

# PD Modification Application: PRS 24-0729

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: December 10, 2024



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

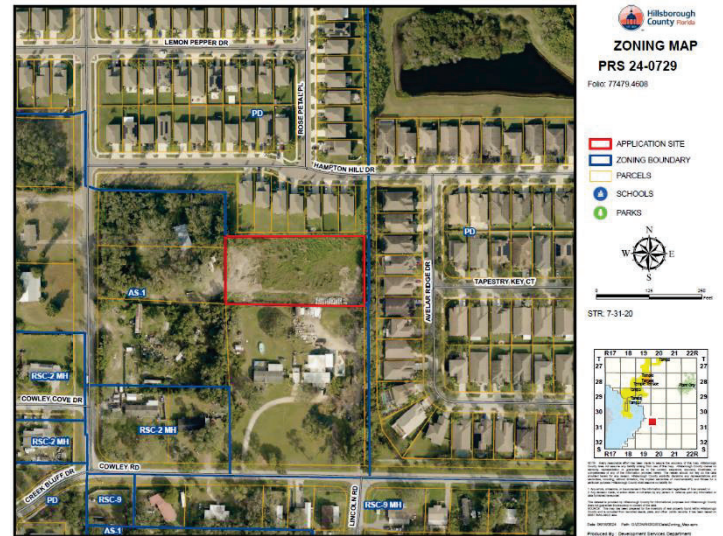
FLU Category: SMU-6

Service Area: Urban

Site Acreage: 1.23

Community  
Plan Area: Riverview

Overlay: None



### Introduction Summary:

PD 07-1767 was approved in 2007 for a 78.47-acre property to allow for 144 single-family detached homes, 121 Single-Family attached townhomes and 2,500 square feet of Childcare Center and/or Club House.

The applicant looks to remove a 1.23-acre parcel from the existing PD 07-1767 in order to include it in proposed PD 24-0722.

### Existing Approval(s):

78.47-acres

### Proposed Modification(s):

77.24-acres

### Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:

None Requested as part of this application

### Planning Commission Recommendation:

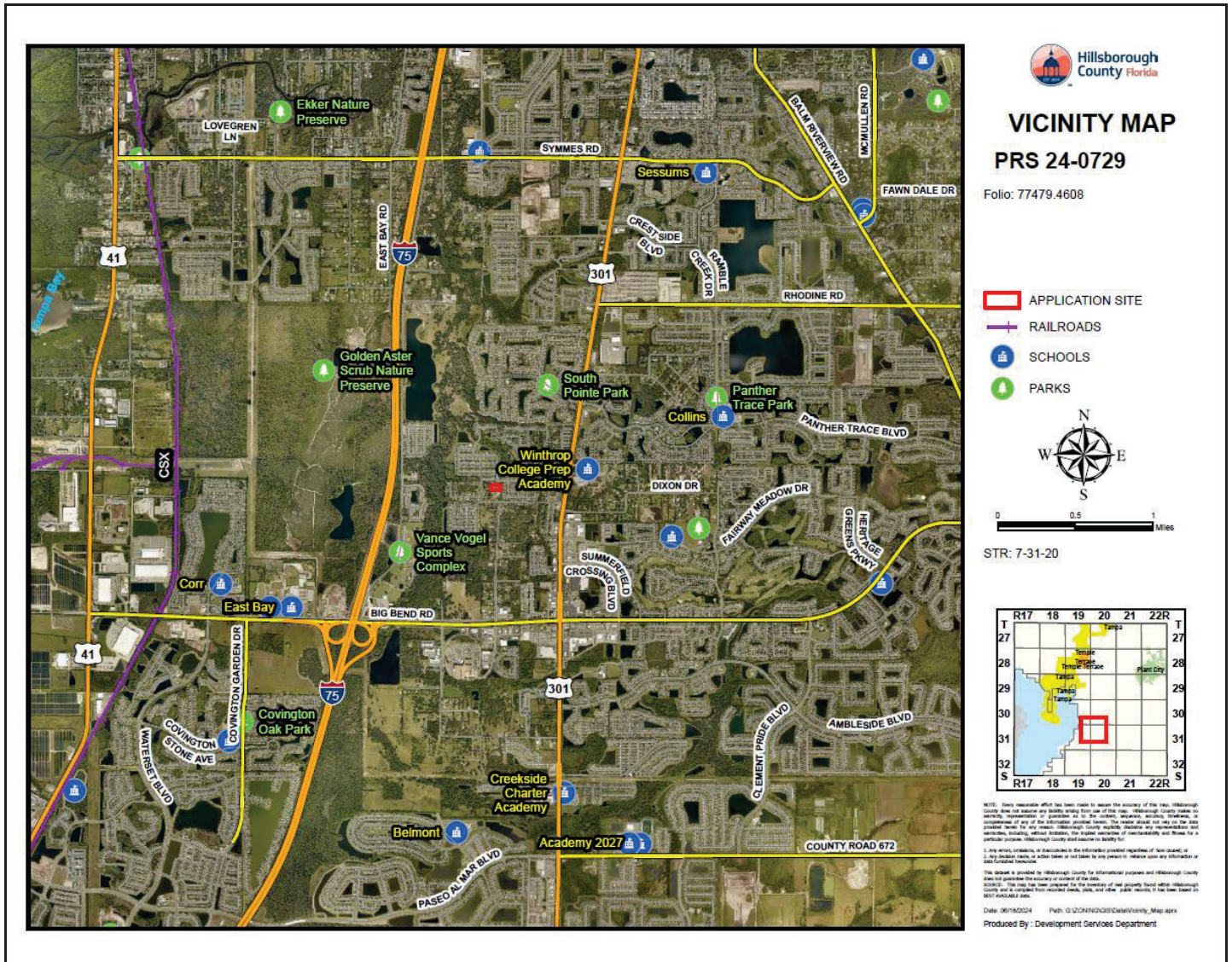
N/A

### Development Services Recommendation:

Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

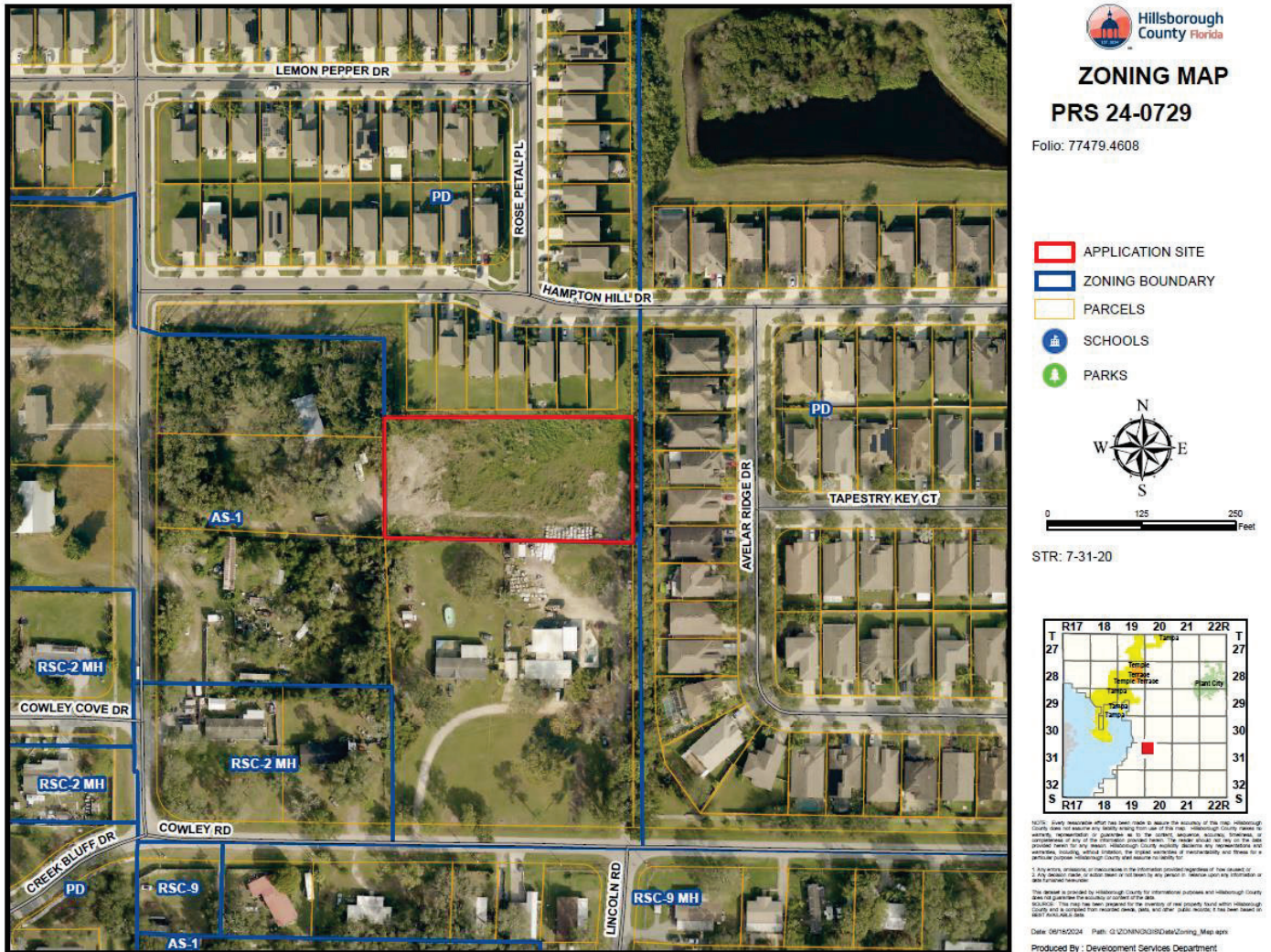
### 2.1 Vicinity Map





## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map



### Adjacent Zonings and Uses

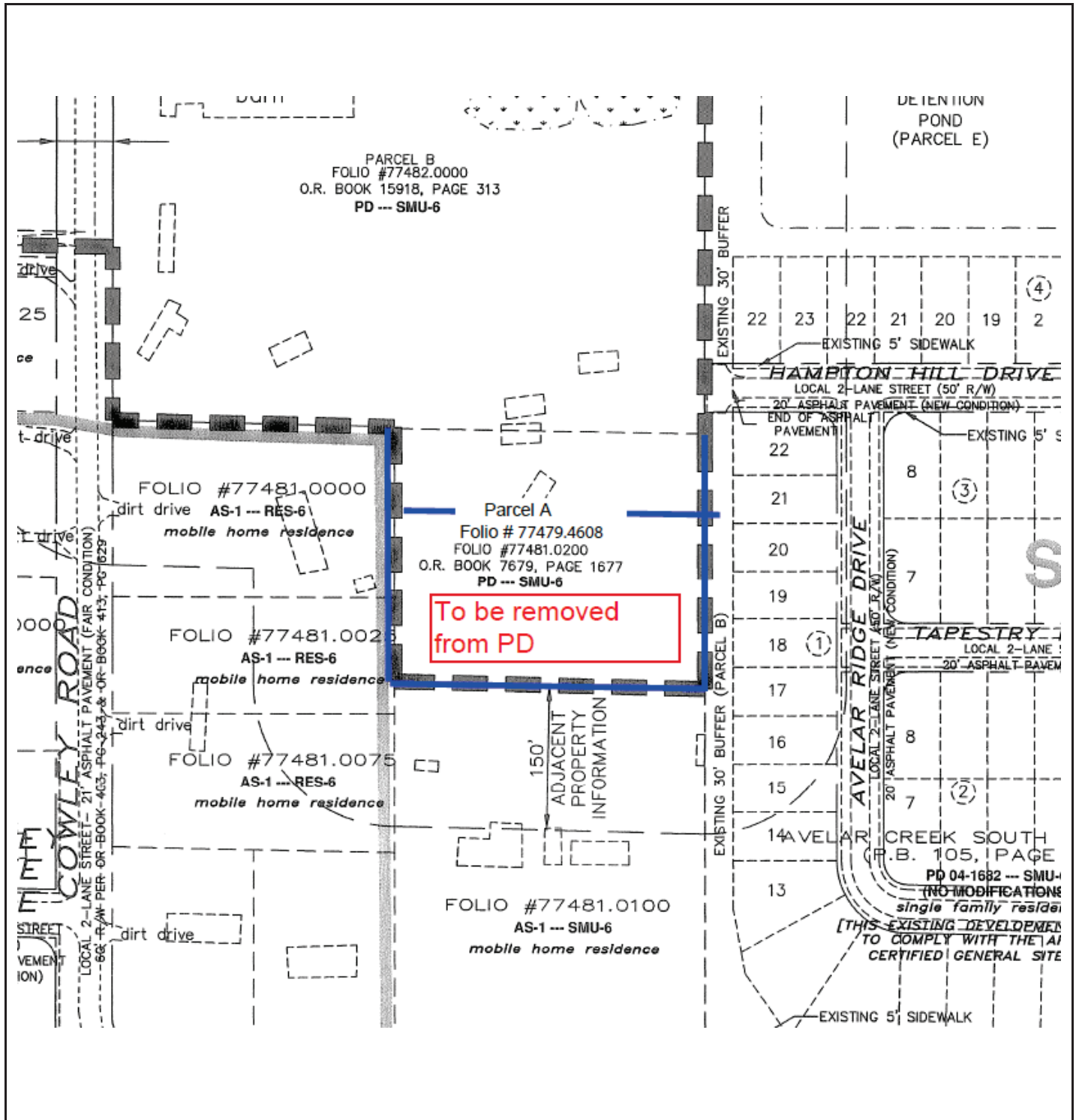
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 07-1767	3.38 DU per acre	Single-Family (Conventional/Townhomes)	Single-family Residential
South	AS-1	1 DU per acre	Agriculture, Single Family Conventional	Single-family Residential
East	PD 04-1682	4.6 DU per acre	Single Family Conventional	Single-family Residential
West	AS-1	1 DU per acre	Agriculture, Single Family Conventional	Single-family Residential

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



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



### 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Cowley Rd.	County Local - Rural	2 Lanes <input checked="" 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
Hampton Hills Rd.	County Local - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Caraway Spice Ave.	County Local - Urban	3 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

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

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



## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No onsite wetlands
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 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 type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Report
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

Proposed modification to existing PD-07-1747, most recently modified by PRS 15-0082, looks to remove parcel folio 77479.4608 for the purpose of including it in proposed PD 24-0722, which is running concurrently with this application. The subject parcel was not developed under the current Planned Development and is planned to be used primarily for a cul-de-sac turn-around for the new Planned Development. The removal of the subject area from the existing Planned Development does not increase the density to above 6 u/a and staff has not compatibility concerns with the request.

### 5.2 Recommendation

Based on these considerations, staff finds the proposed Personal Appearance, subject to conditions, approvable.



## 6.0 PROPOSED CONDITIONS

### Requirements Prior to Certification:

1. Resulting acreage in the existing PD must reflect removal of subject area. The new acreage for PD 07-1767 should be 77.24 (78.47 – 1.23).
2. Legal description for existing PD must be corrected to reflect the removal of 1.23 acres.

**Approval**-Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 18, 2024.

1. The site shall be developed in accordance with the following design standards. Agricultural zoning district uses shall be allowed as an interim use.

#### 144 Single-Family Detached Homes (lots 50 feet in width or wider)

- Minimum Front Setback: 20 feet
- Minimum Corner Front Yard Setback: 10 feet
- Minimum Side Setback: 5 feet
- Minimum Rear Setback: 15 feet
- Minimum Rear Setback (abutting southern and/or western boundary): 25 feet\*
- Maximum Building Height: 35 feet (3 stories)
- Minimum Lot Size: 5,500 square feet
- Minimum Lot Size (abutting southern and/or western boundary): 6,000 square feet\*
- Minimum Lot Width: 50 feet
- Minimum Lot Depth (abutting southern and/or western boundary): 120 feet\*
- Building Coverage: 50 %

\*Where adjacent to folios 77540.0100, 77540.0025, 77481.0000, 77481.0025, and 77481.0100

#### 121 Single-Family Detached Homes (lots under 50 feet in width)

- Minimum Front Setback: 20 feet
- Minimum Front Functioning as a Side Setback: 10 feet
- Minimum Side Setback: 5 feet
- Minimum Rear Setback: 15 feet
- Minimum Rear Setback (abutting southern and/or western boundary): 25 feet\*
- Maximum Building Height: 35 feet (3 stories)
- Minimum Lot Size: 4,200 s.f.
- Minimum Lot Size (abutting southern and/or western boundary): 4,600 s.f.
- Minimum Lot Width: 40 feet
- Minimum Lot Depth (abutting southern and/or western boundary): 115 feet\*
- Building Coverage: -65 %

\*Where adjacent to folios 77540.0100, 77540.0025, 77481.0000, 77481.0025, and 77481.0100

2,500 square foot Childcare Center and/or Club House with a pool

2. Properties developed with lot widths under 50 feet shall meet the following:
  - 2.1 Each unit shall provide a driveway that is a minimum of 18 feet in width. Driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes should not have the same driveway location (left or right side) as the adjacent home(s). The alternating pattern may be adjusted at corner lots, lots adjacent to corner lots and as necessary to accommodate transformers and other fixed infrastructure.

- 2.2 Street trees may include alternate shade and ornamental trees, subject to final design and approval by Natural Resources staff.
  - 2.3 Areas utilizing lots under 50 feet in width shall provide dual mailboxes or a mail kiosk. Dual mailboxes shall be located between the driveways on two adjacent lots in the location where the driveways are in the closest proximity with one another. Mail kiosks or dual mailboxes shall be finished with a similar architectural design as the main dwellings they serve.
  - 2.4 Each unit's primary entrance door shall face the roadway.
3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless otherwise specified herein:
  - 3.1 Along the southern property boundary adjacent to folio numbers 77540.0100 and 77540.0025 the applicant shall provide a 6 foot tall PVC fence and landscaping in accordance with Land Development Code Section 6.06.06.C.3.a.
  - 3.2 Along the western and southern property (adjacent to folio numbers 77481.0000, 77481.0025 and 77481.0100) boundary the applicant shall provide a 6 foot tall PVC fence and landscaping in accordance with Land Development Code Section 6.06.06.C.3.a.
4. The developer shall be required to provide mitigations funds (mitigation offset) to offset impacts of the project on hurricane evacuation shelter space. This mitigation offset shall be based on a mitigation formula as established by the Hillsborough County Emergency Management Office. As an alternative, the developer may satisfy this requirement by obtaining a conditional Letter of Map Revision with fill and meet other applicable regulations to ensure residences are not placed within a Hurricane Evacuation Zone.
5. An evaluation of the property identified a number of mature trees. The stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resources Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process
6. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the LDC Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
7. The site contains trees that qualify as a Grand Oaks as defined by the Land Development Code. All trees confirmed as a Grand Oak must be accurately located and labeled as such on the PD plan. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
8. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed electric utility line.
9. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
  - 9.1 Ground Signs shall be limited to Monument Signs.
  - 9.2 Billboards, pennants and banners shall be prohibited.



10. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
11. 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.
12. The project may be permitted a maximum of 265 dwelling units, consisting of Single-Family ~~attached and~~ detached units and a 2,500 square foot clubhouse/childcare center. The site will be subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.
13. Subject to the review and approval by County staff, the general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
14. Where applicable and subject to County standards, the developer shall construct a left turn lane into the project's driveway. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.
15. If required during Concurrency review, the Developer may be required to provide a traffic analysis, signed by a Professional Engineer, showing the improvements needed to off-set development's traffic at impacted intersections. Improvements shall be constructed to FDOT and/or Hillsborough County standards at the expense of the developer. Improvements shall be needed to serve future background traffic plus development traffic. For any existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.
16. Where applicable and as determined by County Staff the Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.
17. As analyzed in the submitted transportation analysis, this site may be permitted up to ~~144~~ 265 single family dwelling units.
18. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ07-1767), whichever comes first, up to ~~48~~ 4 ½ feet for one-half of the right-of-way for the future two lane road, along the western edge of the property line to accommodate for a portion of the right-of-way as

needed for a two lane urban minor collector-, unless otherwise approved through the Hillsborough County design exception process.

19. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
20. General building areas, stormwater retention areas, floodplain compensation areas and roadways shall be designed and located as necessary to comply with Chapter 1-11, Wetlands, Rule of the EPC.
21. The developer will coordinate with Bay Area Commuter Service (BACS) to promote multi-modal alternatives by distributing ridesharing information in sales packages and displaying information so future residents can know about transit, vanpooling, carpooling and other multi-modal commuting methods.
22. 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.
23. 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.
24. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
25. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

**Zoning Administrator Sign Off:**

*J. Brian Grady*

**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.







## 8.2 Proposed Site Plan (Full)

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

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA/SECTOR:** RV/ South

**DATE:** 06/20/2024  
**AGENCY/DEPT.:** Transportation  
**PETITION NO.:** PRS 24-0729

- ☐ 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.

### **DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION**

The applicant is requesting a minor modification, also known as Personal Appearance (PRS), to approved Planned Development (PD) #07-1767, as amended by PRS 15-0082. The applicant proposes to remove a +/- 1.24-acre parcel from the larger parent PD. PD# 07-1767, as amended, is approved for 265 single family detached units and is built-out. The proposed amendment will not result in a change in entitlements.

This minor modification is concurrent with Planned Development Rezoning application #24-0722 to rezone the subject property to a separate residential development.

The future land use is Residential 6 (R-6).

Staff has prepared an analysis of the potential trips generated by the existing entitlements, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, under the existing PD zoning designation utilizing a generalized worst-case scenario for informational purposes.

#### **Existing Planned Development Entitlements:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 265 Single Family Dwelling Units (ITE LUC 210)	2,499	186	249

The proposed modification will not result in a change in potential trip generation.

### **SITE ACCESS AND TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property does not have direct access to any public roadways, however it is assumed that the site will take access to Cowley Rd. through one of the adjacent properties as part of the concurrent PD#24-0722 application. The existing PD has access to Cowley Rd., Hampton Hill Dr., and Caraway Spice Ave.

Cowley Road is a substandard 2-lane, undivided, county maintained, rural local roadway. The roadway is characterized by +/- 11 ft wide travel lanes, no bike lanes or sidewalks on either side, within +/- 60 ft of the right of way.

Hampton Hill Drive is a standard 2-lane, undivided, county maintained, urban local roadway. The roadway is characterized by +/- 10 ft wide travel lanes, no bike lanes either side, +/- 5 ft wide sidewalks on both sides, within +/- 50 ft of the right of way.

Caraway Spice Ave. is a standard 2-lane, undivided, county maintained, urban local roadway. The roadway is characterized by +/- 10 ft wide travel lanes, no bike lanes either side, +/- 5 ft wide sidewalks on both sides, within +/- 50 ft of the right of way.

### **ROADWAY LEVEL OF SERVICE**

Cowley Road, Hampton Hill Drive, and Caraway Spice Ave. are not a regulated roadways and are not included in the Level of Service Report.



## Transportation Comment Sheet

### 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Cowley Rd.	County Local - Rural	2 Lanes <input checked="" 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
Hampton Hills Rd.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Caraway Spice Ave.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

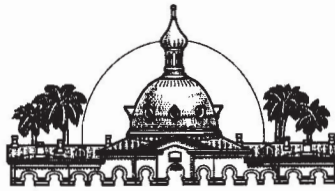
Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.

**CURRENTLY  
APPROVED**



Hillsborough County  
Florida

Office of the County Administrator  
Patricia G. Bean

December 14, 2007

Reference: RZ 07-1767 RV

BOARD OF COUNTY COMMISSIONERS

Brian Blair  
Rose V. Ferlita  
Ken Hagan  
Al Higginbotham  
Jim Norman  
Mark Sharpe  
Kevin White

Deputy County Administrator  
Wally Hill

Assistant County Administrators  
Kenneth C. Griffin  
Carl S. Harness  
Manus J. O' Donnell

Steve Gouldman  
Molloy & James  
325 South Boulevard  
Tampa, FL 33606

Dear Applicant:

At the regularly scheduled public meeting on December 11, 2007, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from AS-1 and AR to PD, with the attached conditions.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director  
Planning and Zoning Division

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FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 07-1767 RV  
MEETING DATE: December 11, 2007  
DATE TYPED: December 18, 2007

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**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 30, 2007.

1. The site shall be developed in accordance with the following design standards. Agricultural zoning district uses shall be allowed as an interim use.

144 Single-Family Detached Homes

- Minimum Front Setback: 20 feet
- Minimum Corner Front Yard Setback 10 feet
- Minimum Side Setback: 5 feet
- Minimum Rear Setback: 15 feet
- Maximum Building Height: 35 feet (3 stories)
- Minimum Lot Size 5,500 feet
- Minimum Lot Width 50 feet
- Building Coverage 50 %

121 Single-Family Attached Townhomes

- Minimum Front Setback: 15 feet
- Minimum End Unit Side Setback: 10 feet
- Minimum Rear Setback: 10 feet
- Building Separation 20 feet
- Maximum Building Height: 35 feet (3 stories)
- Minimum Lot Size 2,000 feet
- Minimum Lot Width 20 feet
- Building Coverage 75 %

2,500 square foot Childcare Center and/or Club House with a pool

2. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code, unless otherwise specified herein:
  - 2.1 Along the southern property boundary adjacent to folio numbers 77540.0100 and 77540.0025 the applicant shall provide a 50 foot buffer. Wetlands can be included as part of the buffer. The buffer shall not be platted as part of individual lots and shall be a separate parcel owned and maintained by the homeowner's association or similar entity.
  - 2.2 Along the eastern and southern property (adjacent to folio numbers 77481.0000, 77481.0025 and 77481.0100) boundary the applicant shall provide a 30 foot buffer. Wetlands can be included as part of the buffer. The buffer shall not be platted as part of individual lots and shall be a separate parcel owned and maintained by the homeowner's association or similar entity.



FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: RZ 07-1767 RV  
MEETING DATE: December 11, 2007  
DATE TYPED: December 18, 2007

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3. The developer shall be required to provide mitigations funds (mitigation offset) to offset impacts of the project on hurricane evacuation shelter space. This mitigation offset shall be based on a mitigation formula as established by the Hillsborough County Emergency Management Office. As an alternative, the developer may satisfy this requirement by obtaining a conditional Letter of Map Revision with fill and meet other applicable regulations to ensure residences are not placed within a Hurricane Evacuation Zone.
4. An evaluation of the property identified a number of significantly mature trees. The stature of these trees would warrant every effort to minimize their removal. Prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process the applicant shall consult with staff of the Natural Resource Unit for design input addressing these trees.
5. During an evaluation of the property a pair of sandhill cranes were observed on-site. In addition, based on the current land use and xeric soils occurrence this property has the potential to support other listed animal species that may reside on-site or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the LDC Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
6. An evaluation of the property identified a number of existing trees qualifying as Grand Oaks as defined by the Land Development Code. The existence of these trees shall require identification of their location on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
7. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
  - 7.1 Ground Signs shall be limited to Monument Signs.
  - 7.2 Billboards, pennants and banners shall be prohibited.
8. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
9. 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.
10. The project may be permitted a maximum of 265 dwelling units, consisting of Single-Family attached and detached units and a 2,500 square foot clubhouse/childcare center. The site will be subject to formal delineation of on-site conservation areas, preservation areas and water

bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.

11. Subject to the review and approval by County staff, the general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
12. Where applicable and subject to County standards, the developer shall construct a left turn lane into the project's driveway. If it is determined by the results of any subsequent analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.
13. If required during Concurrency review, the Developer may be required to provide a traffic analysis, signed by a Professional Engineer, showing the improvements needed to off-set development's traffic at impacted intersections. Improvements shall be constructed to FDOT and/or Hillsborough County standards at the expense of the developer. Improvements shall be needed to serve future background traffic plus development traffic. For any existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. The Planning and Growth Management and Public Works Departments shall approve all exceptions.
14. Where applicable and as determined by County Staff the Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements of the Americans with Disabilities Act and/or Florida Accessibility Code.
15. As analyzed in the submitted transportation analysis, this site may be permitted up to 144 single family dwelling units and up to 121 fee simple town home dwelling units. Multi-family rental unit development shall not be permitted.
16. The applicant shall convey to Hillsborough County, upon written request of the County of the



identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ07-1767), whichever comes first, *up to* 48 feet for one-half of the right-of-way for the future two lane road, along the western edge of the property line to accommodate for a portion of the right-of-way as needed for a two lane 40 mph rural minor collector

17. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
18. General building areas, stormwater retention areas, floodplain compensation areas and roadways shall be designed and located as necessary to comply with Chapter 1-11, Wetlands, Rule of the EPC.
19. The developer will coordinate with Bay Area Commuter Service (BACS) to promote multi-modal alternatives by distributing ridesharing information in sales packages and displaying information so future residents can know about transit, vanpooling, carpooling and other multi-modal commuting methods.
20. 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.
21. 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.
22. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA/SECTOR:** RV/ South

**DATE:** 06/20/2024  
**AGENCY/DEPT.:** Transportation  
**PETITION NO.:** PRS 24-0729

- ☐ 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.

### **DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSION**

The applicant is requesting a minor modification, also known as Personal Appearance (PRS), to approved Planned Development (PD) #07-1767, as amended by PRS 15-0082. The applicant proposes to remove a +/- 1.24-acre parcel from the larger parent PD. PD# 07-1767, as amended, is approved for 265 single family detached units and is built-out. The proposed amendment will not result in a change in entitlements.

This minor modification is concurrent with Planned Development Rezoning application #24-0722 to rezone the subject property to a separate residential development.

The future land use is Residential 6 (R-6).

Staff has prepared an analysis of the potential trips generated by the existing entitlements, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, under the existing PD zoning designation utilizing a generalized worst-case scenario for informational purposes.

#### **Existing Planned Development Entitlements:**

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 265 Single Family Dwelling Units (ITE LUC 210)	2,499	186	249

The proposed modification will not result in a change in potential trip generation.

### **SITE ACCESS AND TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property does not have direct access to any public roadways, however it is assumed that the site will take access to Cowley Rd. through one of the adjacent properties as part of the concurrent PD#24-0722 application. The existing PD has access to Cowley Rd., Hampton Hill Dr., and Caraway Spice Ave.

Cowley Road is a substandard 2-lane, undivided, county maintained, rural local roadway. The roadway is characterized by +/- 11 ft wide travel lanes, no bike lanes or sidewalks on either side, within +/- 60 ft of the right of way.

Hampton Hill Drive is a standard 2-lane, undivided, county maintained, urban local roadway. The roadway is characterized by +/- 10 ft wide travel lanes, no bike lanes either side, +/- 5 ft wide sidewalks on both sides, within +/- 50 ft of the right of way.

Caraway Spice Ave. is a standard 2-lane, undivided, county maintained, urban local roadway. The roadway is characterized by +/- 10 ft wide travel lanes, no bike lanes either side, +/- 5 ft wide sidewalks on both sides, within +/- 50 ft of the right of way.

**ROADWAY LEVEL OF SERVICE**

Cowley Road, Hampton Hill Drive, and Caraway Spice Ave. are not a regulated roadways and are not included in the Level of Service Report.

## Transportation Comment Sheet

### 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Cowley Rd.	County Local - Rural	2 Lanes <input checked="" 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
Hampton Hills Rd.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Caraway Spice Ave.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.

## COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR  
Harry Cohen VICE-CHAIR  
Donna Cameron Cepeda  
Ken Hagan  
Pat Kemp  
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Michael Lynch WETLANDS DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Steffanie L. Wickham WASTE DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> July 9, 2024	<b>COMMENT DATE:</b> June 5, 2024
<b>PETITION NO.:</b> PRS 24-0729	<b>PROPERTY ADDRESS:</b> 10006 & 10008 Cowley Road, Riverview
<b>EPC REVIEWER:</b> Kelly M. Holland	<b>FOLIO #s:</b> 0774794608, 0774810000 and 0774810025
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222	<b>STR:</b> 07-31-20
<b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a>	
<b>REQUESTED ZONING:</b> Modification to an existing to PD	
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>	No onsite wetlands
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p><b>INFORMATIONAL COMMENTS:</b></p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>EPC staff reviewed the above referenced parcel 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 aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <ul style="list-style-type: none"><li>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.</li></ul>	

ec: Todd Pressman, Agent - [todd@pressmaninc.com](mailto:todd@pressmaninc.com)

*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)



## Agency Review Comment Sheet

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

<b>TO:</b>	Zoning Review, Development Services	<b>REQUEST DATE:</b>	5/7/2024
<b>REVIEWER:</b>	Kim Cruz, Environmental Supervisor	<b>REVIEW DATE:</b>	5/21/2024
<b>PROPERTY OWNER:</b>	Letap, LLC	<b>PID:</b>	24-0729
<b>APPLICANT:</b>	Todd Pressman		
<b>LOCATION:</b>	1006 Cowley Rd. Riverview, FL 33578 1008 Cowley Rd. Riverview, FL 33578		
<b>FOLIO NO.:</b>	77479.4608, 77481.0025, 77481.0000		

### AGENCY REVIEW COMMENTS:

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

Hillsborough County EVSD has no objection.



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

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PETITION NO.: PRS 24-0729      REVIEWED BY: Clay Walker, E.I.    DATE: 5/14/2024

FOLIO NO.: 77479.4608, 77481.0025, 77481.0000

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**WATER**

- ☐ The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 6 inch water main exists ☐ (adjacent to the site), ☒ (approximately 40 feet from the site) and is located west of the subject property within the west Right-of-Way of Cowley Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- ☐ The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 4 inch wastewater forcemain exists ☐ (adjacent to the site), ☒ (approximately 400 feet from the site) and is located south of the subject property within the north Right-of-Way of Cowley Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.