 supposed to access my own property? And by the way, I am  
25 agricultural ASC-1. I noticed the staff turn around and said



1 that I was re -- you know, residential. So I mean, I can farm  
2 there.

3 MR. GRADY: Madam Hearing Officer, when he's finished  
4 with this presentation, we can have Transportation respond to  
5 it. I think basically, looking at the site plan, he's adjacent  
6 to the access drive and looks like they're providing him access  
7 to his property from the project. So I'd have to ask the  
8 Transportation to respond to his questions and concerns  
9 regarding the access, because yeah, but they're -- they're not  
10 part of this,

11 MR. WEIR: What is the required setback from  
12 agricultural property? That's a heights setback, correct, to  
13 agricultural property.

14 MR. GRADY: Well sir, if you could go through all your  
15 concerns and then respond when you're --

16 MR. WEIR: Okay.

17 MR. GRADY: -- done with your presentation, yes.

18 MR. WEIR: I'm sorry. You know, that's going to be  
19 a -- a great devaluation of the property, having to take it off  
20 the road. And like I said, the design access is not compatible  
21 for normal use. Like I said, I'd have to block traffic, get out  
22 to open my gate, then pull in and so forth. And when I pull  
23 out, I'd have to block both ingress and egress traffic and run  
24 over their -- their center cut and so forth. I mean, to do it,  
25 you know, it -- it doesn't allow my truck, much less a 24

1 tractor trailer, to enter and exit. There's been no  
2 consideration, apparently, so far, you know, from the County and  
3 and stuff to -- to my needs and concerns. And by having that  
4 curb cut there, it's going to destroy a vast portion of that  
5 property.

6 And something else. Do they have a tree count? Have  
7 they done a tree study on the property? There's 100-year oak  
8 trees on that property that according to that plan, it removes  
9 every -- all vegetation completely, 100%, you know.

10 HEARING MASTER: Okay. Mr. Weir, so is from what I  
11 understand your concerns are, access that's a big concern,  
12 setback from your property --

13 MR. WEIR: Yes.

14 HEARING MASTER: -- and the impact on your property  
15 value --

16 MR. WEIR: Exactly.

17 HEARING MASTER: -- and -- and the trees on site?

18 MR. WEIR: Oh, yeah. There's -- there's 100 -- and  
19 who's responsible for the you know, for the condemnation  
20 basically?

21 HEARING MASTER: Okay. Okay. Thank you. I  
22 understand your concerns. We'll see if we can get some of them  
23 addressed on rebuttal or by development services. And if you  
24 have -- did you have anything further,

25 MR. WEIR: Well, I'm trying to say, if I heard you --

1 the County Attorney say I either have to throw everything  
2 against the wall now or hold -- or hold. -- I can't bring it up  
3 at the County Commission Meeting, correct? Can I add more to  
4 this if I find it?

5 MR. GRADY: You would have to ask for additional  
6 evidence and I can't say at this point that would be accepted.  
7 So I mean, yeah, it's been -- it's prudent to put whatever  
8 information you have into the record now. You know, and  
9 especially when I put an access gate there, having to get out  
10 and punch the buttons while blocking all the traffic. So -- but  
11 I do thank you --

12 HEARING MASTER: Yes, sir.

13 MR. WEIR: -- very much for your time.

14 HEARING MASTER: Thank you. Please sign in with the  
15 Clerk.

16 MR. WEIR: Yes, ma'am.

17 HEARING MASTER: All right. Thank you, sir. Is there  
18 anyone else who wishes to speak and to this application? All  
19 right. I don't hear anyone okay.

20 Okay. We'll go back to Development Services.

21 MR. GRADY: Yeah. In response to looking at the --  
22 the conditions, it looks -- it appears that yeah, I think he's  
23 folio 47523, which is sort of the northwest corner, not in the  
24 PD. Right now, the proposed -- the building setback is 20 feet  
25 from its property boundary. Sir, you can't --

Zoning Master Hearing  
December 12, 2022

1 HEARING MASTER: Yeah, Mr. Weir -- Mr. Weir, we --  
2 your comments are closed, but if you're going to comment, it has  
3 to be in the microphone. So just let -- let Development  
4 Services respond. Okay. Go ahead.

5 MR. GRADY: Go ahead.

6 MR. WEIR: I'm trying to figure out how far off my  
7 property line. It looks like only a three or four foot sidewalk  
8 and then -- and then you got the asphalt for the ingress.

9 MR. GRADY: Oh, so you're talking about the roadway?

10 MR. WEIR: Yes.

11 MR. GRADY: Okay. Okay. Yeah. I mean --

12 MR. WEIR: Running north and south.

13 MR. GRADY: Yeah. Transportation would have to advise  
14 on that, but yeah, I think it looks -- yeah, it certainly does  
15 look like it's fairly close to the property. I'm not sure, but  
16 we'll have to advise on that. I thought you were talking about  
17 the -- the buildings, but the building setback.

18 MR. WEIR: When I make a U-turn with my truck, I can  
19 barely make it in the two lanes that DOT already has existing  
20 they're on Causeway.

21 MR. GRADY: Yeah.

22 MR. WEIR: So I mean, that's -- I think is a genuine  
23 concern.

24 MR. GRADY: Understood.

25 MR. WEIR: And like I said, the height requirement

1 also.

2 MR. GRADY: Yeah.

3 MR. WEIR: The -- the setback.

4 MR. GRADY: Yeah. Yeah. So again, the yeah, the --  
5 the -- the setback for the building from his property is 20  
6 feet. The maximum building height is 50 feet. I will note that  
7 the applicant did request relief from the --

8 HEARING MASTER: Just a minute, Mr. Weir, please.  
9 Please go ahead. Mr. Grady, I want to hear what Development  
10 Services has to say. If you'll please -- Mr. Grady, please  
11 proceed.

12 MR. GRADY: Yeah. So there's -- and again, the  
13 building height's 50 feet. And so there is -- they are seeking  
14 relief from the two to one additional building setback for  
15 building heights over 20 feet that's prescribed in the Code.  
16 So -- so yeah, that's a mis -- it's a misstatement on the record  
17 that -- regarding I would note the waiver statement speaks to --  
18 to allow as I think, what I see a 70 and a 65 foot west and east  
19 setback. That's -- that's what it would have been required if  
20 you apply the two to one.

21 So -- so, again, they're seeking relief from that to  
22 do a 20-foot step back along his property boundary.

23 HEARING MASTER: All right. Is this a PD variation  
24 or --

25 MR. GRADY: Yes. This is a PD variation.

Zoning Master Hearing  
December 12, 2022

1 HEARING MASTER: Okay.

2 MR. WEIR: May I speak?

3 HEARING MASTER: No, sir. Just a moment, please.

4 MR. GRADY: It's not a variation. It's just --  
5 it's -- I'm sorry, it's a waiver.

6 HEARING MASTER: It's a waiver.

7 MR. GRADY: Yeah.

8 HEARING MASTER: Okay.

9 MR. GRADY: It's not a variation because it's just  
10 again, yes.

11 HEARING MASTER: All right. And can you explain the  
12 access concerns?

13 MR. GRADY: I would ask -- I think Transportation  
14 staff will have to respond to that.

15 HEARING MASTER: Okay. Is Mr. Ratliff available or  
16 someone from Transportation, please?

17 MR. PEREZ: Good evening, Madam Hearing Master.  
18 Richard Perez. The subject property has proposed access on  
19 Causeway Boulevard, which is an FDOT maintained facility for  
20 lane divided roadway. Thus, the applicant was required to meet  
21 with FDOT prior to staff completing our review and submitting  
22 our recommendation. The applicant did meet with FDOT. And  
23 FDOT's comments indicated that due to the non-conforming nature  
24 of the access on FDOT's roadway in terms of spacing from  
25 adjacent existing driveways on Causeway Boulevard, that they

1 would require a shared access facility be established from the  
2 subject property to the property to the west. That does not  
3 change the current access for the adjacent property to the west  
4 at this time.

5           However, if that property were to intensify or change  
6 use, they would have to seek a right-of-way permit from FDOT,  
7 just like the subject property. And at that time, FDOT would  
8 stipulate whatever requirements for access to Causeway  
9 Boulevard. With the shared access facility, it is possible that  
10 FDOT could require that future development to access the subject  
11 properties access connection to Causeway Boulevard.

12           HEARING MASTER: Okay. Mr. Perez, let me just make  
13 sure I understand. So the gentleman who is speaking, the --  
14 the -- the citizen who's speaking in opposition, Mr. Weir, he  
15 has access to his property on Causeway Boulevard. And so it's  
16 my understanding from what you just said, that that will not  
17 change if this rezoning is approved? That will change.  
18 Mr. Weir will continue to have access to his property as long as  
19 he continues to own it and use it the way he is. But if he or  
20 some future owner of that property, Mr. Weir's property, comes  
21 in and requests some development approval, then potentially his  
22 access would have to be through this subject property tonight,  
23 is that correct?

24           MR. PEREZ: That is correct. Subject to FDOT's  
25 determination.

1 HEARING MASTER: And this is FDOT's determination  
2 because this is an --

3 MR. PEREZ: Correct.

4 HEARING MASTER: -- FDOT road, correct? Okay. Then  
5 one more thing. The subject property tonight, it's my  
6 understanding, then from what you said, there's a condition that  
7 they will have to -- they will have to provide access through  
8 their property to Mr. Weir's property if sometime in the future  
9 that becomes necessary, is that correct?

10 MR. PEREZ: That is correct.

11 HEARING MASTER: Okay. All right. Thank you. Thank  
12 you very much, Mr. Perez. All right. Mr. Weir, did you  
13 understand that?

14 MR. WEIR: Mr. Perez.

15 HEARING MASTER: Please, Mr. Weir.

16 MR. WEIR: DOT has already denied. I've talked to  
17 them. There's got to be 245 feet.

18 HEARING MASTER: Okay. Mr. Weir, so you will continue  
19 to have access to your property the way it is right now?

20 MR. WEIR: Oh, one thing that I'd like to have the  
21 staff point out, my property is not residential, as they have  
22 assumed and has been reported back to me. It is agricultural.

23 MR. GRADY: Understood. And you placed that on the  
24 record, so.

25 MR. WEIR: Yes. So there -- I know there's different



1 setback requirements for agricultural.

2 HEARING MASTER: Okay. Thank you, sir.

3 MR. WEIR: And -- and I'm sorry.

4 MR. GRADY: I believe the applicant is part of the  
5 rebuttal is going to indicate they're willing to commit to, you  
6 know, along that it was a little unclear on the record, but  
7 basically they did not waive buffering screening along the  
8 western -- along that boundary. So to provide a 20 foot buffer  
9 between the road and his property because that would be the Code  
10 requirement. He's also -- and you he'll commit this -- he'll  
11 note this on the record also, commit to, meeting the setback  
12 requirements for the two to one for that building immediately  
13 adjacent behind him. So the request for relief from the two to  
14 one would not apply to that building. And I think he'll put  
15 that on the record because I just spoke to him. So --

16 HEARING MASTER: All right. Applicant.

17 MR. GHOVAEE: Good evening. This project is pretty  
18 flexible. We have plenty of room to expand. Absolutely, have  
19 no problem to make our neighbor happy. You know, we can shift  
20 the building further south away from his property and also shift  
21 the access further east away from his property. But one thing  
22 he ought to know is that DOT would like us to provide access to  
23 the property line. So we're going to have to bring pavement his  
24 property line for his future connection. But that's like I  
25 think it's either 15 feet or 24 feet roadway.

Zoning Master Hearing  
December 12, 2022

1 HEARING MASTER: Okay. And I'm just looking at your  
2 site plan. It's a little fuzzy on my screen, but I do see at  
3 your entranceway it appears that there's a stubout or something  
4 that --

5 MR. GHOVAEE: Yes. That's a DOT --

6 HEARING MASTER: -- for some --

7 MR. GHOVAEE: -- requirement.

8 HEARING MASTER: A DOT requirement.

9 MR. GHOVAEE: Yes.

10 HEARING MASTER: Okay. All right. So that's the  
11 access issue. And the other issue was, I guess, the setback of  
12 the buildings from his property. And I think you address that.

13 MR. GHOVAEE: There's plenty of room. We can shift it  
14 further back.

15 HEARING MASTER: Okay.

16 MR. GHOVAEE: We would like our neighbor to be happy  
17 and we certainly don't want to have any issues with our  
18 neighbor. Be glad to do whatever it takes to help.

19 HEARING MASTER: Okay. Anything else you wish to add?

20 MR. GHOVAEE: No.

21 HEARING MASTER: Okay. All right.

22 MR. GHOVAEE: Thank you.

23 HEARING MASTER: Thank you very much. That will close  
24 the hearing on Major Modification 22-1120.

25



1 is out of order to be heard and is being continued to  
2 December 12, 2022 zoning hearing master hearing.

3 Item A.15 Rezoning Standard 22-0945. This application  
4 is out of order to be heard and is being continued to the  
5 December 12, 2022 zoning hearing master hearing.

6 Item A.16 Rezoning PD 22-0948. This application is  
7 out of order to be heard and is being continued to the  
8 December 12, 2022 zoning hearing master hearing.

9 Item A.17 Rezoning PD 22-1082. This application is  
10 out of order to be heard and is being continued to the  
11 December 12, 2022 zoning hearing master hearing.

12 Item A.18 major mode application 22-1096. This  
13 application is being continued by the applicant to the  
14 December 12, 2022 zoning hearing master hearing.

15 Item A.19 Rezoning PD 22-1107. This application is  
16 being continued by the applicant to the December 12, 2022 zoning  
17 hearing mastering hearing.

18 Item A.20 major mod application 22-1116. This  
19 application is out of order to be heard and is being continued  
20 to the December -- is being continued to the December 12, 2022  
21 zoning hearing master hearing.

22 Item A.21 major mod application 20 -- 22-1120. This  
23 application is out of order to be heard and is being continued  
24 to the December 12, 2022 zoning hearing master hearing.

25 Item A.22 Rezoning Standard 22-1169. This applicant

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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IN RE: )  
)  
LAND USE HEARING OFFICER )  
HEARINGS )  
)  
-----X

LAND USE HEARING OFFICER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, October 17, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 9:10 p.m.

PLACE: Robert W. Saunders, Sr. Public  
Library  
Ada T. Payne Community Room  
1505 N. Nebraska Avenue  
Tampa, Florida 33602

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter  
U.S. Legal Support

1           Item A.21, Rezoning Standard 22-1217. This  
2 application is being withdrawn from the Zoning  
3 Hearing Master process.

4           Item A.22, Rezoning Standard 22-1221. This  
5 application not awarded. The hearing is being  
6 continued to the December 12, 2022, Zoning Hearing  
7 Master Hearing.

8           Item A.23, Major Mod Application 22-1116.  
9 This application is being continued by the  
10 applicant to the November 14, 2022, Zoning Hearing  
11 Master Hearing.

12           Item A.24, Major Mod Application 22-1120.  
13 This application is being continued by the  
14 applicant to the November 14, 2022, Zoning Hearing  
15 Master Hearing.

16           Item A.25, Major Mod Application 22-1126.  
17 This application is being continued by the  
18 applicant to the December 12, 2022, Zoning Hearing  
19 Master Hearing.

20           Item A.26, Rezoning PD 22-1195. This  
21 application is being continued by the applicant to  
22 the November 14, 2022, Zoning Hearing Master  
23 Hearing.

24           Item A.27, Rezoning PD 22-1204. This  
25 application is being continued by the applicant to



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 12/12/2022HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 22-0927</u>	PLEASE PRINT NAME <u>Todd Pressman (virtual)</u> MAILING ADDRESS <u>334 S. East Lake Rd</u> CITY <u>Palm Harbor</u> STATE <u>FL</u> ZIP <u>34685</u> PHONE <u>727-804-1760</u>
APPLICATION # <u>RZ 22-0927</u>	PLEASE PRINT NAME <u>Michael McLANUS</u> MAILING ADDRESS <u>5706 Neal Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813-205-7824</u>
APPLICATION # <u>RZ 22-0927</u>	PLEASE PRINT NAME <u>MARLYN STILLWELL</u> MAILING ADDRESS <u>2802 W 58th St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813-361-1785</u>
APPLICATION # <u>RZ 22-0927</u>	PLEASE PRINT NAME <u>CARRIE KNOX</u> MAILING ADDRESS <u>5610 NEAL DR</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813-504-3396</u>
APPLICATION # <u>RZ 22-0927</u>	PLEASE PRINT NAME <u>KELVIN BEST</u> MAILING ADDRESS <u>7804 N 57TH ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813-985-5206</u>
APPLICATION # <u>RZ 22-1496</u>	PLEASE PRINT NAME <u>Crianny Salvia Cartaya</u> MAILING ADDRESS <u>111 Seffner Ave</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-789-7929</u>



DATE/TIME: 12/12/2022HEARING MASTER: Pamela Jo HarleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-0567	PLEASE PRINT NAME <u>DENNY PENTECOST</u> MAILING ADDRESS <u>1207 S HOWARD AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813 546 0908</u>
APPLICATION # RZ 22-0567	PLEASE PRINT NAME <u>TODD AMADEN</u> MAILING ADDRESS <u>8515 PALM RIVER RD</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813 424 0808</u>
APPLICATION # RZ 22-0567	PLEASE PRINT NAME <u>TIM MYERS</u> MAILING ADDRESS <u>13126 LINCOLN RD</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-601-5236</u>
APPLICATION # RZ 22-0648	PLEASE PRINT NAME <u>David Wright (virtual)</u> MAILING ADDRESS <u>P.O. Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION # ZZ-0666	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 N. TAMPA BIZNES L</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 543 5900</u>
APPLICATION # RZ 22-0877	PLEASE PRINT NAME <u>maleia STORUM</u> MAILING ADDRESS <u>1410 N. WESTSHORE DR. D. SUITE 111</u> CITY <u>tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-642-4924</u>

DATE/TIME: 12/12/2022HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-0877	PLEASE PRINT NAME <u>Christopher Ferrari (virtual)</u> MAILING ADDRESS <u>3133 W. Frye Rd. #101</u> CITY <u>Chandler</u> STATE <u>AZ</u> ZIP <u>85226</u> PHONE <u>480-945-0400</u>
APPLICATION # MM-22-1120	PLEASE PRINT NAME <u>Hansh @HOWEE</u> MAILING ADDRESS <u>300 S. Kelch Ln</u> CITY <u>Clmt</u> STATE <u>FL</u> ZIP <u>33761</u> PHONE <u>727-709-0943</u>
APPLICATION # MM 22-1120	PLEASE PRINT NAME <u>Bruce Weir</u> MAILING ADDRESS <u>9025 Causeway Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-220-6052</u>
APPLICATION # 22-1195	PLEASE PRINT NAME <u>Sean Cashen</u> MAILING ADDRESS <u>13825 Toot Blvd Ste 605</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-241818</u>
APPLICATION # 22-1195	PLEASE PRINT NAME <u>William Sullivan</u> MAILING ADDRESS <u>26336 State Road 19</u> CITY <u>Howey in the Hills</u> STATE <u>FL</u> ZIP <u>34737</u> PHONE <u>407-465-3173</u>
APPLICATION # 22-1195	PLEASE PRINT NAME <u>Misty Leusch (virtual)</u> MAILING ADDRESS <u>11935 Twilight Danner Place</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE _____

DATE/TIME: 12/12/2022

HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p><b>APPLICATION #</b></p> <p>MM 22-1339</p>	<p>PLEASE PRINT NAME <u>Anne Pollack</u></p> <p>MAILING ADDRESS <u>433 Central Ave Ste 400</u></p> <p>CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-898-2831</u></p>
<p><b>APPLICATION #</b></p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p><b>APPLICATION #</b></p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p><b>APPLICATION #</b></p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p><b>APPLICATION #</b></p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p><b>APPLICATION #</b></p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>



DECEMBER 12, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 12, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

▶ Brian Grady, Development Services, introduces staff and reviews the changes.

D.4. RZ 22-0696

▶ Brian Grady, Development Services, calls RZ 22-0696, withdrawn.

C.2. STD 22-1096

▶ Brian Grady, Development Services, calls STD 22-1096, withdrawn.

D.9. RZ 22-1387

▶ Brian Grady, Development Services, calls RZ 22-1387 and requests continuance.

▶ Pamela Jo Hatley, ZHM, calls for proponents/continues RZ 22-1387.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, reviewed the withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Cameron Clark, Senior Assistant County Attorney, overview of oral argument/ZHM process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0927

▶ Brian Grady, Development Services, calls RZ 22-0927.

▶ Todd Pressman, applicant rep, presents testimony.

- ▶ Pamela Jo Hatley, ZHM, question to applicant.
- ▶ Todd Pressman, applicant rep, answers ZHM question.
- ▶ Isis Brown, Development Services, staff report.
- ▶ Pamela Jo Hatley, ZHM, question to Development Services.
- ▶ Isis Brown, Development Services, answers ZHM question.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Brian Grady, Development Services, answers ZHM question.
- ▶ Todd Pressman, applicant rep, answers ZHM question.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- ▶ Michael McLanus, opponent, presents testimony and submits exhibits.
- ▶ Marilyn Stillwell, opponent, presents testimony.
- ▶ Carrie Knox, opponent, presents testimony.
- ▶ Kelvin Best, opponent, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, calls Development Services/applicant rep.
- ▶ Todd Pressman, applicant rep, rebuttal.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Todd Pressman, applicant rep, answers ZHM questions.
- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Pamela Jo Hatley, ZHM, closes RZ 22-0927.

C.3. RZ 22-1496

- ▶ Brian Grady, Development Services, calls RZ 22-1496.
- ▶ Arianny Cartaya, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.

- ▶ Arianny Cartaya, applicant rep, answers ZHM questions.
- ▶ Isis Brown, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Isis Brown, Development Services, answers ZHM questions.
- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Yeneka Mills, Planning Commission, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Arianny Cartaya, applicant rep, questions to ZHM.
- ▶ Pamela Jo Hatley, ZHM, answers ZHM questions/closes RZ 22-1496.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 22-0567

- ▶ Brian Grady, Development Services, calls RZ 22-0567.
- ▶ Denny Pentecost, applicant rep, presents testimony and submits exhibits.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Denny Pentecost, applicant rep, answers ZHM questions and continues testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ James Ratliff, Development Services, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM questions.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents.
- ▶ Tim Myers, proponent, presents testimony.

- ▶ Pamela Jo Hatley, ZHM, calls for opponents/Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Denny Pentecost, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, closes RZ 22-0567.

D.2. RZ 22-0648

- ▶ Brian Grady, Development Services, calls RZ 22-0648.
- ▶ David Wright, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ David Wright, applicant rep, answers ZHM questions.
- ▶ Sam Ball, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0648.

D.3. MM 22-0686

- ▶ Brian Grady, Development Services, calls MM 22-0686.
- ▶ Michael Brooks, applicant rep, presents testimony and submits exhibits.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Michael Brooks, applicant rep, answers ZHM questions.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Planning Commission.
- ▶ Yeneka Mills, Planning Commission, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 22-0686.



D.5. RZ 22-0877

- ▶ Brian Grady, Development Services, calls RZ 22-0877.
- ▶ Maleia Storum, applicant rep, presents testimony.
- ▶ Sam Ball, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents.
- ▶ Christopher Ferrari, proponent, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, calls for opponents/Development Services/applicant rep/closes RZ 22-0877.

D.6. MM 22-1120

- ▶ Brian Grady, Development Services, calls MM 22-1120.
- ▶ Housh Ghovae, applicant rep, presents testimony and submits exhibits.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- ▶ Bruce Weir, opponent, questions to Development Services.
- ▶ Brian Grady, Development Services, answers opponent questions.
- ▶ Pamela Jo Hatley, ZHM, answers opponent questions and calls for Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ Bruce Weir, opponent, questions to Development Services.
- ▶ Brian Grady, Development Services, answers opponent questions.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Richard Perez, Development Services, answers ZHM questions.
- ▶ Bruce Weir, opponent, presents testimony.

- ▶ Brian Grady, Development Services, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Housh Ghovae, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, closes MM 22-1120.

D.7. RZ 22-1195

- ▶ Brian Grady, Development Services, calls RZ 22-1195.
- ▶ William Sullivan, applicant rep, presents testimony.
- ▶ Sean Cashen, applicant rep, presents testimony and submits exhibits.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- ▶ Mistry Lousch, opponent, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Mistry Lousch, opponent, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, calls for Development Services/applicant rep.
- ▶ William Sullivan, applicant rep, rebuttal.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ William Sullivan, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, closes RZ 22-1195.

D.8. MM 22-1339

- ▶ Brian Grady, Development Services, calls MM 22-1339.
- ▶ Anne Pollack, applicant rep, presents testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.

MONDAY, DECEMBER 12, 2022

▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 22-1339.

ADJOURNMENT

▶ Pamela Jo Hatley, ZHM, adjourns the meeting at 9:15 p.m.





**PARTY OF  
RECORD**

**NONE**