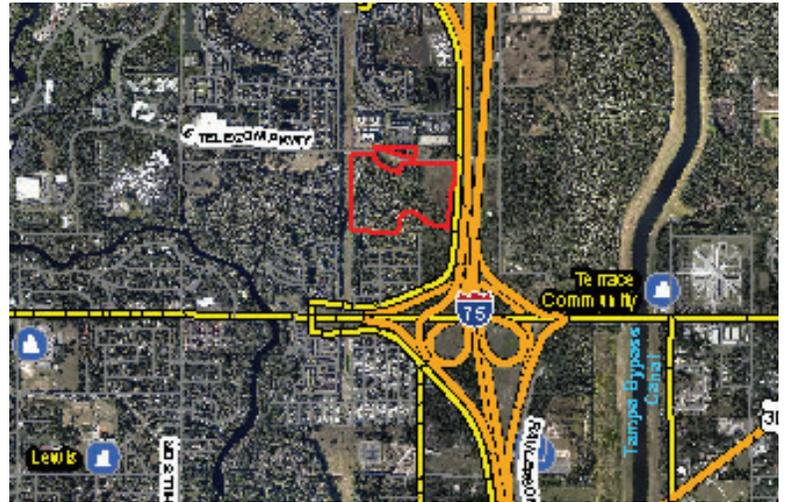


Rezoning Application: PD 22-0559
Zoning Hearing Master Date: August 15, 2022
BOCC Land Use Meeting Date: October 11, 2022

1.0 APPLICATION SUMMARY

Applicant: Progressive Capital Group, L.L.C
FLU Category: Residential – 20 (Res-20) and Natural Preservation.
Service Area: Urban
Site Acreage: 39.59
Community Plan Area: University
Overlay: None



Introduction Summary

The applicant is requesting to rezone the property from PD 06-0223 and AS-1 to Planned Development (PD) to allow for development up to 335 multi-family dwellings. A Comprehensive Plan Amendment (CPA 22-05) was adopted on April 22, 2022 to change the future land use designation from CMU-12 to Residential – 20 (Res-20) and Natural Preservation.

Zoning	Existing		Proposed
District(s)	AS-1	PD 06-0223	PD 22-0559
Typical General Use(s)	Single-Family Residential/Agricultural	Townhome	Single-Family Residential
Acreage	17.5	22.09	39.59336/2
Density/Intensity	1 unit per acre	5.52	8.49 units per acre
Mathematical Maximum*	17 units	122	335 units

*number represents a pre-development approximation

Development Standards	Existing		Proposed
District(s)	AS-1	PD 06-0223	PD 22-0559
Lot Size / Lot Width	43,560 sf / 150'	10,890 sf / 70'	6540 sf / 70'
Setbacks/Buffering and Screening	50' Front 25' Rear 50' Sides	15' Perimeter 15' Between Structures 25' Front 20' Rear 10' Sides	25' Front 10' Rear 20' Sides
Height	50'	35' – 2 Stories	60' – 4 Stories

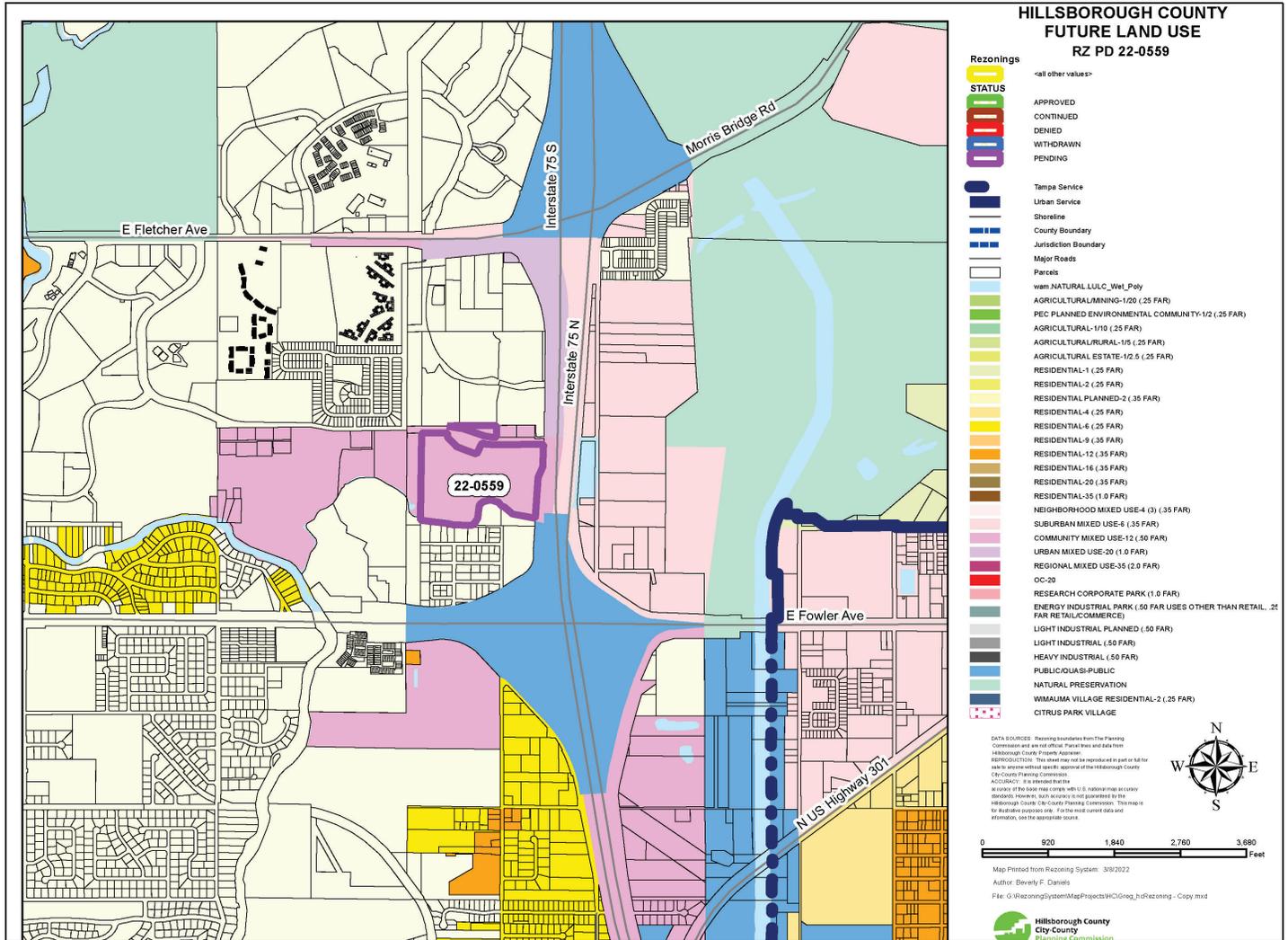
Additional Information

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	LDC Part 6.06.00 (Landscaping/Buffering)

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

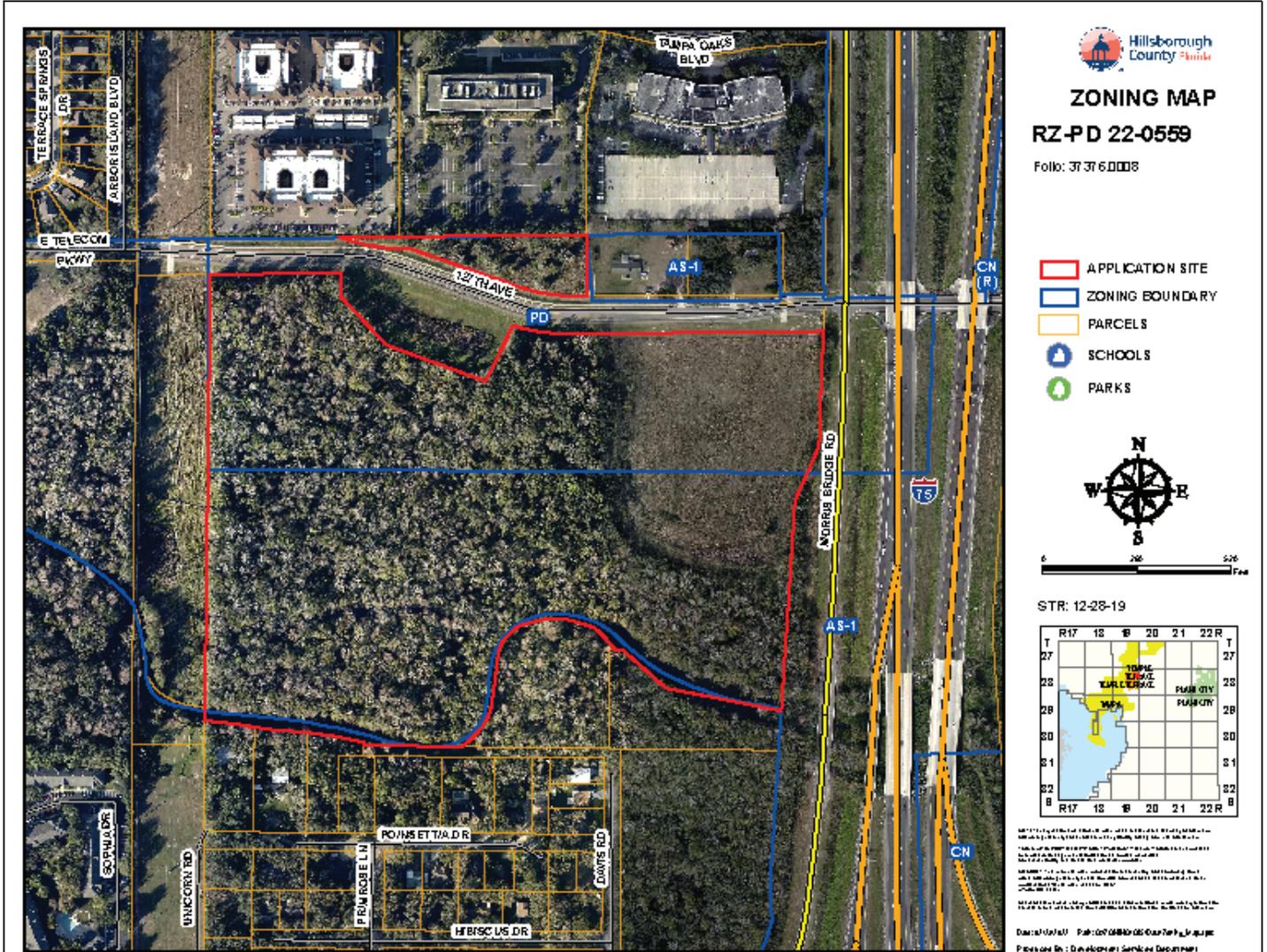
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 20	Natural Preservation
Maximum Density/F.A.R.:	20 du per ga/F.A.R.: 0.75	NA
Typical Uses:	Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective area of the Future Land Use Element.	Open space or passive nature parks.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning	Allowable Use	Existing Use
North	AS-1	1 du per ga/NA	Agriculture, Single-Family Conventional & Mobile Homes	Residential, Single-Family
North	City of Temple Terrace	Unknown	Unknown	Office & Residential, Multi-Family
South	City of Temple Terrace	Unknown	Unknown	Residential, Single-Family & Vacant
East	AS-1	1 du per ga/NA	Agriculture, Single-Family Conventional & Mobile Homes	Right-of-Way, Interstate
West	AS-1	1 du per ga/NA	Agriculture, Single-Family Conventional & Mobile Homes	Utility

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
Telecom Pkwy.	Temple Terrace 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
Morris Bridge Rd.	FDOT Collector - Rural	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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	631	40	49
Proposed	1,822	121	147
Difference (+/-)	(+) 1,191	(+) 81	(+) 98

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

As proposed, the general development plan shows that the development activity will be limited to northeast portion of the property located at the southwest intersection of Morris Bridge Road and 127th Avenue. The single-family properties in the area are found to be adequately separated from the multi-family site by the 120-foot 127th Avenue right-of-way to the north, approximately 600 feet of right-of-way used for Interstate-75 and Morris Bridge road to the east, a 200-foot electric power easement and more than 850 feet of preserved wetlands to the west, and 300 feet or more of preserved wetlands to south. The applicant is requesting a waiver from Section 6.06.06 of the LDC to remove the requirement to install landscape buffers and screening from the neighboring properties for the portion of the site located on the north side of 127th Avenue. The portion on the north side of 127th Avenue will remain vacant and would continue to provide buffering and screening from the multi-family site in its undeveloped state. In the event that the site were to be improved as a multi-family accessory use, buffers to the north and east would be required.

5.2 Recommendation

Staff recommends approval subject to conditions

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 26, 2022.

1. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
2. Development of the project shall be limited to 335 multi-family conventional dwelling units with related accessory uses such as swimming pools, club houses and exercise facilities.
3. Building setbacks shall be as follows:
Front: 25 feet
Rear: 20 feet
Sides: 10 feet.
4. The maximum building heights shall be 60 feet. The additional setback of 2 feet for every 1 foot over 20 feet in height shall not apply.
5. Buffering and screening requirements shall be required as depicted on the general development plan.
6. If the portion of the site located north of 127th Avenue is ever improved as an accessory use to the apartments, landscape buffers and screening will be required along the east property line and the portion of the north property line that abuts the office use.
7. Off-street vehicular use areas shall be buffered in accordance with Section 6.06.04 of the LDC.
8. The maximum building coverage of the project shall be 40%.
9. The maximum impervious coverage of the project shall be 75%.
10. The minimum lot size shall be 6,540 square feet.
11. The minimum lot width shall be 70 feet.
12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Preservation Area setbacks. A minimum setback of 50 feet must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted. Impervious surfaces and other encroachments into Wetland Preservation Area setbacks as depicted on the proposed rezoning plan may require a variance from the Land Use Hearing Officer prior to approval of Site Construction plans.
13. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
14. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
15. 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.
16. 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.

- 17. 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 labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 18. 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.
- 19. The project shall be permitted up to two vehicular access connections to Telecom Parkway (also referred to as 127th Avenue) as follows:
 - 18.1 One connection shall be permitted to serve regular project traffic;
 - 18.2 A second project access may be permitted provided the access is restricted to emergency vehicle use only. In such case, the emergency access shall be gated with a Knox box (or similar device acceptable to the Hillsborough County fire Marshall); and
 - 18.3 All project access is subject to the developer obtaining all required permit and plan approvals through the City of Temple Terrace.
- 20. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 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.

Zoning Administrator Sign Off:



J. Brian Grady
Fri Aug 5 2022 11:38:58

APPLICATION NUMBER: PD 22-0559

ZHM HEARING DATE: August 15, 2022

BOCC LUM MEETING DATE: October 11, 2022

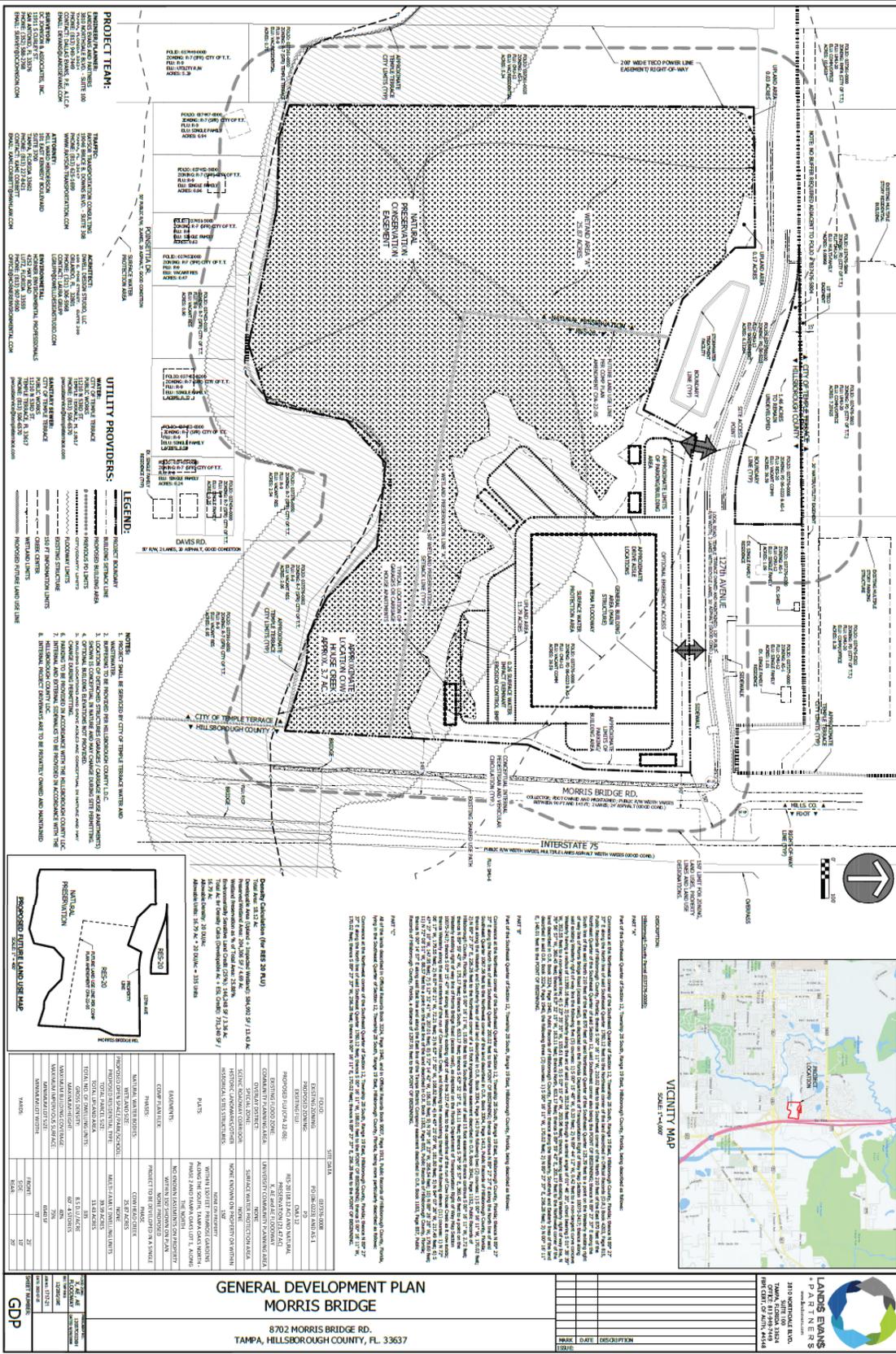
Case Reviewer: Sam Ball

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/4/2022

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: USF/ Northwest

PETITION NO: RZ 22-0559

- 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.

CONDITIONS OF APPROVAL

1. The project shall be permitted up to two (2) vehicular access connections to Telecom Pkwy. (also referred to as 127th Ave.). as follows:
 - a. One (1) connection shall be permitted to serve regular project traffic;
 - b. A second project access may be permitted provided the access is restricted to emergency vehicle use only. In such case, the emergency access shall be gated with a Knox box (or similar device acceptable to the Hillsborough County fire Marshall); and,
 - c. All project access is subject to the developer obtaining all required permit and plan approvals through the City of Temple Terrace.

2. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 35.59 ac. parcel from AS-1 and Planned Development (PD) #06-0223 to PD. Approved PD #06-0223 has entitlements which allow up to 85 townhome units. Since the project was approved, the Telecom Pkwy./ 127th Ave. Extension through the site was constructed. The applicant is proposing to rezone the property to permit construction of up to 335 multi-family dwelling units.

As required by the Development Review Procedures Manual (DRPM) requirements, the applicant submitted a trip generation and site access analysis. Staff has prepared a summary of the number of trips potentially generated under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Data show below is based on the ITE's Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 06-0223, 85 Multi-Family Dwelling Units (LUC 220)	622	39	48
AS-1, 1 Single-Family Detached Dwelling Unit (LUC 934)	9	1	1
Subtotal:	631	40	49

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 22-0559, 335 Multi-Family Dwelling Units (LUC 221)	1,822	121	147

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 1,191	(+) 81	(+) 98

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

E. Telecom Pkwy. is a 2-lane, local roadway owned and maintained by the City of Temple Terrace. The roadway is characterized by 12-foot wide travel lanes in good condition. The roadway lies within a +/- 55-foot wide right-of-way. There are +/- 5-foot wide sidewalks along portions of the north and south side of Telecom Pkwy. in the vicinity of the proposed project. There are +/- 4-foot wide bicycle lanes on Telecom Pkwy. in the vicinity of the proposed project. There is a +/- 8-foot wide multi-purpose trail along the south side of Telecom Pkwy. east of the proposed project.

Morris Bridge Rd. is a 2-lane, collector roadway owned and maintained by the Florida Department of Transportation. There is an 8-foot wide multi-purpose pathway which was recently installed along portions of Morris Bridge Rd., including along the project's frontage.

SITE ACCESS

Vehicular and pedestrian access to the site will be via E. Telecom Pkwy. The applicant is proposing up to two (2) vehicular access connections to the roadway. The westernmost access is proposed to be a full access connection.

The easternmost access had been proposed as a full access connection; however, this was changed as a result of comments provided to the applicant by the City of Temple Terrace (which are attached to this staff report for documentation purposes) that indicated the City would only permit two access connections to the roadway in the event one of them was changed to an emergency only access.

Currently, the easternmost access is proposed to be an optional emergency access connection. Staff generally does not support optional access connections, in accordance with current policies and procedures; however, staff notes that emergency access can be added without a modification to a PD zoning, where such access connections are required by the Fire Marshall and certain other standards are met (reference Section 6.03.01.D. of the LDC). As such, staff has no objection to this request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Telecom Pkwy. is not a County roadway, nor was it included in the Level of Service (LOS) report. As such, no information for that facility could be provided. LOS information for adjacent roadway section(s) is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Morris Bridge Rd.	Fletcher Ave.	Fletcher Ave.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Kami Corbett

From: McCarthy, Brian <bmccarthy@templeterrace.com>
Sent: Friday, July 8, 2022 10:21 AM
To: Kami Corbett; Dallas Evans
Cc: 'Michael Raysor'; Russ Greer; Todd Bleakley (tbleakley@mccreacompany.com); Sherman, Michael; Tinch, Troy; Karpas, Gus
Subject: RE: Morris Bridge

[External email; exercise caution]

Hi Kami and Dallas,

The City would permit 2 access driveways on E 127th Avenue with the condition that 1 driveway is emergency only.

Please let me know if you have any questions.

Thanks,

Brian McCarthy, PE
City Engineer
City of Temple Terrace
Office: (813) 506-6587
bmccarthy@templeterrace.com

From: Kami Corbett <kami.corbett@hwhlaw.com>
Sent: Thursday, July 7, 2022 9:28 AM
To: McCarthy, Brian <bmccarthy@templeterrace.com>; Dallas Evans <devans@landisevans.com>
Cc: 'Michael Raysor' <mdr@raysor-transportation.com>; Russ Greer <rgreer@progressivecapital.org>; Todd Bleakley (tbleakley@mccreacompany.com) <tbleakley@mccreacompany.com>; Sherman, Michael <msherman@templeterrace.com>; Tinch, Troy <TTinch@Templeterrace.com>
Subject: RE: Morris Bridge

Good morning Brian –

Did we get you the answers that you were looking for? If not, what is still needed? We really need your sign off on the driveway location aspect of things ASAP to stay on track for our July hearing date.

Kami Corbett

Shareholder

o: 813.221.3900 | d: 813.227.8421 | kami.corbett@hwhlaw.com | hwhlaw.com
101 E. Kennedy Blvd., Suite 3700, Tampa, FL 33602



From: McCarthy, Brian <bmccarthy@templeterrace.com>
Sent: Thursday, June 30, 2022 3:25 PM

To: Dallas Evans <devans@landisevans.com>

Cc: Kami Corbett <kami.corbett@hwhlaw.com>; 'Michael Raysor' <mdr@raysor-transportation.com>; Russ Greer <rgreer@progressivecapital.org>; Todd Bleakley (tbleakley@mccreacompany.com) <tbleakley@mccreacompany.com>; Sherman, Michael <msherman@templeterrace.com>; Tinch, Troy <TTinch@Templeterrace.com>

Subject: RE: Morris Bridge

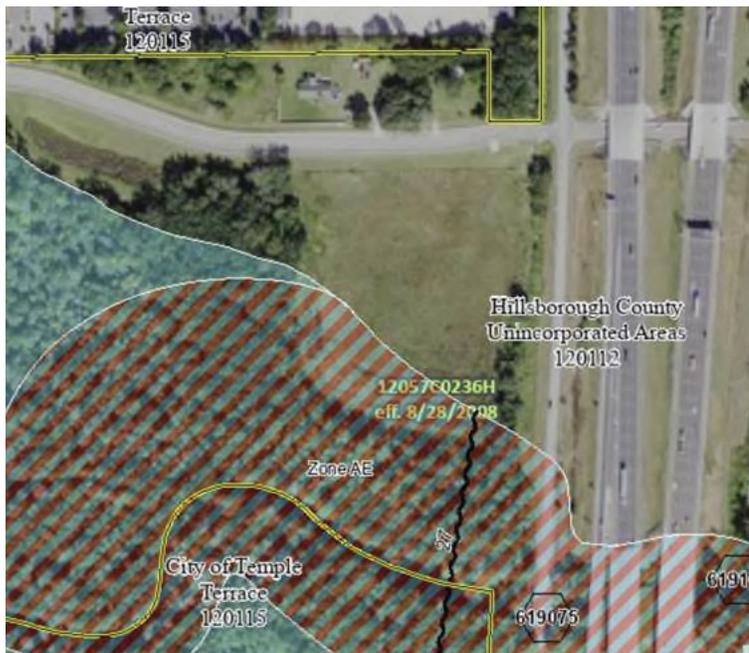
[External email; exercise caution]

Thanks Dallas,

The earliest we can provide a response is July 6 (Wednesday). Mike and Troy are in budget meetings today and Troy is on vacation afterwards.

I do have some follow up questions:

- Are you meeting County distance requirements between access driveways? What is the distance between driveways?
- Have you spoken to FDOT regarding access to Morris Bridge Road?
- Can you describe the floodplain impact for a driveway on Morris Bridge Road? From the FEMA website (snapshot below), it doesn't appear a driveway would impact the floodplain.



Thanks,

Brian McCarthy, PE

City Engineer

City of Temple Terrace

Office: (813) 506-6587

bmccarthy@templeterrace.com

From: Dallas Evans <devans@landisevans.com>

Sent: Thursday, June 30, 2022 11:37 AM

To: McCarthy, Brian <bmccarthy@templeterrace.com>

Cc: Kami Corbett <kami.corbett@hwhlaw.com>; 'Michael Raysor' <mdr@raysor-transportation.com>; Russ Greer <rgreer@progressivecapital.org>; Todd Bleakley (tbleakley@mccreacompany.com) <tbleakley@mccreacompany.com>;

Sherman, Michael <msherman@templeterrace.com>; Tinch, Troy <TTinch@Templeterrace.com>

Subject: RE: Morris Bridge

Kami had mentioned that Mike Sherman was interested in the driveway locations as well and asked for clarification, cc'ing him in.



Dallas Evans, P.E., AICP

Civil Engineer | Principal

Landis Evans + Partners

m: 813.394.0599

www.landisevans.com

Please note our new address: 3810 Northdale Blvd, Suite 100, Tampa, FL 33624

From: Dallas Evans

Sent: Thursday, June 30, 2022 11:36 AM

To: bmccarthy@templeterrace.com

Cc: Kami Corbett <kami.corbett@hwhlaw.com>; 'Michael Raysor' <mdr@raysor-transportation.com>; Russ Greer <rgreer@progressivecapital.org>; Todd Bleakley (tbleakley@mccreacompany.com) <tbleakley@mccreacompany.com>

Subject: Morris Bridge

Brian;

Kami had mentioned that you had wanted to speak with me regarding access for Morris Bridge Apartments. I left a message with your receptionist but wanted to follow up with additional detail. We've proposed access onto 127th St for several reasons. First, we see this as the "front door" aesthetically. This would be the more welcoming and attractive side of the development. Due to the site geometry, an entrance on Morris Bridge would be more of a back door.

We also have topographic limitations to an entry on Morris Bridge. The existing site slopes down from a high point along 127th to a low side along Cow House Creek to the south. Our goal in site grading will be to mimic this fall across the site (while of course remaining above flood elevation). Morris Bridge Road is similar in elevation to 127th; in order to provide a driveway onto Morris Bridge, we would have to buck that grade to climb back up to the roadway. It would also involve additional floodplain and wetland impacts which we're trying to avoid.

I'd be happy to discuss this in detail if you would like to give me a call.

Thanks,



Dallas Evans, P.E., AICP

Civil Engineer | Principal

Landis Evans + Partners

m: 813.394.0599

www.landisevans.com

Please note our new address: 3810 Northdale Blvd, Suite 100, Tampa, FL 33624

CONFIDENTIALITY NOTE: The contents of this email and its attachments are confidential and may be privileged. If you are not the intended recipient, please immediately notify the sender (by return e-mail or telephone), destroy the original and all copies of this message along with any attachments, and do not disclose, copy, distribute, or use the contents.

Please consider the environment before printing this e-mail.

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
Telecom Pkwy.	Temple Terrace 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
Morris Bridge Rd.	FDOT Collector - Rural	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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	631	40	49
Proposed	1,822	121	147
Difference (+/-)	(+) 1,191	(+) 81	(+) 98

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	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
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

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	

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 22-0559

DATE OF HEARING: August 15, 2022

APPLICANT: Progressive Capital Group, LLC

PETITION REQUEST: A request to rezone property from AS-1 and PD to PD to permit up to 335 multi-family dwelling units

LOCATION: 8702 Morris Bridge Road

SIZE OF PROPERTY: 39.59 acres, m.o.l.

EXISTING ZONING DISTRICT: AS-1 and PD 06-0223

FUTURE LAND USE CATEGORY: RES-20 and Natural Preservation

SERVICE AREA: Urban

COMMUNITY PLAN: N/A

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Applicant: Progressive Capital Group, L.L.C

FLU Category: Residential – 20 (Res-20) and Natural Preservation

Service Area: Urban

Site Acreage: 39.59

Community Plan Area: University

Overlay: None

Introduction Summary

The applicant is requesting to rezone the property from PD 06-0223 and AS-1 to Planned Development (PD) to allow for development up to 335 multi-family dwellings. A Comprehensive Plan Amendment (CPA 22-05) was adopted on April 22, 2022 to change the future land use designation from CMU-12 to Residential – 20 (Res-20) and Natural Preservation.

Zoning Existing Proposed

District(s)	AS-1	PD 06-0223	PD 22-0559
Typical General Use(s)	Single-Family Residential/Agricultural	Townhome	Single-Family Residential
Acreage	17.5	22.09	39.59336/2
Density/Intensity	1 unit per acre	5.52	8.49 units per acre
Mathematical Maximum*	17 units	122	335 units

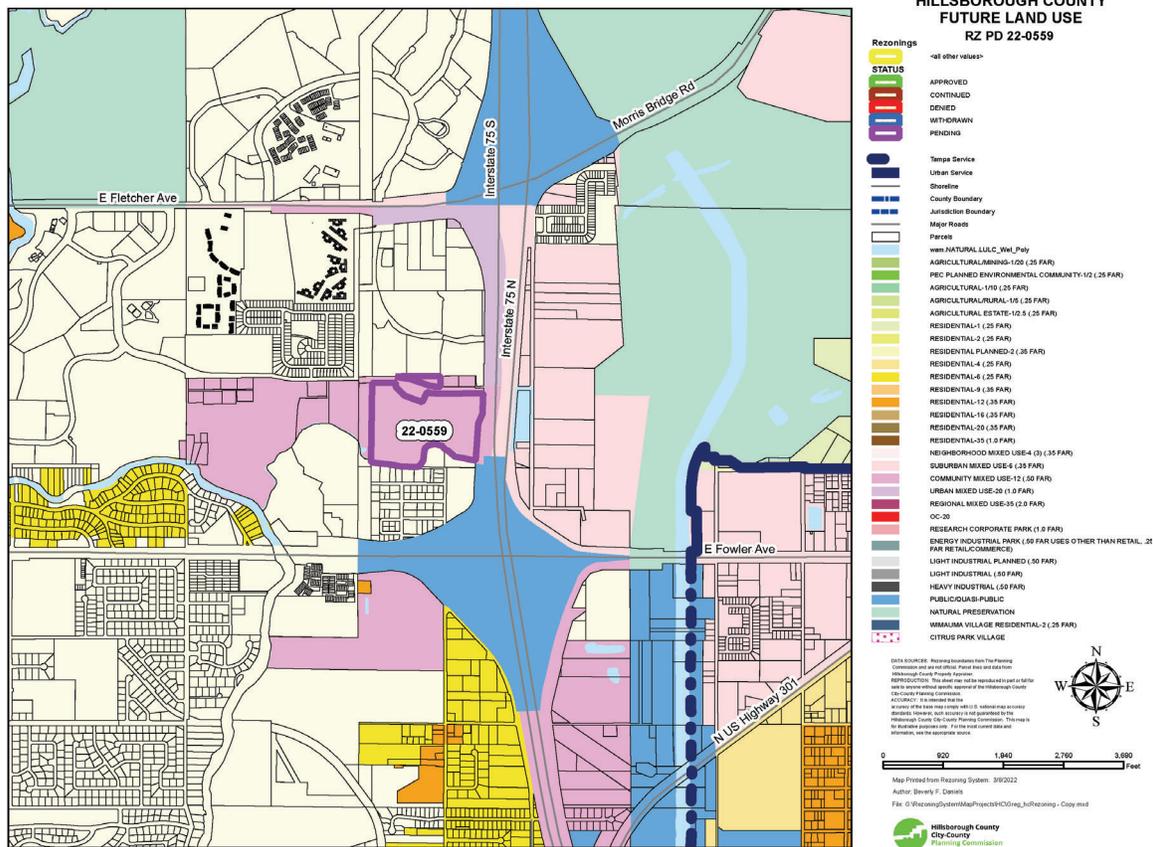
*number represents a pre-development approximation

Development Standards Existing Proposed

District(s)	AS-1	PD 06-0223	PD 22-0559
Lot Size / Lot Width	43,560 sf / 150'	10,890 sf / 70'	6540 sf / 70'
Setbacks/Buffering and Screening	50' Front 25' Rear 50' Sides	15' Perimeter 15' Between Structures 25' Front	25' Front 10' Rear 20' Sides

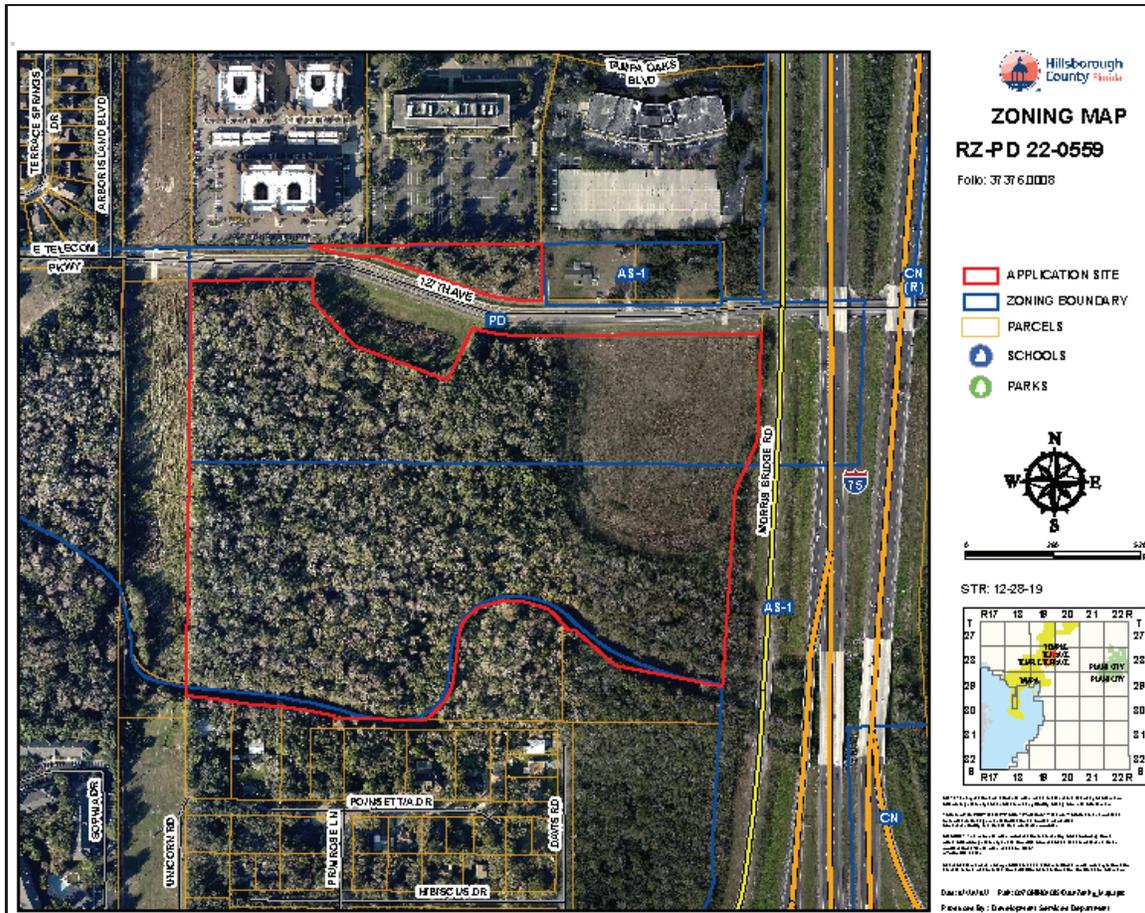
		20' Rear 10' Sides	
Height	50'	35' – 2 Stories	60' – 4 Stories
Additional Information			
PD Variation(s)		None requested as part of this application	
Waiver(s) to the Land Development Code		LDC Part 6.06.00 (Landscaping/Buffering)	
Planning Commission Recommendation: Consistent		Development Services Recommendation: Approvable, subject to proposed conditions	

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 20	Natural Preservation
Maximum Density/F.A.R.:	20 du per ga/F.A.R.: 0.75	NA
Typical Uses:	Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective area of the Future Land Use Element.	Open space or passive nature parks.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



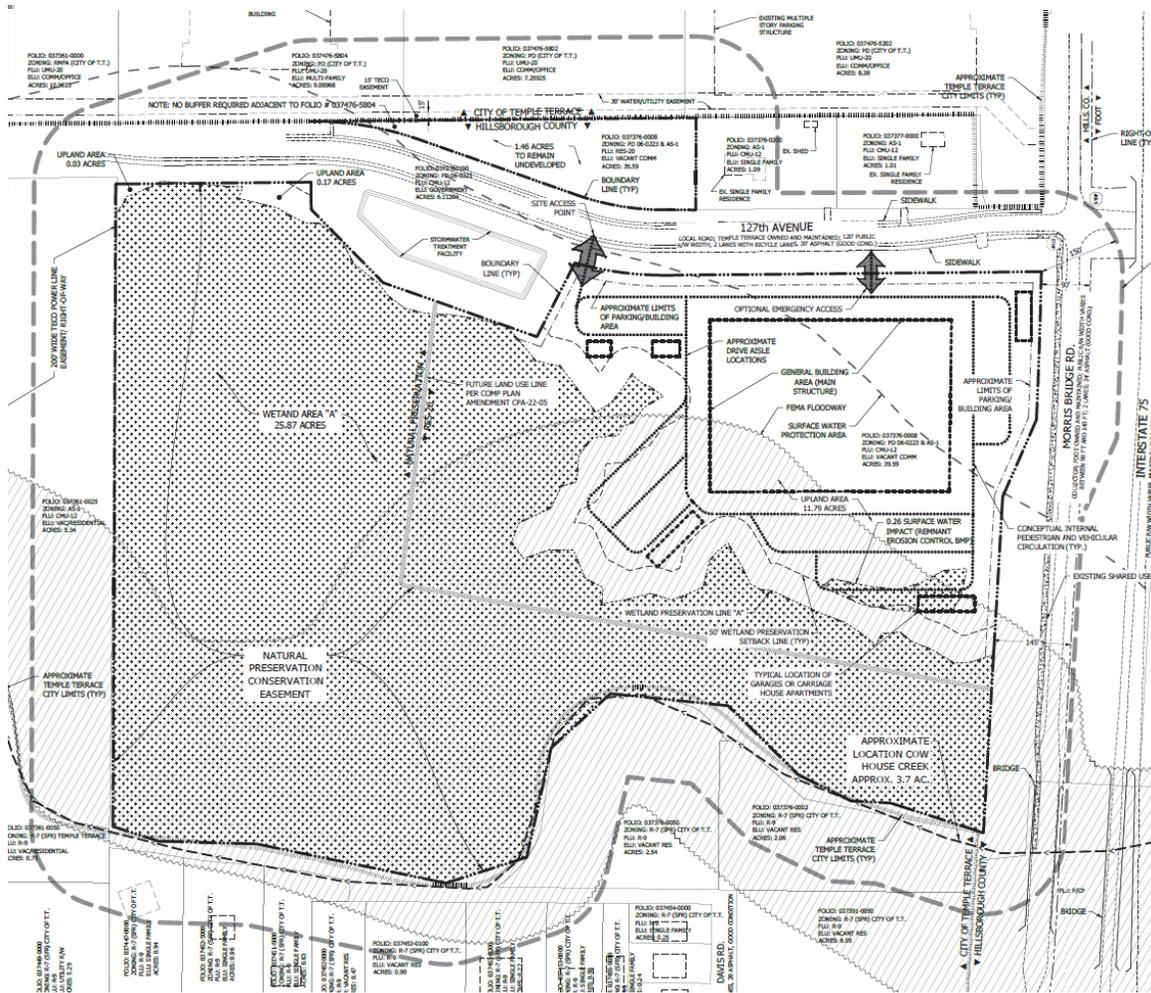
Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning	Allowable Use	Existing Use
North	AS-1	1 du per ga/NA	Agriculture, Single-Family Conventional & Mobile Homes	Residential, Single-Family
North	City of Temple Terrace	Unknown	Unknown	Office & Residential, Multi-Family

South	City of Temple Terrace	Unknown	Unknown	Residential, Single-Family & Vacant
East	AS-1	1 du per ga/NA	Agriculture, Single-Family Conventional & Mobile Homes	Right-of-Way, Interstate
West	AS-1	1 du per ga/NA	Agriculture, Single-Family Conventional & Mobile Homes	Utility

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 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
Telecom Pkwy.	Temple Terrace 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
Morris Bridge Rd.	FDOT Collector - Rural	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
	Choose an item.	_____ Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	_____ Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width _____	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	631	40	49
Proposed	1,822	121	147
Difference (+/-)	(+) 1,191	(+) 81	(+) 98

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

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

Design Exception/Administrative Variance Not applicable for this request

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

	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Natural Resources

Yes No

Conservation & Environ. Lands Mgmt.

Check if Applicable:

Wetlands/Other Surface Waters

Use of Environmentally Sensitive Land Credit

Wellhead Protection Area

Surface Water Resource Protection Area

Potable Water Wellfield Protection Area Significant Wildlife Habitat

Coastal High Hazard Area

Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property

Other _____

Service Area/ Water & Wastewater

Urban City of Tampa

Rural City of Temple Terrace

A school concurrency review will be issued PRIOR TO preliminary plat or site plan

Hillsborough County School Board

Adequate K-5 6-8 9-12 N/A Inadequate K-5 6-8 9-12 N/A

Yes No

Impact/Mobility Fees: Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story Mobility: \$5,995 * 335 units = \$2,008,325
Parks: \$1,555 * 335 units = \$ 520,925
School: \$3,891 * 335 units = \$1,303,485 Fire: \$249 * 335 units = \$ 83,415

Total Multi-Family (1-2 story) = \$3,916,150

Planning Commission

Meets Locational Criteria N/A Locational Criteria Waiver Requested
Minimum Density Met N/A

Findings

Inconsistent Consistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

As proposed, the general development plan shows that the development activity will be limited to northeast portion of the property located at the southwest intersection of Morris Bridge Road and 127th Avenue. The single-family properties in the area are found to be adequately separated from the multi-family site by the 120-foot 127th Avenue right-of-way to the north, approximately 600 feet of right-of-way used for Interstate-75 and Morris Bridge road to the east, a 200- foot electric power easement and more than 850 feet of preserved wetlands to the west, and 300 feet or more of preserved wetlands to south. The applicant is requesting a waiver from Section 6.06.06 of the LDC to remove the requirement to install landscape buffers and screening from the neighboring properties for the portion of the site located on the north side of 127th Avenue. The portion on the north side of 127th Avenue will remain vacant and would continue to provide buffering and screening from the multi-family site in its undeveloped state. In the event that the site were to be improved as a multi-family accessory use, buffers to the north and east would be required.

5.2 Recommendation

Staff recommends approval subject to conditions

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 15, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett 101 East Kennedy Boulevard Suite 3700 Tampa testified on behalf of the applicant and showed a PowerPoint presentation. Ms. Corbett identified the location of the property and stated that the property was originally under private ownership and was acquired by FDOT in 2006 for right-of-way and drainage improvements. It was used as a staging area. When FDOT completed the improvements, they decided the property was no longer needed and sold to the current owner in 2020. The property was designated CMU-12 at the time of the sale. A Comprehensive Plan amendment was approved to change the land use category to RES-20 (18.12 acres) and Nature Preservation (21.47 acres). Ms. Corbett showed historical aerials to detail the property's development.

Hearing Master Finch asked Ms. Corbett if the property had a pond or was it just used as a staging area. Ms. Corbett replied that there is a small area with a pond on-site.

Ms. Corbett continued her presentation by detailing the approved Comprehensive Plan amendment and stating that the applicant is requesting two Planned Development variations. The first is to the buffering and screening on the northern parcel. She added that the applicant owns the parcel north of 127th Avenue. The second is a waiver to the required 2-to-1 building setback. Because of the development of the upland area, the building envelope is limited but is mitigated by the significant amount of wetlands on-site. She stated that both planning staff support the request and found it compatible with the surrounding area.

Hearing Master Finch asked Ms. Corbett what the parcel north of 127th is proposed to be used for. Ms. Corbett replied open space.

Hearing Master Finch asked Ms. Corbett what was the justification for the requested waiver to the 2-to1 setback. Ms. Corbett replied that the building envelope is limited and that the site does not abut any single-family residential on all sides therefore no rights of others are injured by the request.

Mr. Sam Ball, Development Services Department testified regarding the County's staff report. Mr. Ball stated that changes had been made to the staff report including to the first zoning condition to clarify the requested multi-family development. He testified that the request to rezone the property from PD 06-

223 and AS-1 is to allow the development of 335 multi-family dwelling units. He described the surrounding uses which include I-75, multi-family, single-family residential, office and vacant land designated for residential uses to the east. Cow House Creek runs along the southern property line and properties to the south are located in the City of Temple Terrace. The proposed maximum height of the buildings is 60 feet. He referred to the requested waiver and stated that the Natural Preservation area provides a large separation from the neighboring residential properties. He concluded his presentation by stating that staff finds the request compatible with the surrounding development pattern.

Ms. Andrea Papandrew of the Planning Commission staff stated that the property is designated Residential-20 and Natural Preservation Future Land Use category and located in the Tampa Service Area. She discussed Policy 1.4 regarding compatibility and stated that the wetland preservation area will provide ideal transition between the single-family residences to the west and south and the commercial location to the northwest. The request meets the intent of Objective 6 and 7 regarding consistency the Future Land Use categories. The maximum density that could be considered would be 362 dwelling units however the applicant is requesting 335 dwelling units. The request is also consistent with Objective 16 regarding the protection of existing and future neighborhoods. Ms. Papandrew concluded her remarks by stating that the Planning Commission staff finds the request consistent with the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

Ms. Corbett testified that she was asked by Mr. Grady to clarify that she is an authorized representative in the record.

Mr. Russ Greer testified that Ms. Kami Corbett was authorized to be his legal representative.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Grady submitted a revised County staff report into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 39.59 acres in size and is zoned Agricultural Single-Family-1 (AS-1) and Planned Development (PD 06-0223) and designated Residential-20 (RES-20) and Natural Preservation by the Comprehensive Plan. The property is located in the Urban Service Area.
2. The existing Planned Development 06-0223 is approved for a maximum of 85 townhomes.
3. The applicant's representative testified that the rezoning is requested to allow the development of 335 multi-family dwelling units.
4. No Planned Development Variation is being requested.
5. Two waivers are requested. The first waiver is to the buffering and screening on the north side of 127th Avenue. The rezoning request states that the property will remain vacant and serve to buffer and screen the multi-family development. The applicant is also requesting a waiver of the required two-to-one additional setback for buildings over 20 feet in height. The applicant's representative testified that the Natural Preservation area surrounding the site limits the building envelope and also mitigates the proposed use from adjacent parcels.

The waiver is justified by the fact that the multi-family project is separated from the northern parcel by 127th Avenue which has 120 feet of right-of-way. Additionally, the applicant's representative testified that the northern parcel would remain vacant and used as open space. A significant amount of wetland/Natural Preservation area is located to the south and east and results in the building envelope being located at the northeast corner of the property which is adjacent to 127th Avenue and Morris Bridge Road. Further east of the property is Interstate 75. Therefore, the request to waive the required two-to-one setback is appropriate given the multi-family building's frontage along the roadways and not adjacent residential development.

6. The Planning Commission staff testified that the rezoning is consistent with Policy 1.4 regarding compatibility and stated that the wetland preservation area will provide ideal transition between the single-family residences to the west and south and the commercial location to the northwest. Staff testified that the request meets the intent of Objective 6 and 7 regarding consistency the Future Land Use categories. The maximum density that could be considered would be 362 dwelling units however the applicant is requesting 335 dwelling units. The request is also consistent with Objective 16 regarding the protection of existing and future neighborhoods. Planning Commission staff found the request consistent with the Comprehensive Plan.

7. The surrounding uses include residential land uses to the north and south, office development to the north and right-of-way including Interstate 75 to the east.
8. No opposition was presented at the Zoning Hearing Master hearing.
9. The RES-20 Future Land Use category would permit the consideration of up to 362 dwelling units. The applicant is requesting 335 multi-family dwelling units.
10. The rezoning to Planned Development for the development of 335 multi-family dwelling units is consistent with the existing and approved land uses in the area and the RES-20 and Natural Preservation Future Land Use category.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The request is to rezone 39.59 acres from AS-1 and PD 06-0223 to Planned Development is to develop a maximum of 335 multi-family dwelling units.

Two waivers are requested. The first waiver is to the buffering and screening on the north side of 127th Avenue. The rezoning request states that the property will remain vacant and serve to buffer and screen the multi-family development. The applicant is also requesting a waiver of the required two-to-one additional setback for buildings over 20 feet in height. The applicant's representative testified that the Natural Preservation area surrounding the site limits the building envelope and also mitigates the proposed use from adjacent parcels. The waivers are justified by the parcel to the north of 127th Avenue being designated as undeveloped open space which will serve to mitigate the requirement and the significant amount of wetland/Natural Preservation area on-site to the west and south which results in the building envelope being located at the northeast

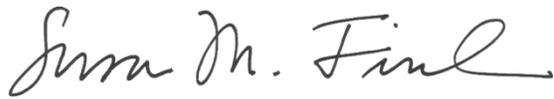
portion of the property adjacent to 127th Avenue North and Morris Bridge Road with Interstate 75 located further to the east.

The Planning Commission testified that the rezoning is compatible with the surrounding development pattern and supports the request.

The rezoning is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



September 6, 2022

Susan M. Finch, AICP
Land Use Hearing Office

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: August 15, 2022 Report Prepared: August 3, 2022	Petition: PD 22-0559 8702 Morris Bridge Road <i>West of Interstate-75 and Morris Bridge Road, north and south of 127th Avenue</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-20 (20 du/ga; 0.50 FAR) Natural Preservation (0 du/ga; 0 FAR) <i>*HC/CPA 22-05, adopted on 04-21-22, changed the subject property from CMU-12</i>
Service Area	Tampa Service Area
Community Plan:	Not Applicable
Request:	Rezoning from PD 06-0223 and Agricultural Single-family-1 (AS-1) to PD to allow for the development of 335 multi-family residential dwelling units and natural preservation.
Parcel Size (Approx.):	39.6+ acres (1,811,660.4 + sq. ft.)
Street Functional Classification:	Interstate -75 – State Principal Arterial Morris Bridge Road– County Collector 127th Avenue- Local
Locational Criteria	Not proposing commercial at this time.
Evacuation Zone	The site is located in evacuation zone A.



Context

- The subject property is 39.6± acres located at 8702 Morris Bridge Road, West of Interstate-75 and Morris Bridge Road, north and south of 127th Avenue. The property is located within the Tampa Service Area (TSA) and is not found within the limits of a Community Plan.
- The subject site recently was approved for a Plan Amendment (HC/CPA 22-05) to change the Future Land Use designation from Community Mixed-Use-12 (CMU-12) to Residential-20 (RES-20) and Natural Preservation (N). The CPA 22-05 was adopted on April 22, 2022 and successfully transmitted to the state through Ord. 22-11 which is pending an effective date May 22, 2022.
- The Residential-20 category is intended for high density residential development, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments. The Natural Preservation FLU category allows for open space or passive nature parks with no density or intensity maximum established. The property abuts Community Mixed Use-12 (CMU-12) FLU to the west. To the east and northeast is the Suburban Mixed Use-6 (SMU-6) FLU. To the southeast is Public/Quasi Public (P/QP) FLU. The subject site also abuts the city of Temple Terrace jurisdiction. To the north and northwest within the City's jurisdiction is the Urban Mixed Use -20 (UMU-20) FLU, to the south is the Residential-9 (R-9) FLU and to the southwest is Residential-18 (R-18).
- The subject property is a vacant lot with Planned Development (PD) and Agricultural Single-family-1 (AS-1) zoning. To the northeast, east, and west is Agricultural Single-family-1 (AS-1) zoning. Within the City of Temple Terrace Jurisdiction, to the north of the subject site is PD zoning, to the south is Residential-7 (R-7) and to the southwest and northwest is Alternate Multi-family Residential (R-MFA) zoning.
- The surrounding area contains mostly single-family homes, public institutions, multi-family, light commercial, major highway, public utilities, agriculture, and a few vacant lands. To the north of the property, you will find The Addison at Tampa Oaks and Village Oaks which are both independent multi-family communities, two commercial buildings that is home to a realtors office, café, consultant's office, and nursing school. Further to the north abutting Fletcher Avenue is at least four hotels, two restaurants and two retail stores. To the east, northeast, and southeast of the property is Interstate-75. To the west are single family and agriculture land. To the northwest is single family and a apartment complex. To the south are single-family homes and pockets of vacant land.
- The applicant requests a rezoning from Rezoning from PD and AS-1 to PD to allow for the development of 335 multi-family residential dwelling units and natural preservation.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area (USA)

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

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

Relationship to the Concept Plan

Objective 6: The concept plan is the overall, conceptual basis for the long range, Comprehensive Plan, and all plan amendments must be consistent with, and further the intent of the concept plan, which advocates focused clusters of growth connected by corridors that efficiently move goods and people between each of the activity centers.

Policy 6.1: All plan amendments and rezoning staff reports shall contain a section that explains how said report(s) are consistent with, and further, the intent of the concept plan and the Future of Hillsborough Comprehensive Plan.

Relationship to the Future Land Use Map

Objective 7: The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

Policy 7.1: The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

Land Use Categories

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

Environmental Considerations

Objective 13: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

Policy 13.1: *The County shall encourage the retention and preservation of upland natural plant community vegetation, including trees and understory vegetation. This shall be accomplished through the upland forest density/intensity bonus as outlined below.*

Upland Forest Density/Intensity Bonus

Upland forests in unincorporated Hillsborough County include Pine Flatwoods, Sandhill, Sand Pine Scrub, Xeric Hammock and Mesic Hammock. Definitions of these forest communities and rationales for preserving representative tracts are provided in the Conservation and Aquifer Recharge Element. The requirements and calculations of this bonus are:

Any upland forest acreage used to calculate this bonus shall be recorded as a permanent Conservation Easement pursuant to Section 704.06, FS and shall not be eligible for any future development rights. This density bonus would not be applicable in the Agricultural/Mining, Agricultural, or Agricultural/Rural land use categories. The density/intensity formula for protection of wetlands would remain as presently defined elsewhere in the Future Land Use Element. Before the upland forest density bonus could be considered, the wetland credit must be calculated. The density/intensity bonus for upland forest preservation would provide a 25% bonus for Sandhill, Pine Flatwoods, Sand Pine Scrub, Xeric Hammock or Mesic Hammock. This 25% bonus would be calculated in the following manner.

Acreage preserved multiplied by 1.25 = Acreage eligible for Density/Intensity Bonus

Acreage eligible for bonus multiplied by Intensity/Density of Future Land Use Category = Total FAR or Density for that Area

Density and intensity on the remaining acreage of the site not to be preserved would be calculated in the normal manner.

It is intended that any increase in dwelling units resulting from the upland forest density bonus, would be clustered and compatible with surrounding uses.

Policy 13.2: *In an effort to assist projects preserving upland significant and essential wildlife habitat and for the purpose of calculating density and intensity, a 100% density transfer may be allowed.*

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits:

Wetlands are considered to be the following:

Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element Man-made water bodies as defined (including borrow pits).

If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

*Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:*

Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on that acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category.

Neighborhood/Community Development

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

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

- 1. locational criteria for the placement of non-residential uses as identified in this Plan,*
- 2. limiting commercial development in residential land use categories to neighborhood scale;*
- 3. requiring buffer areas and screening devices between unlike land uses;*

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

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

- 1. the creation of like uses; or*
- 2. creation of complementary uses; or*
- 3. mitigation of adverse impacts; and*
- 4. transportation/pedestrian connections*

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

Community Design Component

1.2 URBAN PATTERN CHARACTERISTICS

This pattern can be considered for parts of the County which have future land use designations of nine (9) dwelling units per acre or more. Generally, areas of the County considered urban possess the following characteristics:

Urban Development Pattern

- Compact, interconnected spatial organization*
- Few undeveloped spaces*

- *Tightly woven streets*
- *Relatively small blocks*
- *Multiple activity centers containing a mixture of residential and commercial*
- *Employment centers and civic uses*
- *Small scale open space - emphasis is placed on providing recreational facilities rather than large amounts of park land*

Housing

- *Residential density - generally nine (9) or more dwelling units per acre*
- *Lot sizes - typically in the range of 7,000 square feet or less*
- *Use of the traditional community pattern of houses – porches, garages at the rear, and alleys may be utilized*
- *Wide variety of housing types - may include multifamily, single family, and alternative housing such as congregate living quarters and granny flats, possibly in close proximity to one another*

Transportation

- *Regularly-spaced arterials and collectors*
- *Interconnecting streets are mostly based on the grid pattern*
- *Accessible transit service*
- *Emphasis on urban streetscape and landscape, pedestrian-friendly walking environments, and human-scale furnishings*

Public Services

- *Full range of public services available*

5.0 Neighborhood Level Design

5.1 COMPATIBILITY

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

Policy 12-1.2: *Walls and buffering used to separate new development from the existing, lower density community should be designed in a style compatible with the community and should allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

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

Conservation and Aquifer Recharge Element

Wetlands and Floodplain Resources

Objective 4: *The County shall continue to apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and other surface waters authorized for projects in Hillsborough County, consistent with the Uniform Mitigation Assessment Method. The County shall work with the Environmental Protection Commission, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and the Tampa Bay Estuary Program to achieve a measurable annual increase in ecological values provided by the functions performed by wetlands and other surface waters. It shall be the County's intent to maintain optimum wetland functions as well as acreage.*

Policy 4.1: *The County shall, through the land use planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.*

Policy 4.3: *The County shall, through the land planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to prohibit unmitigated encroachment into wetlands.*

Policy 4.12: *Priority shall be given to avoiding the disturbance of wetlands in the County and to encourage their use only for purposes which are compatible with their natural functions and environmental benefits.*

Policy 4.13: *Development which impacts wetlands may be deemed appropriate only as a last resort; where:*

- 1. reasonable use of the property is otherwise unavailable and/or onsite preservation of a functioning wetland system is deemed unsustainable;*
- 2. the adverse impact is offset by the benefit of the development to the public such that it is reasonable, in the public interest and an acceptable mitigation plan is proposed.*

This determination shall be made by Hillsborough County and/or the Environmental Protection Commission of Hillsborough County.

Policy 4.14: *The development review process, part of a comprehensive program for the protection of wetlands, shall make every effort to maintain natural undisturbed wetlands by way of a sequential review process that first evaluates all means of avoiding wetland impacts in regard to a particular project; if necessary, secondly, evaluates and requires measures to minimize wetland impacts; and if necessary, thirdly, evaluates and requires the mitigation of wetland impacts.*

Staff Analysis of Goals, Objectives and Policies:

The subject property is 39.6 ± acres located within the Tampa Service Area (TSA) adjacent to the city of Temple Terrace, west of Interstate-75, north of East Fowler Avenue, at the northwest and southwest intersection of Old Morris Bridge Road and 127th Avenue. The property has an existing Future Land Use (FLU) designation of Residential-20 (RES-20) and Natural Preservation (NP). The RES-20 FLU has a maximum density of 20 du/ac and maximum intensity of 0.75 FAR. The NP FLU does not have maximum density or intensity established in the Comprehensive Plan. The applicant is requesting a rezoning from PD and AS-1 to PD to allow for the development of 335 multi-family residential dwelling units and for natural preservation.

The proposed rezoning is compatible with the Comprehensive Plan. Objective 1 directs at least 80 % of growth to happen within an urban service area. The property is located in the Tampa Service Area (TSA) which is considered within the Urban Service Area.

Policy 1.4 refers to compatibility with the surrounding neighborhood and uses. The Policy defines compatibility as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor, and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development. RES-20 is a residential district that allows some neighborhood scale commercial, and NP is a preservation district. The proposed rezoning is compatible with the surrounding uses and FLU categories as it will still maintain the medium to high density and intensity. Furthermore, the wetland preservation will provide an ideal transition between the single-family residences to the west and south and to the commercial located to the northwest.

Objective 6 requires consistency and furthering the intent of the community plan. The property is not located within a community plan and therefore, meets the intent of this Objective. The rezoning is consistent with Objective 7, Policy 7.1, and Objective 8, which requires development to be consistent with the FLU category. The RES-20 portion of the property is on 18.12 acres which allows up to 362 dwelling units. The applicant is proposing 335 dwelling units which does not exceed the maximum of the FLU category. The property has a significant amount of wetlands within the RES-20 FLU category. NP FLU renders no density or intensity, so in order to provide the 335 dwelling units the applicant had to utilize a wetland density credit. Objective 13, Policy 13.1, and Policy 13.3 indicate that new development shall not adversely impact environmentally sensitive areas and other significant natural systems. The applicant’s site plan delineates the wetland boundary and does not show any impacts to the wetlands. Furthermore, the Environmental Protection Agency indicated that unless the site plan had changed, no resubmittal is necessary. The proposed request is consistent with the environmental policies listed above.

The rezoning is consistent with Objective 16, Policy 16.1, Policy 16.2, Policy 16.3, and Policy 16.5 which is the need to protect existing, neighborhoods and communities and those that will emerge in the future. The request does protect existing neighborhoods by concentrating the density in the uplands portion which is to the northeast and by providing natural preservation nearest to the single-family to the west and south.

Per the Community Design Component Objective 1.2 Urban Pattern Characteristics, the proposed request is consistent with the Urban Development Pattern criteria for housing, transportation, and public Services. The rezoning will introduce either single-family or multi-family housing, both types are readily seen within the area.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The rezoning request is compatible with the existing residential development pattern in the area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the conditions proposed by the development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0559

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

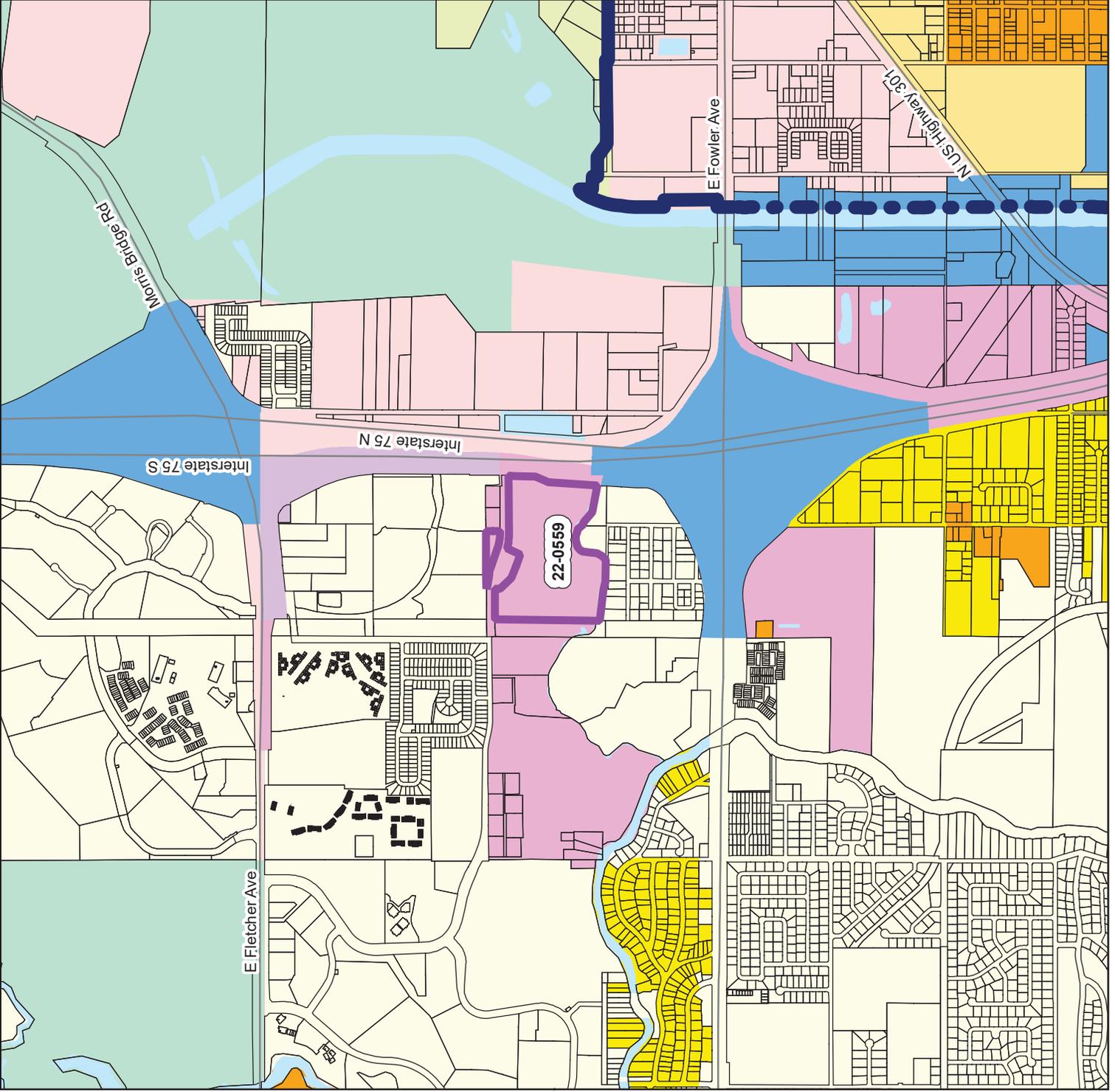
- wam NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning boundaries are subject to approval without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the information on this map be accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 3/6/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Reg_H\Rezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Morris Bridge

Zoning File: RZ-PD (22-0559) Modification: None

Atlas Page: None Submitted: 09/19/22

To Planner for Review: 09/19/22 Date Due: ASAP

Contact Person: Dallas Evans, P.E., AICP Phone: 813-949-7449/devans@landisevans.com

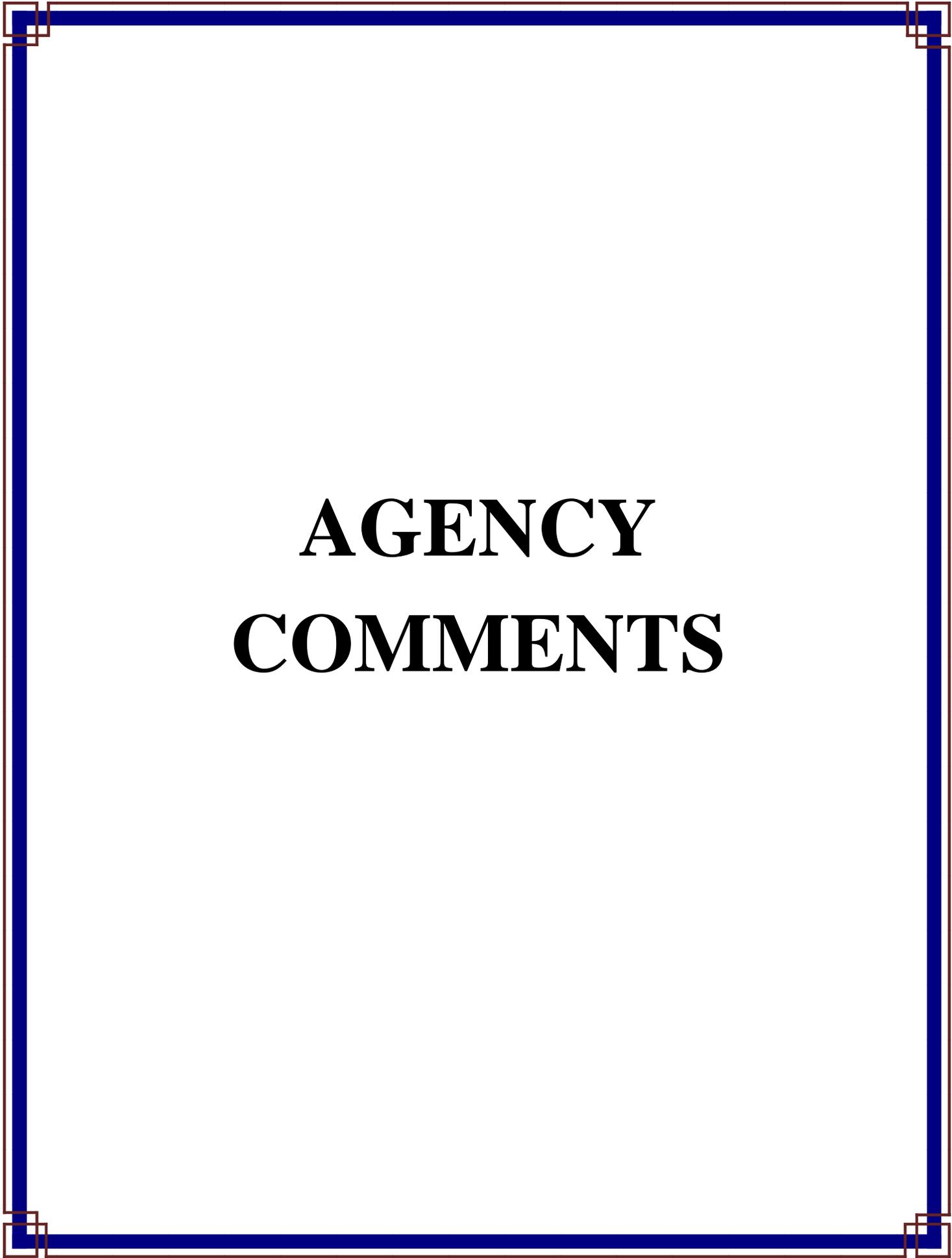
Right-Of-Way or Land Required for Dedication: Yes No

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

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

Reviewed by: Sam Ball Date: 9-19-22

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/4/2022

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: USF/ Northwest

PETITION NO: RZ 22-0559

- 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.

CONDITIONS OF APPROVAL

1. The project shall be permitted up to two (2) vehicular access connections to Telecom Pkwy. (also referred to as 127th Ave.). as follows:
 - a. One (1) connection shall be permitted to serve regular project traffic;
 - b. A second project access may be permitted provided the access is restricted to emergency vehicle use only. In such case, the emergency access shall be gated with a Knox box (or similar device acceptable to the Hillsborough County fire Marshall); and,
 - c. All project access is subject to the developer obtaining all required permit and plan approvals through the City of Temple Terrace.
2. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 35.59 ac. parcel from AS-1 and Planned Development (PD) #06-0223 to PD. Approved PD #06-0223 has entitlements which allow up to 85 townhome units. Since the project was approved, the Telecom Pkwy./ 127th Ave. Extension through the site was constructed. The applicant is proposing to rezone the property to permit construction of up to 335 multi-family dwelling units.

As required by the Development Review Procedures Manual (DRPM) requirements, the applicant submitted a trip generation and site access analysis. Staff has prepared a summary of the number of trips potentially generated under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Data show below is based on the ITE's Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 06-0223, 85 Multi-Family Dwelling Units (LUC 220)	622	39	48
AS-1, 1 Single-Family Detached Dwelling Unit (LUC 934)	9	1	1
Subtotal:	631	40	49

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 22-0559, 335 Multi-Family Dwelling Units (LUC 221)	1,822	121	147

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 1,191	(+) 81	(+) 98

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

E. Telecom Pkwy. is a 2-lane, local roadway owned and maintained by the City of Temple Terrace. The roadway is characterized by 12-foot wide travel lanes in good condition. The roadway lies within a +/- 55-foot wide right-of-way. There are +/- 5-foot wide sidewalks along portions of the north and south side of Telecom Pkwy. in the vicinity of the proposed project. There are +/- 4-foot wide bicycle lanes on Telecom Pkwy. in the vicinity of the proposed project. There is a +/- 8-foot wide multi-purpose trail along the south side of Telecom Pkwy. east of the proposed project.

Morris Bridge Rd. is a 2-lane, collector roadway owned and maintained by the Florida Department of Transportation. There is an 8-foot wide multi-purpose pathway which was recently installed along portions of Morris Bridge Rd., including along the project's frontage.

SITE ACCESS

Vehicular and pedestrian access to the site will be via E. Telecom Pkwy. The applicant is proposing up to two (2) vehicular access connections to the roadway. The westernmost access is proposed to be a full access connection.

The easternmost access had been proposed as a full access connection; however, this was changed as a result of comments provided to the applicant by the City of Temple Terrace (which are attached to this staff report for documentation purposes) that indicated the City would only permit two access connections to the roadway in the event one of them was changed to an emergency only access.

Currently, the easternmost access is proposed to be an optional emergency access connection. Staff generally does not support optional access connections, in accordance with current policies and procedures; however, staff notes that emergency access can be added without a modification to a PD zoning, where such access connections are required by the Fire Marshall and certain other standards are met (reference Section 6.03.01.D. of the LDC). As such, staff has no objection to this request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Telecom Pkwy. is not a County roadway, nor was it included in the Level of Service (LOS) report. As such, no information for that facility could be provided. LOS information for adjacent roadway section(s) is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Morris Bridge Rd.	Fletcher Ave.	Fletcher Ave.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Kami Corbett

From: McCarthy, Brian <bmccarthy@templeterrace.com>
Sent: Friday, July 8, 2022 10:21 AM
To: Kami Corbett; Dallas Evans
Cc: 'Michael Raysor'; Russ Greer; Todd Bleakley (tbleakley@mccreacompany.com); Sherman, Michael; Tinch, Troy; Karpas, Gus
Subject: RE: Morris Bridge

[External email; exercise caution]

Hi Kami and Dallas,

The City would permit 2 access driveways on E 127th Avenue with the condition that 1 driveway is emergency only.

Please let me know if you have any questions.

Thanks,

Brian McCarthy, PE
City Engineer
City of Temple Terrace
Office: (813) 506-6587
bmccarthy@templeterrace.com

From: Kami Corbett <kami.corbett@hwhlaw.com>
Sent: Thursday, July 7, 2022 9:28 AM
To: McCarthy, Brian <bmccarthy@templeterrace.com>; Dallas Evans <devans@landisevans.com>
Cc: 'Michael Raysor' <mdr@raysor-transportation.com>; Russ Greer <rgreer@progressivecapital.org>; Todd Bleakley (tbleakley@mccreacompany.com) <tbleakley@mccreacompany.com>; Sherman, Michael <msherman@templeterrace.com>; Tinch, Troy <TTinch@Templeterrace.com>
Subject: RE: Morris Bridge

Good morning Brian –

Did we get you the answers that you were looking for? If not, what is still needed? We really need your sign off on the driveway location aspect of things ASAP to stay on track for our July hearing date.

Kami Corbett

Shareholder

o: 813.221.3900 | d: 813.227.8421 | kami.corbett@hwhlaw.com | hwhlaw.com
101 E. Kennedy Blvd., Suite 3700, Tampa, FL 33602



From: McCarthy, Brian <bmccarthy@templeterrace.com>
Sent: Thursday, June 30, 2022 3:25 PM

To: Dallas Evans <devans@landisevans.com>

Cc: Kami Corbett <kami.corbett@hwhlaw.com>; 'Michael Raysor' <mdr@raysor-transportation.com>; Russ Greer <rgreer@progressivecapital.org>; Todd Bleakley (tbleakley@mccreacompany.com) <tbleakley@mccreacompany.com>; Sherman, Michael <msherman@templeterrace.com>; Tinch, Troy <TTinch@Templeterrace.com>

Subject: RE: Morris Bridge

[External email; exercise caution]

Thanks Dallas,

The earliest we can provide a response is July 6 (Wednesday). Mike and Troy are in budget meetings today and Troy is on vacation afterwards.

I do have some follow up questions:

- Are you meeting County distance requirements between access driveways? What is the distance between driveways?
- Have you spoken to FDOT regarding access to Morris Bridge Road?
- Can you describe the floodplain impact for a driveway on Morris Bridge Road? From the FEMA website (snapshot below), it doesn't appear a driveway would impact the floodplain.



Thanks,

Brian McCarthy, PE

City Engineer

City of Temple Terrace

Office: (813) 506-6587

bmccarthy@templeterrace.com

From: Dallas Evans <devans@landisevans.com>

Sent: Thursday, June 30, 2022 11:37 AM

To: McCarthy, Brian <bmccarthy@templeterrace.com>

Cc: Kami Corbett <kami.corbett@hwhlaw.com>; 'Michael Raysor' <mdr@raysor-transportation.com>; Russ Greer <rgreer@progressivecapital.org>; Todd Bleakley (tbleakley@mccreacompany.com) <tbleakley@mccreacompany.com>;

Sherman, Michael <msherman@templeterrace.com>; Tinch, Troy <TTinch@Templeterrace.com>

Subject: RE: Morris Bridge

Kami had mentioned that Mike Sherman was interested in the driveway locations as well and asked for clarification, cc'ing him in.



Dallas Evans, P.E., AICP

Civil Engineer | Principal

Landis Evans + Partners

m: 813.394.0599

www.landisevans.com

Please note our new address: 3810 Northdale Blvd, Suite 100, Tampa, FL 33624

From: Dallas Evans

Sent: Thursday, June 30, 2022 11:36 AM

To: bmccarthy@templeterrace.com

Cc: Kami Corbett <kami.corbett@hwhlaw.com>; 'Michael Raysor' <mdr@raysor-transportation.com>; Russ Greer <rgreer@progressivecapital.org>; Todd Bleakley (tbleakley@mccreacompany.com) <tbleakley@mccreacompany.com>

Subject: Morris Bridge

Brian;

Kami had mentioned that you had wanted to speak with me regarding access for Morris Bridge Apartments. I left a message with your receptionist but wanted to follow up with additional detail. We've proposed access onto 127th St for several reasons. First, we see this as the "front door" aesthetically. This would be the more welcoming and attractive side of the development. Due to the site geometry, an entrance on Morris Bridge would be more of a back door.

We also have topographic limitations to an entry on Morris Bridge. The existing site slopes down from a high point along 127th to a low side along Cow House Creek to the south. Our goal in site grading will be to mimic this fall across the site (while of course remaining above flood elevation). Morris Bridge Road is similar in elevation to 127th; in order to provide a driveway onto Morris Bridge, we would have to buck that grade to climb back up to the roadway. It would also involve additional floodplain and wetland impacts which we're trying to avoid.

I'd be happy to discuss this in detail if you would like to give me a call.

Thanks,



Dallas Evans, P.E., AICP

Civil Engineer | Principal

Landis Evans + Partners

m: 813.394.0599

www.landisevans.com

Please note our new address: 3810 Northdale Blvd, Suite 100, Tampa, FL 33624

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Please consider the environment before printing this e-mail.

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
Telecom Pkwy.	Temple Terrace 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
Morris Bridge Rd.	FDOT Collector - Rural	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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	631	40	49
Proposed	1,822	121	147
Difference (+/-)	(+) 1,191	(+) 81	(+) 98

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	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
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

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	



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33619

KEVIN J. THIBAUT, P.E.
SECRETARY

April 26th, 2022

**THIS DOCUMENT IS NOT A PERMIT APPROVAL.
THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT
APPROVAL AFTER 10/26/2022.**

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Date: April 26th, 2022	State Road#: 93A
Time: 10:30 AM	Section ID #: 10 075 363
Applicant: Dallas Evans	Mile Post: 0.76
Project: Morris Bridge Multi Family	Road Class: 7
Location: 8702 Morris Bridge Rd (SWC 127th Ave)	MPH: 30 MPH
County: Hillsborough	DW/Sig Spacing: 125' 1320'
Folio#: 037376-0008	Median Spacing: 330' 660'

Dear Mr. Evans,

We appreciate your request to have a pre application meeting with The Department to review the proposed project. The intention of a pre application review is to educate both the applicant and The Department about the scope of work this project is proposing, the impact it may have on the surrounding public transit system, and the requirements to obtain a permit that allows development (or redevelopment) of property abutting the state Right of Way or modifying connections to a state road. After discussing the project with you and doing a thorough review of the proposal, we provide comments and suggestions to be considered in the final design and to help prepare a permit application for submittal to The Department.

After reviewing and discussing the information provided in the meeting, we have determined one of the following statements,

- We disapprove the concept as presented with the following considerations
- We approve the concept as presented with the following conditions/considerations.
- We are prepared to continue the review of the concept as presented with the following

considerations.

- We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.
- We are prepared to continue the review of the concept with the District Variance Committee.

Conditions For State Road Access Proposal:

This project is not proposing access to SR 93A-Morris Bridge, a class 7 roadway, with a posted speed limit of 30 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 125' driveway spacing, 330' directional, 660' full median opening spacing, and 1320' signal spacing requirements. Therefore, connections would be considered **non-conforming** in accordance with the rule chapters 1996/97 for connection spacing.

FDOT Recommendations,

1. This project falls within FDOT's Alene Harris's project **439532-1** currently working on Morris Bridge. You must contact her and coordinate design options and work schedule.
Alene.Harris@dot.state.fl.us
2. A sidewalk connection to the state road will be required toward the southern end of the property.
3. A traffic study was provided during the meeting.
4. The Department would like to see a right turn lane onto southbound Morris Bridge constructed.
5. This development does constitute a significant change and will require an access permit.
6. Provide existing and proposed drainage basin maps and a narrative for the work being proposed.
7. If any runoff drains to the ROW, then a drainage permit will be required, and you will need to show that the proposed runoff does not exceed the existing runoff volume.
8. If applying for an exemption, complete the attached questionnaire and submit it with the permit application.
9. If a perpendicular utility tie in in the ROW disturbs the roadway (or within 8' of the edge of the roadway) or involves removing 80 cubic ft or more of earth, then a utility permit will be required.
10. **Include a copy of this letter in the application submittal.**
11. **Uploaded documents in OSP need to be titled to reflect what the document is.**
12. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link

for details: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2

13. **Permits that fall within the limit of a FDOT project** must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
14. **All the following project identification information must be on the Cover Sheet of the plans:**
 - a. **All Associated FDOT Permit #(‘s)**
 - b. **SR # (& Local Road Name) and Road Section ID #**
 - c. **Mile Post # and Lt or Rt Roadway**
 - d. **Roadway Classification # and Speed Limit (MPH)**
15. All plans and applicable documents submitted in OSP need to be **signed and sealed**.

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

**Florida Department of Transportation
2822 Leslie Rd.
Tampa, Fl. 33619
Attn: Mecale’ Roth**

Favorable review of the plans proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The pre-application meeting is an opportunity to check the proposed plans for compliance and constructability, and to look at any options, potential obstacles, or unforeseen issues. The review findings are non-binding and are subject to change. Unfavorable review generally means that a permit application, based on the design proposed, would likely be denied, and we would not encourage submitting a permit application with the unfavorable proposal. The applicant's Engineer of Record is responsible for the technical accuracy of the plans.

If you do not agree with the pre application meeting findings or wish to appeal a permit denial, you may schedule a meeting with the AMRC, contact Traffic Ops, David Ayala at 813-975-6717.

If you have any questions or need any other assistance or would like to schedule another meeting at a later date, please feel free to contact me.

We appreciate you giving us the opportunity to discuss this project with you and thank you for taking part in helping us make our roads safer and more efficient.

Sincerely,

Mecale’ Roth

Permit Coordinator II
Tampa Operations
Office - 813-612-3237
M-Th 7 AM- 5:30 PM

Meeting Attendees:

Guests-	Mike Raysor Dallas Evans	mdr@raysor-transportation.com devans@landisevans.com
FDOT-	Todd Croft Mecale' Roth Holly Champion Andrew Perez Lindsey Mineer Antonius Lebrun Ahmad Chehab Caroline Cation- Smith	todd.croft@dot.state.fl.us mecale.roth@dot.state.fl.us holly.champion@dot.state.fl.us andrewa.perez@dot.state.fl.us lindsey.miner@dot.state.fl.us antonius.lebrun@dot.state.fl.us ahmad.chehab@dot.state.fl.us caroline.cationsmith@atkinsglobal.com

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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 5/16/2022</p> <p>PETITION NO.: 22-0559</p> <p>EPC REVIEWER: Dessa Clock</p> <p>CONTACT INFORMATION: (813) 627-2600 X1158</p> <p>EMAIL: clockd@epchc.org</p>	<p>COMMENT DATE: 3/16/2022</p> <p>PROPERTY ADDRESS: Southwest corner of Morris Bridge Rd and 127th Ave</p> <p>FOLIO #: 037376-0008</p> <p>STR: 12-28S-19E</p>
<p>REQUESTED ZONING: PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	Valid through 07/30/2025
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetland located in southern and western portion of property.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. 	

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

- 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 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 site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for an accessory structure (garage). A review of EPC files, aerial photographs and soils survey data indicate that the proposed construction activity in the other surface waters may qualify for a noticed exemption, pursuant to Chapter 1.11.11. For future submittals please provide supporting documentation that this area was created out of uplands if the project is proposing to use a noticed exemption.
- 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.

dc/kmt



Adequate Facilities Analysis: Rezoning

Date: 3/8/2022	Acreage: 39.6 (+/- acres)
Jurisdiction: Hillsborough County	Proposed Zoning: Planned Development
Case Number: RZ 22-0559	Future Land Use: CMU-12
HCPS #: RZ-435	Maximum Residential Units: 336 Units
Address: 8702 Morris Bridge Road, Tampa, 33637	Residential Type: Multifamily
Parcel Folio Number(s): 37376.0008	

School Data	Lewis Elementary	Greco Middle	Armwood High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	945	1293	2465
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	660	872	2176
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	70%	67%	88%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 3/8/2022	2	55	177
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	39	14	18
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	74%	73%	96%

Notes: Lewis Elementary, Greco Middle, and Armwood High School currently have capacity for the proposed project.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Matthew Pleasant

Matthew Pleasant
 Department Manager, Planning & Siting
 Growth Management Department
 Hillsborough County Public Schools
 E: matthew.pleasant@hcps.net
 P: 813.272.4429

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** May 24, 2022

Agency: Natural Resources **Petition #:** 22-0559

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Preservation Area setbacks. A minimum setback of 50 feet must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted. **Impervious surfaces and other encroachments into Wetland Preservation Area setbacks as depicted on the proposed rezoning plan may require a variance from the Land Use Hearing Officer prior to approval of Site Construction plans.**
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
4. 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.



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

TO: Zoning Review, Development Services

DATE: 05/03/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Progressive Capital Group, LLC

PETITION NO: 22-0559

LOCATION: SW Corner of Morris Bridge Rd and 127th Ave

FOLIO NO: 37376.0008

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story)

Mobility: \$5,995 * 335 units = \$2,008,325

Parks: \$1,555 * 335 units = \$ 520,925

School: \$3,891 * 335 units = \$1,303,485

Fire: \$249 * 335 units = \$ 83,415

Total Multi-Family (1-2 story) = \$3,916,150

Project Summary/Description:

Urban Mobility, Northeast Park/Fire - 112 Multi-Family Units

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

PETITION NO.: PD22-0559 REVIEWED BY: Randy Rochelle DATE: 3/28/2022

FOLIO NO.: 37376.0008

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 1 Mar. 2022

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

APPLICANT: Dallas Evans

PETITION NO: RZ-PD 22-0559

LOCATION: Not listed

FOLIO NO: 37376.0008

SEC: 12 TWN: 28 RNG: 19

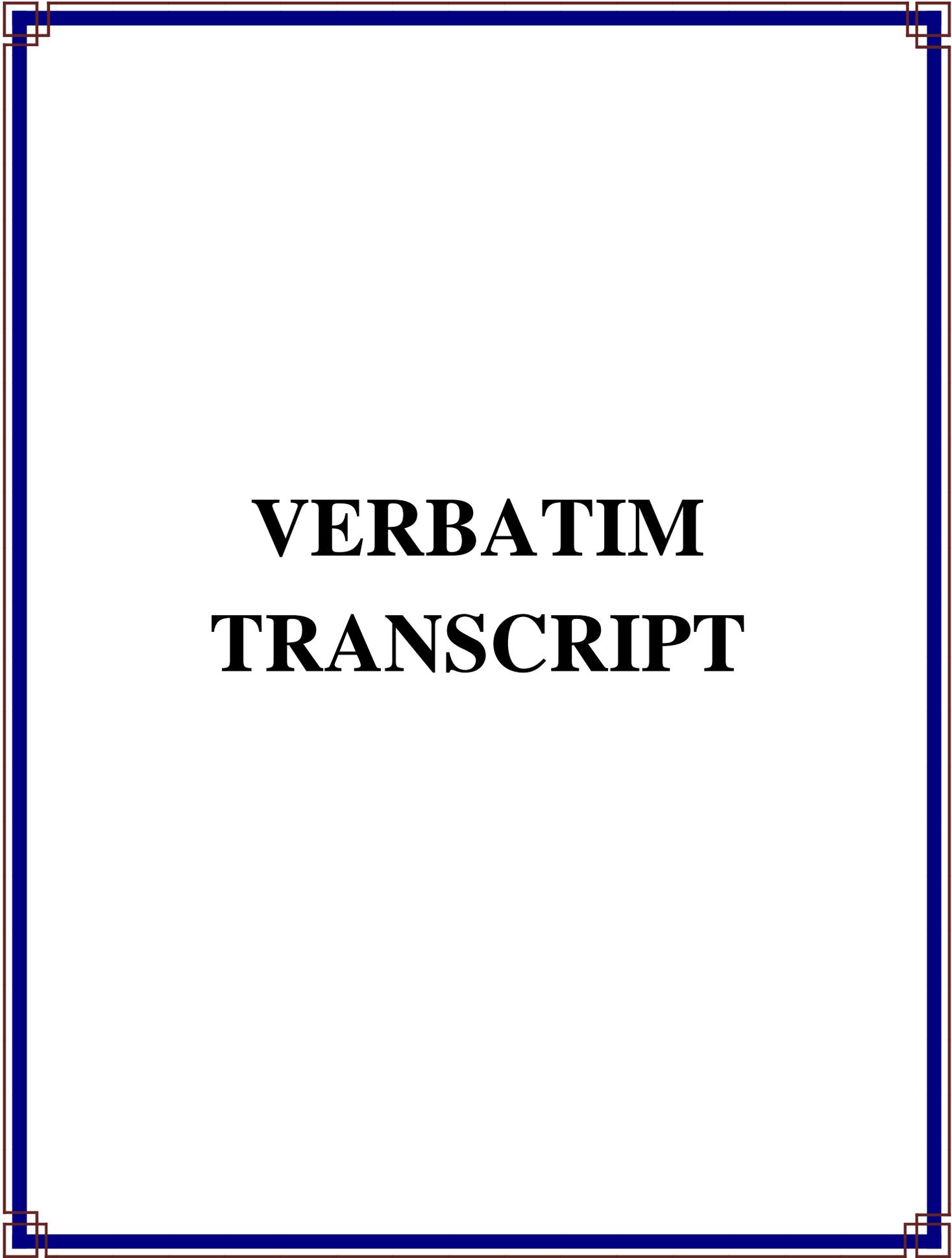
- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, August 15, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:09 p.m.

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

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
August 15, 2022
ZONING HEARING MASTER: SUSAN FINCH

D6:
Application Number: RZ-PD 22-0559
Applicant: Progressive Capital Group, LLC
Location: 8702 Morris Bridge Rd.
Folio Number: 037376.0008
Acreage: 39.59 acres, more or less
Comprehensive Plan: Residential-20 & Natural
Preservation
Service Area: TSA
Existing Zoning: AS-1 & PD 06-0223
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item
2 D-6, Rezoning-PD 22-0559. The applicant is
3 Progressive Capital Group, LLC. The request is to
4 rezone from an AS-1, PD to Planned Development.

5 Sam Ball will provide staff recommendation
6 after presentation by the applicant.

7 HEARING MASTER FINCH: Good evening.

8 MS. CORBETT: Good evening. Kami Corbett
9 with the Law Firm of Hill, Ward, and Henderson
10 again, 101 East Kennedy Boulevard, Suite 3700.

11 I do have a PowerPoint. You can see the
12 site here. It's right near Morris Bridge Road and
13 127th Avenue just on the western side of the
14 interstate. Next slide.

15 It has kind of an interesting history. It
16 was originally under private ownership, and then it
17 was acquired by FDOT in 2006 for right-of-way and
18 drainage improvements and used as a staging area.

19 And then FDOT after the improvements were
20 done decided the property is no longer needed, and
21 it was sold to the current owner in 2020. And it
22 was CMU-12 at the time. And we did ask for a plan
23 amendment to change 18.12 acres to RES-20 and 21.47
24 acres to Nature Preservation. Next slide.

25 This -- these are some historic aerials. As

1 you see, here's 2009. You see in 2012, the work
2 has started. Next slide. And 2016, you can see
3 they wrapped up their work, and then here we are
4 forward to 2022. Next slide.

5 HEARING MASTER FINCH: So if I can
6 interrupt, so no ponds or anything; it was just a
7 staging area?

8 MS. CORBETT: Actually, if you go back. See
9 that small area sort of on the western boundary, it
10 kind of looks like a pond a little bit?

11 HEARING MASTER FINCH: Oh, I see.

12 MS. CORBETT: That depression area, that
13 was -- that was a pond.

14 HEARING MASTER FINCH: I see.

15 MS. CORBETT: Next slide. We did have a
16 planned amendment, as we said. We changed the map
17 to be RES-20 and Natural Preservation, and that was
18 unanimously approved by the Board of County
19 Commissioners as a small scale amendment
20 previously. Next slide.

21 And that brings us to the rezoning, and
22 you'll see that we have all of the development
23 clustered in that northeastern corner of the site
24 where the upland area is. Next slide.

25 We are asking for two PD variations. One to

1 the buffering and screening on that northern
2 parcel. I don't know if it's clear in the aerials,
3 but we do own that parcel north of 127th Avenue.

4 So I have that kind of bubbled out on that
5 slide. That's just going to be a vacant piece of
6 property. We don't have a development plan there.
7 So we're asking for a waiver to the required
8 buffering and screening in that area only.

9 And then also to the building height and
10 setback and asking to waive the 2.1 -- two-to-one
11 setback. Again, we're developing the upland
12 portion of the site, and that limits the building
13 envelope, and we think that's mitigated by
14 significant wetland preservation and then it
15 maximizes the density but also preserves the
16 natural areas.

17 And it also provides a benefit to the
18 adjacent property owners, which are single-family.
19 Next slide. Just some key staff findings for you.

20 Staff has found it compatible and
21 consistent. The Planning Commission staff
22 specifically determined that this maintains the
23 character of the existing development in the area,
24 and it's compatible with the surrounding uses.

25 It also maintains a medium to high density

1 in this area, and they found that the wetland
2 preservation is an ideal transition to
3 single-family to the south and to the east.

4 And Development Services also found it
5 approvable subject to conditions given that the
6 development activities is limited to the
7 northwestern portion of the property. It actually
8 should be northeastern portion of the property, I
9 think, and significant buffering to single-family
10 uses.

11 And with that, we are here to answer any
12 questions you might have and have our engineer,
13 Dallas Evans, here if you have any questions for
14 him.

15 HEARING MASTER FINCH: Just a quick question
16 of clarification, that property you own to the
17 north, you said 127th North is in the plan?

18 MS. CORBETT: Yes. If you go -- if you want
19 to pull up the site plan.

20 HEARING MASTER FINCH: You could just answer
21 it, I think. What is that designated for?

22 MS. CORBETT: Nothing. Just open space.

23 HEARING MASTER FINCH: Okay. So open space.
24 So it will never be used for any sort of --

25 MS. CORBETT: No. We're utilizing all of

1 the density on the parcel south of 127th, and
2 you'll see. It is in the plan and it's delineated
3 there.

4 HEARING MASTER FINCH: And what is the
5 justification of the waiver to the two-to-one
6 setback for that?

7 MS. CORBETT: Essentially, again, we are
8 sort of limited in our envelope, and we are
9 providing significant buffers all around. If you
10 pull back up the site plan, you can see that we are
11 actually not abutting -- really abutting any
12 single-family residential or any other uses on all
13 sides of the property, and so, therefore, we don't
14 think that, you know, waiving of that will injure
15 the rights of any others. And it really is a
16 clustering exercise for this property because we do
17 need to maximize the density in the upland portion.

18 And so we'd ask for that waiver. Again, if
19 you look on all sides of the property, we're not
20 directly abutting any user. We have that natural
21 area.

22 HEARING MASTER FINCH: Okay. Understood.
23 Thank you so much. If you could please sign in.
24 Development Services, please.

25 MR. BALL: Good evening. Sam Ball of

1 Development Services.

2 Just for the record, I'd like to state
3 that -- note that changes were made to the staff
4 report. In Section 4, there was some changes and
5 then there was a change in the first condition of
6 approval, basically to clarify for multifamily
7 development.

8 The applicant is requesting to rezone the
9 property from PD 06-0223 to AS -- NAS-1 to Planned
10 Development to allow for the development of 335
11 multifamily dwellings. The site's located west of
12 I-75 at the southwest corner of Morris Bridge Road
13 127th Avenue and it is currently vacant.

14 Land uses in the general vicinity consist of
15 Interstate-75, multifamily, single-family,
16 residential, office, and vacant land designated for
17 residential use to the east.

18 The property joints the Morris Bridge Road
19 and interstate right-of-way and the 1.46 acre
20 portion of the property located north of 127th
21 Avenue abuts the city of Temple Terrace with the
22 adjoining properties to the north and being
23 developed for multi-office and multifamily
24 residential.

25 And that section is proposed to remain

1 undeveloped. The remaining 38.13 acres are located
2 south of 100 27th Avenue. I have the properties
3 located across the 200-foot white power line
4 easement to the west are vacant and designated for
5 residential use.

6 Cow House Creek runs along the southern
7 property line, and the properties to the south of
8 the creek are located in the City of Temple
9 Terrace. Existing development pattern to the south
10 is single-family residential and vacant properties
11 designated for residential use.

12 If approved, the project would be the --
13 allowed to be built out with around 335 multifamily
14 dwellings; would have a 60-foot max on height,
15 25-foot front setbacks and 50-foot preservation
16 buffer.

17 The applicant is requesting the waiver to
18 meet the requirement to install landscape buffers
19 and screenings to a neighbor on properties. The
20 portion at north side of 127th will remain vacant
21 with continued to provide buffering and screening
22 in its undeveloped state in the event it were to be
23 approved like an accessory use the north and east
24 would be -- be required.

25 Based on the land use change to residential

1 and Natural Preservation, A big degree of
2 separation from the neighboring residential
3 properties, the compatibility of the surrounding
4 zoning development pattern, and the development
5 standards -- conditions of approval district within
6 the Planned Development subject to the conditions.

7 That concludes my presentation, and I'm
8 available for any questions. Thank you.

9 HEARING MASTER FINCH: No questions. Thank
10 you, though.

11 Planning Commission.

12 MS. PAPANDREW: Andrea Papandrew, Planning
13 Commission staff.

14 Subject property is within the
15 Residential-20, Natural Preservation Future Land
16 Use categories. It is within the Tampa Service
17 Area and is not within the limits of a community
18 plan.

19 Property abuts Community Mixed-Use-12 Future
20 Land Use Category to the west. To the east and
21 northeast is a Suburban Mixed-Use-6 Future Land Use
22 Category and to the southeast is the
23 Public/Quasi-Public category.

24 The site also abuts the City of Tampa -- or
25 City of Temple Terrace jurisdiction. To the north

1 and northwest, within the city's jurisdiction is
2 the Urban Mixed-Use-20. To the south is the
3 Residential-9 and to the southwest is Residential
4 18.

5 The proposed rezoning is compatible with the
6 Comprehensive Plan. Objective 1 directs at least
7 80 percent of growth to happen within the Urban
8 Service Area. The property is located in the Tampa
9 Service Area, which is considered within the Urban
10 Service Area.

11 Policy 1.4 refers to compatibility with the
12 surrounding neighborhood uses. The policy defines
13 compatibility as the characteristics of different
14 uses or activities or design which allow them to be
15 located near or adjacent to each other in harmony.

16 Residential-20 is a residential district
17 that allows some neighborhood scale commercial and
18 Natural Preservation is the preservation district.
19 The proposed rezoning is compatible with the
20 surrounding uses and Future Land Use Categories as
21 it will still maintain the medium to high intensity
22 and density.

23 In addition, the wetland preservation will
24 provide ideal transition between single-family
25 residences to the west and south and to the

1 commercial location northwest. Objective 6
2 requires consistency, and furthering the intent of
3 the community plan, the property is not located
4 within a community plan. And therefore meets the
5 intent of this objective.

6 The rezoning is consistent with Objective 7,
7 Policy 7.1, and Objective 8, which requires
8 development to be consistent with the Future Land
9 Use Category.

10 The Residential-20 portion of the property
11 is on 18.12 acres, which allows up to 362 dwelling
12 units, and the applicant's proposing 335 dwelling
13 units and will not exceed the maximum.

14 The property has a significant amount of
15 wetlands within the Residential-20 Future Land Use
16 Category, the Natural Preservation category has no
17 density or intensity. So the applicant has to
18 utilize a wetland density credit.

19 Objective 13 and Policy 13.1 indicate that
20 new development shall not adversely impact
21 environmentally intense sensitive areas and other
22 significant natural systems. The applicant's site
23 plan delineates the wetland boundary and does not
24 show any impacts to the wetlands.

25 The proposed request is consistent

1 environmental policies. The rezoning is consistent
2 with Objective 16, 16.1, Policy 16.2, 16.3, and
3 16.5 which is the need to protect existing and
4 future neighborhoods and communities.

5 The requests does protect existing
6 neighborhoods by the concentrating the density
7 uplands portion, which is to the northeast, and
8 providing Natural Preservation nearest to the
9 single-family to the west and south.

10 For the Community Plan Design Component
11 Objective 1.2, proposed request is consistent with
12 the urban pattern transportation public services as
13 the rezoning will introduce single-family or
14 multifamily housing.

15 Based upon the above considerations,
16 Planning Commission staff finds the proposed
17 Planned Development consistent with the Future of
18 Hillsborough Comprehensive Plan for unincorporated
19 Hillsborough County subject to the conditions
20 proposed by Development Services Department. Thank
21 you.

22 HEARING MASTER FINCH: Thank you. I
23 appreciate it.

24 Is there anyone in the room or online that
25 would like to speak in support? Seeing no one,

1 anyone in opposition that would like to speak? All
2 right. No one. Mr. Grady, anything else?

3 MR. GRADY: Nothing further.

4 HEARING MASTER FINCH: Ms. Corbett?

5 MS. CORBETT: Kami Corbett, for the record.

6 Mr. Grady just asked me to clear up a site.
7 I mean, a detail -- the housekeeping detail. I
8 guess apparently I'm not an authorized
9 representative officially in the record.

10 I'd like to have Mr. Russ Greer, who is from
11 Progressive Capital, and my client, who has not
12 been, to be sworn and to state into the record that
13 I am an authorized representative.

14 HEARING MASTER FINCH: All right. And so
15 for this and any other case the rest of the night,
16 if you plan to speak and you have not be sworn in,
17 if you could please stand and raise your right
18 hand.

19 Do you solemnly swear that the testimony
20 you're about to provide is the truth, the whole
21 truth, and nothing but the truth?

22 (Witnesses affirmed to the oath.)

23 HEARING MASTER FINCH: Thank you. I
24 appreciate it. And if you could affirm that
25 Ms. Corbett can testify on your behalf?

1 MR. GREER: Russ Greer, Progressive Capital
2 Group, and I authorize Kami Corbett to be our legal
3 representative.

4 HEARING MASTER FINCH: All right. Thank you
5 so much. I appreciate it. Sir, if you could sign
6 in, please.

7 MS. CORBETT: Nothing further.

8 HEARING MASTER FINCH: If you could sign in
9 with the clerk's office, please. Thank you. That
10 completes the presentation. All right. Thank you
11 so much.

12 Then with that, we'll close
13 Rezoning 22-0559.

14 I think it would be a good time to take a
15 quick five-minute break, and so we'll come back at
16 8:01 and finish the rest of the hearing. Thank you
17 so much.

18 (Recess taken at 7:57 p.m.)

19 (Recess concluded at 8:03 p.m.)

20 HEARING MASTER FINCH: All right. If
21 everyone could, please, take a seat so we can
22 resume the hearing. All right.

23 Mr. Grady, I think we're ready to call the
24 next case.

25

1 August 15th, 2022, Zoning Hearing Master Hearing.

2 Item A-5, Rezoning-PD 22-0207. This
3 application is out of order to be heard and is
4 being continued to the August 15th, 2022, Zoning
5 Hearing Master Hearing.

6 Item A-6, Major Mod Application 22-0221.
7 This application is being continued by the
8 applicant to the August 15th, 2022, Zoning Hearing
9 Master Hearing.

10 Item A-7, Major Mod Application 22-0313.
11 This application is being continued by staff to the
12 August 15, 2022, Zoning Hearing Master Hearing.

13 Item A-8, Rezoning-PD 22-0369. This
14 application is being continued by staff to the
15 August 15, 2022, Zoning Hearing Master Hearing.

16 Item A-9, Rezoning-PD 22-0433. The
17 application is out of order to be heard and is
18 being continued to the August 15th, 2022, Zoning
19 Hearing Master Hearing.

20 Item A-10, Rezoning-PD 22-0461. This
21 application is being continued by the applicant to
22 the August 15, 2022, Zoning Hearing Master Hearing.

23 Item A-11, Rezoning-PD 22-0559. This
24 application is being continued by the applicant to
25 the August 15, 2022, Zoning Hearing Master Hearing.

1 Master Hearing.

2 Item A-16, Rezoning-Standard 22-0557. This
3 application is being continued by the staff to the
4 July 25th, 2022, Zoning Hearing Master Hearing.

5 Item A-17, Rezoning-PD 22-0559. This
6 application is being continued by the applicant to
7 the July 25th, 2022, Zoning Hearing Master Hearing.

8 Item A-18, Rezoning-PD 22-0562. This
9 application is being continued by the applicant to
10 the July 25th, 2022, Zoning Hearing Master Hearing.

11 Item A-19, Rezoning-PD 22-0565. This
12 application is being continued by the applicant to
13 the July 25th, 2022, Zoning Hearing Master Hearing.

14 Item A-20, Rezoning-PD 22-056 -- 567. This
15 application is out of order to be heard and is
16 being continued to the July 25th, 2022, Zoning
17 Hearing Master Hearing.

18 Item A-21, Rezoning-PD 22-0648. This
19 application is out of order to be heard and is
20 being continued to the July 25th, 2022, Zoning
21 Hearing Master Hearing.

22 Item A-22, Rezoning-PD 22-0650. This
23 application is being withdrawn from the Zoning
24 Hearing Master process.

25 Item A-23, Rezoning-PD 22-0667. This

1 This application is being continued by the
2 applicant to the June 13, 2022, Zoning Hearing
3 Master Hearing.

4 Item A-26, Rezoning-Standard 22-0557. This
5 application is out of order to be heard and is
6 being continued to the June 13, 2022, Zoning
7 Hearing Master Hearing.

8 Item A-27, Major Mod Application 22-0558.
9 This application is being continued by the
10 applicant to the June 13, 2022, Zoning Hearing
11 Master Hearing.

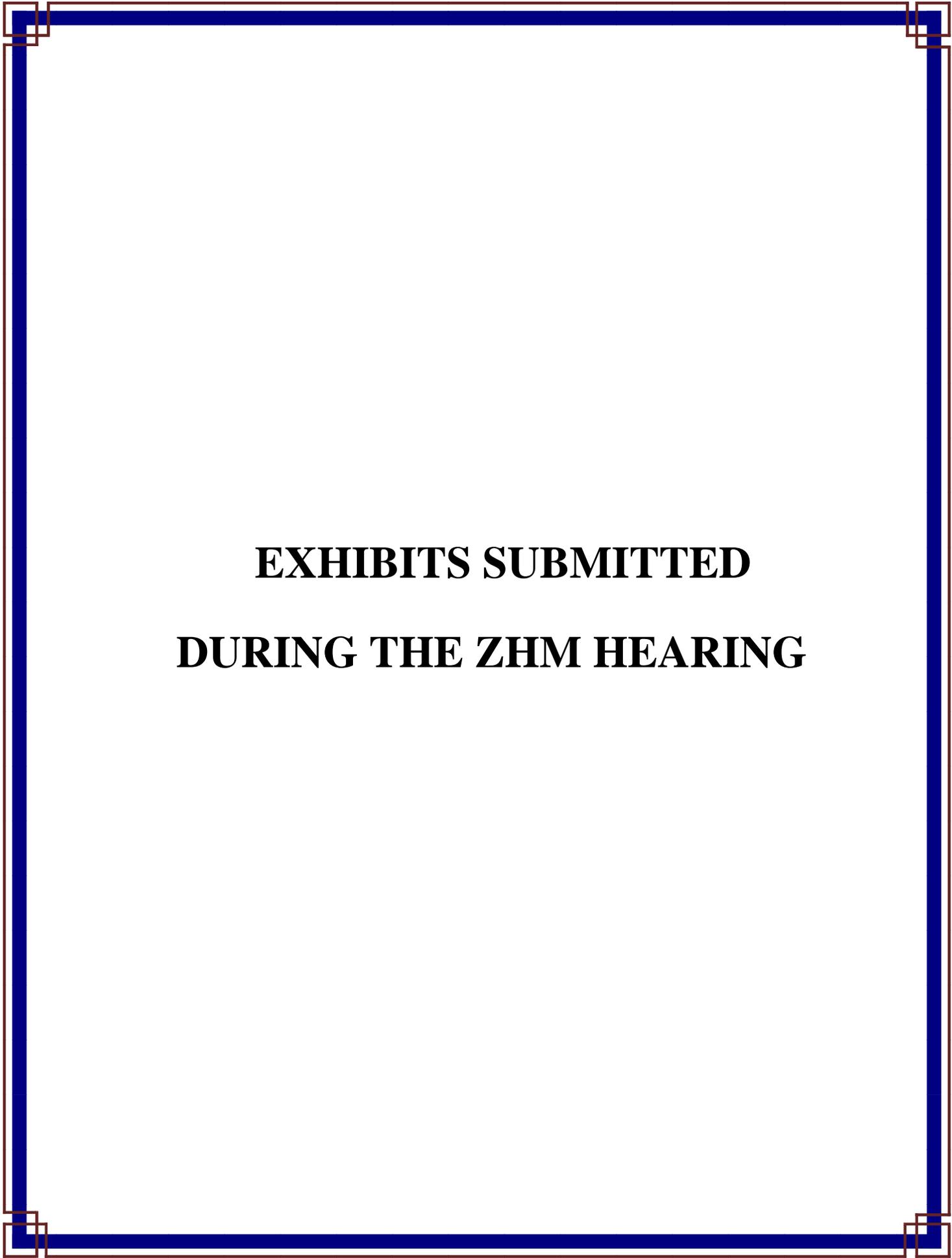
12 Item A-28, Rezoning-PD 22-0559. This
13 application is being continued by staff to the
14 June 13, 2022, Zoning Hearing Master Hearing.

15 Item A-29, Rezoning-PD 22-0561. This
16 application is being continued by staff to the
17 June 13, 2022, Zoning Hearing Master Hearing.

18 Item A-30, Rezoning-PD 22-0562. This
19 application is being continued by the applicant to
20 the June 13, 2022, Zoning Hearing Master Hearing.

21 Item A-31, Rezoning-Standard 22-0604. This
22 application is out of order to be heard and is
23 being continued to the June 13, 2022, Zoning
24 Hearing Master Hearing.

25 And item A-32, Rezoning-Standard 22-0698.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 8-15-2022 6pm HEARING MASTER: Susan Finch

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

<p>APPLICATION # 22-0802</p>	<p>PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>1015 Kennedy Blvd Ste 2700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 228-8421</u></p>
<p>APPLICATION # 22-0944</p>	<p>PLEASE PRINT NAME <u>Jim Porter</u> MAILING ADDRESS <u>401 E. Jackson St. suite 1700</u> <u>33602</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813)209-5060</u></p>
<p>APPLICATION # 22-0944</p>	<p>PLEASE PRINT NAME <u>Jay A. Maffig</u> MAILING ADDRESS <u>102 5TH AVE S.E</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-2224</u></p>
<p>APPLICATION # 22-0944</p>	<p>PLEASE PRINT NAME <u>Renee Bayless</u> MAILING ADDRESS <u>403 STRATHAVEN CT</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>(813) 909-9540</u></p>
<p>APPLICATION # 22-0944</p>	<p>PLEASE PRINT NAME <u>Michael Burger</u> MAILING ADDRESS <u>302 Lakekell Court</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 918 1293</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 8-19-22 6 pm HEARING MASTER: Susan Finch

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

<p>APPLICATION # <u>20-1142</u></p>	<p>PLEASE PRINT NAME <u>TU MAI</u></p> <p>MAILING ADDRESS <u>14031 N. DALE MANSKY HWY</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813)962-6230</u></p>
<p>APPLICATION # <u>21-0963</u></p>	<p>PLEASE PRINT NAME <u>NEALE STRALOW</u></p> <p>MAILING ADDRESS <u>501 E Kennedy Blvd suite 1010</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>727 409 6450</u></p>
<p>APPLICATION # <u>21-1321</u></p>	<p>PLEASE PRINT NAME <u>TU MAI</u></p> <p>MAILING ADDRESS <u>14031 N. DALE MANSKY HWY</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813)962-6230</u></p>
<p>APPLICATION # <u>22-0369</u></p>	<p>PLEASE PRINT NAME <u>ALBERT DOUBO</u></p> <p>MAILING ADDRESS <u>5125 W CRENSHAW</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 806-0096</u></p>
<p>APPLICATION # <u>22-0559</u></p>	<p>PLEASE PRINT NAME <u>Kemi Corbett</u></p> <p>MAILING ADDRESS <u>101 E Kennedy Blvd Ste 100</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-227-8421</u></p>
<p>APPLICATION # <u>22-0559</u></p>	<p>PLEASE PRINT NAME <u>Russ Greer Progressive Capital Group</u></p> <p>MAILING ADDRESS <u>400 N. New York Ave, Ste 101</u></p> <p>CITY <u>Winter Park</u> STATE <u>FL</u> ZIP <u>32789</u> PHONE <u>770 329 7850</u></p>

DATE/TIME: 8-15-22 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ-AD</u> <u>22-0565</u>	PLEASE PRINT NAME <u>Jame Maier</u> MAILING ADDRESS <u>101 E. Kennedy Blvd., ste. 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-906-5189</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>TODD AMADEN</u> MAILING ADDRESS <u>8515 PALM RIVER DR</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-621-7811</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd. 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8424</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Roxanne Back</u> MAILING ADDRESS <u>4022 Crestwood Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>262-361-2523</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Ron Smith</u> MAILING ADDRESS <u>3305 LITTLE RD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813 833 2273</u>

DATE/TIME: 8-15-2022 6 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-0685	PLEASE PRINT NAME <u>KAREN & Peter Ducat</u> MAILING ADDRESS <u>3303 Little Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-684-3840</u>
APPLICATION # 22-0685	PLEASE PRINT NAME <u>Anna Pitonour</u> MAILING ADDRESS <u>3010 W. Azelle St, Ste 150</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223 3919</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Sean Coshen</u> MAILING ADDRESS <u>13825icot Blvd Ste 605</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Julia Mandell</u> MAILING ADDRESS <u>401 S Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-731-7904</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Rosa Elena Jairo</u> MAILING ADDRESS <u>815W Bougainvillea Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813 377 6842</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Larry Adams</u> MAILING ADDRESS <u>9604 Six Mile Creek Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-468-4542</u>

DATE/TIME: 8-15-2022 6pm HEARING MASTER: Susan Finch

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

<p>APPLICATION # 22-0863</p>	<p>PLEASE PRINT NAME <u>William Molley</u></p> <p>MAILING ADDRESS <u>3255 Ash</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33600</u> PHONE _____</p>
<p>APPLICATION # 22-0863</p>	<p>PLEASE PRINT NAME <u>Isabelle Albert</u></p> <p>MAILING ADDRESS <u>1000 W. Ashley Dr.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 321 0976</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

HEARING TYPE: **ZHM**, PHM, VRH, LUHO

DATE: 8/15/2022

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0802	Kami Corbett	1. Application Presentation Packet	No
RZ 22-0944	Jay Muffly	1. Opposition Presentation Packet	No
MM 21-0963	Neale Stralow	1. Application Presentation Packet	No
RZ 21-1321	Tu Mai	1. Proponent Presentation Packet	No
RZ 22-0369	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0559	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Jaime Maier	2. Application Presentation Packet	No
RZ 22-0685	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0685	Kami Corbett	2. Applicant Presentation Packet	No
RZ 22-0685	Roxanne Back	3. Opponent Presentation Packet	No
RZ 22-0685	Roxanne Back	4. Opponent Presentation Packet	No
RZ 22-0685	Karen Ducat	5. Opposition Presentation Packet	No
RZ 22-0685	Anna Ritenour	6. Application Presentation Packet	No
RZ 22-0859	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0859	Julia Mandell	2. Application Presentation Packet	No
MM 22-0863	Brian Grady	1. Revised Staff Report	Yes (copy)
MM 22-0863	Isabelle Albert	2. Application Presentation Packet	No

AUGUST 15, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 15, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, introduced staff and reviewed the changes.

D.4. MM 22-0109

▶ Brian Grady, Development Services, announces MM 22-0109 was withdrawn.

▶ Brian Grady, Development Services, continued review of the withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

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

▶ Susan Finch, ZHM, Oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0802

▶ Brian Grady, Development Services, calls RZ 22-0802.

▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.

▶ Christopher Grandlienard, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0802.

C.2. RZ 22-0944

- ▶ Brian Grady, Development Services, calls RZ 22-0944.
- ▶ Jim Porter, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Jim Porter, applicant rep, answers ZHM question.
- ▶ Christopher Grandlienard, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Jay Muffly, opponent, presents testimony and submits exhibits.
- ▶ Renee Bayless, opponent, presents testimony.
- ▶ Michael Burger, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls for Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ James Ratliff, Development Services Transportation, presents testimony.
- ▶ Brian Grady, Development Services, continues testimony.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Jim Porter, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-0944.

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

D.1. RZ 22-1142

- ▶ Brian Grady, Development Services, calls RZ 22-1142.
- ▶ Tu Mai, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.

- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Susan Finch, ZHM, question to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM question.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, question to Planning Commission.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM question and continues testimony.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Tu Mai, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-1142.

D.2. MM 21-0963

- ▶ Brian Grady, Development Services, calls MM 21-0963.
- ▶ Neale Stralow, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Neale Stralow, applicant rep, answers ZHM question.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-0963.

D.3. RZ 21-1321

- ▶ Brian Grady, Development Services, calls RZ 21-1321.
- ▶ Tu Mai, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.

- ▶ Tania Chapela, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Planning Commission.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Tu Mai, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 21-1321.

D.5. RZ 22-0369

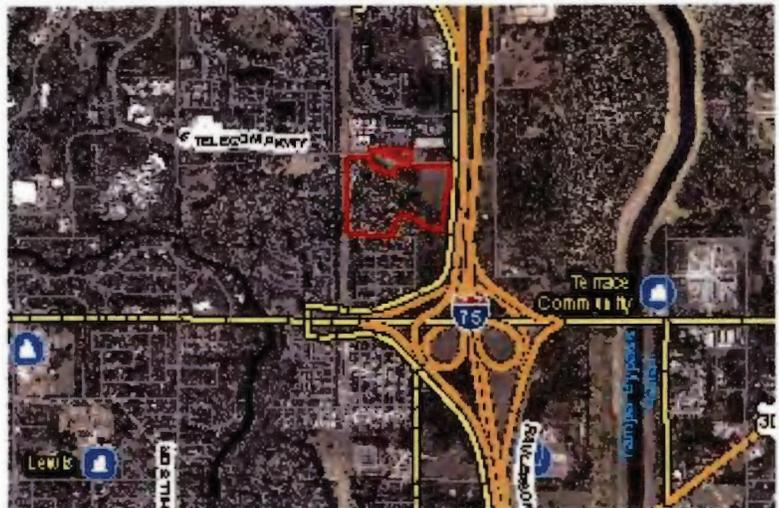
- ▶ Brian Grady, Development Services, calls RZ 22-0369.
- ▶ Albert Docobo, applicant rep, presents testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Tania Chapela, Development Services, presents testimony.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Albert Docobo, applicant rep, answers ZHM questions.
- ▶ Susan Finch, ZHM, closes RZ 22-0369.

Rezoning Application: PD 22-0559
Zoning Hearing Master Date: August 15, 2022
BOCC Land Use Meeting Date: October 11, 2022

Application No. RZ 22-0559
 Name: Brian Grady
 Entered at Public Hearing: ZHM
 Exhibit # 1 Date: 8-15-2022

1.0 APPLICATION SUMMARY

Applicant: Progressive Capital Group, L.L.C
FLU Category: Residential – 20 (Res-20) and Natural Preservation.
Service Area: Urban
Site Acreage: 39.59
Community Plan Area: University
Overlay: None



Introduction Summary

The applicant is requesting to rezone the property from PD 06-0223 and AS-1 to Planned Development (PD) to allow for development up to 335 multi-family dwellings. A Comprehensive Plan Amendment (CPA 22-05) was adopted on April 22, 2022 to change the future land use designation from CMU-12 to Residential – 20 (Res-20) and Natural Preservation.

Zoning	Existing		Proposed
District(s)	AS-1	PD 06-0223	PD 22-0559
Typical General Use(s)	Single-Family Residential/Agricultural	Townhome	Single-Family Residential
Acreage	17.5	22.09	39.59336/2
Density/Intensity	1 unit per acre	5.52	8.49 units per acre
Mathematical Maximum*	17 units	122	335 units

*number represents a pre-development approximation

Development Standards	Existing		Proposed
District(s)	AS-1	PD 06-0223	PD 22-0559
Lot Size / Lot Width	43,560 sf / 150'	10,890 sf / 70'	6540 sf / 70'
Setbacks/Buffering and Screening	50' Front 25' Rear 50' Sides	15' Perimeter 15' Between Structures 25' Front 20' Rear 10' Sides	25' Front 10' Rear 20' Sides
Height	50'	35' – 2 Stories	60' – 4 Stories

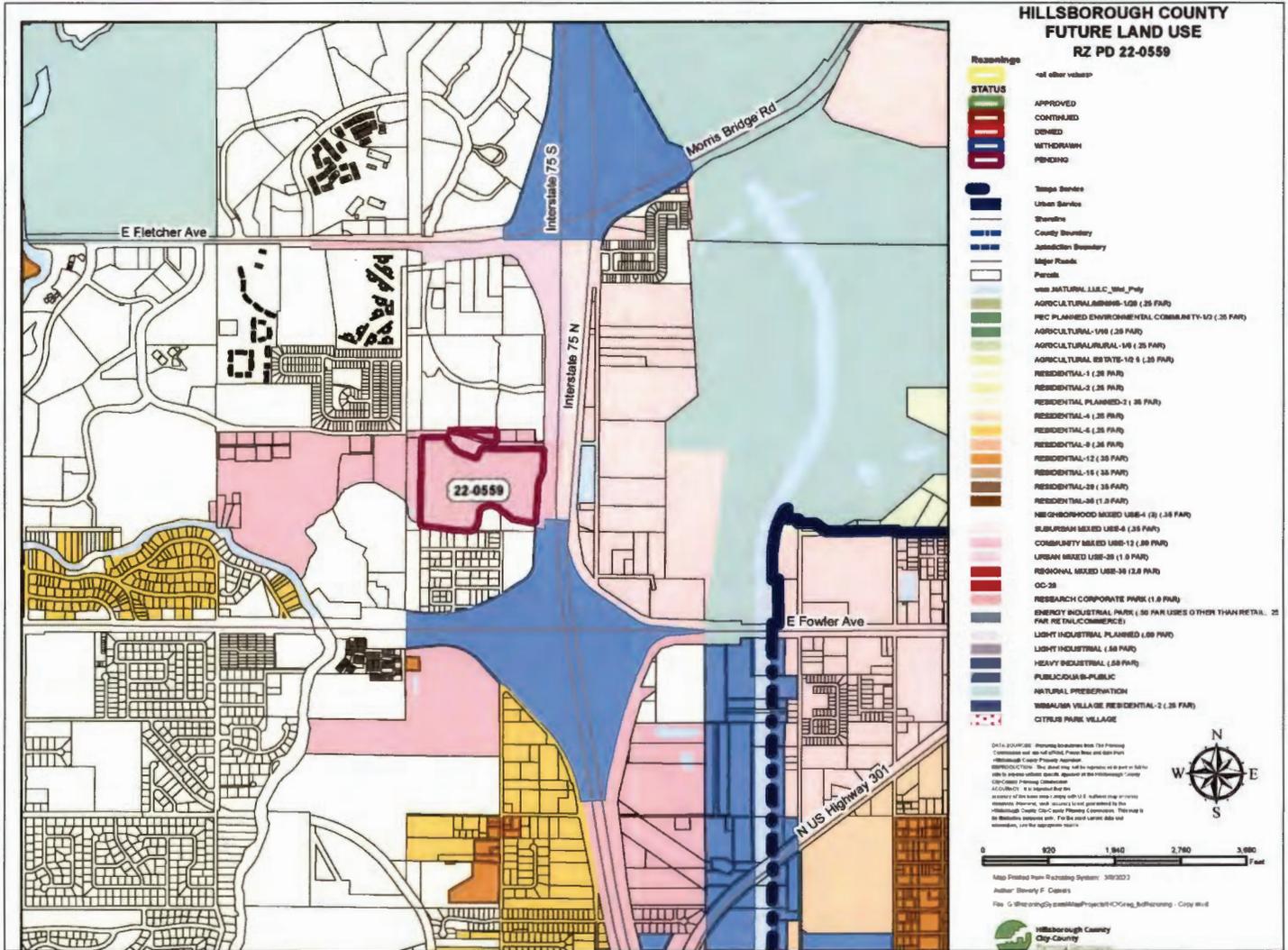
Additional Information

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	LDC Part 6.06.00 (Landscaping/Buffering)

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

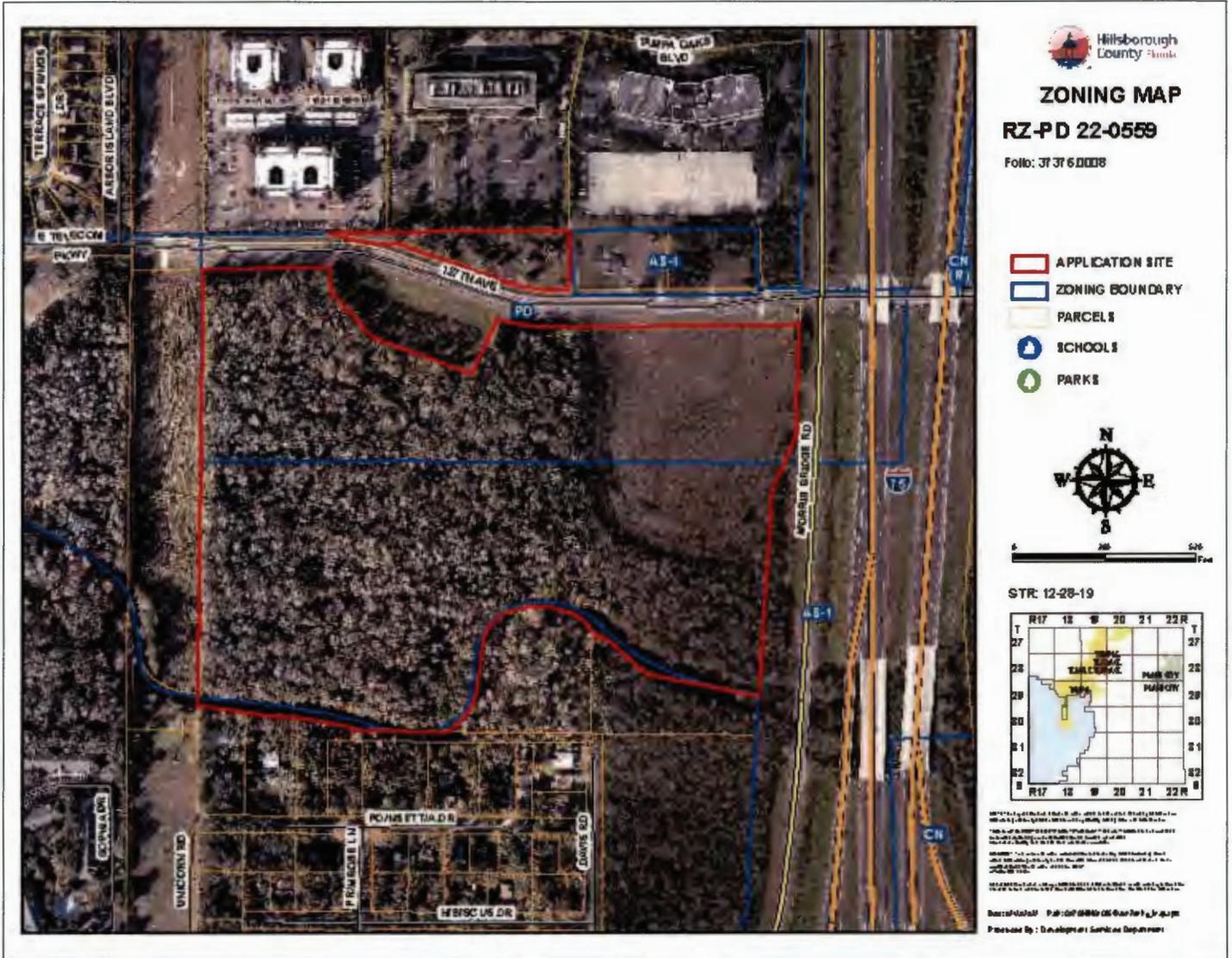
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 20	Natural Preservation
Maximum Density/F.A.R.:	20 du per ga/F.A.R.: 0.75	NA
Typical Uses:	Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective area of the Future Land Use Element.	Open space or passive nature parks.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

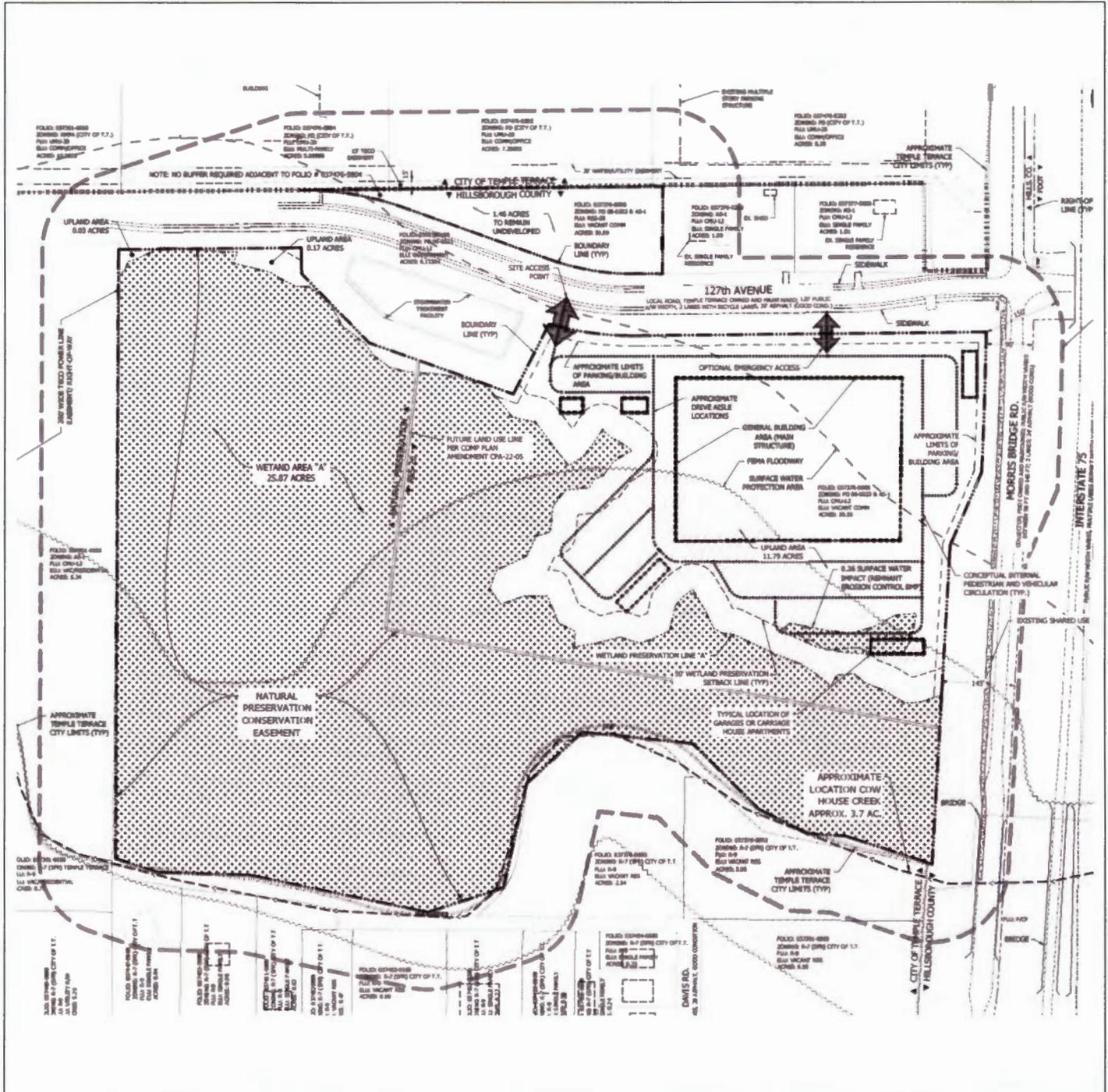


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning	Allowable Use	Existing Use
North	AS-1	1 du per ga/NA	Agriculture, Single-Family Conventional & Mobile Homes	Residential, Single-Family
North	City of Temple Terrace	Unknown	Unknown	Office & Residential, Multi-Family
South	City of Temple Terrace	Unknown	Unknown	Residential, Single-Family & Vacant
East	AS-1	1 du per ga/NA	Agriculture, Single-Family Conventional & Mobile Homes	Right-of-Way, Interstate
West	AS-1	1 du per ga/NA	Agriculture, Single-Family Conventional & Mobile Homes	Utility

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 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
Telecom Pkwy.	Temple Terrace 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
Morris Bridge Rd.	FDOT Collector - Rural	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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	631	40	49
Proposed	1,822	121	147
Difference (+/-)	(+) 1,191	(+) 81	(+) 98

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input 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 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	A school concurrency review will be issued PRIOR TO preliminary plat or site plan
Impact/Mobility Fees: Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story Mobility: \$5,995 * 335 units = \$2,008,325 Parks: \$1,555 * 335 units = \$ 520,925 School: \$3,891 * 335 units = \$1,303,485 Fire: \$249 * 335 units = \$ 83,415 <p style="text-align: center;">Total Multi-Family (1-2 story) = \$3,916,150</p>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

As proposed, the general development plan shows that the development activity will be limited to northeast portion of the property located at the southwest intersection of Morris Bridge Road and 127th Avenue. The single-family properties in the area are found to be adequately separated from the multi-family site by the 120-foot 127th Avenue right-of-way to the north, approximately 600 feet of right-of-way used for Interstate-75 and Morris Bridge road to the east, a 200-foot electric power easement and more than 850 feet of preserved wetlands to the west, and 300 feet or more of preserved wetlands to south. The applicant is requesting a waiver from Section 6.06.06 of the LDC to remove the requirement to install landscape buffers and screening from the neighboring properties for the portion of the site located on the north side of 127th Avenue. The portion on the north side of 127th Avenue will remain vacant and would continue to provide buffering and screening from the multi-family site in its undeveloped state. In the event that the site were to be improved as a multi-family accessory use, buffers to the north and east would be required.

5.2 Recommendation

Staff recommends approval subject to conditions

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 26, 2022.

1. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
2. Development of the project shall be limited to 335 multi-family ~~conventional~~ dwelling units with related accessory uses such as swimming pools, club houses and exercise facilities.
3. Building setbacks shall be as follows:
Front: 25 feet
Rear: 20 feet
Sides: 10 feet.
4. The maximum building heights shall be 60 feet. The additional setback of 2 feet for every 1 foot over 20 feet in height shall not apply.
5. Buffering and screening requirements shall be required as depicted on the general development plan.
6. If the portion of the site located north of 127th Avenue is ever improved as an accessory use to the apartments, landscape buffers and screening will be required along the east property line and the portion of the north property line that abuts the office use.
7. Off-street vehicular use areas shall be buffered in accordance with Section 6.06.04 of the LDC.
8. The maximum building coverage of the project shall be 40%.
9. The maximum impervious coverage of the project shall be 75%.
10. The minimum lot size shall be 6,540 square feet.
11. The minimum lot width shall be 70 feet.
12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Preservation Area setbacks. A minimum setback of 50 feet must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted. Impervious surfaces and other encroachments into Wetland Preservation Area setbacks as depicted on the proposed rezoning plan may require a variance from the Land Use Hearing Officer prior to approval of Site Construction plans.
13. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
14. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
15. 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.
16. 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.

- 17. 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 labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 18. 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.
- 19. The project shall be permitted up to two vehicular access connections to Telecom Parkway (also referred to as 127th Avenue) as follows:
 - 18.1 One connection shall be permitted to serve regular project traffic;
 - 18.2 A second project access may be permitted provided the access is restricted to emergency vehicle use only. In such case, the emergency access shall be gated with a Knox box (or similar device acceptable to the Hillsborough County fire Marshall); and
 - 18.3 All project access is subject to the developer obtaining all required permit and plan approvals through the City of Temple Terrace.
- 20. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 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.

Zoning Administrator Sign Off:



APPLICATION NUMBER: PD 22-0559

ZHM HEARING DATE: August 15, 2022

BOCC LUM MEETING DATE: October 11, 2022

Case Reviewer: Sam Ball

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

APPLICATION NUMBER: PD 22-0559

ZHM HEARING DATE: August 15, 2022

BOCC LUM MEETING DATE: October 11, 2022

Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/4/2022

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: USF/ Northwest

PETITION NO: RZ 22-0559

- 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.

CONDITIONS OF APPROVAL

1. The project shall be permitted up to two (2) vehicular access connections to Telecom Pkwy. (also referred to as 127th Ave.). as follows:
 - a. One (1) connection shall be permitted to serve regular project traffic;
 - b. A second project access may be permitted provided the access is restricted to emergency vehicle use only. In such case, the emergency access shall be gated with a Knox box (or similar device acceptable to the Hillsborough County fire Marshall); and,
 - c. All project access is subject to the developer obtaining all required permit and plan approvals through the City of Temple Terrace.
2. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 35.59 ac. parcel from AS-1 and Planned Development (PD) #06-0223 to PD. Approved PD #06-0223 has entitlements which allow up to 85 townhome units. Since the project was approved, the Telecom Pkwy./ 127th Ave. Extension through the site was constructed. The applicant is proposing to rezone the property to permit construction of up to 335 multi-family dwelling units.

As required by the Development Review Procedures Manual (DRPM) requirements, the applicant submitted a trip generation and site access analysis. Staff has prepared a summary of the number of trips potentially generated under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Data show below is based on the ITE's Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 06-0223, 85 Multi-Family Dwelling Units (LUC 220)	622	39	48
AS-1, 1 Single-Family Detached Dwelling Unit (LUC 934)	9	1	1
Subtotal:	631	40	49

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 22-0559, 335 Multi-Family Dwelling Units (LUC 221)	1,822	121	147

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 1,191	(+) 81	(+) 98

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

E. Telecom Pkwy. is a 2-lane, local roadway owned and maintained by the City of Temple Terrace. The roadway is characterized by 12-foot wide travel lanes in good condition. The roadway lies within a +/- 55-foot wide right-of-way. There are +/- 5-foot wide sidewalks along portions of the north and south side of Telecom Pkwy. in the vicinity of the proposed project. There are +/- 4-foot wide bicycle lanes on Telecom Pkwy. in the vicinity of the proposed project. There is a +/- 8-foot wide multi-purpose trail along the south side of Telecom Pkwy. east of the proposed project.

Morris Bridge Rd. is a 2-lane, collector roadway owned and maintained by the Florida Department of Transportation. There is an 8-foot wide multi-purpose pathway which was recently installed along portions of Morris Bridge Rd., including along the project's frontage.

SITE ACCESS

Vehicular and pedestrian access to the site will be via E. Telecom Pkwy. The applicant is proposing up to two (2) vehicular access connections to the roadway. The westernmost access is proposed to be a full access connection.

The easternmost access had been proposed as a full access connection; however, this was changed as a result of comments provided to the applicant by the City of Temple Terrace (which are attached to this staff report for documentation purposes) that indicated the City would only permit two access connections to the roadway in the event one of them was changed to an emergency only access.

Currently, the easternmost access is proposed to be an optional emergency access connection. Staff generally does not support optional access connections, in accordance with current policies and procedures; however, staff notes that emergency access can be added without a modification to a PD zoning, where such access connections are required by the Fire Marshall and certain other standards are met (reference Section 6.03.01.D. of the LDC). As such, staff has no objection to this request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Telecom Pkwy. is not a County roadway, nor was it included in the Level of Service (LOS) report. As such, no information for that facility could be provided. LOS information for adjacent roadway section(s) is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Morris Bridge Rd.	Fletcher Ave.	Fletcher Ave.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Kami Corbett

From: McCarthy, Brian <bmccarthy@templeterrace.com>
Sent: Friday, July 8, 2022 10:21 AM
To: Kami Corbett; Dallas Evans
Cc: 'Michael Raysor'; Russ Greer; Todd Bleakley (tbleakley@mccreacompany.com); Sherman, Michael; Tinch, Troy; Karpas, Gus
Subject: RE: Morris Bridge

[External email; exercise caution]

Hi Kami and Dallas,

The City would permit 2 access driveways on E 127th Avenue with the condition that 1 driveway is emergency only.

Please let me know if you have any questions.

Thanks,

Brian McCarthy, PE

City Engineer
City of Temple Terrace
Office: (813) 506-6587
bmccarthy@templeterrace.com

From: Kami Corbett <kami.corbett@hwhlaw.com>
Sent: Thursday, July 7, 2022 9:28 AM
To: McCarthy, Brian <bmccarthy@templeterrace.com>; Dallas Evans <devans@landisevans.com>
Cc: 'Michael Raysor' <mdr@raysor-transportation.com>; Russ Greer <rgreer@progressivecapital.org>; Todd Bleakley (tbleakley@mccreacompany.com) <tbleakley@mccreacompany.com>; Sherman, Michael <msherman@templeterrace.com>; Tinch, Troy <TTinch@Templeterrace.com>
Subject: RE: Morris Bridge

Good morning Brian --

Did we get you the answers that you were looking for? If not, what is still needed? We really need your sign off on the driveway location aspect of things ASAP to stay on track for our July hearing date.

Kami Corbett

Shareholder

o: 813.221.3900 | d: 813.227.8421 | kami.corbett@hwhlaw.com | hwhlaw.com
101 E. Kennedy Blvd., Suite 3700, Tampa, FL 33602



From: McCarthy, Brian <bmccarthy@templeterrace.com>
Sent: Thursday, June 30, 2022 3:25 PM

To: Dallas Evans <devans@landisevans.com>

Cc: Kami Corbett <kami.corbett@hwlaw.com>; 'Michael Raysor' <mdr@raysor-transportation.com>; Russ Greer <rgreer@progressivecapital.org>; Todd Bleakley (tbleakley@mccreacompany.com) <tbleakley@mccreacompany.com>; Sherman, Michael <msherman@templeterrace.com>; Tinch, Troy <TTinch@Templeterrace.com>

Subject: RE: Morris Bridge

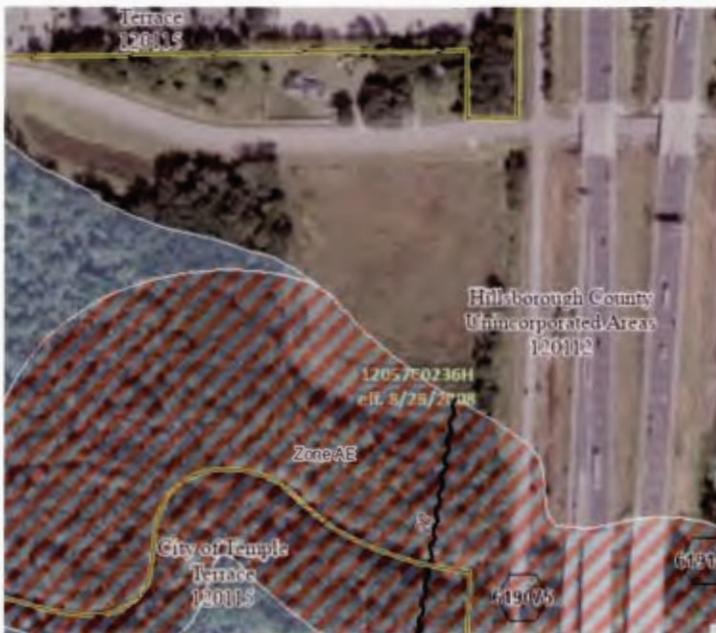
[External email; exercise caution]

Thanks Dallas,

The earliest we can provide a response is July 6 (Wednesday). Mike and Troy are in budget meetings today and Troy is on vacation afterwards.

I do have some follow up questions:

- Are you meeting County distance requirements between access driveways? What is the distance between driveways?
- Have you spoken to FDOT regarding access to Morris Bridge Road?
- Can you describe the floodplain impact for a driveway on Morris Bridge Road? From the FEMA website (snapshot below), it doesn't appear a driveway would impact the floodplain.



Thanks,

Brian McCarthy, PE

City Engineer

City of Temple Terrace

Office: (813) 506-6587

bmccarthy@templeterrace.com

From: Dallas Evans <devans@landisevans.com>

Sent: Thursday, June 30, 2022 11:37 AM

To: McCarthy, Brian <bmccarthy@templeterrace.com>

Cc: Kami Corbett <kami.corbett@hwlaw.com>; 'Michael Raysor' <mdr@raysor-transportation.com>; Russ Greer <rgreer@progressivecapital.org>; Todd Bleakley (tbleakley@mccreacompany.com) <tbleakley@mccreacompany.com>;

Sherman, Michael <msherman@templeterrace.com>; Tinch, Troy <TTinch@Templeterrace.com>

Subject: RE: Morris Bridge

Kami had mentioned that Mike Sherman was interested in the driveway locations as well and asked for clarification, cc'ing him in.



Dallas Evans, P.E., AICP

Civil Engineer Principal

Landis Evans + Partners

m: 813.394.0599

www.landisevans.com

Please note our new address: 3810 Northdale Blvd, Suite 100, Tampa, FL 33624

From: Dallas Evans

Sent: Thursday, June 30, 2022 11:36 AM

To: bmccarthy@templeterrace.com

Cc: Kami Corbett <kami.corbett@hwhlaw.com>; 'Michael Raysor' <mdr@raysor-transportation.com>; Russ Greer <rgreer@progressivecapital.org>; Todd Bleakley (tbleakley@mccreacompany.com) <tbleakley@mccreacompany.com>

Subject: Morris Bridge

Brian;

Kami had mentioned that you had wanted to speak with me regarding access for Morris Bridge Apartments. I left a message with your receptionist but wanted to follow up with additional detail. We've proposed access onto 127th St for several reasons. First, we see this as the "front door" aesthetically. This would be the more welcoming and attractive side of the development. Due to the site geometry, an entrance on Morris Bridge would be more of a back door.

We also have topographic limitations to an entry on Morris Bridge. The existing site slopes down from a high point along 127th to a low side along Cow House Creek to the south. Our goal in site grading will be to mimic this fall across the site (while of course remaining above flood elevation). Morris Bridge Road is similar in elevation to 127th; in order to provide a driveway onto Morris Bridge, we would have to buck that grade to climb back up to the roadway. It would also involve additional floodplain and wetland impacts which we're trying to avoid.

I'd be happy to discuss this in detail if you would like to give me a call.

Thanks,



Dallas Evans, P.E., AICP

Civil Engineer Principal

Landis Evans + Partners

m: 813.394.0599

www.landisevans.com

Please note our new address: 3810 Northdale Blvd, Suite 100, Tampa, FL 33624

CONFIDENTIALITY NOTE: The contents of this email and its attachments are confidential and may be privileged. If you are not the intended recipient, please immediately notify the sender (by return e-mail or telephone), destroy the original and all copies of this message along with any attachments, and do not disclose, copy, distribute, or use the contents.

Please consider the environment before printing this e-mail.

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
Telecom Pkwy.	Temple Terrace 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
Morris Bridge Rd.	FDOT Collector - Rural	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
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	631	40	49
Proposed	1,822	121	147
Difference (+/-)	(+) 1,191	(+) 81	(+) 98

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	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
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

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	

D.6. RZ 22-0559

- ▶ Brian Grady, Development Services, calls RZ 22-0559.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM question and continues testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM questions.
- ▶ Sam Ball, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, Oath.
- ▶ Russ Greer, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, closes RZ 22-0559.
- ▶ Susan Finch, ZHM, breaks.
- ▶ Susan Finch, ZHM, resumes hearing.

D.7. RZ 22-0565

- ▶ Brian Grady, Development Services, calls RZ 22-0565.
- ▶ Jaime Maier, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Jaime Maier, applicant rep, answers ZHM question and continues testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.

- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ Susan Finch, ZHM, calls for applicant rep/closes RZ 22-0565.

D.8. RZ 22-0685

- ▶ Brian Grady, Development Services, calls RZ 22-0685.
- ▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.
- ▶ Todd Amaden, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, presents testimony.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Roxanne Back, opponent, presents testimony and submits exhibits.
- ▶ Ron Smith, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls for Development Services/questions to Development Services Transportation.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Todd Amaden, applicant rep, presents rebuttal.
- ▶ Kami Corbett, applicant rep, continues rebuttal.
- ▶ Anna Ritenour, applicant rep, presents testimony.

▶ Kami Corbett, applicant rep, continues rebuttal.

▶ Susan Finch, ZHM, closes RZ 22-0685.

D.9. RZ 22-0859

▶ Brian Grady, Development Services, calls RZ 22-0859.

▶ Julia Mandell, applicant rep, presents testimony and submits exhibits.

▶ Sean Cashen, applicant rep, presents testimony.

▶ Susan Finch, ZHM, question to applicant rep.

▶ Sean Cashen, applicant rep, answers ZHM question.

▶ Julia Mandell, applicant rep, presents testimony.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Julia Mandell, applicant rep, answers ZHM question.

▶ Tim Lampkin, Development Services, staff report.

▶ Susan Finch, ZHM, questions to Development Services.

▶ Tim Lampkin, Development Services, answers ZHM questions.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls for proponents/opponents.

▶ Rosa Elena Jaico, opponent, presents testimony.

▶ Susan Finch, ZHM, questions to opponent.

▶ Rosa Elena Jaico, opponent, answers ZHM question.

▶ Susan Finch, ZHM, Oath.

▶ Larry Adams, opponent, presents testimony.

▶ Susan Finch, ZHM, calls Development Services/applicant rep.

▶ Julia Mandell, applicant rep, presents rebuttal.

▶ Sean Cashen, applicant rep, presents rebuttal.

MONDAY, AUGUST 15, 2022

▶ Julia Mandell, applicant rep, presents rebuttal.

▶ Susan Finch, ZHM, closes RZ 22-0859.

D.10. MM 22-0863

▶ Brian Grady, Development Services, calls MM 22-0863.

▶ William Molloy, applicant rep, presents testimony.

▶ Isabelle Albert, applicant rep, presents testimony and submits exhibits.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Isabelle Albert, applicant rep, answers ZHM questions and continues testimony.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Isabelle Albert, applicant rep, answers ZHM questions.

▶ Israel Monsanto, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, questions to Planning Commission.

▶ Andrea Papandrew, Planning Commission, answers ZHM questions.

▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

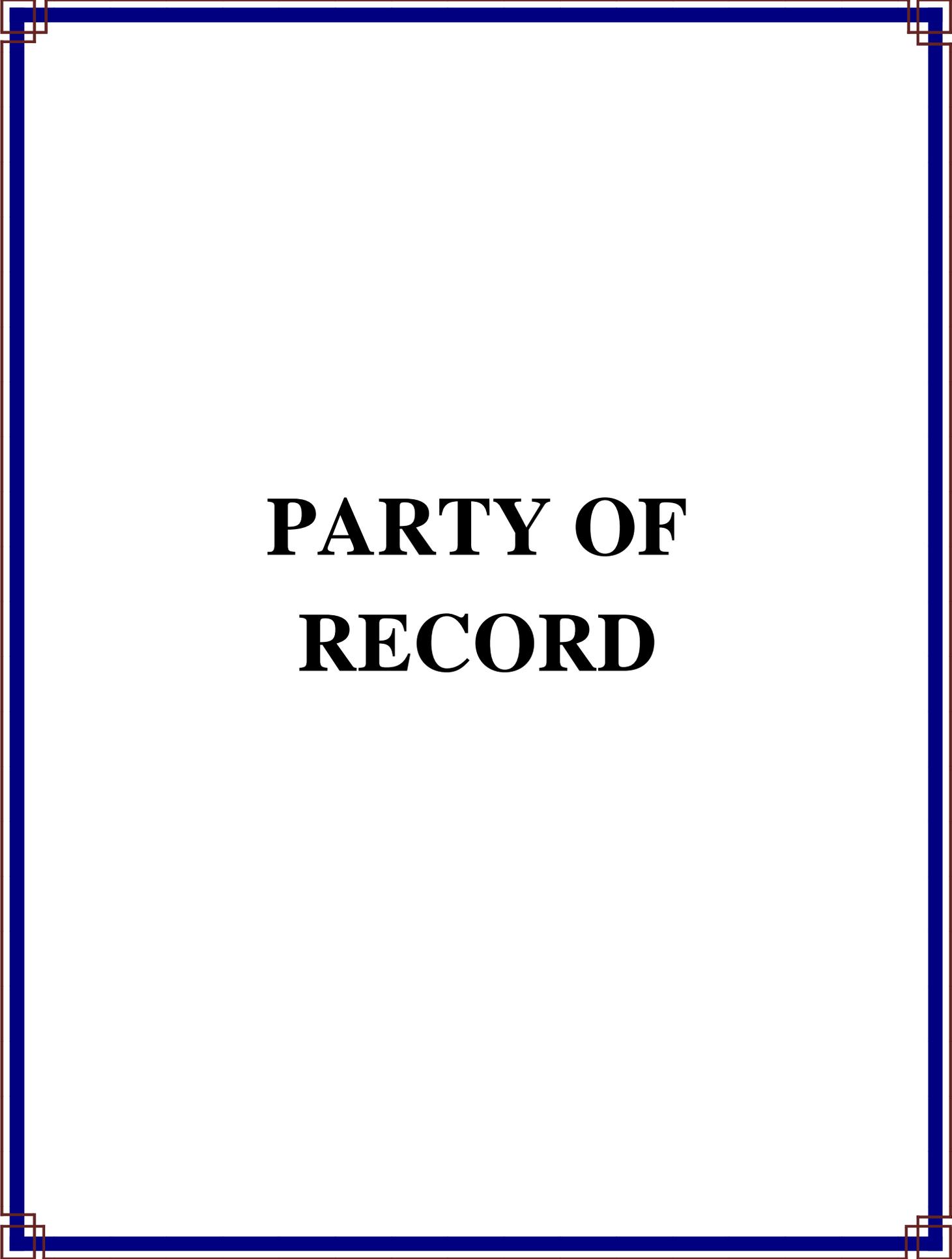
▶ William Molloy, applicant rep, presents rebuttal.

▶ Susan Finch, ZHM, closes MM 22-0863.

E. ZHM SPECIAL USE

ADJOURNMENT

▶ Susan Finch, ZHM, adjourns the meeting.



**PARTY OF
RECORD**

NONE