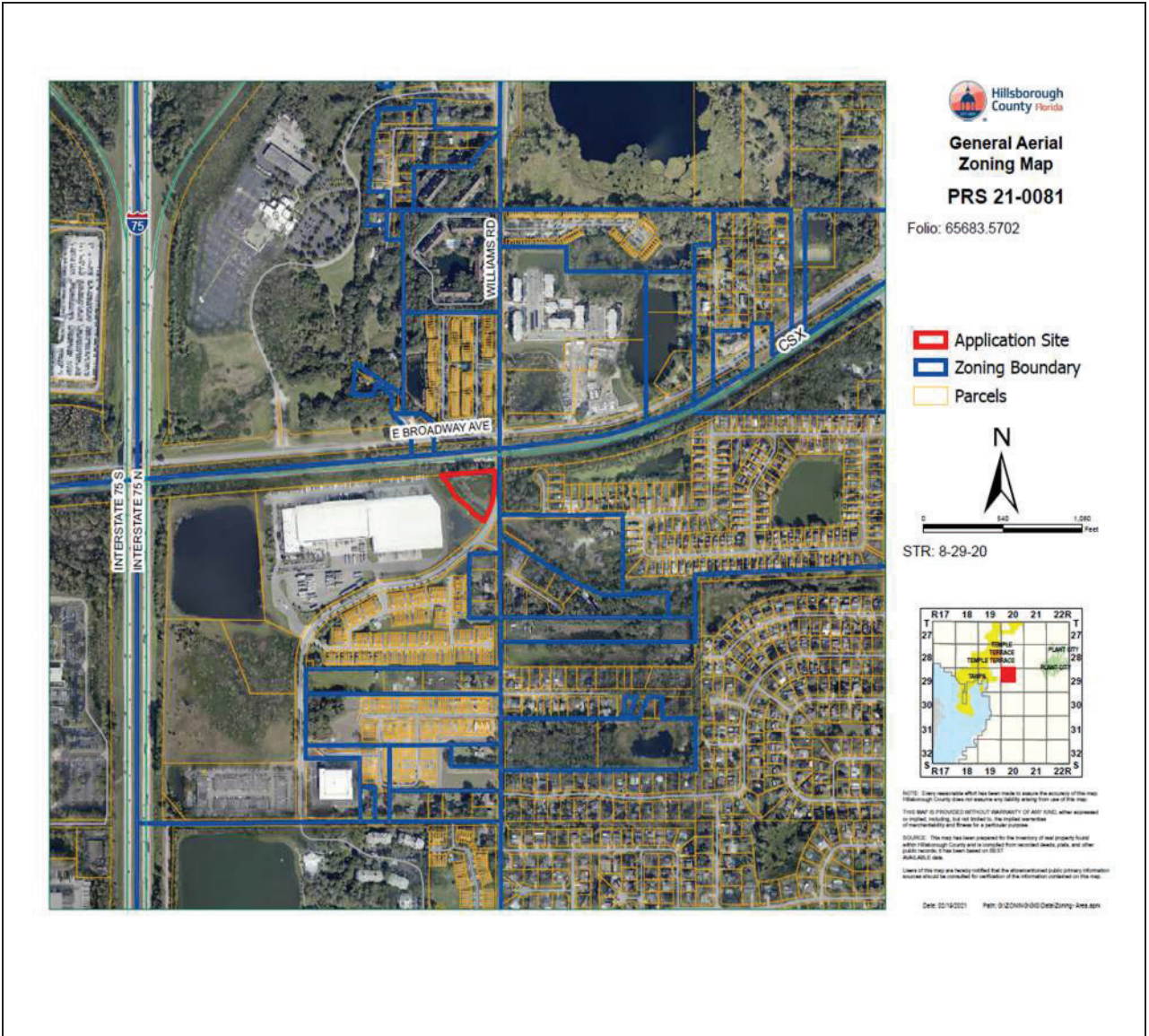




Hillsborough County Florida

STAFF REPORT

SUBJECT:	PRS 21-0081	PLANNING AREA:	Brandon
REQUEST:	Minor Modification to Interstate-75 Planned Development (IPD-1) 90-0097	SECTOR:	Central
APPLICANT:	Dallas Evans		
Existing Zoning District:	Interstate-75 Planned Development (IPD-1) 90-0097	Future Land Use Category:	Community Mixed Use-12 (CMU-12)

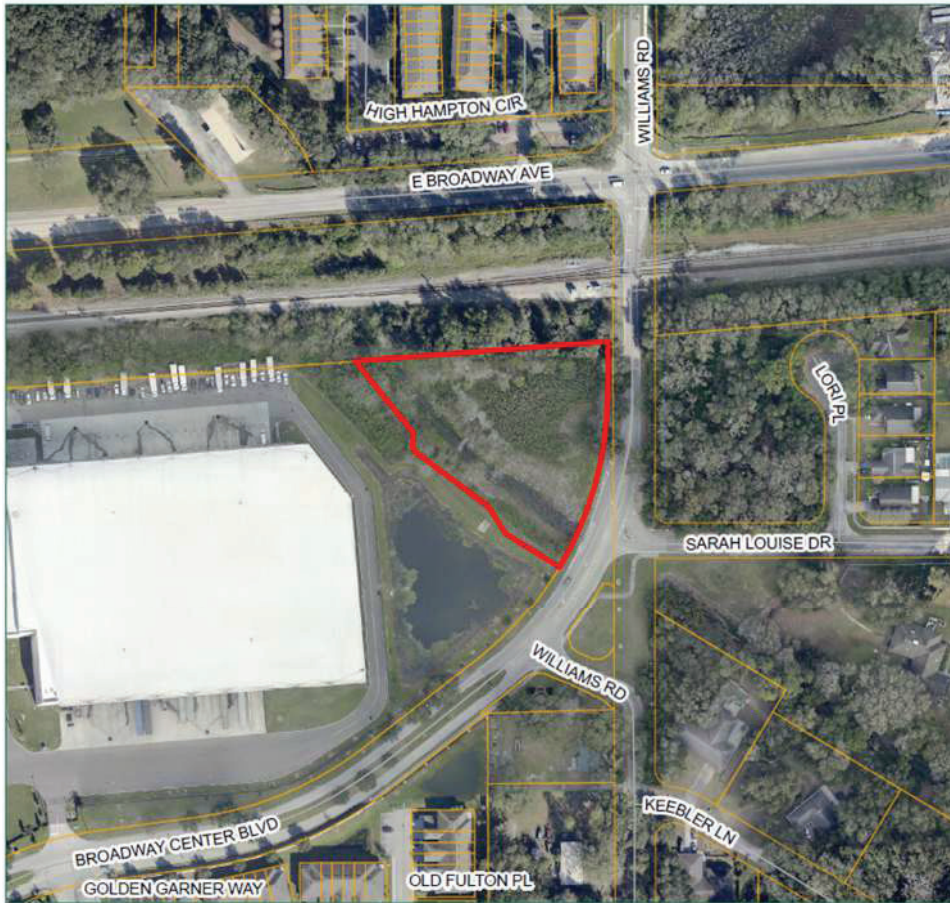




Hillsborough County Florida

SM

STAFF REPORT



Project Location Map

PRS 21-0081

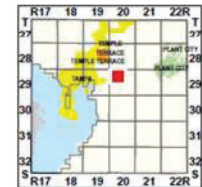
Folio: 65683.5702

- Application Site
- Parcels



0 130 260 Feet

STR: 8-29-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT GUARANTEE OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of MERCHANTABILITY and FITNESS FOR A PARTICULAR PURPOSE.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public property information herein should be consulted for verification of the information contained on this map.

Date: 12/10/2020 File: 0-22040-06-06-06-06.aprx

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The request is to modify Interstate-75 Planned Development (IPD-1) 90-0097, as most recently modified by MM 17-0910 BR, associated with one parcel totaling approximately 1.61 acres to amend a condition allowing for a single driveway access point onto the subject site to access a recreational use identified as a single slamball sports court (that may also be used as two pickleball courts) with a small structure housing restroom facilities and storage closet for equipment as demonstrated on the site plan. The site is located approximately 50 feet west of the Williams Road and Sarah Louise Drive intersection. The underlying future land use (FLU) category of the subject parcel is Community Mixed Use-12 (CMU-12).

1.2 Compliance Overview with Land Development Code (LDC) and Technical Manuals

An LDC Section 6.04.02.B. Administrative Variance Request from LDC Section 6.04.07. governing the minimum spacing requirement for the proposed Williams Road access has been requested at this time.

1.3 Analysis of Recommended Conditions

Specifically, the proposed amendments include a revision to condition 17 and the addition of conditions 17.1 and 17.2 to maintain a clear site distance and approve a reduced minimum spacing requirement to allow for the proposed single driveway access point from Williams Road onto the subject site.

1.4 Evaluation of Existing and Planned Public Facilities

The site is located within the Urban Service Area where potable water and wastewater services are provided by Hillsborough County. An 8-inch potable water main exists and is located adjacent to the site. A 6-inch wastewater force main exists approximately 65 feet from the site. Therefore, the site is required to connect to the publicly owned and operated potable water and wastewater systems in accordance with the requirements of the LDC. The developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

Transit service is conveniently located to service this site. The closest transit stop is located 0.5 miles away just west of the intersection of Williams Road and East Dr. Martin Luther King Jr. Boulevard.

Transportation staff has reviewed the application and offers no objections, subject to the revised and new conditions proposed. Their review notes state that the subject property is located on Williams Road, a 2-lane, substandard roadway characterized by 12-foot wide travel lanes in average condition. The roadway is functionally classified as a local roadway according to Map 2B within the Transportation Element of the Hillsborough County Comprehensive Plan; however, traffic volumes indicate that the roadway exceeds local roadway volumes. As such, staff considers the roadway to be a collector road. There are sidewalks along the east side of Williams Road in the vicinity of the proposed project. There are no bicycle facilities located on the roadway. By policy of the County Engineer, projects generating 10 or fewer peak hour trips are exempt from the LDC Section 6.04.03.L. requirement to improve the road to current County standards.

The Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, does not have trip generation data for slamball courts. After discussions with staff, the applicant submitted information showing trip generation impacts based using data for ITE Land Use Code (LUC) 490, which staff agreed

was the closest analog to slamball courts available within the Trip Generation Manual. Given this, it is anticipated that the project will generate a maximum of 60 average daily trips, and 8 p.m. peak hour trips. No significant a.m. peak hour trip generation is anticipated (and no data was available for this period from ITE). Given the proposed low intensity nature of the use, no administrative variance was required to process this request and no substandard road improvements will be required.

However, the area being modified by this PRS is separated from the rest of Tract B by a significant wetland area/stormwater conveyance system. As such, access to this site will be via separate access to Williams Road. Given that staff considers the roadway to be a collector road, the applicant was required to obtain an access spacing variance. The applicant's Engineer of Record (EOR) submitted an LDC Section 6.04.02.B. Administrative Variance Request dated March 25, 2021 from the Section 6.04.07. LDC requirement, governing spacing for the proposed Williams Road access. Per the LDC, Williams Road is a Class 6 roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 138 feet from the intersection of Williams Road and Sara Louise Drive. As such, the applicant is seeking a variance of 107 feet. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on March 25, 2021. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

1.5 Environmental/Natural Resources

The Environmental Protection Commission (EPC) reviewed the request and finds that wetland and/or other surface water (OSW) areas exist on the site. Knowledge of the actual extent of the wetland and OSW areas are necessary in order to verify the avoidance of wetland and OSW areas impact pursuant to Chapter 1-11, Rules of the EPC. Prior to issuance of any building or land alteration permits or other development, the wetland and OSW areas must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.

1.6 Comprehensive Plan Consistency

N/A

1.7 Compatibility

The site is located in an area comprised of industrial, cultural/institutional, and residential uses. The site is located within the CMU-12 FLU category, which is urban in intensity and density uses. The area on the east side of Williams Road is within the RES-6 (Residential-6) FLU category, which is suitable for low density residential development. The overall area is also within the Hillsborough County Urban Service Area.

As shown in Exhibit 2, the site is adjacent to a property zoned IPD-1 (to the west), but within the general area there are properties zoned PD (to the east and southeast), RSC-6 (to the southeast), and ASC-1 (to the south).

The proposal indicates and demonstrates a recreational use on the subject site.

Based on the above considerations, staff finds the proposed modification to IPD-1 90-0097 compatible with the existing zoning districts and development pattern in the area.

1.8 Agency/Department Comments

The following agencies and departments reviewed the request and offer no objections:

APPLICATION: PRS 21-0081

ZHM HEARING DATE:

BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Kevie Defranc

- Water Resource Services
- Environmental Protection Commission
- Transportation

1.9 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: General Development Plan

Exhibit 4: Site Plan

2.0 Recommendation

Based on the above considerations, staff recommends approval of the request.

Approval - Approval of the request, subject to the conditions listed below, is based on the revised general development plan and site plan submitted March 22, 2021.

1. The development shall be approved for the maximum number of trips within this condition or the intensities or densities listed in subsequent conditions whichever is more restrictive. The external p.m. peak hour trips shall not exceed 920 (total inbound and outbound) based on current ITE Trip Generation rates or other approved studies.

A traffic analysis shall be submitted as part of all Preliminary Site Plan submittals to provide verification to the County that the trip generation within this condition is not exceeded. Each analysis shall include aggregate totals of previous approvals within this development and uses submitted for Site Plan approval.

2. Development shall be restricted as follows:

Tract "A-1 " 10,000 square feet of Neighborhood Commercial (CN) or light industrial

Tract "A-2" A maximum of 110 room, 65 ,000 square foot "all suites" hotel/motel, or 65 ,000 square feet of light industrial

Tract "B" A maximum of 800,000 square feet of light industrial

Tract "C" A maximum 200 multi-family dwelling units or light industrial in an amount that provides an equivalent level of traffic generation, but not to exceed 217,451 square feet

The industrial square footage may be occupied by a maximum of 229,000 square feet of accessory office and 10,000 square feet of stand-alone office.

The following uses are prohibited east of Boulevard A: manufacturing; processing and assembly; open storage; railroad facilities serving industrial use.

2.1 The area subject to MM 17-0910 (Folio 65683 .5712), located east of Boulevard A (Broadway Centre Boulevard) within Tract B, shall permit a mini-warehouse use in addition to the Tract B uses permitted under condition 2. The uses of manufacturing, processing and assembly, open storage and railroad facilities serving an industrial use are prohibited. The following shall apply to folio 65683 .5712:

2.1.1 The maximum F.A.R. shall be 0.75.

2.1.2 Any mini-warehouse use shall operate in accordance with Land Development Code Section 6.11 .60.

2.1.3 A 20 foot buffer with Type B screening shall be provided along the eastern boundary as depicted on Sheet 2 of MM 17-0910.

2.1.4 A 20 foot buffer with Type B screening shall be provided along the northern boundary where depicted on Sheet 2 of MM 17-0910. A 15 foot wide buffer with Type B screening shall be provided along the northern boundary where depicted on Sheet 2 of MM 17-0910.

2.1.5 The project shall provide a minimum 30 foot building setback along the south and west property lines and minimum 20 foot building setback along the north and east property lines.

2.1.6 Maximum building height shall be 50 feet with an additional setback of 2 feet for every 1 foot over 20 feet in height added to the northern and eastern building setbacks.

2.1.7 A 15 foot wide landscape buffer shall be provided along the western and southern boundary as depicted on Sheet 2 of MM 17-0910.

2.1.8 Buildings shall be architecturally finished on all sides with a façade treatment that replicates or is comparable with the elevations provided on Sheet 3 of MM 17-0910. Comparable elevations shall at a minimum provide the following: Facades shall incorporate vertical changes using projections, recesses or architectural feature such as pilasters. Facades shall also incorporate horizontal changes in mass, surface or finish such as stone, stucco, brick or split face blocks. Building color shall constitute a surface change for the purpose of this regulation. Unsurfaced cement or block shall not be utilized. When different surfaces or finishes are incorporated in the design of the façade, a distinctive horizontal band shall be used to mark their transition. Windows shall be provided on the western and southern façades. Parapets terminated with a cornice shall be required for flat roofs.

3. Manufacturing, processing and assembly operation shall conform with the performance standards of Part 6.09.00 of the Land Development Code.

4. Accessory office shall be on the same lot or in the same structure with and of a nature and extent customarily incidental and subordinate to, the industrial use of the project, lot or structure. The applicant shall note on Preliminary Site Plans the aggregate totals of approved accessory office uses to date within the entire industrial tract when seeking permitting for an accessory office.

5. The Industrial development shall be limited to 1999 parking spaces. The applicant shall note on each Preliminary Site Plan the aggregate totals of parking spaces for approved uses to date within the entire industrial tract.

6. For any portion of Tract C developed with industrial uses, a buffer area with a minimum width of 75 feet shall be provided along the east boundary of the tract, and a 25 foot buffer and 75 foot building setback should be provided along the southern property boundary. Additionally, the developer shall install 5 feet from the exterior boundary of the tract a six-foot-high solid masonry wall or PVC fence. The exterior

of the wall shall be landscaped with a continuous evergreen hedge with a minimum height of four feet and minimum opacity of 75 percent at time of planting, and a row of evergreen trees with a minimum height of 10 feet and minimum caliper of two inches at time of planting, placed not more than 20 feet apart on centers. If uses to the south or east changes to a use similar to that on the subject site, said buffering and screening shall not be required, and buffering and screening shall comply only with the requirements of the Land Development Code.

6.1 Any portion of Tract C developed for multi-family shall have a maximum density of 12 units per acre.

7. All multi-family structures and accessory structures shall have the following development standards:

Minimum Setback from Property Line	25 feet
Maximum Building Height	35 feet

8. If multi-family development abuts the eastern property line, a 10 foot buffer shall be provided along said boundary. Said buffer shall be contained within the required 25 foot setback. This setback shall include the following screening within:

8.1 A berm and planting combination with the berm an average height of three feet and dense plantings which will, when combined with the berm, achieves a minimum height of six feet and seventy-five percent opacity within two years; and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart; OR

8.2 A fence and planting combination with a six foot fence or wall, a continuous 3 foot high hedge and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart. The fence or wall, when combined with the plantings, shall achieve a minimum height of six feet and fifty percent opacity at the time of planting.

9. If developed for hotel use, building height of the hotel shall be 50 feet.

10. There shall be on the east side of Boulevard A where abutting multi-family development one of the following screenings:

10.1 A berm and planting combination with berm an average height of three feet at a minimum and dense plantings which will, when combined with the berm, achieved a minimum height of six feet and seventy-five percent opacity within two years; OR

10.2 A fence and planting combination with a six foot fence or wall, a continuous 3 foot high hedge and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart. The fence or wall, when combined with the plantings, shall achieve a minimum height of six feet and fifty percent opacity at the time of planting.

This screen shall be implemented prior to issuance of any Certificates of Occupancy for multifamily construction.

11. The Hotel and Commercial components shall be restricted to the locations shown on General Site Plan. The final design of the internal roadway system may require slight locational adjustments of the

components, nevertheless, their location shall remain internal to the project at the intersection of Drive Band Boulevard A.

12. The development may be allowed one full access point onto Columbus Drive. The location of this curb cut shall align with the northern access to Chelsea Manor (RZ 89-0127-C) on Columbus Drive. The construction of this curb cut is subject to approval by Hillsborough County. A second access point onto Columbus Drive may be permitted (as depicted on Sheet 2 of MM 17-0910) if approved by Hillsborough County in accordance with Section 6.04 (Access Management).

13. The applicant shall provide internal access to any existing or future out parcels on the site.

14. The developer has provided a traffic analysis signed and sealed on July 18, 2005 showing turn lanes required to serve development traffic. The developer shall provide improvements to the Williams/Broadway intersection consistent with the attached drawing dated August 12, 2005. These improvements shall include dedicated left and right turn lanes on the eastbound approach to the Broadway/Williams intersection, as well as dedicated left turn lanes on the northbound, southbound and westbound approaches. All design and construction shall conform to the Hillsborough County Transportation Technical Manual, FDOT Plans Production Manual, and FDOT Design Standard Index. Any deviation from these design specifications will require a design exception from Hillsborough County Public Works.

The developer shall dedicate any necessary right-of-way for said improvements along the east side of Williams Road.

15. The general design, location, and number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left-turn lanes, acceleration lane(s) and deceleration lane(s).

16. The developer shall dedicate to Hillsborough County 10 feet of additional right-of-way on the north side of Columbus Drive extending from the intersection with Boulevard A to the western project boundary, to accommodate the potential future extension of Boulevard A. The right-of-way shall be provided prior to the issuance of the first Certificate of Occupancy for Broadway Centre or upon request of the County to coincide with infrastructure improvements.

17. With the exception of development within folio 65683.5702, All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.

17.1 Prior to or concurrent with development within folio 65683.5702, the developer shall clear all trees and vegetation necessary to maintain clear site distance from the proposed Williams Road entrance to the parcel. Mitigation of any removed trees or vegetation (as well as continued maintenance necessary to maintain visibility) will be the responsibility of the owner/developer of folio 65683.5702.

17.2 If PRS 21-0081 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 25, 2021) which was found approvable by the County Engineer (on March 25,

APPLICATION: PRS 21-0081

ZHM HEARING DATE:

BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Kevie Defranc

2021). Approval of this Administrative Variance will reduce the minimum spacing requirement for the access from Williams Road to folio 65683.5702, such that a minimum +/- 138-foot spacing from Sarah Louise Drive shall be permitted.

18. The applicant shall, at his expense, be responsible for the removal and replacement of any traffic control signage which may be displaced as a result of this development.

19. All non-residential buildings shall be architecturally finished on all sides and when they are finished with stucco they shall be painted.

20. Unless otherwise specified, the required screening, buffering and front yards internal to the mixed-use IPD-1 project shall be as required in the applicable Single Use Interstate Planned Development Districts at a minimum.

21. The developer shall be required to connect to a public wastewater system and shall pay all costs for service delivery. The developer shall submit to the Development Services Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County and evidence of agreement to pay necessary costs.

22. No septic tanks shall be used.

23. The developer shall be required to utilize public water and shall pay all costs for service delivery. The developer shall submit to the Development Services Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County and evidence of agreement to pay all necessary costs.

24. 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.

25. Development shall be in accordance with all applicable regulations in the Hillsborough County Land Development Code and in accordance with all other applicable regulations and ordinances.

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

27. 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.

APPLICATION: PRS 21-0081


ZHM HEARING DATE:

BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Kevie Defranc

Staff's Recommendation: Approvable, Subject to Conditions

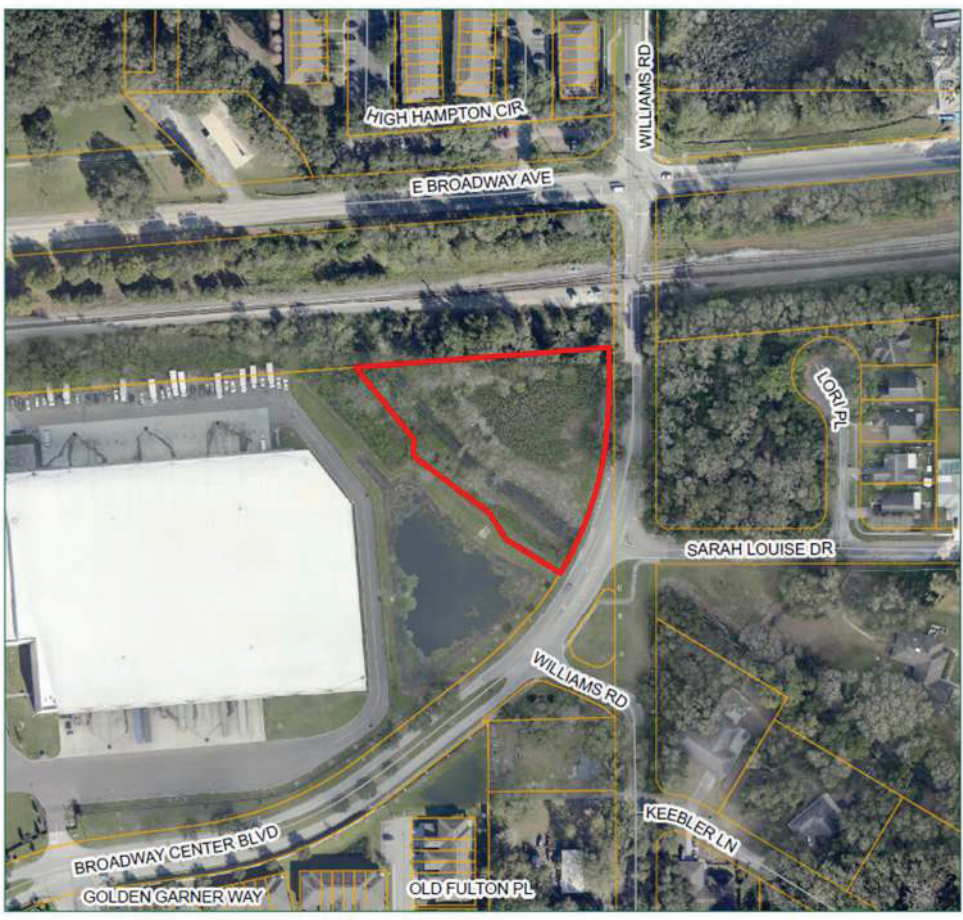
Zoning
Administrator
Sign-off:



J. Brian Grady
Fri Mar 26 2021 12:42:38

IntegrSign Desktop

EXHIBIT 1



**Project Location Map
 PRS 21-0081**

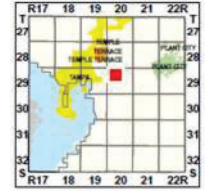
Folio: 65683.5702

- Application Site
- Parcels



0 100 200 Feet


STR: 8-29-20







NOTE: Early reconnaissance effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. This map is produced pursuant to requests of any LCNC, either expressed or implied, including, but not limited to, the implied warranties of MERCHANTABILITY and FITNESS FOR A PARTICULAR PURPOSE.
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 Dates of this map are hereby certified to be the information and public information sources available for verification of the information contained on this map.
 Date: 12/10/2020 File: G:\20\19-000 Cdeh-Site.aprx

EXHIBIT 2




**Immediate Aerial
Zoning Map**
PRS 21-0081
Folio: 65683.5702

 Application Site
 Zoning Boundary
 Parcels


0 130 260 Feet

STR: 8-29-20

T	R17	18	19	20	21	22R	T
27							27
26							26
25							25
31							31
32							32
S	R17	18	19	20	21	22R	S

NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant any liability arising from use of this map.
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SOURCE: This map has been prepared for the inventory of land parcels located within Hillsborough County and is compiled from recorded deed, state, and other public records. It has been based on BEST AVAILABLE DATA.
Views of this map are hereby notified that the aforementioned publicly information sources should be consulted for verification of the information contained on this map.

Date: 12/10/2020 Path: G:\ZONING\GIS\Dev\Zoning_20s.aprx

APPLICATION: PRS 21-0081

ZHM HEARING DATE:

BOCC MEETING DATE: April 13, 2021

CASE REVIEWER: Kevie Defranc

EXHIBITS 3 and 4

SEE ATTACHED



3810 NORTHDALE BLVD.
TAMPA, FL 33624
OFFICE: 813-949-7449
PERCENT OF SITE: 45%

SITE	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SLAMBALL TAMPA - GENERAL SITE PLAN BROADWAY CENTRE - LOT 1 BLOCK 1 FOLIO NO. 65683.5702

DESIGNED BY:	LANDIS EVANS & PARTNERS
CHECKED BY:	LANDIS EVANS & PARTNERS
PROJECT NO.:	2016-001
SHEET NUMBER:	2 OF 2

PROJECT DATA TABLE

EXISTING PROPERTY INFORMATION
 PROPERTY IDENTIFICATION NUMBER: 00001.00010
 GROSS ACREAGE: 1.61
 EXISTING LAND USE: VACANT COM
 FUTURE LAND USE: COMM-12
 ZONING: PD 29-0335
 OVERLAY DISTRICT: NONE
 COMMUNITY PLANNING (CADS): BROADWAY

- SPECIAL DESIGNATIONS**
 COASTAL HIGH HAZARD AREA: NOT DESIGNATED
 SURFACE WATER RESOURCE PROTECTION AREA: NOT DESIGNATED
 POTABLE WATER WELLFIELD PROTECTION AREA: NOT DESIGNATED
 HISTORIC LANDMARKS: NOT DESIGNATED

DEVELOPMENT STANDARDS

FRONT SETBACK	0 FT.
REAR SETBACK	0 FT.
MIN. SIDE SETBACK	5 FT.
MIN. SIDE SETBACK (CORNER)	5 FT.
MIN. SIDE SETBACK (COURT)	5 FT.
MIN. FRONT SETBACK (COURT)	5 FT.
MIN. SIDE SETBACK (COURT)	5 FT.
MIN. SIDE SETBACK (COURT)	5 FT.
MIN. SIDE SETBACK (COURT)	5 FT.
MIN. SIDE SETBACK (COURT)	5 FT.
MIN. SIDE SETBACK (COURT)	5 FT.
MAX. F&B	50%

NO ADDITIONAL RIGHTS-OF-WAY TO BE PROPOSED
 NO PROPOSED ADDITIONAL TRAFFIC CONTROL DEVICES
 NO PROPOSED ADDITIONAL TRAFFIC CONTROL DEVICES

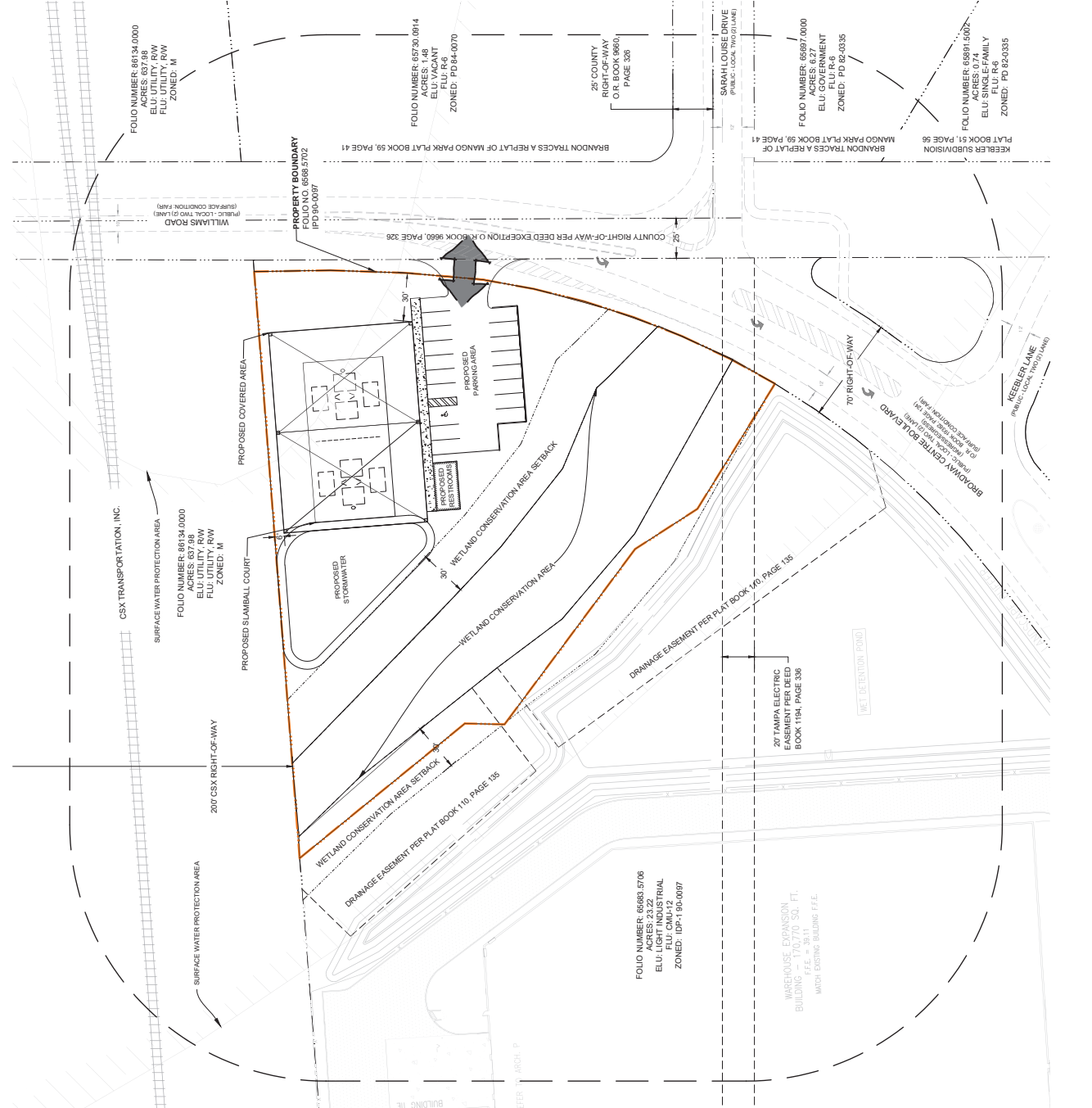
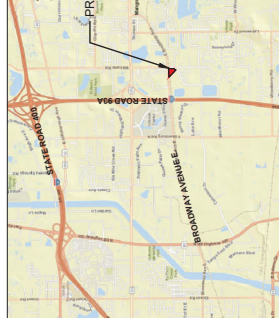
WATER / WASTEWATER
 WASTEWATER SERVICE PROVIDER

FLOOD ZONE
 DESCRIBED PROPERTY LIES WITHIN ZONE "X" AND ZONE "AE" ELEVATION 12'

DEVELOPER
 PASQUALE RAIMONDO
 EMAIL: PASQUALE@XBASPORTS.COM

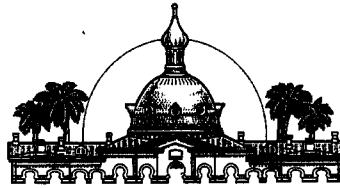
PLANNER / CIVIL ENGINEER
 LANDIS EVANS AND PARTNERS, INC.
 3810 NORTHDALE BLVD. - SUITE 100
 TAMPA, FLORIDA 33624
 PH: (813) 949-7449
 CONTACT: DALLAS EVANS, P.E.
 EMAIL: DEVANS@LANDISEVANS.COM

LEGAL DESCRIPTION (BY DEED)
 LOT 1, BLOCK 1, BROADWAY CENTRE PLATTED SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGES 134 THROUGH 139, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.





**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

August 26, 2005

BOARD OF COUNTY COMMISSIONERS

Brian Blair
Kathy Castor
Ken Hagan
Jim Norman
Thomas Scott
Mark Sharpe
Ronda Storms

Deputy County Administrator
Wally Hill

Assistant County Administrators
Bernardo Garcia
Carl S. Harness
Manus J. O' Donnell

Brickleymyer, Smolker & Bolves, P.A.
500 E. Kennedy Blvd.
Tampa, Fl. 33602

RE: PETITION NO. PRS 05-1405 BR

Dear Applicant:

At the regularly scheduled public meeting on August 23, 2005 the Board of County Commissioners approved your request for a minor modification to IPD-1 (90-97), as described in your application, with the following attached conditions.

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

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact Christian Robertson at (813) 276-8368.

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

Sincerely,

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

CR

cc: Brickleymyer, Smolker & Bolves, P.A.
PRS 05-1405 BR
IPD-1 (90-97)

Post Office Box 1110 · Tampa, Florida 33601

Web Site: www.hillsboroughcounty.org

An Affirmative Action/Equal Opportunity Employer

Approval - Approval, subject to the conditions listed below, is based on site plan received March 23, 2005.

1. The development shall be approved for the maximum number of trips within this condition or the intensities or densities listed in subsequent conditions whichever is more restrictive. The external p.m. peak hour trips shall not exceed 920 (total inbound and outbound) based on current ITE Trip Generation rates or other approved studies.

A traffic analysis shall be submitted as part of all Preliminary Site Plan submittals to provide verification to the County that the trip generation within this condition is not exceeded. Each analysis shall include aggregate totals of previous approvals within this development and uses submitted for Site Plan approval.

2. Development shall be restricted as follows:

Tract "A-1" 10,000 square feet of Neighborhood Commercial (CN) or light industrial

Tract "A-2" A maximum of 110 room, 65,000 square foot "all suites" hotel/motel, or 65,000 square feet of light industrial

Tract "B" A maximum of 800,000 square feet of light industrial

Tract "C" A maximum 200 multi-family dwelling units or light industrial in an amount that provides an equivalent level of traffic generation, but not to exceed 217,451 square feet

The industrial square footage may be occupied by a maximum of 239,000 square feet of accessory office.

The following uses are prohibited east of Boulevard A: manufacturing; processing and assembly; open storage; railroad facilities serving industrial use.

3. Manufacturing, processing and assembly operation shall conform with the performance standards of Part 6.09.00 of the Land Development Code.
4. Accessory office shall be on the same lot or in the same structure with and of a nature and extent customarily incidental and subordinate to, the industrial use of the project, lot or structure. The applicant shall note on Preliminary Site Plans the aggregate totals of approved accessory office uses to date within the entire industrial tract when seeking permitting for an accessory office.
5. The Industrial development shall be limited to 1999 parking spaces. The applicant shall note on each Preliminary Site Plan the aggregate totals of parking spaces for approved uses to date within the entire industrial tract.
6. For any portion of Tract C developed with industrial uses, a buffer area with a minimum width of 75 feet shall be provided along the east boundary of the tract, and a 25 foot buffer and 75 foot building setback should be provided along the southern property boundary. Additionally, the developer shall install 5 feet from the exterior boundary of the tract a six-foot-high solid masonry wall or PVC fence. The exterior of the wall shall be landscaped with a continuous evergreen hedge with a minimum height of four feet and minimum opacity of 75 percent at time of planting, and a row of evergreen trees with a minimum height of 10 feet

and minimum caliper of two inches at time of planting, placed not more than 20 feet apart on centers. If uses to the south or east changes to a use similar to that on the subject site, said buffering and screening shall not be required, and buffering and screening shall comply only with the requirements of the Land Development Code.

- 6.1 Any portion of Tract C developed for multi-family shall have a maximum density of 12 units per acre.
7. All multi-family structures and accessory structures shall have the following development standards:
- | | |
|------------------------------------|---------|
| Minimum Setback from Property Line | 25-feet |
| Maximum Building Height | 35 feet |
8. If multi-family development abuts the eastern property line, a 10 foot buffer shall be provided along said boundary. Said buffer shall be contained within the required 25-foot setback. This setback shall include the following screening within:
- 8.1 A berm and planting combination with the berm an average height of three feet and dense plantings which will, when combined with the berm, achieves a minimum height of six feet and seventy-five percent opacity within two years; and
- 8.2 A row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart.
9. If developed for hotel use, building height of the hotel shall be 50 feet.
-
10. There shall be on the east side of Boulevard A where abutting multi-family development, a berm and planting combination with berm an average height of three feet at a minimum and dense plantings which will, when combined with the berm, achieves a minimum height of six feet and seventy-five percent opacity within two years. This screen shall be implemented prior to issuance of any Certificates of Occupancy for multi-family construction.
11. The Hotel and Commercial components shall be restricted to the locations shown on General Site Plan. The final design of the internal roadway system may require slight locational adjustments of the components, nevertheless, their location shall remain internal to the project at the intersection of Drive B and Boulevard A.
12. The development may be allowed one full access point onto Columbus Drive. The location of this curb cut shall align with the western access to Chelsea Manor (RZ 89-0127-C) on Columbus Drive. The construction of this curb cut is subject to approval by Hillsborough County.
13. The applicant shall provide internal access to any existing or future outparcels on the site.
14. The developer shall provide improvements to Williams/Broadway, the Williams/project access, and the Williams Road south of project access consistent with the drawing received April 20, 1999. These improvements shall include dedicated left and right turn lanes on the northbound and eastbound approaches to the Broadway/Williams intersection, as well as dedicated left turn lanes on the southbound and westbound approaches.

The developer shall dedicate any necessary right-of-way for said improvements along the east side of Williams Road.

15. The general design, location, and number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left-turn lanes, acceleration lane(s) and deceleration lane(s).
16. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. At the intersection of County Road 574 and Williams Road, the developer shall provide, at his expense, dedicated left and right turn lanes for northbound and eastbound traffic; and dedicated left turn lanes for southbound and westbound traffic. All lanes shall be of sufficient length to provide an adequate Level of Service for all turning movements at the intersection.
17. The developer shall dedicate to Hillsborough County 10 feet of additional right-of-way on the north side of Columbus Drive extending from the intersection with Boulevard A to the western project boundary, to accommodate the potential future extension of Boulevard A. The right-of-way shall be provided prior to the issuance of the first Certificate of Occupancy for Broadway Centre or upon request of the County to coincide with infrastructure improvements.
18. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.
19. The applicant shall, at his expense, be responsible for the removal and replacement of any traffic control signage which may be displaced as a result of this development.
20. All non-residential buildings shall be architecturally finished on all sides and when they are finished with stucco they shall be painted.
21. The required screening, buffering and front yards internal to the mixed-use IPD-1 project shall be as required in the applicable Single Use Interstate Planned Development Districts at a minimum.
22. The developer shall be required to connect to a public wastewater system and shall pay all costs for service delivery. The developer shall submit to the Planning and Growth Management Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County and evidence of agreement to pay necessary costs.
23. No septic tanks shall be used.
24. The developer shall be required to utilize public water and shall pay all costs for service delivery. The developer shall submit to the Planning and Growth Management Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County and evidence of agreement to pay all necessary costs.
25. Development shall be in accordance with all applicable regulations in the Hillsborough County Land Development Code and in accordance with all other applicable regulations and ordinances.



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

May 27, 2005

BOARD OF COUNTY COMMISSIONERS

Brian Blair
Kathy Castor
Ken Hagan
Jim Norman
Thomas Scott
Mark Sharpe
Ronda Storms

Deputy County Administrator
Wally Hill

Assistant County Administrators
Bernardo Garcia
Carl S. Harness
Manus J. O' Donnell

Bricklemyer Smolker & Bolves
500 E Kennedy Blvd., Suite 200
Tampa, Fl 33602

RE: PETITION PRS 05-0950 BR

Dear Applicant:

At the regularly scheduled public meeting on May 24, 2005, the Board of County Commissioners granted your request for a minor modification to IPD-1 (90-97) with the attached final conditions.

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

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review Certification to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy. For information concerning the certification process, please contact Laura Pierce at 272-5920.

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

Sincerely,

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

Attachments

cc: File: PD 90-97

Post Office Box 1110 · Tampa, Florida 33601

Web Site: www.hillsboroughcounty.org

An Affirmative Action/Equal Opportunity Employer

Approval - Approval, subject to the conditions listed below, is based on site plan received June 8, 2005.

1. The development shall be approved for the maximum number of trips within this condition or the intensities or densities listed in subsequent conditions whichever is more restrictive. The external p.m. peak hour trips shall not exceed 920 (total inbound and outbound) based on current ITE Trip Generation rates or other approved studies.

A traffic analysis shall be submitted as part of all Preliminary Site Plan submittals to provide verification to the County that the trip generation within this condition is not exceeded. Each analysis shall include aggregate totals of previous approvals within this development and uses submitted for Site Plan approval.

2. Development shall be restricted as follows:

Tract "A-1" 10,000 square feet of Neighborhood Commercial (CN) or light industrial

Tract "A-2" A maximum of 110 room, 65,000 square foot "all suites" hotel/motel, or 65,000 square feet of light industrial

Tract "B" A maximum of 800,000 square feet of light industrial

Tract "C" A maximum 200 multi-family dwelling units or light industrial in an amount that provides an equivalent level of traffic generation, but not to exceed 217,451 square feet

The industrial square footage may be occupied by a maximum of 229,000 square feet of accessory office and 10,000 square feet of stand-alone office.

The following uses are prohibited east of Boulevard A: manufacturing; processing and assembly; open storage; railroad facilities serving industrial use.

3. Manufacturing, processing and assembly operation shall conform with the performance standards of Part 6.09.00 of the Land Development Code.
4. Accessory office shall be on the same lot or in the same structure with and of a nature and extent customarily incidental and subordinate to, the industrial use of the project, lot or structure. The applicant shall note on Preliminary Site Plans the aggregate totals of approved accessory office uses to date within the entire industrial tract when seeking permitting for an accessory office.
5. The Industrial development shall be limited to 1999 parking spaces. The applicant shall note on each Preliminary Site Plan the aggregate totals of parking spaces for approved uses to date within the entire industrial tract.
6. For any portion of Tract C developed with industrial uses, a buffer area with a minimum width of 75 feet shall be provided along the east boundary of the tract, and a 25 foot buffer and 75 foot building setback should be provided along the southern property boundary. Additionally, the developer shall install 5 feet from the exterior boundary of the tract a six-foot-high solid masonry wall or PVC fence. The exterior of the wall shall be landscaped with

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 05-1405 BR (90-097)
BOCC MEETING DATE: August 23, 2005
DATE TYPED: August 26, 2005

a continuous evergreen hedge with a minimum height of four feet and minimum opacity of 75 percent at time of planting, and a row of evergreen trees with a minimum height of 10 feet and minimum caliper of two inches at time of planting, placed not more than 20 feet apart on centers. If uses to the south or east changes to a use similar to that on the subject site, said buffering and screening shall not be required, and buffering and screening shall comply only with the requirements of the Land Development Code.

6.1 Any portion of Tract C developed for multi-family shall have a maximum density of 12 units per acre.

7. All multi-family structures and accessory structures shall have the following development standards:

Minimum Setback from Property Line	25-feet
Maximum Building Height	35 feet

8. If multi-family development abuts the eastern property line, a 10 foot buffer shall be provided along said boundary. Said buffer shall be contained within the required 25 foot setback. This setback shall include the following screening within:

8.1 A berm and planting combination with the berm an average height of three feet and dense plantings which will, when combined with the berm, achieves a minimum height of six feet and seventy-five percent opacity within two years; and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart; OR

8.2 A fence and planting combination with a six foot fence or wall, a continuous 3 foot high hedge and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart. The fence or wall, when combined with the plantings, shall achieve a minimum height of six feet and fifty percent opacity at the time of planting.

9. If developed for hotel use, building height of the hotel shall be 50 feet.

10. There shall be on the east side of Boulevard A where abutting multi-family development, one of the following screenings:

10.1 A berm and planting combination with berm an average height of three feet at a minimum and dense plantings which will, when combined with the berm, achieved a minimum height of six feet and seventy-five percent opacity within two years; OR

10.2 A fence and planting combination with a six foot fence or wall, a continuous 3 foot high hedge and a row of evergreen trees, excluding exempted trees, which are not less than six feet in height at the time of planting and are spaced not more than twenty feet apart. The fence or wall, when combined with the plantings, shall achieve a minimum height of six feet and fifty percent opacity at the time of planting.

This screen shall be implemented prior to issuance of any Certificates of Occupancy for multi-family construction.

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OF APPROVAL

PETITION NUMBER: PRS 05-1405 BR (90-097)
BOCC MEETING DATE: August 23, 2005
DATE TYPED: August 26, 2005

11. The Hotel and Commercial components shall be restricted to the locations shown on General Site Plan. The final design of the internal roadway system may require slight locational adjustments of the components, nevertheless, their location shall remain internal to the project at the intersection of Drive B and Boulevard A.
12. The development may be allowed one full access point onto Columbus Drive. The location of this curb cut shall align with the western access to Chelsea Manor (RZ 89-0127-C) on Columbus Drive. The construction of this curb cut is subject to approval by Hillsborough County.
13. The applicant shall provide internal access to any existing or future out parcels on the site.
14. The developer has provided a traffic analysis signed and sealed on July 18, 2005 showing turn lanes required to serve development traffic. The developer shall provide improvements to the Williams/Broadway intersection consistent with the attached drawing dated August 12, 2005. These improvements shall include dedicated left and right turn lanes on the eastbound approaches to the Broadway/Williams intersection, as well as dedicated left turn lanes on the northbound, southbound and westbound approaches. All design and construction shall conform to the Hillsborough County Transportation Technical Manual, FDOT Plans Production Manual, and FDOT Design Standard Index. Any deviation from these design specifications will require a design exception from Hillsborough County Public Works.

The developer shall dedicate any necessary right-of-way for said improvements along the east side of Williams Road.
15. The general design, location, and number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left-turn lanes, acceleration lane(s) and deceleration lane(s).
16. The developer shall dedicate to Hillsborough County 10 feet of additional right-of-way on the north side of Columbus Drive extending from the intersection with Boulevard A to the western project boundary, to accommodate the potential future extension of Boulevard A. The right-of-way shall be provided prior to the issuance of the first Certificate of Occupancy for Broadway Centre or upon request of the County to coincide with infrastructure improvements.
17. All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.
18. The applicant shall, at his expense, be responsible for the removal and replacement of any traffic control signage which may be displaced as a result of this development.
19. All non-residential buildings shall be architecturally finished on all sides and when they are finished with stucco they shall be painted.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 05-1405 BR (90-097)
BOCC MEETING DATE: August 23, 2005
DATE TYPED: August 26, 2005

20. The required screening, buffering and front yards internal to the mixed-use IPD-1 project shall be as required in the applicable Single Use Interstate Planned Development Districts at a minimum.
21. The developer shall be required to connect to a public wastewater system and shall pay all costs for service delivery. The developer shall submit to the Planning and Growth Management Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County and evidence of agreement to pay necessary costs.
22. No septic tanks shall be used.
23. The developer shall be required to utilize public water and shall pay all costs for service delivery. The developer shall submit to the Planning and Growth Management Department, prior to the issuance of Building Permits, or Final Plat approval, whichever comes first, evidence of commitment from the County and evidence of agreement to pay all necessary costs.
24. Development shall be in accordance with all applicable regulations in the Hillsborough County Land Development Code and in accordance with all other applicable regulations and ordinances.
25. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
26. Within ninety days of approval of PRS 05-0950 BR by the Hillsborough County Board of County Commissioners, the developer shall submit to the Planning and Growth Management Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 05-0950 BR (90-097)
BOCC MEETING DATE: May 24, 2005
DATE TYPED: May 25, 2005

26. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
 27. Within ninety days of approval of PRS 05-0950 BR by the Hillsborough County Board of County Commissioners, the developer shall submit to the Planning and Growth Management Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.
-



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 3/25/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: PRS 21-0081

- 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.

NEW AND REVISED CONDITIONS OF APPROVAL

New Conditions

- Prior to or concurrent with development within folio 65683.5702, the developer shall clear all trees and vegetation necessary to maintain clear site distance from the proposed Williams Rd. entrance to the parcel. Mitigation of any removed trees or vegetation (as well as continuance maintenance necessary to maintain visibility) will be the responsibility of the owner/developer of folio 65683.5702.
- If PRS 21-0081 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 25, 2021) which was found approvable by the County Engineer (on March 25, 2021). Approval of this Administrative Variance will reduce the minimum spacing requirement for the access from Williams Rd. to folio 65683.5702, such that a minimum +/- 138-foot spacing from Sarah Louise Dr. shall be permitted.

Revised Conditions

8. [With the exception of development within folio 65683.5702](#), All internal access to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway.

[The applicant requested to modify the condition such “unless otherwise shown on the General Development Plan” would be added to the end of the existing condition. Hillsborough County Transportation Review Section staff cannot support the modification as proposed, as it would impact all development within the proposed development (not just the area which is the subject of this PD modification). Additionally, while it appears that the wording may be referring throat depth standards, its exact purpose and intent is unclear without further research. Staff has no concerns with development of the subject folio being excepted from this requirement, upon which minimum throat depths required by the LDC would apply. Given the above, Transportation Review Section staff has proposed alternative wording which achieves the applicant’s desired outcome without making unnecessary changes to the remainder of the PD.]

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSIONS

The applicant is requesting a minor modification/personal appearance (PRS) to approved Planned Development (PD) #90-0097, as most recently amended via PRS 17-0910. The PD consists of multiple parcels totaling +/- 85.26 ac. The existing PD is approved a mix of uses consistent with the IPD-1 zoning classification, including 10,000 s.f. of neighborhood commercial or industrial uses within Tract A-1, 65,000 s.f. of hotel/motel or industrial uses within tract A-2, 800,000 s.f. of industrial uses within Tract B, and 200 multi-family residential dwelling units or a maximum of 217,451 s.f. of industrial uses (provided traffic generation of the industrial uses is equivalent to or less than that which would be generated by 200 multi-family dwelling units).

The applicant is requesting to modify Tract B entitlements to a single slamball sports court with small structure to house restrooms and a storage closet for equipment, which the applicant indicates at times may also be used as two pickleball courts. The applicant indicates that slamball “is similar to basketball, except that trampolines are incorporated into the courts.”

The Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, does not have trip generation data for slamball courts. After discussions with staff, the applicant submitted information showing trip generation impacts based using data for ITE Land Use Code (LUC) 490, which staff agreed was the closest analog to slamball courts available within the Trip Generation Manual. Given this, it is anticipated that the project will generate a maximum of 60 average daily trips, and 8 p.m. peak hour trips. No significant a.m. peak hour trip generation is anticipated (and not data was available for this period from ITE).

Transportation Review Section staff has no objection to the proposed zoning, subject to the conditions proposed herein above.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Broadway Center Blvd. (Williams Rd.) is a 2-lane, substandard roadway characterized by 12-foot wide travel lanes in average condition. The roadway is functionally classified as a local roadway according to Map 2B within the Transportation Element of the Hillsborough County Comprehensive Plan; however, traffic volumes indicate that the roadway exceeds local roadway volumes. As such, staff considers the roadway to be a collector road. There are sidewalks along the east side of Broadway Center Blvd. in the vicinity of the proposed project. There are no bicycle facilities located on the roadway. By policy of the County Engineer, projects generating 10 or fewer peak hour trips are exempt from the Section 6.04.03.L. requirement to improve the road to current County standards. Given the proposed low intensity nature of the use, no administrative variance was required to process this request and no substandard road improvements will be required.

SITE ACCESS

The area being modified by this PRS is separated from the rest of Tract B by a significant wetland area/stormwater conveyance system. As such, access to this site will be via separate access to Williams Rd. Given that staff considers the roadway to be a collector road, the applicant was required to obtain an access spacing variance, as further described below.

ADMINISTRATIVE VARIANCE

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request dated March 25, 2021) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Williams Rd. access. Per the LDC, Williams Rd. is a Class 6 roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is +/- 138 feet from the intersection of Williams Rd. and Sara Louise Dr. As such, the applicant is seeking a variance of 107 feet. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on March 25, 2021. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

LEVEL OF SERVICE (LOS) INFORMATION

Broadway Center Blvd. (Williams Rd.) is not a regulated roadway south of Broadway Ave. and was not included within the Hillsborough County 2019 Level of Service Report. As such, no Level of Service (LOS) information can be provided for this project.

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Thursday, March 25, 2021 5:13 PM
To: Dallas Evans [devans@landisevans.com]
CC: Tirado, Sheida [TiradoS@hillsboroughcounty.org]; Ratliff, James [RatliffJa@hillsboroughcounty.org]; Garantiva, Sofia [GarantivaS@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; Defranc, Kevie [DefrancK@hillsboroughcounty.org]
Subject: FW: RE PRS 21-0081
Attachments: 21-0081 03-25-21.pdf

Dallas – the attached Variance dated March 25, 2021 is APPROVABLE.

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: WilliamsM@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Thursday, March 25, 2021 4:43 PM
To: Ackett, Kelli <AckettK@hillsboroughcounty.org>; Albert Marrero <marreroa@plancom.org>; Alvarez, Alicia <AlvarezA@hillsboroughcounty.org>; Amber Dickerson <amber.dickerson@hcps.net>; Andrea Papandrew <Papandrewa@plancom.org>; Ayesha Brinkley <ayasha.brinkley@sdhc.k12.fl.us>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Danny Santos <Daniel.Santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Ivana Kajtezovic <Ikajtezovic@tampabaywater.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jiwuan Haley

<haleyj@plancom.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kelly O'Connor <kelly.oconnor@myfwc.com>; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Matthew Pleasant <matthew.pleasant@hcps.net>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Martin, Monica <MartinMo@hillsboroughcounty.org>; Olivia Ryall <oryall@teamhcso.com>; Petrovic, Jaska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Rochelle, Randy <RochelleR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; Sanchez, Silvia <sanchezs@epchc.org>; Schipfer, Andy <Schipfer@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Garantiva, Sofia <GarantivaS@hillsboroughcounty.org>; Tapley, Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Valdez, Rick <ValdezR@HillsboroughCounty.ORG>; Will Augustine <august@plancom.org>; Yeneka Mills <millsy@plancom.org>
Cc: Defranc, Kevie <DefrancK@hillsboroughcounty.org>; Vazquez, Bianca <VazquezB@hillsboroughcounty.org>; Garantiva, Sofia <GarantivaS@hillsboroughcounty.org>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RE PRS 21-0081

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Kevie Defranc

Contact: defranc@hillsboroughcounty.org

Thank you,

Ashley Rome

Planning & Zoning Technician

Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Additional / Revised Information Sheet

Date Stamp Here

Application Number: 21-0081 Applicant's Name: Dallas Evans, Agent for Applicant

Reviewing Planner's Name: Kevie Defranc Date: 03/25/2021

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): 04/13/2021

The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
For Minor Change: 6 large copies.
For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
Development Services Department
Community Development Division
P.O. Box 1110
Tampa, FL 33601-1110

Hand Deliver to:
County Center
Development Services Department
19th Floor
601 E. Kennedy Blvd., Tampa

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Justin D Evans

Digitally signed by Justin D Evans
Date: 2021.03.25 10:32:18 -04'00'

Signature

03/25/2021

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____



March 25, 2021

Kevie Defranc
Senior Planner
Community Development Division
Development Services Department
Hillsborough County

RE: Slamball
PRS 21-0081
Traffic Administrative Variance Request Submittal REVISED

Dear Mr. Defranc:

A revised administrative variance request is attached to address comments related to the above referenced rezoning which were issued by Transportation staff. An accompanying exhibit is also included. Please feel free to contact me if there are any questions regarding this submittal.

Sincerely,

Dallas Evans

J. Dallas Evans, P.E., AICP
Principal Engineer



March 25, 2021

Mr. Mike Williams, P.E.
Hillsborough County Engineer
601 E. Kennedy Boulevard
Tampa, Florida 33602

**Re: Slamball
PRS 21-0081
6.04.02B Administrative Variance Request**

Dear Mr. Williams;

The purpose of this letter is to request a 6.04.02B Administrative Variance for the above referenced project. This project consists of a single slamball court, which may be used at times as two pickleball courts. Slamball is similar to basketball, except that trampolines are incorporated into the courts.

Per a meeting to discuss this project on March 8th with yourself, Sheida Tirado, and James Ratliff, we have performed a preliminary trip generation estimate to determine whether the project would be considered de minimus and be eligible for a waiver from a substandard road review. We have also obtained tube counts to verify whether Williams Road would classify as a collector (and then require a 245-ft minimum connection spacing). Sight distance has also been reviewed per James' request.

Trip Generation

The ITE Trip Generation Manual (10th Ed) does not contain trip generation estimates for slamball courts. Per discussion with staff during the meeting referenced above, we have reviewed trip generation based upon two tennis courts (which would be similar to the proposed alternate use as two pickleball courts). The only building proposed is a small building to house restrooms and a storage closet for equipment. An average PM peak rate of 4.21 trips/court is reported for this use. For the proposed two court use, PM peak hour traffic is estimated as 8 trips.

Connection Spacing

Section 6.04.07 of the Hillsborough County Land Development Code (LDC) specifies minimum spacing between access connections. As referenced above, tube counts were obtained for Williams Road to determine daily traffic. Daily traffic currently exceeds

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Slamball 6.04.02B Administrative Variance Request

5,000 vehicles per day, which would classify the roadway as a collector per County standards. Section 6.04.07 specifies a 245 ft connection spacing for roadways with a posted speed of less than or equal to 45 MPH (Williams Road is posted as 35 MPH). The proposed site design would provide a connection spacing of 138 ft from Sarah Louise Drive; we are requesting a reduction in access connection spacing of 107 ft.

Section 6.04.02B lists the following criteria to be evaluated in consideration of a variance request:

- A. There is an unreasonable burden on the applicant
- B. The variance would not be detrimental to the public health, safety and welfare
- C. Without the variance, reasonable access cannot be provided

The subject parcel is isolated to the north by CSX railroad right of way, and to the south and west by an existing drainage ditch (which is also classified as both floodplain and wetlands). The property across the drainage ditch has already been developed as an industrial facility, with a constructed pond / drainage area along the property line adjacent to that side of the drainage ditch. Even if EPC, Natural Resources, and SWFWMD were to allow a crossing of the ditch, we would be unable to connect to access to the adjoining property. As a result, the only feasible access to the site is a direct connection to Williams Road. The site is irregularly shaped (triangular), such that the southern and western portions of the site pinch to points and are unable to accommodate a rectangular facility, whether it be the currently proposed recreational court or a building. As a result, the logical means to lay out the site would be to locate the pond in the western triangular area, and a small parking lot in the southern triangular area, to retain the northern area of the property for development. These characteristics are particular to this specific property and create an unreasonable burden on the applicant that does not apply to other similar facilities on other properties.

The subject property's frontage along Williams Road spans from the CSX railroad right of way to the north to Sarah Louise Drive to the south. The proposed right-in, right-out driveway access would be located approximately halfway between the edge of the railroad right of way and Sarah Louise Drive. The railroad tracks themselves are further north into the CSX right of way, which provides additional distance from the actual at grade railroad crossing and the project driveway. This additional distance will provide time for drivers to refocus on the roadway after crossing the railroad tracks.

Per discussion with James Ratliff, we have also reviewed intersection sight distance from the proposed driveway. There are several existing trees between the proposed driveway and the CSX railroad which fall within the sight triangle and would limit visibility of oncoming vehicles. We propose that these trees be cleared with site construction to provide adequate site distance.

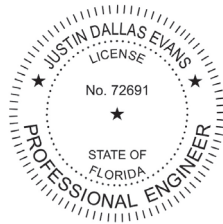
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Slamball 6.04.02B Administrative Variance Request

A search of the Signal Four Analytics database for Williams road yields one run off the road crash on Williams Road at Sarah Louise Drive. This type of crash is not anticipated to be impacted by the proposed driveway. The proposed access should not be detrimental to the public health, safety, and welfare.

As discussed above, the property cannot be accessed without a driveway along Williams Road. The limited frontage along the roadway would necessitate that such an access be located at a reduced separation distance from either the CSX railroad or Sarah Louise Drive. The proposed design attempts to balance separation between these crossings while providing access to the property.

We respectfully request approval of a 6.04.02B administrative variance for the access. Please feel free to call me if you have any questions regarding this application.

Sincerely,



Reason: This item has been digitally signed and sealed by J. Dallas Evans, P.E., on the date shown hereon. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2021.03.25 10:16:55 -04'00'

Landis Evans + Partners, Inc.

Dallas Evans, P. E.

Principal Engineer

PE #72691

Based on the information provided by the applicant, this request is:

_____ Disapproved

_____ Approved

Michael J. Williams, P.E.

Hillsborough County Engineer



188115 US HWY 41 NORTH
SUITE 200
LUTZ, FLORIDA 33548
OFFICE 813-946-7449
FAX 813-946-7448
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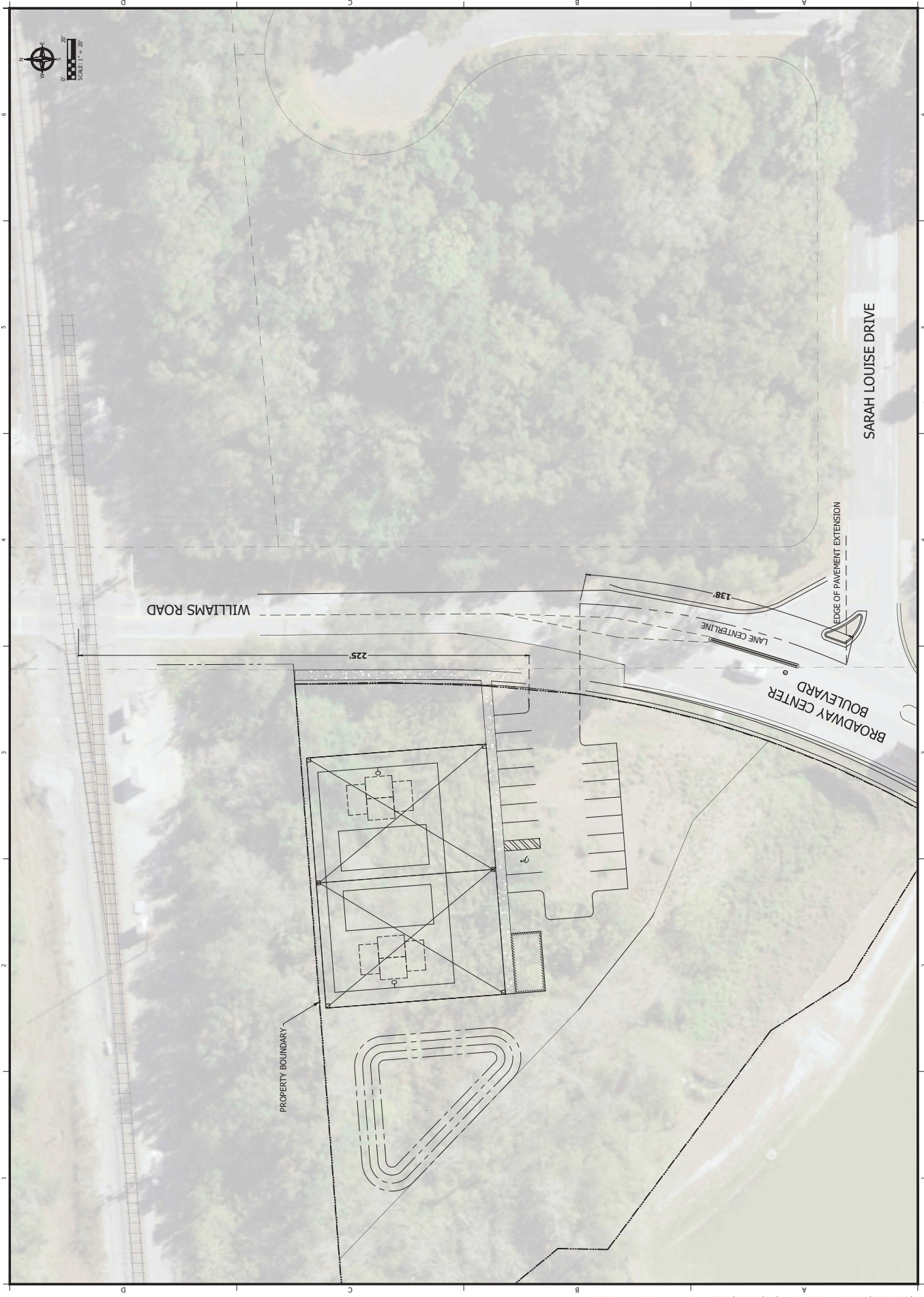
MARK	DATE	DESCRIPTION

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ACCESS EXHIBIT
SLAMBALL TAMPA
FOLIO NO. 065683.5702
BRANDON, FL 33510

DATE: 03/21/21
DRAWN BY: JRM
CHECKED BY: JRM
PROJECT NUMBER: 21-0081

ACCESS EXHIBIT
SHEET NUMBER: 1



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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: February 9, 2021 PETITION NO.: PRS 21-0081 EPC REVIEWER: Kelly M. Holland CONTACT INFORMATION: (813) 627-2600 X 1222 EMAIL: hollandk@epchc.org	COMMENT DATE: January 14, 2021 PROPERTY ADDRESS: Williams Rd, Brandon FOLIO #: 0656835702 STR: 08-29S-20E
REQUESTED ZONING: PRS - Minor Modification to a Planned Development	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	January 13, 2021
WETLAND LINE VALIDITY	Needs delineation
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Canal in southern portion of the parcel
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/ permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland 	

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

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

INFORMATIONAL COMMENTS:

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

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

kmh /mst

ec: Property Owner - tina@floridacommercialgroup.com
Dallas Evans, Agent- devans@landisevans.com
File - 71493

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

PETITION NO.: PD21-0081 REVIEWED BY: Randy Rochelle DATE: 1/8/2021

FOLIO NO.: 4379.0600

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 8 inch water main exists (adjacent to the site), (approximately feet from the site) and is located within the west Right-of-Way of Williams Road.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 6 inch wastewater force main exists (adjacent to the site), (approximately 65 feet from the site) and is located within the east Right-of-Way of Williams Road.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.