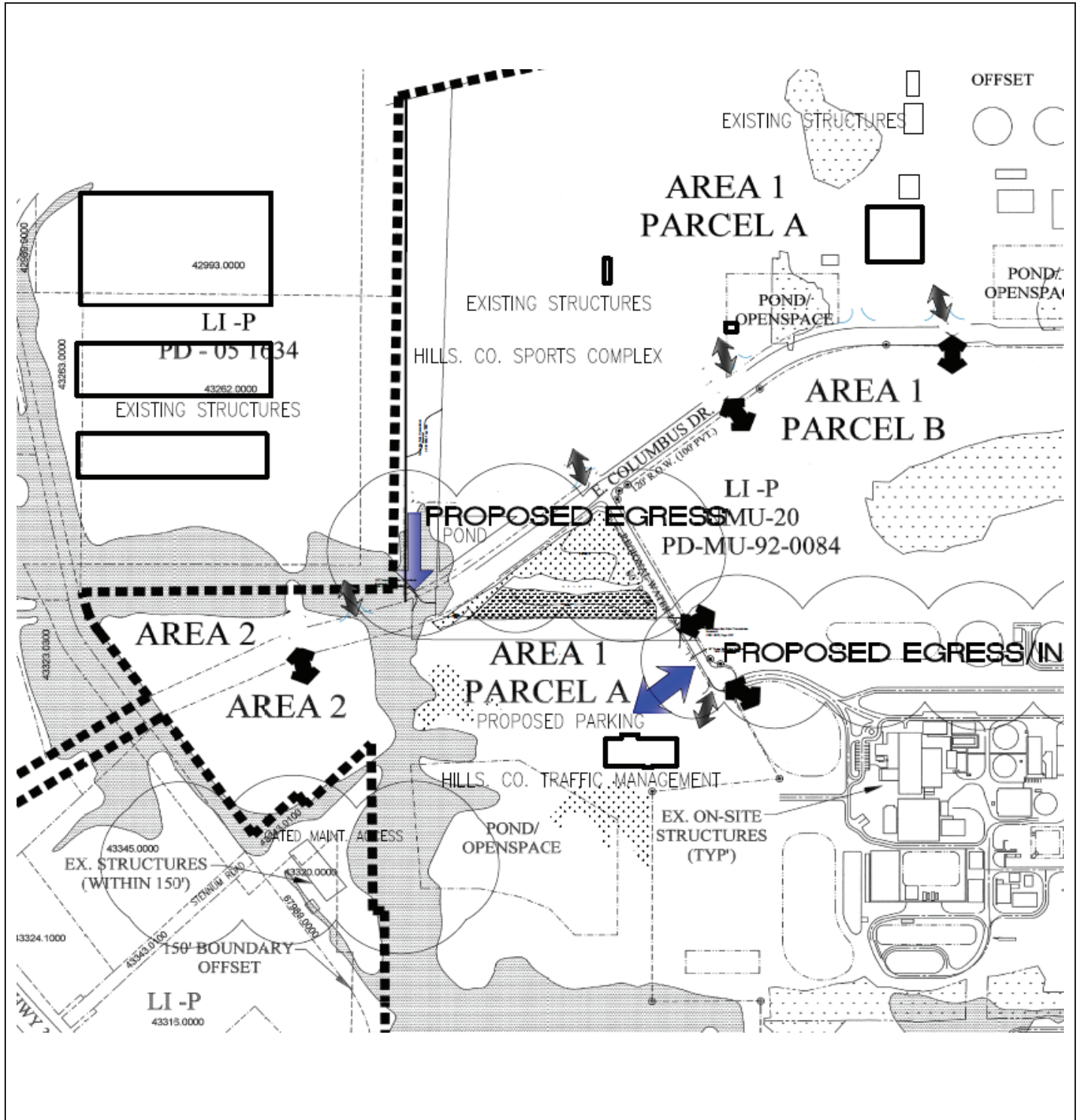
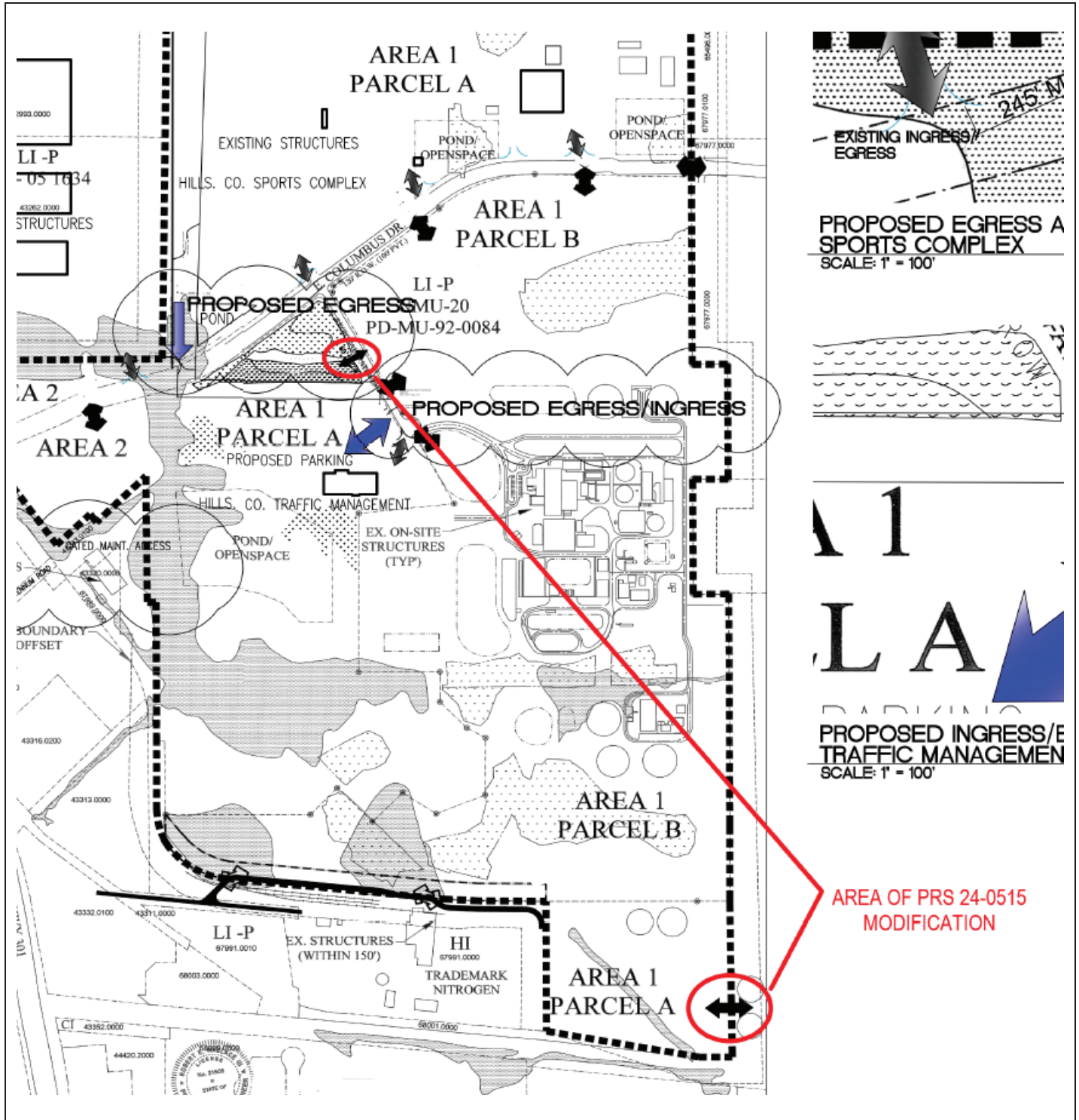


2.0 LAND USE MAP SET AND SUMMARY DATA**2.4 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

2.0 LAND USE MAP SET AND SUMMARY DATA**2.5 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)

APPLICATION NUMBER: PRS 24-0515

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Tania C. Chapela

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Columbus Dr.	County Collector - 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
Regional Water Ln.	County Local - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☒ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-1)			

*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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input 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	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" 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 type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees No Comments were received as part of this application.				
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 checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

No changes to intensity or permitted uses of the development have been proposed as part of this modification. Staff finds the proposed modification to the approved Planned Development to be compatible with the surrounding areas.

Transportation Review staff offered no objection to the proposed additional access points, subject to the revised conditions as outlined in the conditions of approval.

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 April 10, 2024.

1. Maximum FAR of the parcels shown on the General Site Plan shall be as follows:
 - 1.1 Area I Parcel A and Area II may be developed up to a gross intensity of 0.4 FAR, however any specific parcel or portion thereof may be developed up to a 0.6 FAR provided that the overall FAR of Area I Parcel A and Area II combined does not exceed a gross intensity of 0.4 FAR.
 - 1.2 Area I Parcel B may be developed up to a gross intensity of 0.4 FAR, however any specific portion of the parcel may be developed up to a 0.6 FAR provided that the overall FAR of the Area I Parcel B does not exceed a gross intensity of 0.4 FAR.
2. Permitted Uses:
 - A. The following uses shall be permitted uses in Area I and Area II:
 1. Communication facilities; public use facilities; public service facilities; child care centers; mail order pickup facilities; banking; automatic teller; banks; drive-in banks; business services; health services; professional services; personal services; recreation services; repair services; general dry cleaners; contractors offices; exterminators; food catering; lawn care/landscaping; mail order offices; manufacturing, processing and assembly; office-showroom; warehouse-distribution; conference centers; photography studios; interior cleaning services; sign painting services; warehousing; dry cleaning plants; publishing and printing; recyclable household goods facilities; rental and leasing operations; research activities; wholesale distribution; truck terminals; mini-warehouses, interim wastewater treatment plants (special use permit required, also refer to Development Order Condition Section IV.GA) and all M(L) uses not previously listed herein as such uses are defined in the Hillsborough County Zoning Code, July 1985, as revised through January 31, 1990; and
 2. Retail convenience goods; retail shoppers' goods; retail stores; liquor stores; Christmas tree sales lots; flea market; theaters; and all C-I uses not previously listed herein; as such uses are defined in the Hillsborough County Zoning Code, July 1985, as revised through January 31, 1990; and
 - B. Infrastructure to serve the development shall be permitted. Interim agricultural uses shall be permitted.
3. Buffers and Landscaping: The development shall comply with applicable provisions of the Hillsborough County Land Development Code.
4. Building Setbacks:
 - A. Minimum setbacks from the Property boundaries shall be as follows:
 - B. Within Area 1, Parcel A and B, buildings setbacks shall be set back in accordance with Manufacturing zoning standards of the Land Development Code.

1. Within Area II, buildings setback shall be setback in accordance with Commercial Intensive zoning standards of the Land Development Code.
2. Rear yard and side yard setbacks within areas I and II shall be waived on lots or tracts that abut railroad rights of-way for the purpose of ramp loading and/or unloading.
5. Maximum Height: The maximum height shall be 100 feet provided that one foot shall be added to any required minimum external setback from the Property boundary for each foot of structure height over 35 feet.
6. Parking shall be in accordance with the Land Development Code.
7. Internal Roads: Alignment of all internal roadways are approximate and subject to change. Exact alignments will be established at Detailed Site Plan review.
8. Access: Locations of internal access points are approximate, subject to change and will be established at Detailed Site Plan review. Specific locations of rail spurs to serve the project are subject to approval of SCL Railroad, or its successors.
9. Prior to construction plan approval, the developer shall submit documentation of CSX's approval of the new driveway crossing and design. Design of the crossing shall also be subject to the review and approval of Hillsborough County Public Works. All improvements required to facilitate the new crossing shall be done at the developer's sole expense.
10. As Old Hopewell Rd. is a substandard roadway, the developer shall improve Old Hopewell Rd., between the new driveway and US 301, to current County standards, unless otherwise approved by Hillsborough County.
11. Retention/Detention Facilities: Retention areas shown are based on preliminary drainage plans, and may be subject to revisions at Detailed Site Plan review.
12. With respect to development within folio 65474.0000:
 - a. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, all vehicular access connections to Columbus Dr. shall be spaced a minimum of 245 feet from other adjacent connections.
 - b. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
13. Access to Stenum Rd. from the project shall be gated. Use of such access shall be restricted to occasional maintenance traffic and/or emergency access only.
14. If PRS 21-1137 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 26, 2021) from the Section 6.04.03.I. requirement governing number of allowable access points, which was found approvable by the County Engineer (on November 19, 2021). Approval of this Administrative Variance will permit the developer to construct a third driveway connection to Columbus Dr. for a certain portion of the project within folio 65474.0000 and on the north side of Columbus Dr. (i.e. the Hillsborough County Tournament Sportsplex).

15. If PRS 21-1137 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 26, 2021) from the Section 6.04.03.I. requirement governing number of allowable access points, which was found approvable by the County Engineer (on November 19, 2021). Approval of this Administrative Variance will permit the developer to construct a second driveway connection to Regional Water Ln. for a certain portion of the project within folio 65474.0000 that is south of Columbus Dr. (i.e. the Hillsborough County Traffic Management Center).
16. Sewer Service: Sanitary sewer service to be provided by Hillsborough County.
17. Water Service: To be provided by the City of Tampa.
18. Wetlands/Mitigation: Wetland areas shown are conceptual. The exact location of each will be established at Detailed Site Plan review.
19. 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.
20. 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.
21. 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).
22. 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.
23. 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.
24. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
25. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which confirms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.

26. This condition is applicable to the areas within PRS 24-0515: 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.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

APPLICATION NUMBER: PRS 24-0515

ZHM HEARING DATE: NA

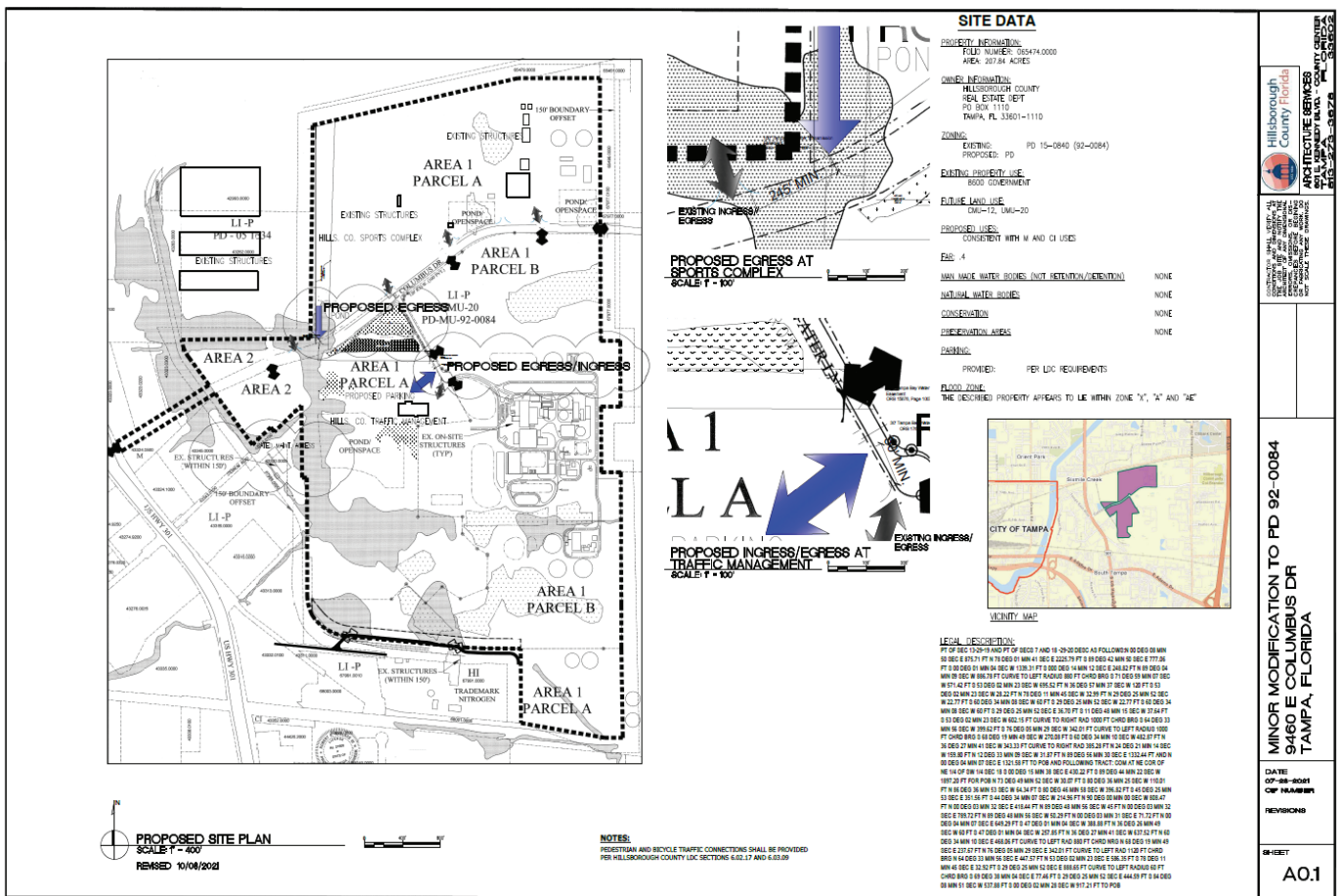
BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

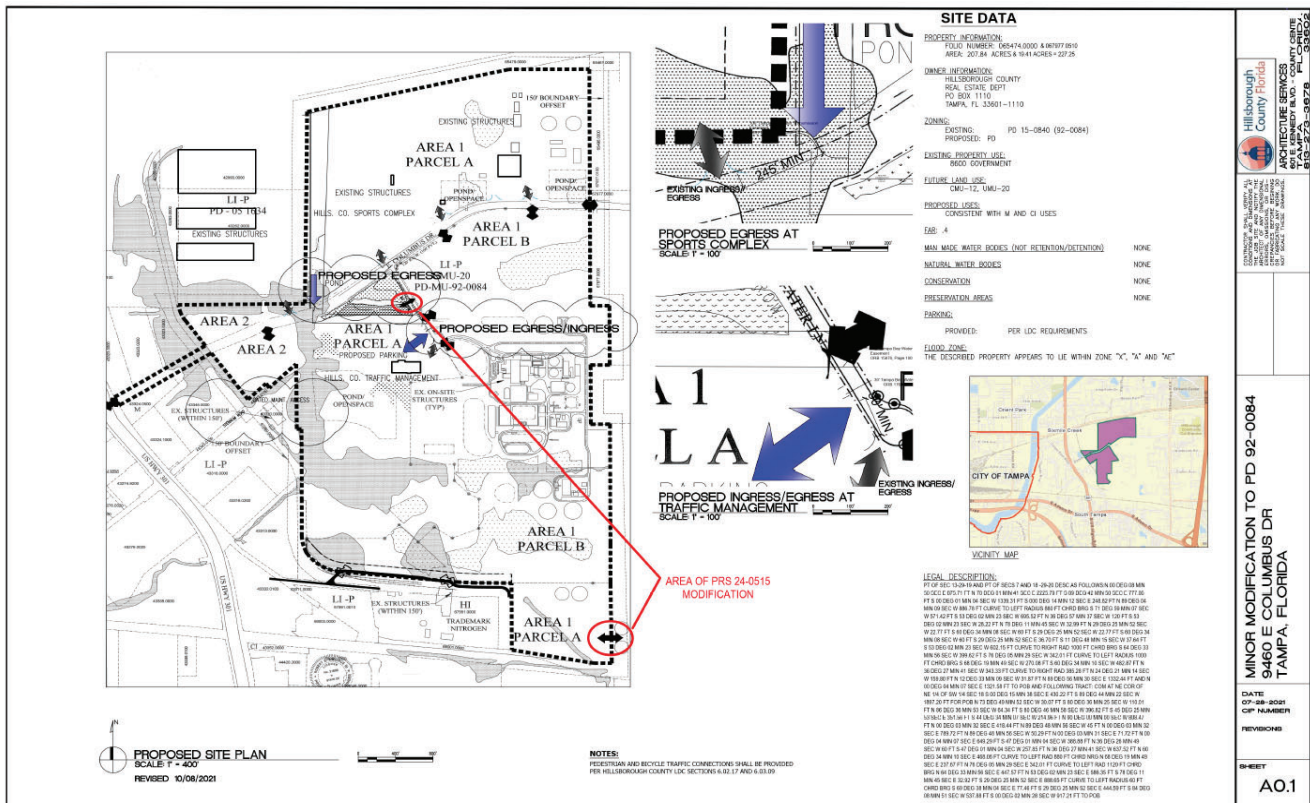
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 24-0515

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 4/17/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: PRS 24-0515

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

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSIONS

The applicant is requesting a minor modification/personal appearance (PRS) to approved Zoning Conformance (ZC) Planned Development (PD) #92-0084, as most recently amended via PRS #21-1137. The PD consists of multiple parcels; however, the areas being modified consist of a two non-contiguous parcels totaling +/- 227.25 acres.

The applicant is seeking a PD modification to request the following changes:

- Establish a new access connection on Regional Water Ln. approximately 230 feet south of Columbus Dr.
- Establish a new cross access connection to adjacent folio#67977.0150 (PD#87-0079, as most recently amended by MM#05-0542) to the east. Staff notes that there is a concurrent application for a minor modification to PD#87-0079/MM#05-0542 to allow for a reciprocal cross access connection.

The proposed modification will have no impact on maximum potential traffic generation to/from the proposed sites, as project entitlements are remaining unchanged. If further development of the site occurs a traffic study will be required at that time. Transportation Review Section staff has no objection to the proposed modification.

LEVEL OF SERVICE (LOS) INFORMATION

Columbus Dr. and Regional Water Ln. are not regulated roadways included within the Hillsborough County Level of Service (LOS) report.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 301	Adamo Dr.	MLK Blvd.	D	C

Source: 2020 Hillsborough County Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Columbus Dr.	County Collector - 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
Regional Water Ln.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

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

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted October 8, 2021.

1. Maximum FAR of the parcels shown on the General Site Plan shall be as follows:
 - 1.1 Area I Parcel A and Area II may be developed up to a gross intensity of 0.4 FAR, however any specific parcel or portion thereof may be developed up to a 0.6 FAR provided that the overall FAR of Area I Parcel A and Area II combined does not exceed a gross intensity of 0.4 FAR.
 - 1.2 Area I Parcel B may be developed up to a gross intensity of 0.4 FAR, however any specific portion of the parcel may be developed up to a 0.6 FAR provided that the overall FAR of the Area I Parcel B does not exceed a gross intensity of 0.4 FAR.
2. Permitted Uses:
 - A. The following uses shall be permitted uses in Area I and Area II:
 1. Communication facilities; public use facilities; public service facilities; child care centers; mail order pickup facilities; banking; automatic teller; banks; drive-in banks; business services; health services; professional services; personal services; recreation services; repair services; general dry cleaners; contractors offices; exterminators; food catering; lawn care/landscaping; mail order offices; manufacturing, processing and assembly; office-showroom; warehouse-distribution; conference centers; photography studios; interior cleaning services; sign painting services; warehousing; dry cleaning plants; publishing and printing; recyclable household goods facilities; rental and leasing operations; research activities; wholesale distribution; truck terminals; mini-warehouses, interim wastewater treatment plants (special use permit required, also refer to Development Order Condition Section IV.GA) and all M(L) uses not previously listed herein as such uses are defined in the Hillsborough County Zoning Code, July 1985, as revised through January 31, 1990; and
 2. Retail convenience goods; retail shoppers' goods; retail stores; liquor stores; Christmas tree sales lots; flea market; theaters; and all C-I uses not previously listed herein; as such uses are defined in the Hillsborough County Zoning Code, July 1985, as revised through January 31, 1990; and
 - B. Infrastructure to serve the development shall be permitted. Interim agricultural uses shall be permitted.
3. Buffers and Landscaping: The development shall comply with applicable provisions of the Hillsborough County Land Development Code.
4. Building Setbacks:
 - A. Minimum setbacks from the Property boundaries shall be as follows:
 - B. Within Area 1, Parcel A and B, buildings setbacks shall be set back in accordance with Manufacturing zoning standards of the Land Development Code.

-
1. Within Area II, buildings setback shall be setback in accordance with Commercial Intensive zoning standards of the Land Development Code.
 2. Rear yard and side yard setbacks within areas I and II shall be waived on lots or tracts that abut railroad rights of-way for the purpose of ramp loading and/or unloading.
 5. Maximum Height: The maximum height shall be 100 feet provided that one foot shall be added to any required minimum external setback from the Property boundary for each foot of structure height over 35 feet.
 6. Parking shall be in accordance with the Land Development Code.
 7. Internal Roads: Alignment of all internal roadways are approximate and subject to change. Exact alignments will be established at Detailed Site Plan review.
 8. Access: Locations of internal access points are approximate, subject to change and will be established at Detailed Site Plan review. Specific locations of rail spurs to serve the project are subject to approval of SCL Railroad, or its successors.
 9. Prior to construction plan approval, the developer shall submit documentation of CSX's approval of the new driveway crossing and design. Design of the crossing shall also be subject to the review and approval of Hillsborough County Public Works. All improvements required to facilitate the new crossing shall be done at the developer's sole expense.
 10. As Old Hopewell Rd. is a substandard roadway, the developer shall improve Old Hopewell Rd., between the new driveway and US 301, to current County standards, unless otherwise approved by Hillsborough County.
 11. Retention/Detention Facilities: Retention areas shown are based on preliminary drainage plans, and may be subject to revisions at Detailed Site Plan review.
 12. With respect to development within folio 65474.0000:
 - a. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, all vehicular access connections to Columbus Dr. shall be spaced a minimum of 245 feet from other adjacent connections.
 - b. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
 13. Access to Stenum Rd. from the project shall be gated. Use of such access shall be restricted to occasional maintenance traffic and/or emergency access only.
 14. If PRS 21-1137 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 26, 2021) from the Section 6.04.03.I. requirement governing number of allowable access points, which was found approvable by the County Engineer (on November 19, 2021). Approval of this Administrative Variance will permit the developer to construct a third driveway connection to

Columbus Dr. for a certain portion of the project within folio 65474.0000 and on the north side of Columbus Dr. (i.e. the Hillsborough County Tournament Sportsplex).

15. If PRS 21-1137 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 26, 2021) from the Section 6.04.03.I. requirement governing number of allowable access points, which was found approvable by the County Engineer (on November 19, 2021). Approval of this Administrative Variance will permit the developer to construct a second driveway connection to Regional Water Ln. for a certain portion of the project within folio 65474.0000 that is south of Columbus Dr. (i.e. the Hillsborough County Traffic Management Center).
16. Sewer Service: Sanitary sewer service to be provided by Hillsborough County.
17. Water Service: To be provided by the City of Tampa.
18. Wetlands/Mitigation: Wetland areas shown are conceptual. The exact location of each will be established at Detailed Site Plan review.
19. 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.
20. 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.
21. 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).
22. 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.
23. 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.
24. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
25. Within 90 days of approval by Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which confirms the notes and graphic of the plan to the conditions outlined above and the Land

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 20-1137
MEETING DATE: December 14, 2021
DATE TYPED: December 21, 2021

Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 4/17/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: PRS 24-0515

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

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSIONS

The applicant is requesting a minor modification/personal appearance (PRS) to approved Zoning Conformance (ZC) Planned Development (PD) #92-0084, as most recently amended via PRS #21-1137. The PD consists of multiple parcels; however, the areas being modified consist of a two non-contiguous parcels totaling +/- 227.25 acres.

The applicant is seeking a PD modification to request the following changes:

- Establish a new access connection on Regional Water Ln. approximately 230 feet south of Columbus Dr.
- Establish a new cross access connection to adjacent folio#67977.0150 (PD#87-0079, as most recently amended by MM#05-0542) to the east. Staff notes that there is a concurrent application for a minor modification to PD#87-0079/MM#05-0542 to allow for a reciprocal cross access connection.

The proposed modification will have no impact on maximum potential traffic generation to/from the proposed sites, as project entitlements are remaining unchanged. If further development of the site occurs a traffic study will be required at that time. Transportation Review Section staff has no objection to the proposed modification.

LEVEL OF SERVICE (LOS) INFORMATION

Columbus Dr. and Regional Water Ln. are not regulated roadways included within the Hillsborough County Level of Service (LOS) report.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 301	Adamo Dr.	MLK Blvd.	D	C

Source: 2020 Hillsborough County Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Columbus Dr.	County Collector - 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
Regional Water Ln.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

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

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: May 7, 2024 PETITION NO.: 24-0515 EPC REVIEWER: Abbie Weeks CONTACT INFORMATION: (813) 627-2600 X1101 EMAIL: weeksa@epchc.org	COMMENT DATE: April 19, 2024 PROPERTY ADDRESS: 102 N Falkenburg Rd and 9460 E Columbus Dr, Tampa FOLIO #: 0679770510, 0654740000 STR: 18-29S-20E
REQUESTED ZONING: PRS Amendment to Planned Development	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	A portion of the site has wetland surveys that expired on 3/12/2024, a portion of the site remains undelineated.
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands throughout. Some on site wetlands are generally depicted on the site plan. There are wetlands/other surface waters/ conservation easements that are not shown in their entirety.
<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	

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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 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 proposed cross-access location as depicted on the revised zoning site plan provided on April 10th, 2024, appears to be relocated to connect to the available uplands. Be advised, the wetland boundaries within this area have expired, as a result, the wetlands must be delineated prior to future development of this area. Prior to any proposed construction taking place, verification of the location of wetlands must be completed. 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 subject property may contain 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.

Aow/

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handw@hcfl.gov
DalfinoJ@hcfl.gov

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

PETITION NO.: PRS 24-0515 REVIEWED BY: Clay Walker, E.I. DATE: 3/11/2024

FOLIO NO.: 65474.0000, 67977.0510

WATER

- ☐ The property lies within the _____ 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 _____ 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: The engineer should work with the operators at the Tampa Bay Water Plant to determine the location of any buried equipment.



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 3/5/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/11/2024

PROPERTY OWNER: Hillsborough County Real Estate Dept **PID:** 24-0515
-Bill Hand

APPLICANT: Hillsborough County Real Estate Dept -Bill Hand

LOCATION: 102 North Falkenburg Rd. & 9460 East Columbus Dr. Tampa, FL 33619

FOLIO NO.: 67977.0510, 65474.0000

AGENCY REVIEW COMMENTS:

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

Hillsborough County Environmental Services Division (HC EVSD) has no objections.