

# PD Modification Application: PRS 22-1487

BOCC Land Use Meeting Date: 01/10/23



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Isabelle Albert, AICP  
Halff Associates, Inc.

FLU Category: Residential-9

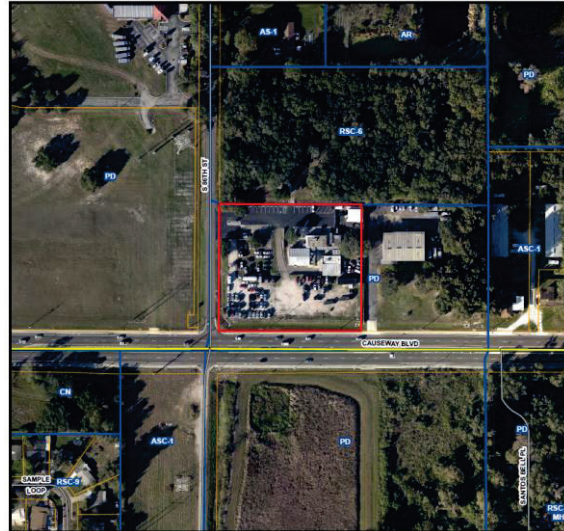
Service Area: Urban

Site Acreage: Approximately 2.37 acres

Community Plan Area: Greater Palm River

Overlay: None

Request: Minor Modification to PD



### Existing Approvals:

Planned Development **(PD) 87-0083**, was approved as a commercial project on June 23, 1987. Development in the was limited to a Contractor's Office/Showroom; a fully enclosed Equipment Storage Building, minor motor vehicle repairs, occurring only in the Equipment Storage Building; business and professional offices and services; and all uses permitted in the PD-C(N) District that were also permitted in the CG (General Commercial) District.

**Most Recent Amendment: PRS 09-0913**, was a minor modification to PD 87-0083 to modify conditions regarding clarification of uses on the parcel to specify minor vehicle repair shop, car sales, church, contractor office, and enclosed equipment storage as allowable uses. Additional revisions included changes to the building location and changes to the internal traffic circulation and internal access locations.

### Proposed Modification(s):

The request is for a minor modification to remove Folio 44659.0000 from PD 87-0083 and all other entitlements are to remain unchanged. The area to be removed is part of a concurrent PD rezoning request (PD 22-0562) to consolidate the 2.37-acre parcel with contiguous properties to the north of said parcel for a separate development project. There are no other changes requested to this Planned Development and all entitlements relating to Folio 44660.0000 are to remain.

### Additional Information:

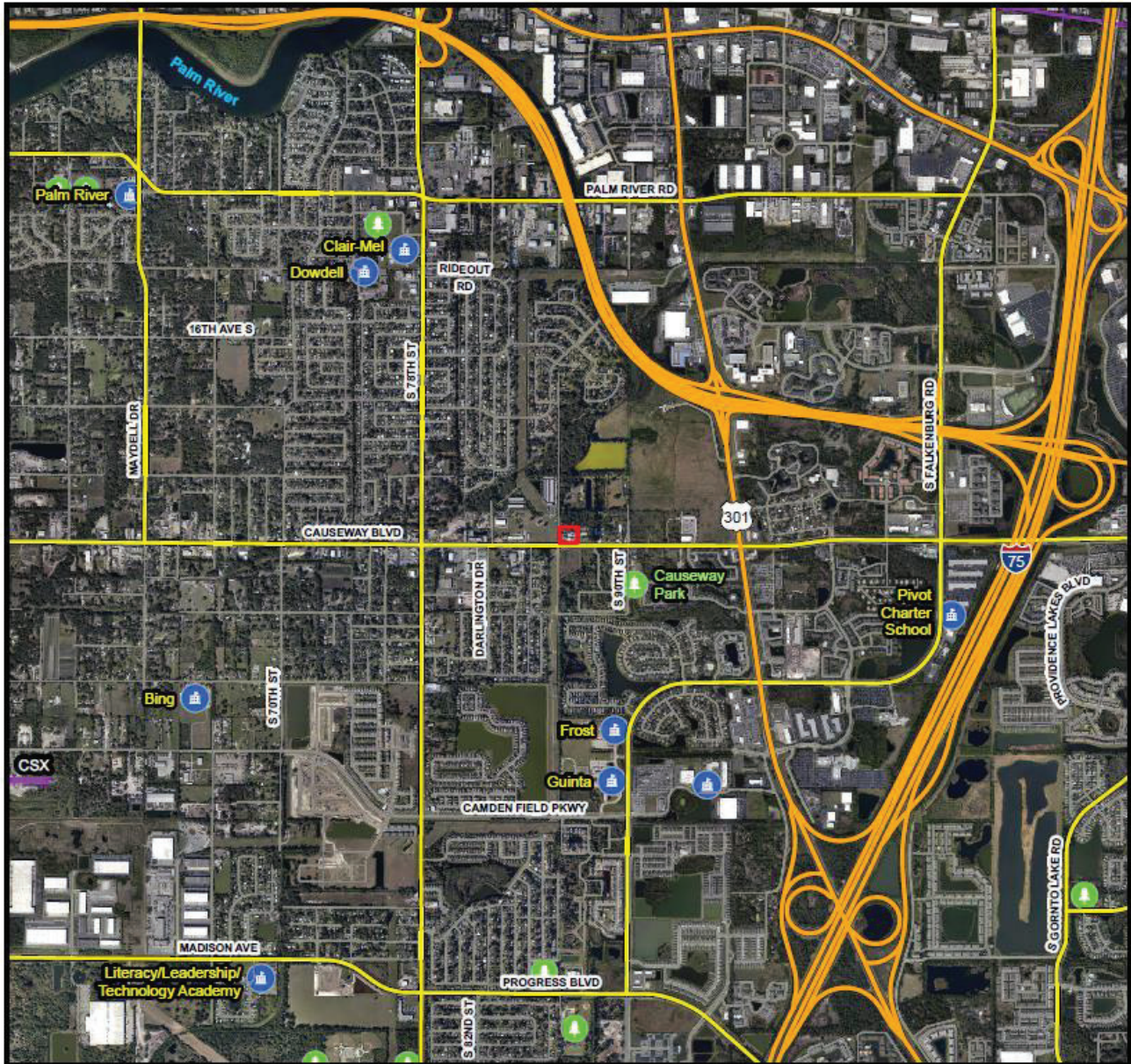
PD Variations	None Requested.
Waiver(s) to the Land Development Code	None Requested.

Planning Commission Recommendation	No comments.
Development Services Department Recommendation	Supportable.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



#### Context of Surrounding Area:

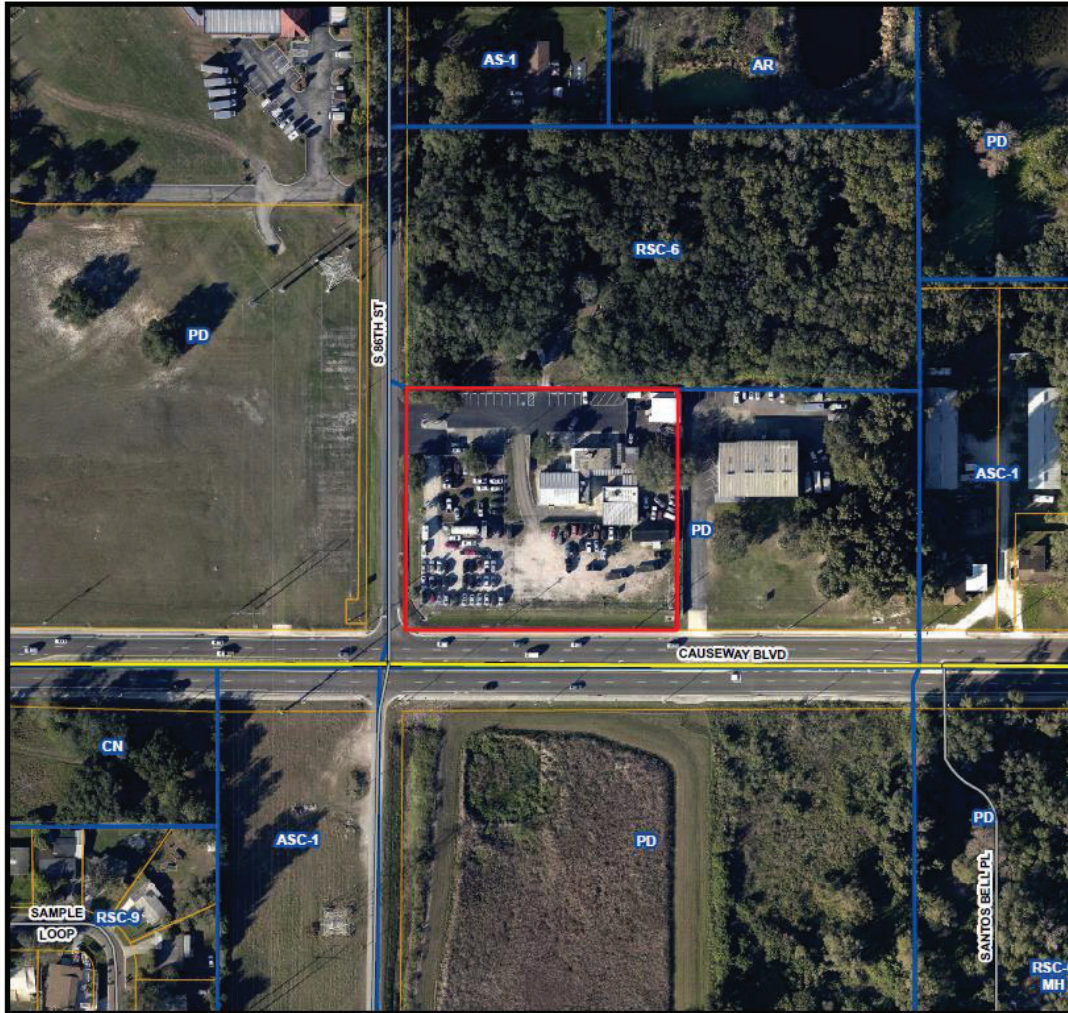
The site is located North of Causeway Boulevard and is located in the Urban Service Area within the limits of the Greater Palm River Community Plan. The surrounding area is predominantly a mixture of residential and commercial uses. Surrounding uses along Causeway Boulevard include commercial, single-family residential, and multifamily residential. There is a church immediately north of the site, and a mini-warehouse to the northwest across South 86th Street.

In the general proximity of the subject site is PD zoning to east, south and west, and Agricultural Single-Family (AS-1) and Agricultural Rural (AR) zoning to the north. To the east and southwest are parcels with Agricultural Single-Family Conventional (ASC-1).



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map

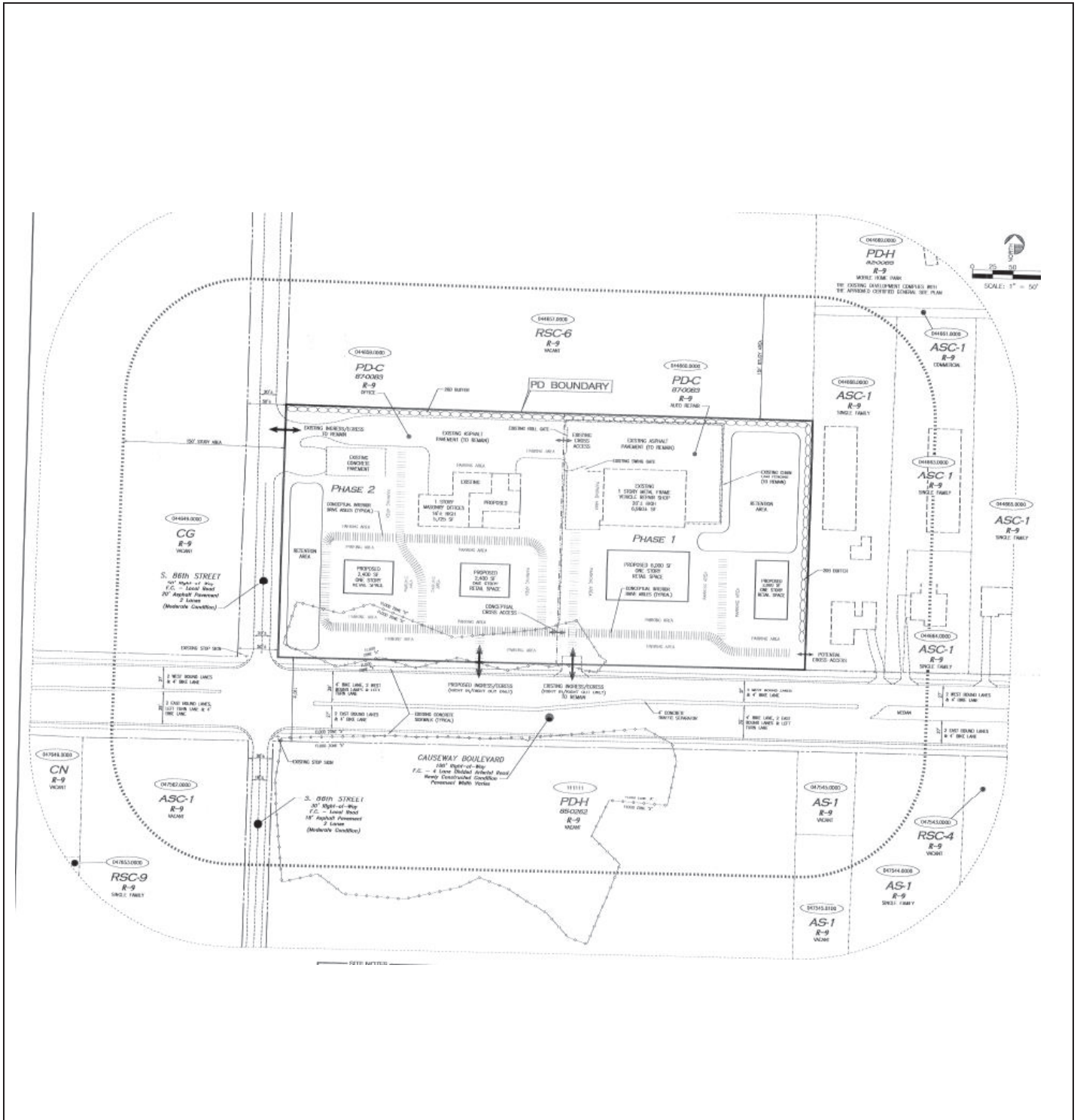


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1, AR	ASC-1: Min. 1-ac. lot AR: Min. 5-ac. lot	SF Residential & Agricultural	Single-family Residential & Agricultural
South	PD	PD 85-0262	48 MF dwelling units	Vacant/Undeveloped
East	PD 87-0083, 19-1445, & ASC-1	PD 87-0083	Vehicle Repair, and retail.	Auto Shop
West	PD	19-0282	113,858 sq. ft. commercial & 300 MF units	Partially developed with mini-warehouse.

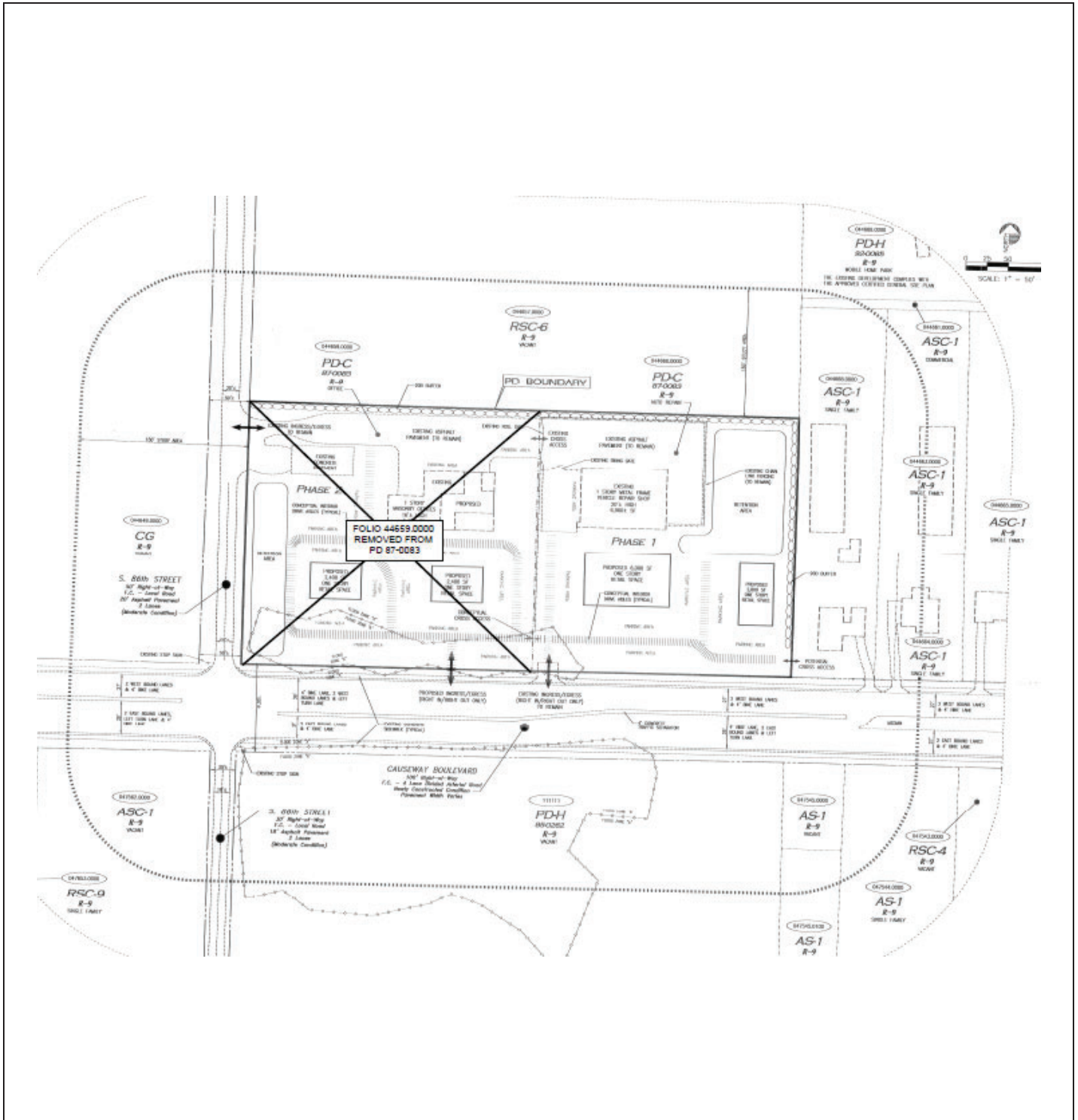
## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 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 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 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** ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,388	367	259
Proposed	3,071	265	165
Difference (+/-)	-2,317	-102	-94

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

**Design Exception/Administrative Variance** ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
Notes:		

**4.0 Additional Site Information & Agency Comments Summary**

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

## 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See EPC "Agency Comment Sheet" for complete comments.
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 _____				
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet" for complete comments.
<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 type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems.
<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 type="checkbox"/> N/A	<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	Not applicable for removal of the folio from the PD.
<b>Impact/Mobility Fees</b> <b>Estimated Fees</b>				

Comprehensive Plan:	Comments	Findings	Conditions	Additional
<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"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The request is for a minor modification to a planned development (PD 87-0083). The site is located North of Causeway Boulevard and is located in the Urban Service Area within the limits of the Greater Palm River Community Plan. The PD is currently approved for minor vehicle repair shop, car sales, church, contractor's office, enclosed storage, professional office and services, and all uses permitted in the CG zoning district, with a maximum FAR of 0.25, or 28,925 square feet.

To the east is Folio 44660.0000, which is currently developed with a vehicle repair shop. It is also approved for retail space located in a 2,800-sq. ft. structure and a 6,000 one-story retail space, equating to a total of 8,800-sq. ft. of retail. To the immediate north is property designated RSC-6, which is undeveloped, and proposed to be incorporated into the new PD boundary.

The overall intent of this application is to remove Folio 44659.0000 from PD 87-0083 and all other entitlements are to remain unchanged. The 2.09 parcel to the immediate east will remain in the existing PD, subject to PD 87-0083. The area to be removed is part of a concurrent PD rezoning request (PD 22-0562) to consolidate the 2.37-acre parcel with contiguous properties to the north of said parcel for a separate development project. There are no other changes requested to this Planned Development and all entitlements relating to Folio 44660.0000 are to remain.

### Transportation

Transportation finds the request supportable subject to proposed conditions.

### 5.2 Recommendation

Based on the above staff finds the request **supportable**.

**Approval, subject to the conditions listed below, is based on the site plan received October 4, 2022.**

1. Development in the PD-C District shall be limited to a minor vehicle repair shop, car sales, church, contractor office, enclosed equipment storage; business and professional offices and services; and all uses permitted in the PD-C(N) District that are also permitted in the CG (General Commercial) District.
2. The maximum height of the PD-C development shall be 30 feet.
3. Two feet of setback added to the required yards and buffers shall be required for everyone foot of structure height over 20 feet.
4. The maximum floor area ratio (FAR) for the proposed PD-C District shall be .25.
5. The required front yard shall be 35 feet in PD-C project proposed.
6. Buffering and screening shall be provided in accordance with Section 7.13 of the Hillsborough County Zoning Code.
7. An area equal to at least .20 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
8. The developer shall provide, prior to the issuance of Certificates of Zoning Compliance for each phase, sidewalks external to the project in the right-of-way area of the major roadway(s) bordering the project (i.e., 86th Street and Causeway Boulevard). The exact location of said sidewalks shall be determined by the County Department of Development Coordination during the Detailed Site Plan approval.
9. The developer shall dedicate, at the earliest of the issuance of Zoning Compliance Permits, Final Site Plan approval or at the request of the County to coincide with road improvements, whichever comes first, an additional 19 feet of right-of-way along the north side of Causeway Boulevard, thereby providing part of the 118 feet of total right-of-way needed ultimately to accommodate a symmetrical six-lane divided roadway section.
10.
  - a. There shall be one access ~~on 86th Street and two~~ on Causeway Boulevard.
  - b. Subject to the requirements of Condition 10 (c), the developer shall provide, prior to the issuance of any Certificates of Zoning Compliance for Phases II, III, or IV, a 75 left-turn lane on Causeway Boulevard for eastbound-to-north left turns into the east access point to the site, subject to Florida Department of Transportation (FDOT) approval. The west access point on Causeway Boulevard shall be designed to physically limit traffic movements to to right-turn-in/right-turn-out only.
  - c. Subject to the requirements of 10(b), accesses on Causeway Boulevard shall be located the minimum distance from 86th Street to allow for construction of the left-turn storage lane with no

effect on the intersection Causeway Boulevard and 86th Street.

- d. The elevation of the access drives on Causeway Boulevard shall be the same as the elevation of the north edge of pavement of Causeway Boulevard, for a minimum distance of 25 feet from the edge of pavement to the north. This is required to provide adequate sight distance for exiting vehicles.
  - e. The developer shall be responsible for removing existing pavement markings in the widened section and for restriping the roadway to delineate the left-turn lanes. This striping should conform with FDOT standards.
- 11. All roadway construction should be completed with proper transitions from the widened section to the existing roadway pavement.
  - 12. Driveway radii should be a minimum of 40 feet to accommodate single-unit vehicles.
  - 13. Driveway radius returns should not extend in front of the adjacent property.
  - 14. Notwithstanding anything shown on the site plan or contrary to the conditions of approval herein, vehicular and pedestrian cross access shall be applied consistent with the County Land Development Code requirements.
  - 15. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Coordination, prior to the issuance of Zoning Compliance Permits, evidence of commitment from the Seaboard Utilities, Inc. to provide public water and sewer services and evidence of agreement to pay necessary costs to enable the Seaboard Utilities to provide public water and public sewer service delivery.


In the event that Seaboard Utilities, Inc. is not obligated by its franchise agreement to provide sewer service; and in the further event that the Seaboard Utilities, Inc. sewer system does not have capacity for new or altered sewer connections from the subject site, a septic tank may be used for Phase I and Phase II development as shown on the proposed site plan. The use of a septic tank shall be subject to the approval of the Hillsborough County Health Department, the Hillsborough County Stormwater Management Department, the Hillsborough County Department of Development Coordination, and the Hillsborough County Environmental Protection Commission.
  - 15. Stormwater detention/retention pond design requirements for the development shall be as listed below, unless otherwise approved by the Hillsborough County Environmental Protection Commission and the Hillsborough County Drainage Engineer:
    - a. The side slopes shall be no greater than 4:1.
    - b. The banks shall be completely vegetated to the design low water elevation.
    - c. The sides and the bottom of each pond shall not be constructed of impervious material.
    - d. The first submittal of a drainage plan for the site shall be a master drainage plan. showing drainage works to accommodate the ultimate build-out of the site in accordance with the proposed



site plan. If desired by the developer, the master drainage plan may show phased drainage works, corresponding with the phasing of development. Drainage works need only be constructed to correspond with the phase of development also under development.

16. The developer shall be required to (a) provide fire hydrants, and/or (b) prepare a Fire Protection Plan as determined by the Hillsborough County Fire Department.
  - a. If (a) is required, the developer shall install at the developer's expense, prior to the issuance of Certificates of Zoning Compliance, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location and installation of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Department of Water and Wastewater Utilities.
  - b. If (b) is required, the developer shall prepare a Fire Protection Plan for the site and development thereof. The Plan shall be submitted to the County Department of Development Coordination prior to issuance of Zoning Compliance Permits along with evidence of approval, from the County Fire Department, of the Plan as submitted.
17. Parking shall be provided in accordance with Article 10 of the Hillsborough County Zoning Code.
- ~~18. No outside storage shall be permitted. Prior to certification for PRS 09-0913, the words "Outside Boat Storage" shall be removed from the use list in the Site Data Table on the General Site Plan.~~
18. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
19. Within sixty days of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Development Site Plan for certification which shall reflect all the conditions outlined above.

**Zoning Administrator Sign Off:**

  
 J. Brian Grady  
 Thu Dec 22 2022 08:00:40

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

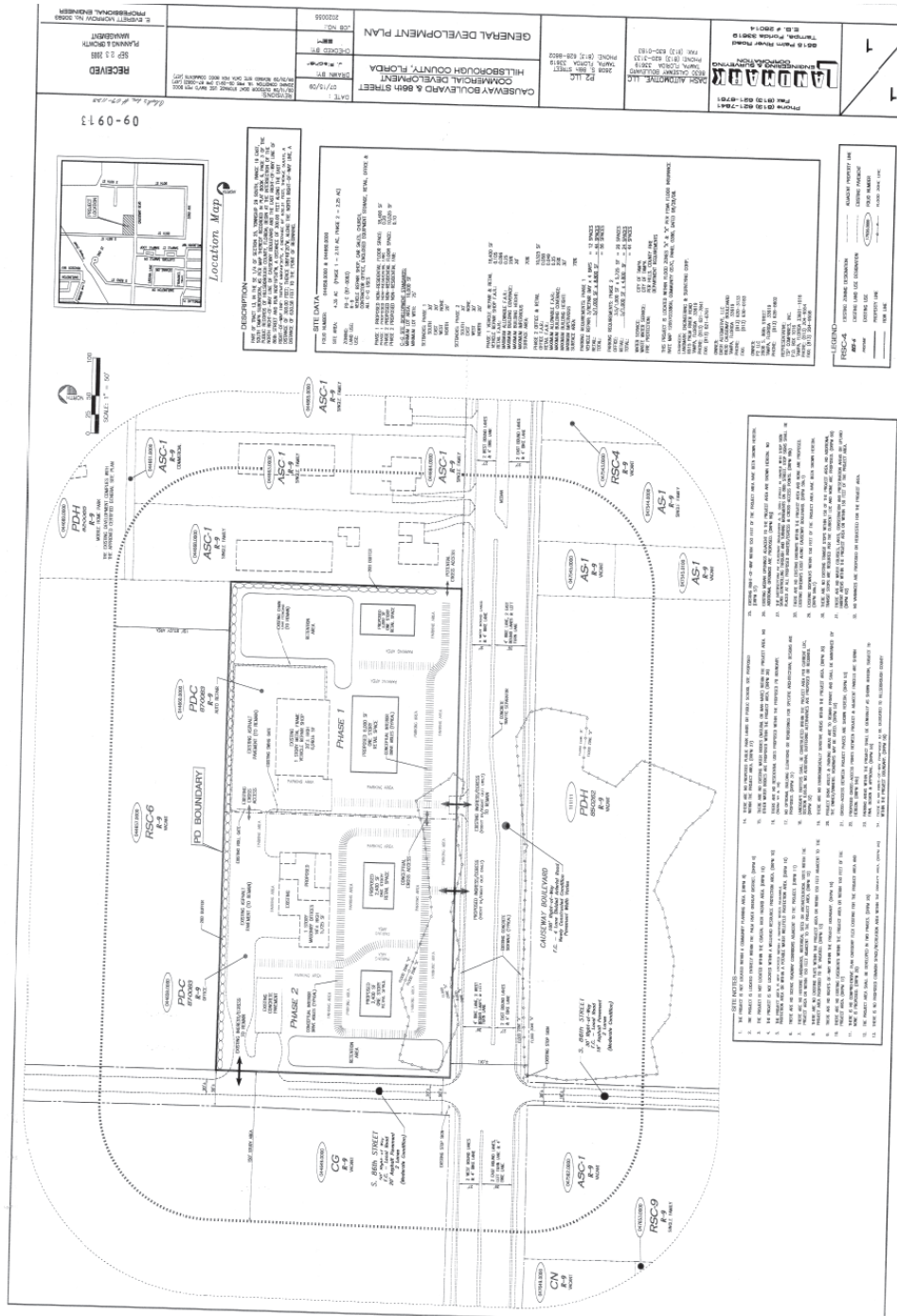
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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



## 8.0 SITE PLANS (FULL)

### 8.1 Approved Site Plan (Full)





## 9.0 FULL TRANSPORTATION REPORT (see following pages)



## AGENCY REVIEW COMMENT SHEET

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

**DATE:** 11/22/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PRS 22-1487

- ☐ 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

- Notwithstanding anything shown on the site plan or contrary to the conditions of approval herein, vehicular and pedestrian cross access shall be applied consistent with the County Land Development Code requirements.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to remove a 2.37-acre parcel (folio#44659.000) from PD 87-0083, as amended by PRS 09-0913. The area to be removed is part of a concurrent PD rezoning request (PD 22-0562) to consolidate the 2.37-acre parcel with contiguous properties to the north of said parcel for a separate development project.

The approved PD zoning currently allows a mix of office and retail uses on two parcels totaling +/-4.4 acres. The subject site future land use designation is Residential 9 (R-9).

### ***Trip Generation Analysis***

Staff has prepared an analysis of the potential trips generated by approved PD in comparison with the proposed modification, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, utilizing a generalized worst-case scenario for informational purposes.

### **Approved Uses:**

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5,730 sf - General Office (710)	56	7	7
PD: 4,800 sf - Fast Food w/ Drive Thru (934)	2,261	193	157
PD: 6,000 sf - Liquor Store (899)	609	0	98
PD: 2,8000 sf - Donut Shop w/ Drive Thru (937)	2,297	249	121
PD: 6,000 sf - Autocare Center (942)	165	16	22
Subtotal	5,388	465	405
Internal Capture	N/A	4	78
Pass-By Trips	N/A	94	68
Net External Trips	5,388	367	259

**Proposed Uses (PD Modification):**

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 6,000 sf – Liquor Store (899)	609	0	98
PD: 2,800 sf - Donut Shop w/ Drive Thru (937)	2,297	249	121
PD: 6,960 sf - Autocare Center (942)	165	16	22
Subtotal	3,071	265	241
Internal Capture	N/A	0	76
Pass-By Trips	N/A	0	0
Net External Trips	3,071	265	165

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-2,317	-102	-94

The proposed rezoning is anticipated to have a decreased maximum trip generation potential of -2,317 daily trips, -102 am peak hour trips and -94 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 +/-118 feet of right-of-way. There are sidewalks on both sides and 4-foot bikelanes.

**SITE ACCESS**

The approved PD is served by an existing restricted right in/right out access connection to Causeway Blvd. and an existing full access connection on S. 86<sup>th</sup> St. The PD modification does not propose to change the access connections. While the remaining area within the PD will no longer have direct access to S. 86<sup>th</sup> St. as a result of the removal of folio# 44659.000, vehicular and pedestrian cross access is required.

**ROADWAY LEVEL OF SERVICE**

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

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
CAUSEWAY BLVD	50TH ST	US HWY 301	D	C

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

## Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,388	367	259
Proposed	3,071	265	165
Difference (+/-)	-2,317	-102	-94

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

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

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

#### 4.0 Additional Site Information & Agency Comments Summary

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

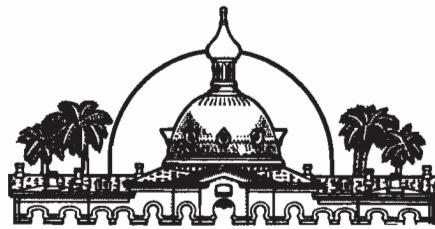
A thick blue rectangular border surrounds the page. At each of the four corners, there is a small white square tab with a black outline, positioned such that it appears to be a piece of paper being placed into the frame.

**CURRENTLY  
APPROVED**



BOARD OF COUNTY COMMISSIONERS

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



Hillsborough County  
Florida

Office of the County Administrator  
Patricia G. Bean

ADMINISTRATORS

Lucia E. Garsys  
Carl S. Harness  
Eric R. Johnson  
Michael S. Merrill  
Manus J. O' Donnell  
Edith M. Stewart

September 11, 2009

Reference: PRS 09-0913 PR

Everett Morrow  
8515 Palm River Road  
Tampa, FL 33619

Dear Applicant:

At the regularly scheduled public meeting on September 8, 2009, the Board of County Commissioners approved your request for a minor modification to PD-C (87-0083), with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact our office at 272-5920.

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,

A handwritten signature in cursive script, reading "Paula Harvey", is positioned below the word "Sincerely,".

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

ps

enc

AMENDED  
FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: PRS 09-0913 PR (87-0083)  
BOCC MEETING DATE: September 8, 2009  
DATE TYPED: September 9, 2009

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**Approval – Approval, subject to the conditions listed below, is based on the site plan received July 15, 2009.**

1. Development in the PD-C District shall be limited to a minor vehicle repair shop, car sales, church, contractor office, enclosed equipment storage; business and professional offices and services; and all uses permitted in the PD-C(N) District that are also permitted in the CG (General Commercial) District.
2. The maximum height of the PD-C development shall be 30 feet.
3. Two feet of setback added to the required yards and buffers shall be required for everyone foot of structure height over 20 feet.
4. The maximum floor area ratio (FAR) for the proposed PD-C District shall be .25.
5. The required front yard shall be 35 feet in PD-C project proposed.
6. Buffering and screening shall be provided in accordance with Section 7.13 of the Hillsborough County Zoning Code.
7. An area equal to at least .20 times the land area of the district shall be reserved for landscaping and permeable open areas, and shall be improved and maintained accordingly. One or a combination of the following shall be provided: landscaped buffers, open vegetated yards, retention areas, landscaped islands, mulched or vegetated play or seating areas, or areas paved with permeable blocks. No more than 25 percent of the required landscaped and pervious area shall be composed of permeable paving blocks.
8. The developer shall provide, prior to the issuance of Certificates of Zoning Compliance for each phase, sidewalks external to the project in the right-of-way area of the major roadway(s) bordering the project (i.e., 86th Street and Causeway Boulevard). The exact location of said sidewalks shall be determined by the County Department of Development Coordination during the Detailed Site Plan approval.
9. The developer shall dedicate, at the earliest of the issuance of Zoning Compliance Permits, Final Site Plan approval or at the request of the County to coincide with road improvements, whichever comes first, an additional 19 feet of right-of-way along the north side of Causeway Boulevard, thereby providing part of the 118 feet of total right-of-way needed ultimately to accommodate a symmetrical six-lane divided roadway section.
10.
  - a. There shall be one access on 86th Street and two on Causeway Boulevard.
  - b. Subject to the requirements of Condition 10 (c), the developer shall provide, prior to the issuance of any Certificates of Zoning Compliance for Phases II, III, or IV, a 75 left-turn lane on Causeway Boulevard for eastbound-to-north left turns into the east access point to the site, subject to Florida Department of Transportation (FDOT)

AMENDED  
FINAL CONDITIONS  
OF APPROVAL

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approval. The west access point on Causeway Boulevard shall be designed to physically limit traffic movements to to right-turn-in/right-turn-out only.

- c. Subject to the requirements of 10(b), accesses on Causeway Boulevard shall be located the minimum distance from 86th Street to allow for construction of the left-turn storage lane with no effect on the intersection Causeway Boulevard and 86th Street.
  - d. The elevation of the access drives on Causeway Boulevard shall be the same as the elevation of the north edge of pavement of Causeway Boulevard, for a minimum distance of 25 feet from the edge of pavement to the north. This is required to provide adequate sight distance for exiting vehicles.
  - e. The developer shall be responsible for removing existing pavement markings in the widened section and for restriping the roadway to delineate the left-turn lanes. This striping should conform with FDOT standards.
- 11. All roadway construction should be completed with proper transitions from the widened section to the existing roadway pavement.
  - 12. Driveway radii should be a minimum of 40 feet to accommodate single-unit vehicles.
  - 13. Driveway radius returns should not extend in front of the adjacent property.
  - 14. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Coordination, prior to the issuance of Zoning Compliance Permits, evidence of commitment from the Seaboard Utilities, Inc. to provide public water and sewer services and evidence of agreement to pay necessary costs to enable the Seaboard Utilities to provide public water and public sewer service delivery.

In the event that Seaboard Utilities, Inc. is not obligated by its franchise agreement to provide sewer service; and in the further event that the Seaboard Utilities, Inc. sewer system does not have capacity for new or altered sewer connections from the subject site, a septic tank may be used for Phase I and Phase II development as shown on the proposed site plan. The use of a septic tank shall be subject to the approval of the Hillsborough County Health Department, the Hillsborough County Stormwater Management Department, the Hillsborough County Department of Development Coordination, and the Hillsborough County Environmental Protection Commission.
  - 15. Stormwater detention/retention pond design requirements for the development shall be as listed below, unless otherwise approved by the Hillsborough County Environmental Protection Commission and the Hillsborough County Drainage Engineer:
    - a. The side slopes shall be no greater than 4:1.
    - b. The banks shall be completely vegetated to the design low water elevation.

AMENDED  
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- c. The sides and the bottom of each pond shall not be constructed of impervious material.
  - d. The first submittal of a drainage plan for the site shall be a master drainage plan, showing drainage works to accommodate the ultimate build-out of the site in accordance with the proposed site plan. If desired by the developer, the master drainage plan may show phased drainage works, corresponding with the phasing of development. Drainage works need only be constructed to correspond with the phase of development also under development.
16. The developer shall be required to (a) provide fire hydrants, and/or (b) prepare a Fire Protection Plan as determined by the Hillsborough County Fire Department.
- a. If (a) is required, the developer shall install at the developer's expense, prior to the issuance of Certificates of Zoning Compliance, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location and installation of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Department of Water and Wastewater Utilities.
  - b. If (b) is required, the developer shall prepare a Fire Protection Plan for the site and development thereof. The Plan shall be submitted to the County Department of Development Coordination prior to issuance of Zoning Compliance Permits along with evidence of approval, from the County Fire Department, of the Plan as submitted.
17. Parking shall be provided in accordance with Article 10 of the Hillsborough County Zoning Code.
18. No outside storage shall be permitted. Prior to certification for PRS 09-0913, the words "Outside Boat Storage" shall be removed from the use list in the Site Data Table on the General Site Plan.
19. Within sixty days of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Development Site Plan for certification which shall reflect all the conditions outlined above.



# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

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

**DATE:** 11/22/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PRS 22-1487

- ☐ 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

- Notwithstanding anything shown on the site plan or contrary to the conditions of approval herein, vehicular and pedestrian cross access shall be applied consistent with the County Land Development Code requirements.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification (PRS) to remove a 2.37-acre parcel (folio#44659.000) from PD 87-0083, as amended by PRS 09-0913. The area to be removed is part of a concurrent PD rezoning request (PD 22-0562) to consolidate the 2.37-acre parcel with contiguous properties to the north of said parcel for a separate development project.

The approved PD zoning currently allows a mix of office and retail uses on two parcels totaling +/-4.4 acres. The subject site future land use designation is Residential 9 (R-9).

### ***Trip Generation Analysis***

Staff has prepared an analysis of the potential trips generated by approved PD in comparison with the proposed modification, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, utilizing a generalized worst-case scenario for informational purposes.

### **Approved Uses:**

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5,730 sf - General Office (710)	56	7	7
PD: 4,800 sf - Fast Food w/ Drive Thru (934)	2,261	193	157
PD: 6,000 sf - Liquor Store (899)	609	0	98
PD: 2,8000 sf - Donut Shop w/ Drive Thru (937)	2,297	249	121
PD: 6,000 sf - Autocare Center (942)	165	16	22
Subtotal	5,388	465	405
Internal Capture	N/A	4	78
Pass-By Trips	N/A	94	68
Net External Trips	5,388	367	259

**Proposed Uses (PD Modification):**

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 6,000 sf – Liquor Store (899)	609	0	98
PD: 2,800 sf - Donut Shop w/ Drive Thru (937)	2,297	249	121
PD: 6,960 sf - Autocare Center (942)	165	16	22
Subtotal	3,071	265	241
Internal Capture	N/A	0	76
Pass-By Trips	N/A	0	0
Net External Trips	3,071	265	165

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-2,317	-102	-94

The proposed rezoning is anticipated to have a decreased maximum trip generation potential of -2,317 daily trips, -102 am peak hour trips and -94 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 +/-118 feet of right-of-way. There are sidewalks on both sides and 4-foot bikelanes.

**SITE ACCESS**

The approved PD is served by an existing restricted right in/right out access connection to Causeway Blvd. and an existing full access connection on S. 86<sup>th</sup> St. The PD modification does not propose to change the access connections. While the remaining area within the PD will no longer have direct access to S. 86<sup>th</sup> St. as a result of the removal of folio# 44659.000, vehicular and pedestrian cross access is required.

**ROADWAY LEVEL OF SERVICE**

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

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
CAUSEWAY BLVD	50TH ST	US HWY 301	D	C

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

## Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	5,388	367	259
Proposed	3,071	265	165
Difference (+/-)	-2,317	-102	-94

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

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

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

#### 4.0 Additional Site Information & Agency Comments Summary

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

## COMMISSION

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### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> December 13, 2022	<b>COMMENT DATE:</b> November 16, 2022
<b>PETITION NO.:</b> 22-1487	<b>PROPERTY ADDRESS:</b> 2608 S. 86 <sup>th</sup> St, Tampa, FL 33619
<b>EPC REVIEWER:</b> Christina Bryant	<b>FOLIO #:</b> 044660.0000 (0446590000 to be removed from PD 87-0083)
<b>CONTACT INFORMATION:</b> (813) 627-2600 X 1218	<b>STR:</b> 25-29S-19E
<b>EMAIL:</b> <a href="mailto:bryantc@epchc.org">bryantc@epchc.org</a>	
<b>REQUESTED ZONING:</b> Minor Modification to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	3-16-2022
<b>WETLAND LINE VALIDITY</b>	Not Valid
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands/OSWs are located on the east and central portion of the project
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"><li>• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li><li>• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.</li><li>• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be</li></ul>	

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labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

**INFORMATIONAL COMMENTS:**

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

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

cb/aw

ec: [ialbert@halff.com](mailto:ialbert@halff.com)



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

**PETITION NO.:** PRS22-1487    **REVIEWED BY:** Randy Rochelle    **DATE:** 10/27/2022

**FOLIO NO.:** 44659.0000

**WATER**

- ☐ The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 12 inch water main exists ☒ (adjacent to the site), ☐ (approximately \_\_\_\_\_ feet from the site) and is located within the east Right-of-Way of S. 86<sup>th</sup> Street. 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 \_\_\_\_\_ inch wastewater force main exists ☐ (adjacent to the site), ☐ (approximately \_\_\_\_\_ feet from the site) This property does fall within the Hillsborough County Wastewater Service Area however we have capacity issues in the area of the proposed development and at this time a POC can not be made. The Point of Connection will determined at the time of the application for service is submitted.
- ☐ 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.