

Rezoning Application:

MM 22-0452

Zoning Hearing Master Date:

May 16, 2022

BOCC Land Use Meeting Date: July 26, 2022



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Dallas Evans, P.E., AICP

FLU Category: RMU-35

Service Area: Urban

Site Acreage: Approx. 8.73 acres

Community Plan Area: Brandon

Overlay: None



Existing Approvals:

PD 02-0139; MM: 03-0251; 04-0277; 08-0789; PRS: 06-2175; 07-0500; 05-0287

The PD permits a mixture of 379,000-square-feet of retail, including single-tenant large-scale retail or big box, office or research corporate park uses, and 90 hotel rooms. Pursuant to conditions of approval, non-residential square footage may be converted to additional hotel rooms at a ratio of 190-sq.-ft. (non-residential) equal to one hotel room.

Recent Amendments: PRS 16-0746 modified the PD by increasing the allowable maximum building height from 65 ft. to 75 ft. in Pod A and B; removing a maximum 5 story-structure limit; and modification of condition 1 to clarify that the project is not subject to LDC Section 6.01.01, 2-to-1 setback requirement for structures over 20-feet in height.

Proposed Modifications:

The applicant is seeking a major modification to the existing Planned Development (PD) 02-0139, as modified by PRS 16-0746. The applicant is requesting to allow a second development option on the remaining undeveloped lots (identified in the proposed Option 2, PD site plan as "POD E") totaling approximately 8.73 acres. The applicant proposes two development options.

- Option 1 is the current plan, which allows a blending of uses, including retail and/or office/research park uses, and hotel rooms.
- Option 2 is to create an 8.73-acre Pod "E" from the existing 26.96-acre Pod "C" to allow up to 305-unit Multi-Family and 15,000 sq. ft. of retail uses.

Proposed Pod "E" comprises six (6) parcels, of approximately 8.73 acres and is identified by the Hillsborough County Property Appraiser with the following folio numbers: 72210.1316, 72210.1322, 72210.1308, 72210.1306, 72210.1304, 72210.1320.

Additional Information:

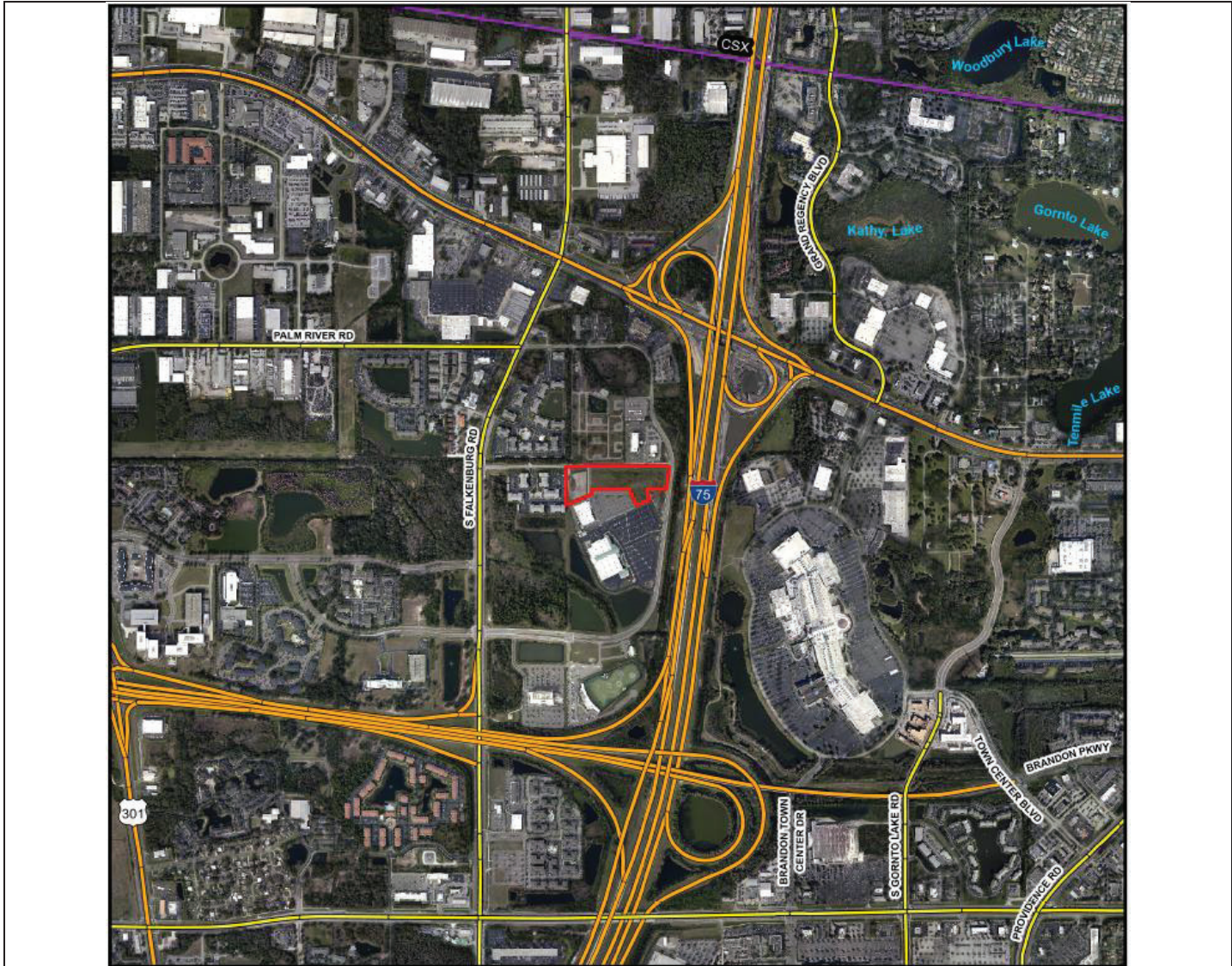
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	There is an existing Waiver of additional setback of 2 feet for every foot over 20 feet in the conditions of approval for Option 1, which the applicant requests to also be applied to Option 2.

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



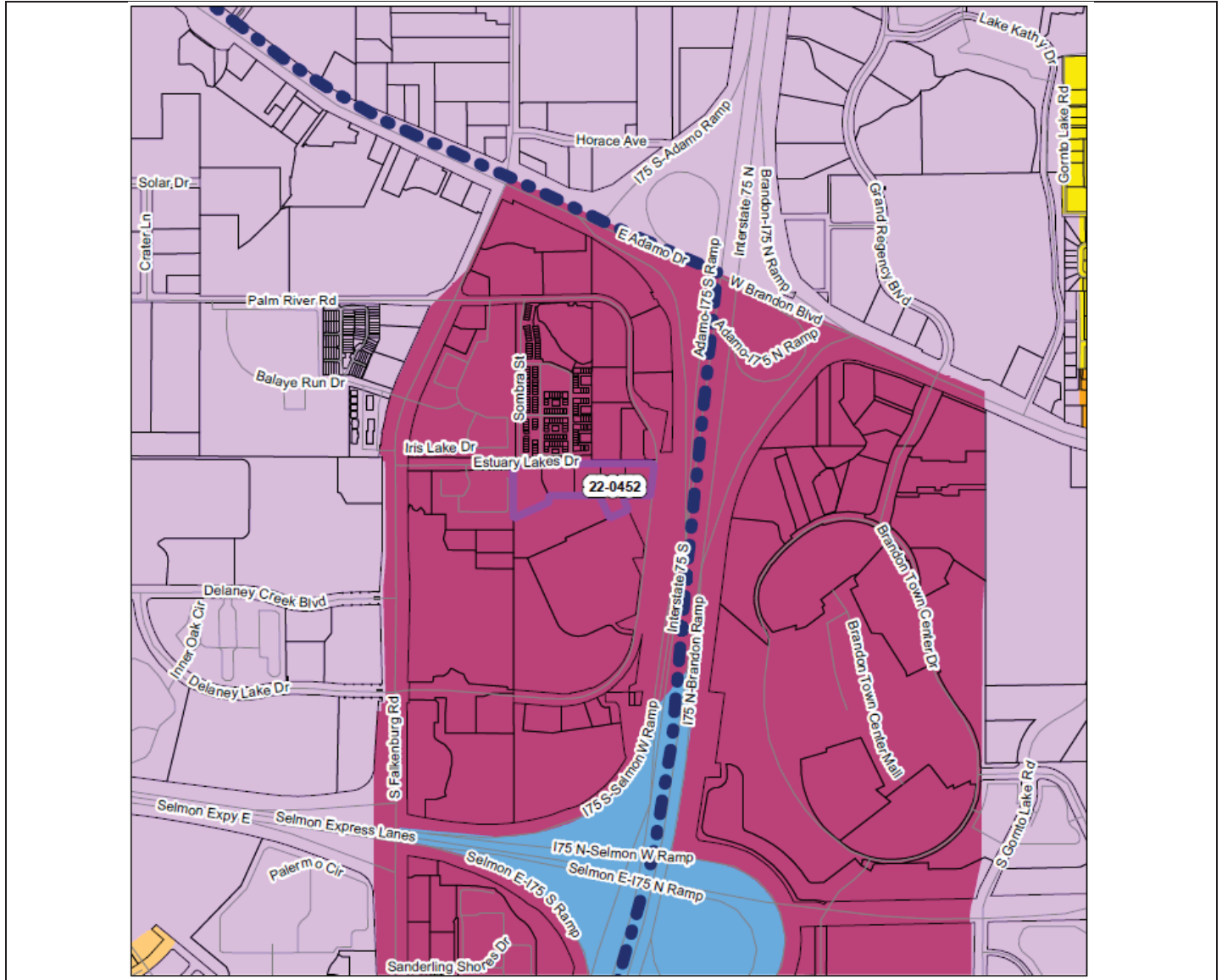
Context of Surrounding Area:

The subject property is located within approximately 8.73 acres within the 64.02-acre PD 02-0139/16-0746, on the south side of Estuary Lake Drive and west of Palm River Drive. The site is located within the Urban Service Area and located within the limits of the Brandon Community Planning Area. The I-75 and East Adamo interchange is approximately 4,500 feet away. Headed south approximately 4,200 ft. is the Leroy Selmon Expressway interchange.

- To the west is property located within PD 14-0157 and developed with a multi-family residential complex.
- To the north / northeast is Pod A and Pod B developed with office / retail, including a Carvana car dealership and Home 2 Suites Hilton, and located with PD 02-0139.
- To the northwest is an apartment complex.
- South is Pod "D" also located within the subject PD, and developed with retail, and big box type development including a Bass Pro Shop, a Tracker Marine Boating Center and Dave & Buster's.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Regional Mixed Use-35
Maximum Density/F.A.R.:	35 dwelling units per acre / 2.0 FAR
Typical Uses:	Residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and / or mixed-use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

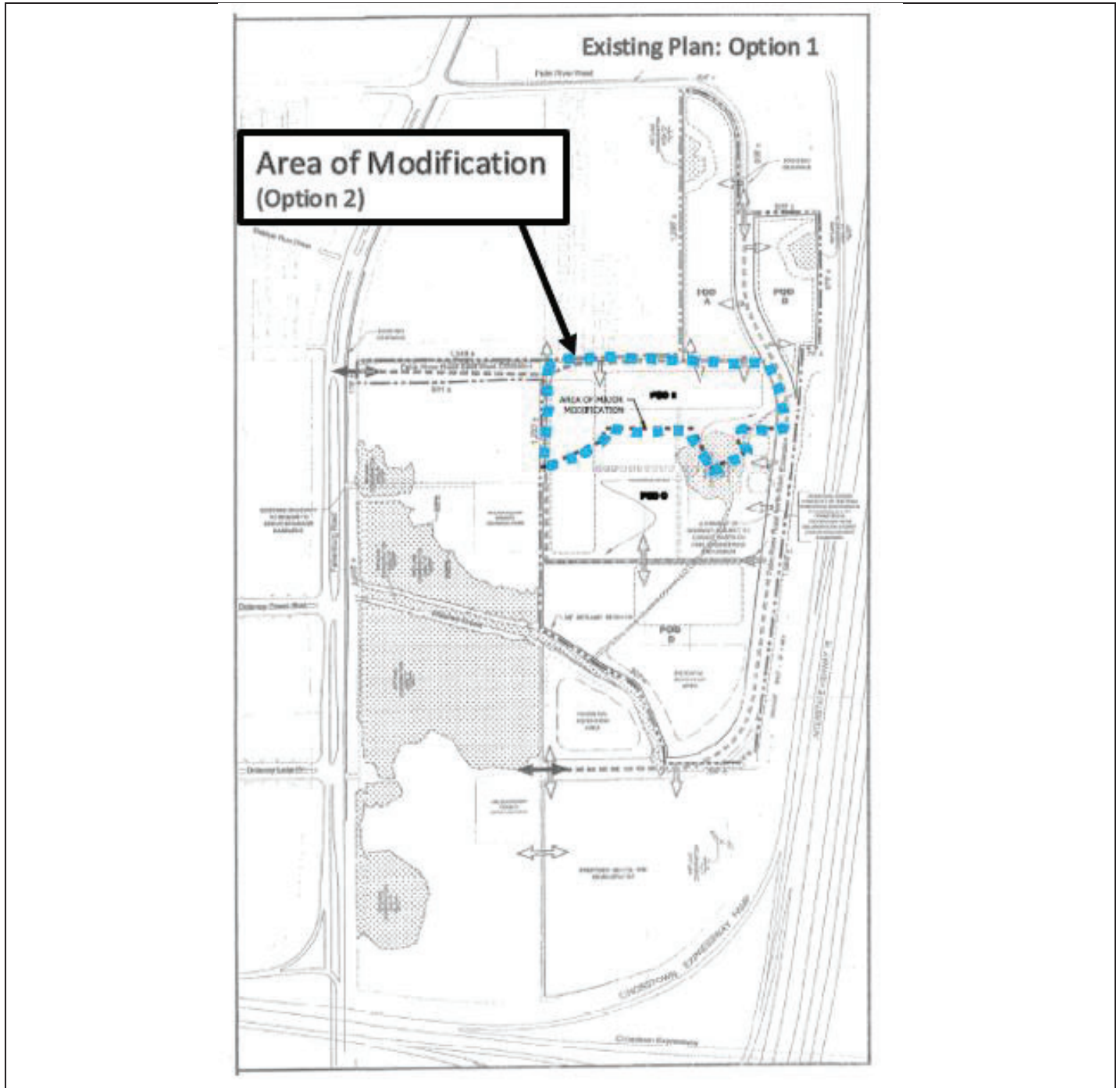


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 02-0139/16-0746	0.5 FAR	Retail, office, corporate, hotel.	Retail, office, corporate, hotel.
South	PD 02-0139/16-0746	0.5 FAR	Retail, office, corporate, hotel.	Retail, office.
East	Palm River Road & I-75 Right-of-way	NA	Palmer River Rd. and Interstate 75 right-of-way	Palmer River Rd. and Interstate 75 right-of-way
West	PD 14-0157	35 du/acre	MF residential	MF apartment/condo complex

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Existing Site Plan / Option 1 (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



APPLICATION NUMBER: MM 22-0452

ZHM HEARING DATE: May 16, 2022

BOCC LUM MEETING DATE: July 26, 2022

Case Reviewer: Timothy Lampkin, AICP

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
Estuary Lakes Rd.	Private	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Palm River Rd.	County Local - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,795	213	272
Proposed	2,215	120	153
Difference (+/-)	-1,580	-93	-153

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
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 checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.

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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Causeway Blvd.) <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet".
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See School Board "Adequate Facilities Analysis: Rezoning" review sheet.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 8.73 acres on the south side of U.S. Estuary Lakes Drive, between Palm River Drive and S. Falkenburg Road. The PD permits a mixture of retail, office, corporate, and hotel rooms. The subject area of this request is located within a newly proposed Pod “E” created from the existing Parcel “C”, comprising six (6) parcels, of approximately 8.73 acres and is identified by the Hillsborough County Property Appraiser with the following folio numbers: 72210.1316, 72210.1322, 72210.1308, 72210.1306, 72210.1304, 72210.1320.

The applicant is requesting a Major Modification to previously approved PD 02-0139/PRS 16-0746 allow a second development Option 2, which the applicant proposes a development of up to 305 multifamily units and 15,000 square feet of retail uses. The lots which are subject to this application are the only remaining undeveloped lots within the PD.

EXISTING OPTION 1

PROPOSED OPTION 2

The existing (Option 1) allows the following:

1. Retail and/or office/research park, and hotel rooms:

The permitted non-residential square footage is allowed to be converted to additional hotel rooms at a ratio of 190 square feet to one hotel room.

The applicant is proposing to modify the existing PD zoning to accommodate future development. The modifications include the following in Option 2 (Pod E):

1. Up to 305 Multi-family units
2. Up to 15,000 sq. ft. of retail uses

The immediate area surrounding the subject property is predominantly located within the overall 64.02-acre PD 02-0139/16-0746. In the general vicinity, the entire site is surrounded by other properties within the subject PD zoning to the northeast and south. West is a multi-family development and east is Palm River Road and Interstate 75 right-of-way. The property is located within the Tampa Service Area and located within the limits of the Brandon Community Planning Area.

The property lies within the City of Tampa Wastewater Service Area and the applicant should contact the provider to determine the availability of wastewater service. EPC has determined that there are no wetlands present on the subject property.

The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The site is not subject to the 2 to 1 additional setback requirement in Section 6.01.01 of the Land Development Code pursuant to the approved conditions of approval.

There is an existing Waiver of additional setback of 2 feet for every foot over 20 feet in the conditions of approval for Option 1, which the applicant requests to also be applied to the conditions for approval for Option 2. Staff finds the request supportable.

The proposed modifications to the PD are consistent with the subject property’s underlying Future Land Use designation and are compatible with the surrounding development pattern. The site is within the limits of the Brandon Community Plan, specifically within the Urban Center district, which envisions this area as being developed with the most intense land uses and intended for regional shopping areas. The requested major modification supports the vision of the Brandon Community Plan. Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions is found to be compatible with nearby development patterns. Based upon the above, staff finds the request **approvable**.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 27, 2022.

1. The project shall be permitted the following maximum uses and subject to the development standards identified in the table below:

Option 1: 379,000 square feet of retail (including single-tenant large scale retail or big box), office or research corporate park uses, and/or 90-rooms hotel, as shown in the table below.

The permitted non-residential square footage may be converted to additional hotel rooms and vice versa at a ratio of 190 square feet = one (1) hotel room.

Pods	Acres Net (Wetlands) Gross	Proposed Use	Development Summary												
			Minimum Building Setbacks			Min. Bldg. ² Separation	Min. Lot Width	Min. Lot Area	Max. Non- Residential GLA ⁵	Max. ⁵ Units	Max. ⁶ Height	Max. Gross FAR/ Density	Max. Bldg. Coverage	Max. Impervious Surface Ratio	
			Front	Side	Rear										
A	9.98± (0.5±) 10.48±	1	RETAIL AND / OR	20'	10'	20'	20'	70'	7,000 SF	379,000 SF	N/A	75'	0.50	40%	75%
B	5.43± (0.48±) 5.91±	1	OFFICE / RESEARCH CORPORATE PARK									5 STORIES/ 65'			
C	26.96± (2.06±) 29.02±	1	HOTEL	20'	10'	20'	20'	70'	7,000 SF	N/A	90	6 STORIES/ 70'	0.50	40%	75%
D	18.42± (0.19±) 18.61±	1													
TOTAL	60.79± (3.23±) 64.02±	1								379,000 SF ⁵	90 HOTEL ⁵		0.50 AND 17 UNITS / ACRE		

The site is not subject to the 2 to 1 additional setback requirement in Section 6.01.01 of the Land Development Code.

Option 2: That portion of the overall project that lies within the boundary of Option 2 may be developed with up to 305 multifamily units and 15,000 SF of CN uses subject to the criteria below:

- Minimum Building Setbacks:
 - Front: 20'
 - Side: 10'
 - Rear: 20'
- Minimum Building Separation: 20' (retail uses may be contiguous and not required to comply with minimum building separation)
- Minimum Lot Width: 70'
- Minimum Lot Area: 7,000 SF
- Max Height: 6 Stories / 70'

- Max Gross FAR: 0.50
- Max Building Coverage: 40%

The permitted non-residential square footage may be converted to additional hotel rooms and vice versa at a ratio of 190 square feet = one (1) hotel room.

FAR/Density, maximum building coverage, and maximum impervious surface ratio shall be calculated over the overall Option 2 consisting of folios 72210.1316, 72210.1322, 72210.1308, 72210.1306, 72210.1304, 72210.1320.

The site is not subject to the 2 to 1 additional setback requirement in Section 6.01.01 of the Land Development Code.

2. An Evaluation of the property identified a number of significantly mature trees. The stature of these trees would warrant every effort to minimize their removal. The applicant is encouraged prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process to consult with staff of the Natural Resources Unit for design input addressing these trees.
 - 2.1 An evaluation of the property identified a number of existing trees qualifying as Grand Oaks as defined by the Land Development Code. The existence of these trees shall require identification of their location on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
3. The applicant shall show the ability to provide both vehicular and pedestrian cross access to all Planned Developments to the west and south of the general site plan submitted for certification. The provision of said cross access points shall be subject to a determination by County staff during the preliminary construction plan approval process that cross access points are required pursuant to criteria set forth in Section 6.04.03.Q of the Land Development Code.
4. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the 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.
 - 4.1 The total amount of project entitlements permitted on the site will be subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.
 - 4.2 In the event the EPC determines that the proposed wetland impacts depicted on the site plan, in whole or in part, are not necessary for reasonable use of the property pursuant to Chapter 1-11, Rules of the EPC, the applicant may be required to reappear Hillsborough County for

modification of the site plan, subject to modification criteria as outlined within the Land Development Code.

5. The applicant may be permitted one right-in/right-out access onto Falkenburg Road. The general design shall be regulated by the Hillsborough County Access Management regulations.
6. The applicant shall be required to connect to Palm River Road north of the site.
7. The applicant shall extend Palm River Road from the applicant's current existing limits south to the applicant's southern property boundary (the "Palm River Road Extension"). Palm River Road Extension shall be constructed as a two lane collector roadway consistent with the Hillsborough County Corridor Preservation Plan. The applicant shall also dedicate and convey a minimum of sixty-four feet of the right-of-way for the construction of the Palm River Road Extension as a two lane collector roadway. The roadway shall be designed to meet Hillsborough County standards. Nothing in these conditions of approval shall be deemed to preclude the Developer from entering into a Development Agreement with the County to determine whether the construction and dedication of right-of-way for the Palm River Road Extension may be part of the concurrency mitigation for the project and/or may be eligible for impact fee offsets, consistent with the Hillsborough County Consolidated Impact Assessment Program Ordinance # 96-29, as amended.
8. The applicant shall be required to construct a northbound right turn lane at the project's driveway on Falkenburg Road. The turn lane shall be constructed to FDOT standard Index 301.
9. The applicant shall provide cross access to the southern parcel (MM 08-0787) via the Palm River Road extension.
10. The applicant shall provide pedestrian interconnectivity between uses and to adjacent parcels, where applicable.
11. Prior to Preliminary Site Plan approval, the applicant may be required to provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right-of-way along Palm River Road within the subject property. Subject to the results, the developer may be required to improve/widen Palm River Road adjacent to the site to Hillsborough County Transportation Technical Manual standards. If the Developer can provide signed and sealed documentation that the current standards for a two lane collector roadway, based on the Hillsborough County Transportation Technical Manual, then the Developer may not be required to dedicated right-of-way or upgrade a portion and/or widen the roadway.
12. Where applicable and as determined by County Staff the Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All internal sidewalks shall meet the accessibility requirements for the Americans with Disabilities Act and/or Florida Accessibility Code.
13. If the MM 22-0452 is approved, the County Engineer will approve the Design Exception (dated May 3, 2022 and found approvable on May 3, 2022), for Estuary Lakes Dr. substandard road improvements. As Estuary Lakes Dr. is a substandard urban collector roadway, the developer will be required to make

certain improvements to Estuary Lakes Dr. between S. Falkenburg Rd. and Palm River Rd. consistent with the Design Exception including:

a. No bike lanes; and,

b. Provide a new 5-foot sidewalk along the project frontage.

14. The developer shall construct an eastbound right turn lane at the westernmost project full access connection on Estuary Lakes Dr. with the initial increment of development.

15. Cross access between the subject site (POD E) and foilo#72210.1317 (POD C) shall be provided as shown on the PD site plan.

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

~~13~~17. Construct a covered transit stop per the LDC and HARTline standards to serve future transit service. The transit stop shall have a sidewalk connection to all adjacent sidewalks and shall have a sidewalk connection to the edge of roadway pavement on Falkenburg Road.

~~14~~18. Billboards and pole signs shall be prohibited.

~~15~~19. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.

156.1 Any future modification to this site shall comply with the requirements of the Stormwater Technical Manual. No off-site runoff shall be blocked or increased.

~~16~~20. 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.

~~17~~21. 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 condition shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

~~18~~22. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits.

~~19~~23. 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.

Zoning Administrator Sign Off:



J. Brian Grady
Fri May 6 2022 11:44:09

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

DATE: 5/4/2022
AGENCY/DEPT: Transportation
PETITION NO: MM 22-0452

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

- If the MM 22-0452 is approved, the County Engineer will approve the Design Exception (dated May 3, 2022 and found approvable on May 3, 2022), for Estuary Lakes Dr. substandard road improvements. As Estuary Lakes Dr. is a substandard urban collector roadway, the developer will be required to make certain improvements to Estuary Lakes Dr. between S. Falkenburg Rd. and Palm River Rd. consistent with the Design Exception including:
 - a. No bikelanes; and,
 - b. Provide a new 5-foot sidewalk along the project frontage.
- The developer shall construct an eastbound right turn lane at the westernmost project full access connection on Estuary Lakes Dr. with the initial increment of development.
- Cross access between the subject site (POD E) and foilo#72210.1317 (POD C) shall be provided as shown on the PD site plan.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify PD 02-0139, as amended most recently by PD 16-0746, to allow a second development option of 305-unit Multi-Family and 15,000 sf Retail uses on the remaining undeveloped lots (identified in the proposed PD site plan as "POD E") totaling +/- 8.73 acres designated as Regional Mixed Use 35 (RMU-35) future land use category. The site is located at the southwest corner of Palm River Rd. and Estuary Lakes Dr. intersection.

The larger PD is entitled to develop a maximum of 379,000 sf of retail, corporate/research park and hotels. Per the applicant's calculations, 192,803 sf of retail uses and 125 hotel rooms have been constructed. The specific undeveloped subject site is currently designated for hotel uses (described in the existing PD as POD "C").

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved PD Entitlements (Existing Development Option):

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 454 Hotel Rooms (ITE LUC 310)	3,795	213	272

Proposed PD Modification (Second Development Option):

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 305 Multi-Family Units (ITE LUC 221)	1659	110	134
PD: 15,000 sf, Shopping Center (ITE LUC 822)	556	14	57
Internal Capture	N/A	4	22
Passerby Trips	N/A	0	16
Net Trips	2,215	120	153

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-1,580	-93	-119

The proposed rezoning would allow a second development option that, if constructed, would generally result in less potentially generated trips than the existing entitlements by -1,580 average daily trips and -93 trips in the a.m. peak hour, and -119 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Estuary Lakes Dr. and Palm River Rd.

Estuary Lakes Dr. is a private, substandard 2-lane, undivided collector roadway characterized by +/- 11-foot lanes, curb and gutter within right of way that varies between +/- 27 and 63 feet along the project frontage. There is a +/-5-foot sidewalks along approximately 530ft of the north side of the road and no bike lanes within the vicinity of the project frontage.

An urban collector roadway (TS-4) typical section requires 11ft travel lanes, 7ft buffered bikelanes and 5ft sidewalks on both sides. The applicant is requesting a design exception to determine appropriate improvements to address the roadway’s substandard condition. It should be noted that the County is in the process of acquiring Estuary Lakes Dr. from the developer. Per the proposed terms of agreement, the

owner/developer will be required to make certain improvements along the entirety of the roadway, from Falkenburg Rd. to Palm River Rd., separate from this applicant's design exception to improve the roadway to the TS-4 typical section. The requested design exception is discussed further herein below.

Palm River Rd. is a 2-lane, urban local roadway owned by the County. The roadway is characterized by +/- 12-foot lanes and curb and gutter within right of way that varies from +/- 57 to 69 feet. There is a +/- 5-foot sidewalk on the west side, +/- 6-foot sidewalk on the east side, and 4-foot bike lanes on both sides within the vicinity of the project frontage.

SITE ACCESS

The subject site has one existing full access connection on Estuary Lakes Dr. that is shared with the commercial/retail (Dave and Buster's) site to the south. Additionally, there is an existing utility driveway on Estuary Lakes Drive that is utilized solely for maintenance of an existing lift station. This request proposes to construct an additional full access connection on Estuary Lakes Dr. and another full access connection on Palm River Rd.

The site access study provided by the applicant indicates that a 195-foot eastbound right turn lane will be required at the western project driveway on Estuary Lakes Dr.; however, a westbound left turn lane is not warranted. Turn lanes are not warranted at the other project access connections.

The PD site plan provides vehicular and pedestrian cross access to the development parcel within the PD (to the south) to be constructed at the time of site construction consistent with LDC, Section 6.04.03. Q. and the Transportation Technical Manual.

Consistent with LDC, Sec. 6.03.02 sidewalks are required along the project's roadway frontages and internal to site. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

REQUESTED DESIGN EXCEPTION – ESTUARY LAKES DRIVE

As Estuary Lakes Dr. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Estuary Lakes Dr. (on May 3, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on May 3, 2022). The developer will be required to make certain improvements to Estuary Lakes Dr. between S. Falkenburg Rd. and Palm River Rd. consistent with the Design Exception including:

- a. No bikelanes; and,
- b. Provide a new 5-foot sidewalk along the project frontage.

If this zoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS)

Estuary Lakes Dr. and the segment of Palm River Rd, in the vicinity of the subject property are not regulated roadways.

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
Estuary Lakes Rd.	Private	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Palm River Rd.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,795	213	272
Proposed	2,215	120	153
Difference (+/-)	-1,580	-93	-153

*Trips reported are a comparison of the difference between current development potential and the new proposed development option; and not net new external trips.

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Estuary Lakes Dr./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

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

Perez, Richard

From: Williams, Michael
Sent: Tuesday, May 3, 2022 5:28 PM
To: Steven Henry
Cc: Dallas Evans; Tirado, Sheida; Perez, Richard; PW-CEIntake; Lampkin, Timothy
Subject: FW: MM 22-0452 Updated DE Review
Attachments: 22-0452 DEReq 05-03-22.pdf

Importance: High

Steve –

I have found the attached Section 6.04.02.B. Design Exception (DE) for PD 22-0452 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

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

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, May 3, 2022 4:05 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Perez, Richard <PerezRL@hillsboroughcounty.org>
Subject: MM 22-0452 Updated DE Review
Importance: High

Hello Mike,

The attached De is approvable to me, please include the following people in your email response.

shenry@lincks.com
devans@landisevans.com
LampkinT@hillsboroughcounty.org
PerezRL@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

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

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>
Sent: Tuesday, May 3, 2022 1:28 PM
To: Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Perez, Richard <PerezRL@hillsboroughcounty.org>
Cc: Rome, Ashley <RomeA@hillsboroughcounty.org>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: RE: MM 22-0452 Updated Design Exception

Good Afternoon,

Intake does not upload revised or additional documents. We forward them to the hearing tech and Ashley. Once they are uploaded, they will let you know.

Respectfully,

Clare Odell
Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680

M: (813) 272-5600

E: odelcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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



LINCKS & ASSOCIATES, INC.

May 3, 2022

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Estuary
Folio Number – 72210.1316
MM 22-0452
Lincks Project No. 22025

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Estuary Lakes Drive from Falkenburg Road to Pam River Road. The developer proposes a Major Modification to the Estuary Planned Development (PD) for the parcel located south of Estuary Lakes Drive and west of Palm River Road within the PD. The parcel is proposed to be rezoned to allow following land uses:

- Multi-Family - 305 Dwelling Units
- Retail – 15,000 Square Feet

The access for the subject parcel is to be as follows:

- Existing retail access to Estuary Lakes Drive
- One (1) full access to Estuary Lakes Drive to align with the existing Carvana Access
- One (1) full access to Palm River Road

Estuary Lakes Drive is not shown in the Hillsborough County Functional Classification Map. However, it is our understanding the roadway is to be designated as a collector roadway. The subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the proposed development.

The request is for a Design Exception to TS-4 of the Hillsborough County Transportation Technical Manual for Estuary Lakes Drive from Falkenburg Road to Palm River Road. This segment of Estuary Lakes Drive is currently a two (2) lane roadway. The following exceptions are requested to accommodate the proposed project.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

22-0452

Mr. Mike Williams
May 3, 2022
Page 2

1. Bike Lanes – TS-4 has 7 foot buffered bike lanes. The existing roadway does not have bike lanes.
2. Sidewalk – TS-4 has sidewalk on both sides of the roadway. There is currently sidewalk along portion of the subject section of the roadway.

The justification for the Design Exception is as follows:

1. The subject parcel has limited frontage along Estuary Lakes Boulevard.
2. In conjunction, Hillsborough County is excepting the roadway sidewalk is to be constructed along specific sections of the roadway. In addition, the developer of the property along the north side of the road is to construct the sidewalk at the time of development of that parcel.
3. The developer of the subject parcel will construct sidewalk along the property frontage.

Figure 1 illustrates the limits of the proposed improvements and Figure 2 illustrates the proposed Typical Section.

Based on the above, it is our opinion, the proposed improvements to Estuary Lakes Drive will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams
May 3, 2022
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



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

- Disapproved**
- Approved**
- Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

TABLE 1
ESTIMATED PEAK HOUR PROJECT TRIP ENDS (1)

Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends		PM Peak Hour Trip Ends			
				In	Out	Total	In	Out	Total
Multi-Family	221	305 DU's	1,385	28	95	123	73	46	119
Retail	822	15,000 SF	817	21	14	35	52	52	104
Total			2,202	49	109	158	125	98	223

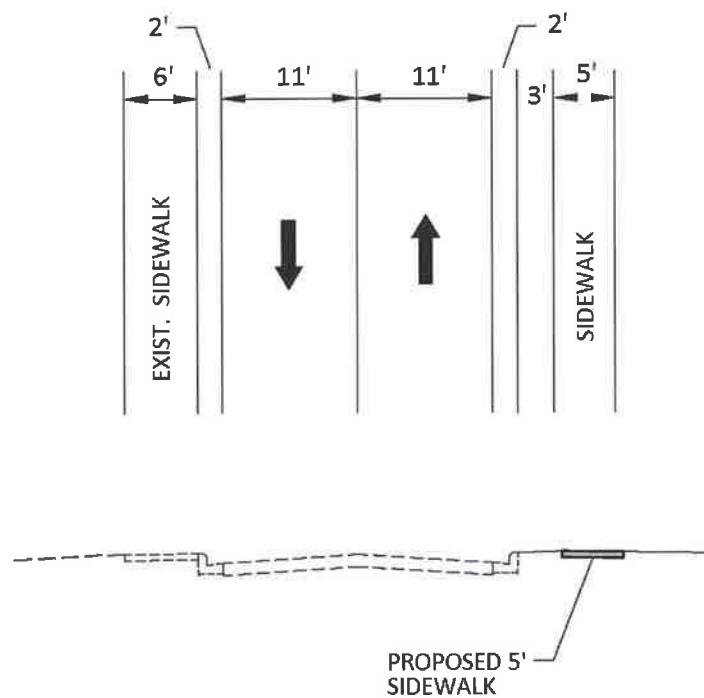
(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

Mr. Mike Williams
May 3, 2022
Page 5



FIGURE 1

Mr. Mike Williams
May 3, 2022
Page 6



TYPICAL SECTION
ESTUARY LAKES DRIVE

FIGURE 2

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY
ROADWAY FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

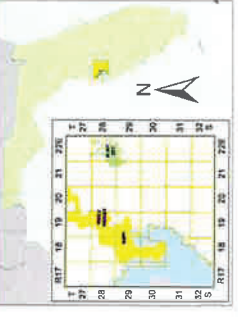
- Functional Classifications
- Authority, Classification
 - State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Recovery Functional Maps will be used in all maps to the Hillsborough County LDC. The LDC will be used to make functional classification of roads. Some, but not all, examples of those maps are as follows:

- PART 3 02 00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3 10 00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
- PART 3 11 00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
- PART 6 02 00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6 07 00 FENCES AND WALLS
- PART 6 08 00 FENCES AND WALLS
- PART 6 09 00 FENCES AND WALLS
- PART 12 01 00 OPERATIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

Locator Map



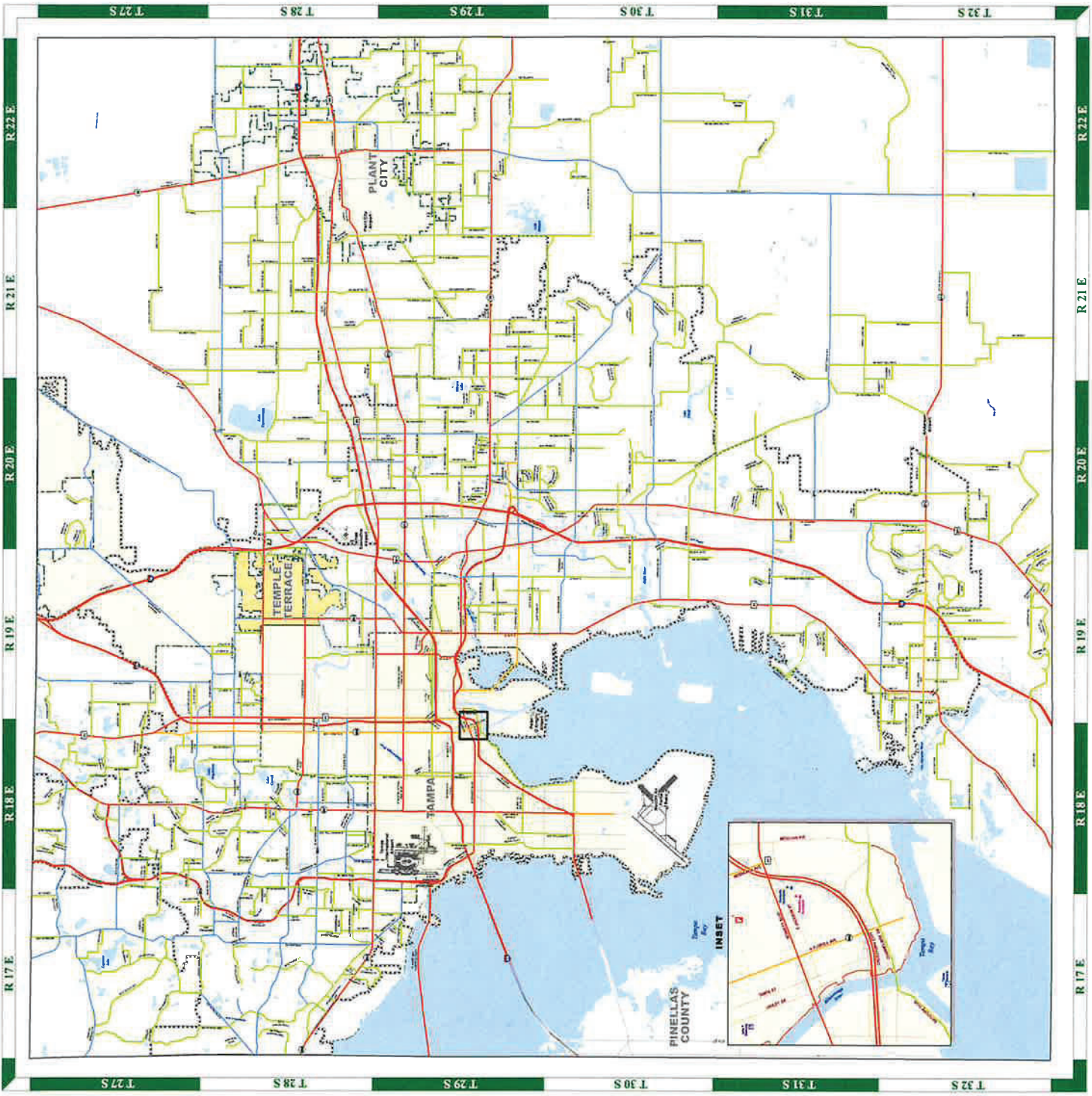
NOTE: Hillsborough County Recovery Functional Maps will be used in all maps to the Hillsborough County LDC. The LDC will be used to make functional classification of roads. Some, but not all, examples of those maps are as follows:

- PART 3 02 00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3 10 00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
- PART 3 11 00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
- PART 6 02 00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6 07 00 FENCES AND WALLS
- PART 6 08 00 FENCES AND WALLS
- PART 6 09 00 FENCES AND WALLS
- PART 12 01 00 OPERATIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

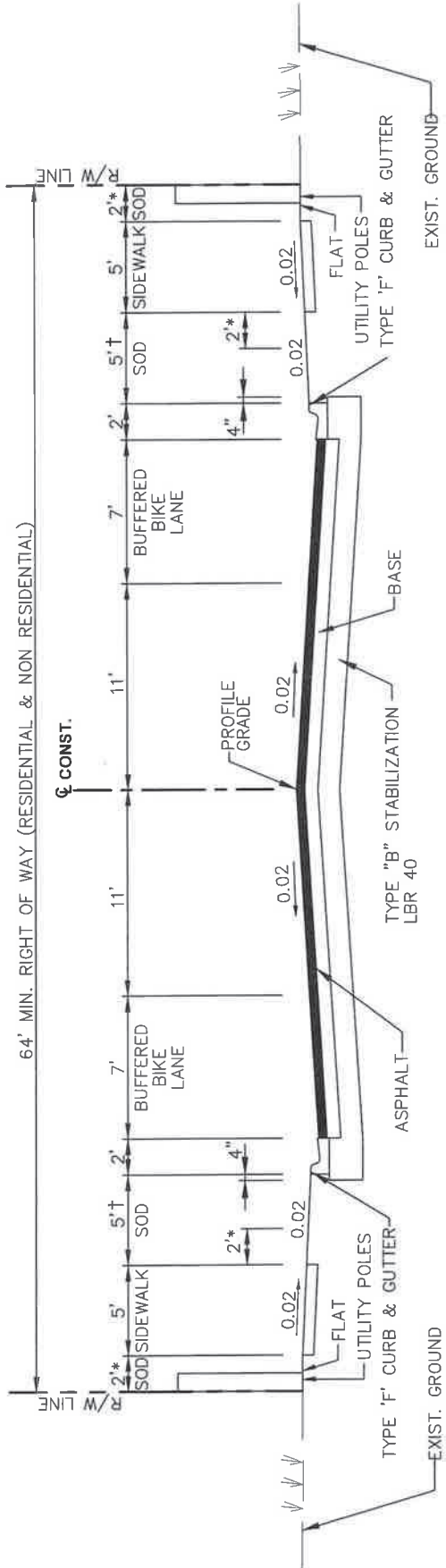
Use of this map is hereby notified that the aforementioned public information is made available to the public for informational purposes only. It is not intended to be used for any other purpose. The information is provided as a service to the public and is not intended to be used for any other purpose. The information is provided as a service to the public and is not intended to be used for any other purpose.

801 E. Kennedy Blvd
Tampa, FL 33602
pintr@hillsboroughcounty.org



TS-4





TYPICAL SECTION

N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 40 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	URBAN COLLECTORS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-4 SHEET NO. 1 OF 1
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COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 22-0452

DATE OF HEARING: May 16, 2022

APPLICANT: Woodfield Acquisitions, LLC

PETITION REQUEST: The Major Modification request is to modify PD 02-0139 to allow a second development option which would permit up to 305 multi-family dwelling units and 15,000 square feet of retail land uses

LOCATION: 60 feet southwest of the intersection of Palm River Rd. and Estuary Lakes Dr.

SIZE OF PROPERTY: 8.73 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 02-0139

FUTURE LAND USE CATEGORY: RMU-35

SERVICE AREA: Urban

COMMUNITY PLAN: Brandon

DEVELOPMENT REVIEW STAFF REPORT

1.0 APPLICATION SUMMARY

Applicant: Dallas Evans, P.E., AICP

FLU Category: RMU-35

Service Area: Urban

Site Acreage: Approx. 8.73 acres

Community Plan Area: Brandon

Overlay: None

Development Services Department

Existing Approvals:

PD 02-0139; MM: 03-0251; 04-0277; 08-0789; PRS: 06-2175; 07-0500; 05-0287
The PD permits a mixture of 379,000-square-feet of retail, including single-tenant large-scale retail or big box, office or research corporate park uses, and 90 hotel rooms. Pursuant to conditions of approval, non-residential square footage may be converted to additional hotel rooms at a ratio of 190-sq.-ft. (non-residential) equal to one hotel room. **Recent Amendments: PRS 16-0746** modified the PD by increasing the allowable maximum building height from 65 ft. to 75 ft. in Pod A and B; removing a maximum 5 story-structure limit; and modification of condition 1 to clarify that the project is not subject to LDC Section 6.01.01, 2-to-1 setback requirement for structures over 20-feet in height.

Proposed Modifications:

The applicant is seeking a major modification to the existing Planned Development (PD) 02-0139, as modified by PRS 16-0746. The applicant is requesting to allow a second development option on the remaining undeveloped lots (identified in the proposed Option 2, PD site plan as “POD E”) totaling approximately 8.73 acres. The applicant proposes two development options.

- Option 1 is the current plan, which allows a blending of uses, including retail and/or office/research park uses, and hotel rooms.
- Option 2 is to create an 8.73-acre Pod “E” from the existing 26.96-acre Pod “C” to allow up to 305-unit Multi- Family and 15,000 sq. ft. of retail uses.

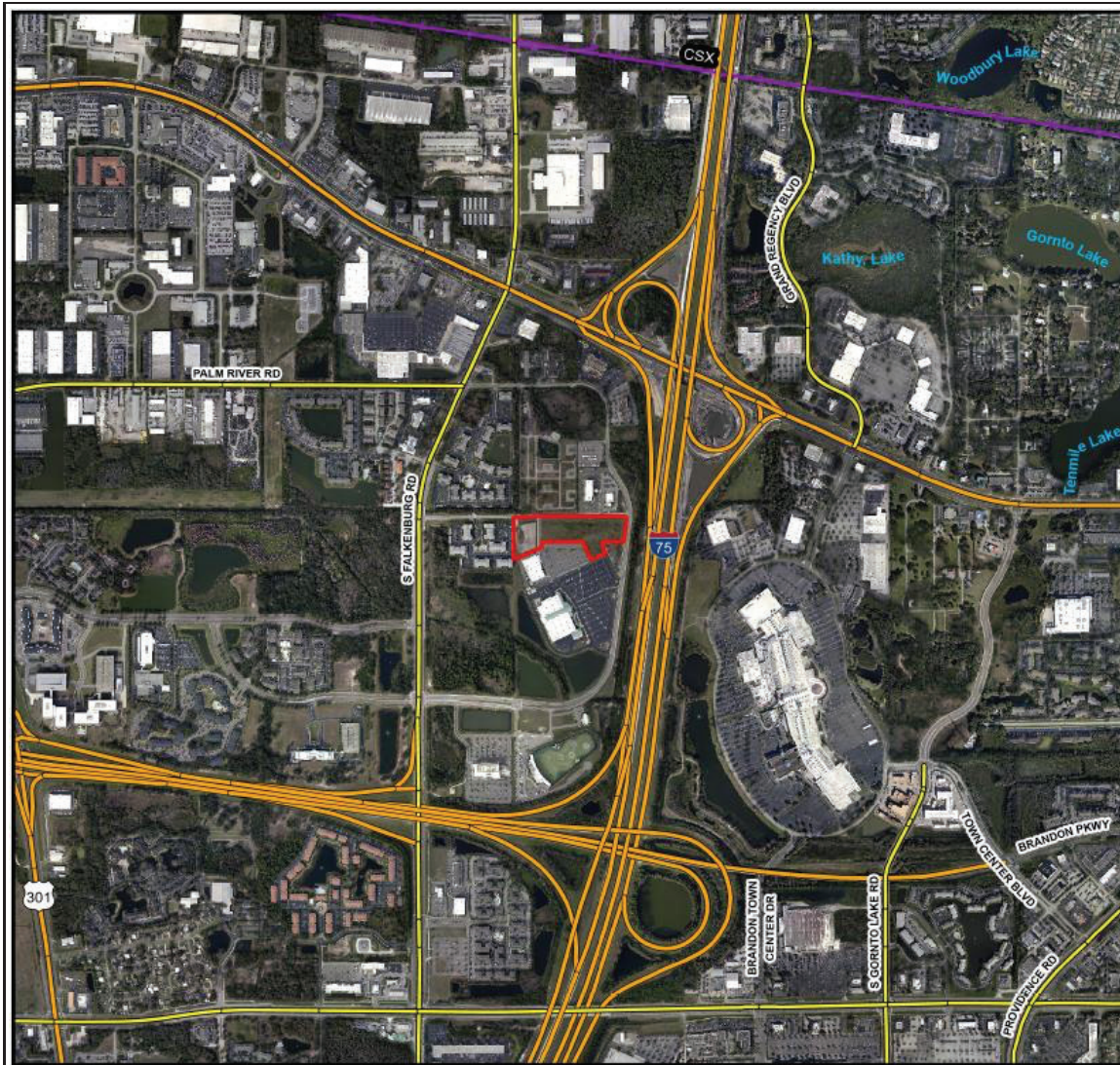
Proposed Pod “E” comprises six (6) parcels of approximately 8.73 acres and is identified by the Hillsborough County Property Appraiser with the following folio numbers: 72210.1316, 72210.1322, 72210.1308, 72210.1306, 72210.1304, 72210.1320.

Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	There is an existing Waiver of additional setback of 2 feet for every foot over 20 feet in the conditions of approval for Option 1, which the applicant requests to also be applied to Option 2.

<p>Planning Commission Recommendation:</p> <p>Consistent</p>	<p>Development Services Recommendation:</p> <p>Approvable, subject to proposed conditions</p>
---	--

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

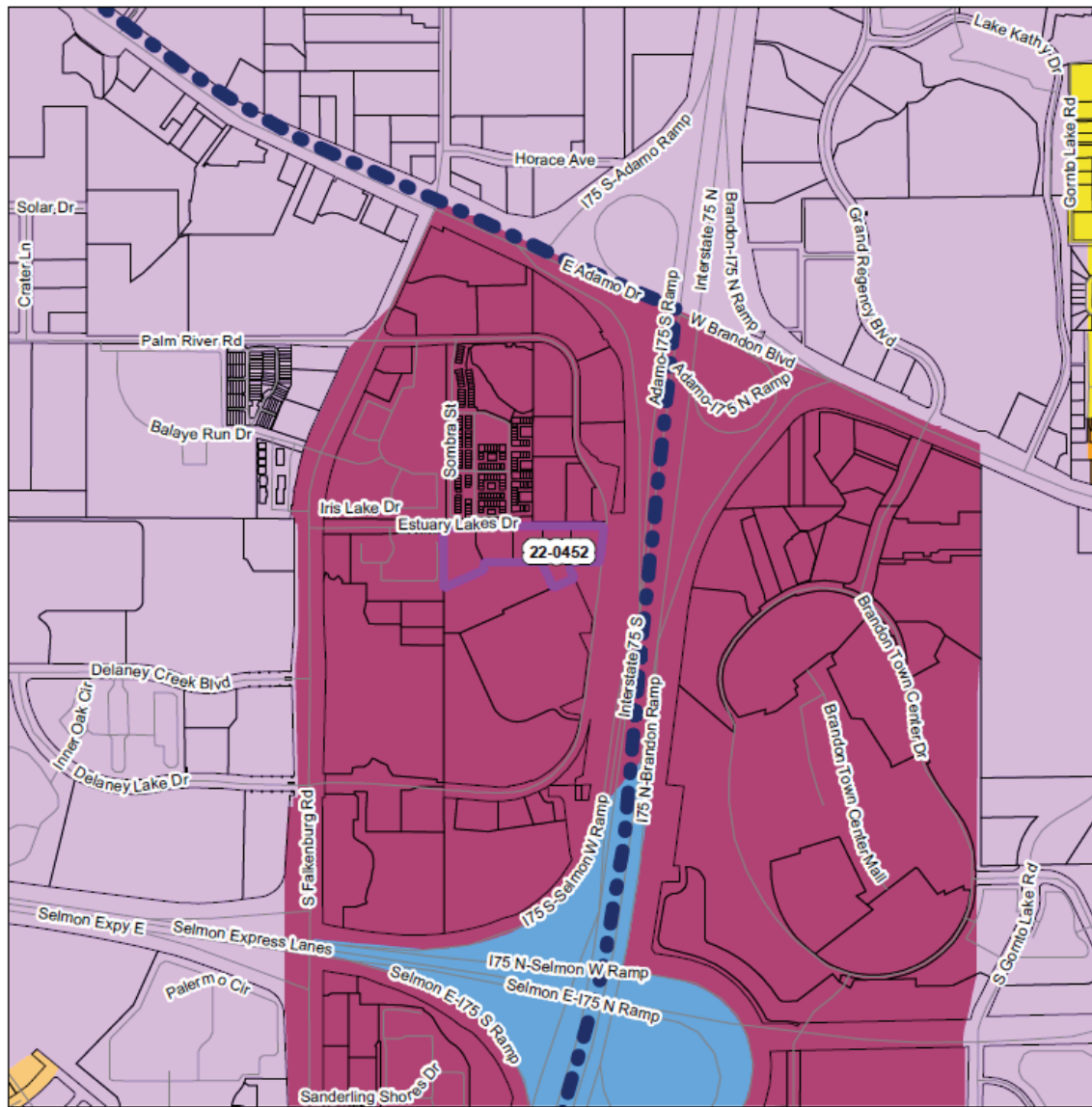
The subject property is located within approximately 8.73 acres within the 64.02-acre PD 02-0139/16-0746, on the south side of Estuary Lake Drive and west of Palm River Drive. The site is located within the Urban Service Area and located within the limits of the Brandon Community Planning Area. The I-75 and East Adamo interchange is approximately 4,500 feet away. Headed south approximately 4,200 ft. is the Leroy Selmon Expressway interchange.

- To the west is property located within PD 14-0157 and developed with a multi-family residential complex.
- To the north / northeast is Pod A and Pod B developed with office / retail, including a Carvana car dealership

and Home 2 Suites Hilton, and located with PD 02-0139.

- To the northwest is an apartment complex.
- South is Pod “D” also located within the subject PD, and developed with retail, and big box type development including a Bass Pro Shop, a Tracker Marine Boating Center and Dave & Buster’s.

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



Subject Site Future Land Use Category:	Regional Mixed Use-35
Maximum Density/F.A.R.:	35 dwelling units per acre / 2.0 FAR
Typical Uses:	Residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and / or mixed-use projects.

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

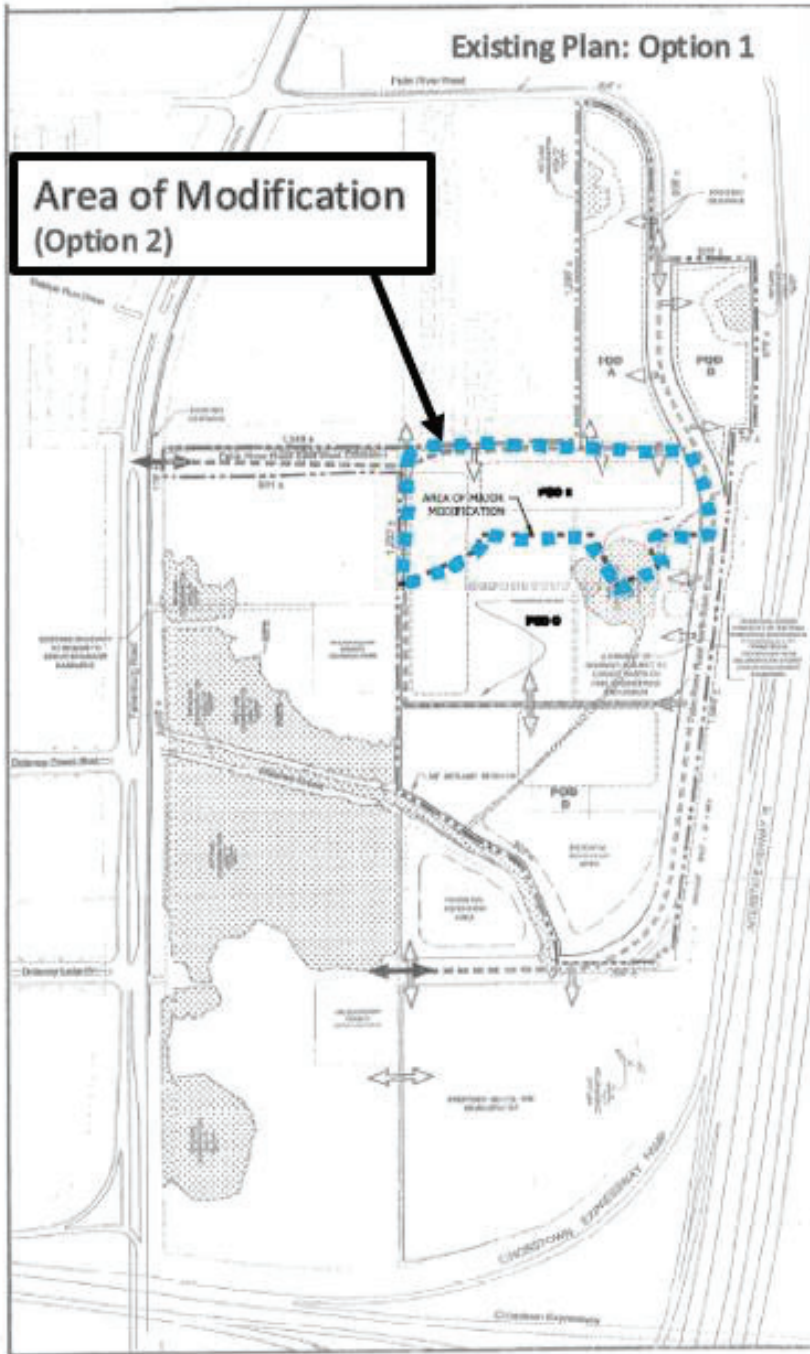


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 02-0139/16-0746	0.5 FAR	Retail, office, corporate, hotel.	Retail, office, corporate, hotel.
South	PD 02-0139/16-0746	0.5 FAR	Retail, office, corporate, hotel.	Retail, office.
East	Palm River Road & I-75 Right-of-way	NA	Palmer River Rd. and Interstate 75 right-of-way	Palmer River Rd. and Interstate 75 right-of-way
West	PD 14-0157	35 du/acre	MF residential	MF apartment/condo complex

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Existing Site Plan / Option 1 (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



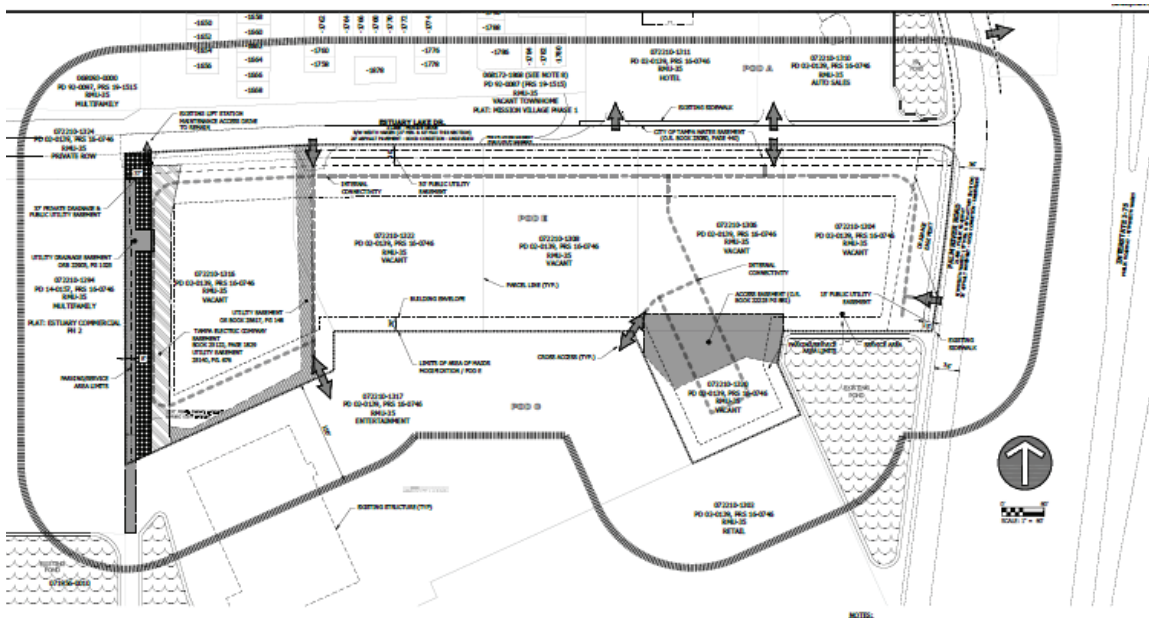
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Proposed Site Plan OPTION 2 (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

The majority of the original PD (PD 02-0139/PRS 16-0746) has been developed, with the exception of the subject properties. The proposed modifications include the following:

- Option 1 is the existing development option, which allows a blending of uses, including retail and/or office/research park uses, and hotel rooms.
- Option 2 is proposed to allow a second development option of 305-unit Multi-Family and 15,000 sq. ft. of retail uses on the remaining undeveloped lots (identified in the proposed PD site plan as “POD E”) totaling approximately 8.73 acres.

The site is located at the southwest corner of Palm River Rd. and Estuary Lakes Dr. intersection. The overall 64.02-acre PD 02-0139/16-0746 is entitled to develop a maximum of 379,000-sq.-ft. of retail, corporate/research park and hotels. Per the applicant’s calculations, 192,803 sq. ft. of retail uses and 125 hotel rooms have been constructed.



Minimum Building Setbacks: Front: 20 ft.
Side: 10 ft.
Rear: 20 ft.

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
Estuary Lakes Rd.	Private	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Palm River Rd.	County Local - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,795	213	272
Proposed	2,215	120	153
Difference (+/-)	-1,580	-93	-153

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

4.0 Additional Site Information & Agency Comments Summary

Transportation

Design Exception/Adm. Variance Requested Off-Site Improvements Provided

Objections

Yes N/A No

Conditions Requested

Yes No

Additional Information/Comments

See Staff Report.

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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Check if Applicable:

Wetlands/Other Surface Waters

Use of Environmentally Sensitive Land Credit

Wellhead Protection Area

Surface Water Resource Protection Area

Potable Water Wellfield Protection Area

Significant Wildlife Habitat

Coastal High Hazard Area

Urban/Suburban/Rural Scenic Corridor (Causeway Blvd.) Other _____

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet".
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See School Board "Adequate Facilities Analysis: Rezoning" review sheet.

Impact/Mobility Fees:

Option 1: Retail Center (Per 1,000 s.f.)

Mobility: \$12,206 Fire: \$313

General Office (Per 1,000 s.f.)

Mobility: \$7,502 Fire: \$158

Option 2:

Retail (48,508 s.f.)
 (Per 1,000 s.f.)

Mobility: $\$12,206 * 48.508 = \$592,088.65$ Mobility: $\$5,995 * 305 = \$1,828,475$
 Fire: $\$313 * 48.508 = \$15,183$ Parks: $\$1,555 * 305 = \$474,275$

(Fee estimate based on 1,200 s.f., MF Units 1-2 story) (Per Unit)

School: \$3,891 * 305 = \$1,186,755 Fire: \$249 * 305 = \$75,945 Total MF estimate: \$3,565,450 Urban Mobility, Central Parks/Fire - Option 1: 92,508 s.f. retail/office (not broken out); Option 2: 48,508 s.f. retail and 305 MF units				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Hillsborough County City-County Planning Commission review report for in-depth comments.

Density Bonus Requested Consistent Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 8.73 acres on the south side of U.S. Estuary Lakes Drive, between Palm River Drive and S. Falkenburg Road. The PD permits a mixture of retail, office, corporate, and hotel rooms. The subject area of this request is located within a newly proposed Pod “E” created from the existing Parcel “C”, comprising six (6) parcels, of approximately 8.73 acres and is identified by the Hillsborough County Property Appraiser with the following folio numbers: 72210.1316, 72210.1322, 72210.1308, 72210.1306, 72210.1304, 72210.1320.

The applicant is requesting a Major Modification to previously approved PD 02-0139/PRS 16-0746 allow a second development Option 2, which the applicant proposes a development of up to 305 multifamily units and 15,000 square feet of retail uses. The lots which are subject to this application are the only remaining undeveloped lots within the PD.

EXISTING OPTION 1

The existing (Option 1) allows the following:

1. Retail and/or office/research park, and hotel rooms:

The permitted non-residential square footage is allowed to be converted to additional hotel rooms at a ratio of 190 square feet to one hotel room.

PROPOSED OPTION 2

The applicant is proposing to modify the existing PD zoning to accommodate future development. The modifications include the following in Option 2 (Pod E):

1. Up to 305 Multi-family units
2. Up to 15,000 sq. ft. of retail uses

The immediate area surrounding the subject property is predominantly located within the overall 64.02-acre PD 02- 0139/16-0746. In the general vicinity, the entire site is surrounded by other properties within the subject PD zoning to the northeast and south. West is a multi-family development and east is Palm River Road and Interstate 75 right-of-way. The property is located within the Tampa Service Area and located within the limits of the Brandon Community Planning Area.

The property lies within the City of Tampa Wastewater Service Area and the applicant should contact the provider to determine the availability of wastewater service. EPC has determined that there are no wetlands present on the subject property.

The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The site is not subject to the 2 to 1 additional setback requirement in Section 6.01.01 of the Land Development Code pursuant to the approved conditions of approval.

There is an existing Waiver of additional setback of 2 feet for every foot over 20 feet in the conditions of approval for Option 1, which the applicant requests to also be applied to the conditions for approval for Option 2. Staff finds the request supportable.

The proposed modifications to the PD are consistent with the subject property's underlying Future Land Use designation and are compatible with the surrounding development pattern. The site is within the limits of the Brandon Community Plan, specifically within the Urban Center district, which envisions this area as being developed with the most intense land uses and intended for regional shopping areas. The requested major modification supports the vision of the

Brandon Community Plan. Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

The proposed project with the proposed development standards, existing scale and restrictions is found to be compatible with nearby development patterns. Based upon the above, staff finds the request **approvable**.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on May 16, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett 101 East Kennedy Blvd Suite 2700 testified on behalf of the applicant. Ms. Corbett showed a PowerPoint presentation and described the surrounding area. She stated that the subject property is one of the last remaining developable parcels in the Estuary PD. The Major Modification proposes two development options. Option one is to retain the existing entitlements. Option two is to add 305 multi-family units and 15,000 square feet of retail. The staff found the request compatible and consistent with the RMU-35 land use category. The request is well below the maximums that could be considered for multi-family. Ms. Corbett concluded her presentation by stating that the reason for the request is driven by the change in access standards recently adopted by the County.

Hearing Master Finch asked Ms. Corbett to confirm that the requested waiver is to the required two to one setback and that it was previously approved for the existing Planned Development. Ms. Corbett replied that was correct and staff has recommended approval.

Mr. Tim Lampkin of the Development Services Department, testified regarding the County staff report. Mr. Lampkin testified that the property is located in the Brandon community. He described the surrounding zoning districts and stated that the applicant is requesting to permit two development options. Option 1 recognizes the existing approval. Option 2 proposes 305 multi-family dwelling units and 15,000 square feet of retail land uses. Mr. Lampkin concluded his presentation by stating that staff recommends approval.

Ms. Karla Llanos of the Planning Commission testified regarding the Planning Commission staff report. Ms. Llanos stated that the property is vacant and designated Regional Mixed-Use-35 by the Future Land Use Map and is located within the Urban Service Area and the Brandon Community Plan. She described

the existing entitlements and stated that the request is for two development options. The proposed square footage in Option 2 is well below the maximum that could be considered for the site under the RMU-35 land use category. She concluded her presentation by stating that the modification is consistent with the Brandon Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. No one replied.

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

Hearing Master Finch asked the Development Services Department staff about the proposed draft conditions for Option 2 that reference a conversion for hotel rooms as approved in the existing zoning conditions. Mr. Lampkin replied that he believed that the applicant wanted to have a hotel as an option.

Hearing Master Finch asked Ms. Corbett about the Option 2 zoning conditions. Ms. Corbett referred the question to Mr. Dallas Evans who is the project civil engineer and asked Mr. Evans if he was aware that her client was trying to retain a hotel conversion.

Mr. Dallas Evans 3810 Northdale Blvd. testified that there was not an attempt keep the hotel option as it was anticipated to have been built already.

Hearing Master Finch asked Ms. Corbett if it was acceptable to strike the portion of the condition that refers to the hotel under Option 2. Ms. Corbett replied yes and added that the intent was to add multi-family.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

Mr. Grady submitted a revised Planning Commission staff report into the record. Ms. Corbett submitted her PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject site is 8.73 acres in size and is zoned Planned Development (02-0139). The property is designated RMU-35 by the Comprehensive

Plan and located in the Urban Service Area and the Brandon Community Planning Area.

2. The Planned Development (PD) is approved for 379,000 square feet of retail uses including single-tenant large scale retail or big box retail, office or research corporate park uses and 90 hotel rooms.
3. The Major Modification request proposes to add a second development option (Option 2) which would permit 305 multi-family dwelling units and 15,000 square feet of retail.
4. No Planned Development variations are requested.
5. A waiver of the required 2-to-1 setback for structures over 20 feet in height is requested to apply to the proposed Option 2. The 2-to-1 waiver was previously approved for the existing Planned Development entitlements and is appropriate for the proposed Option 2 as the subject property is one of the last parcels to be developed within the Planned Development.
6. The Planning Commission stated that the request for multi-family and retail development is well under what could be considered under the existing RMU-35 land use category. The Planning Commission found the Major Modification consistent with the Brandon Community Plan and the Comprehensive Plan.
7. No testimony in opposition was received at the Zoning Hearing Master hearing.
8. The proposed modification for a second development option to permit 305 multi-family dwelling units and up to 15,000 square feet of retail uses is consistent with the Comprehensive Plan and Land Development Code and compatible with the existing development pattern in the area.

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

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

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the

Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

Planned Development 02-0139 is approved for 379,000 square feet of retail uses including single-tenant large scale retail or big box retail, office or research corporate park uses and 90 hotel rooms.

The Major Modification request proposes to add a second development option (Option 2) which would permit 305 multi-family dwelling units and 15,000 square feet of retail.

No Planned Development variations are requested.

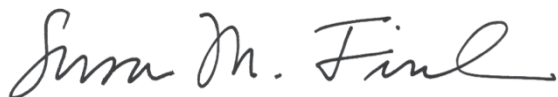
A waiver is requested to the required 2-to-1 setback for structures over 20 feet in height is requested to apply to the proposed Option 2. The 2-to-1 waiver was previously approved for the existing Planned Development entitlements and is appropriate for the proposed Option 2 as the subject property is one of the last parcels to be developed within the Planned Development.

The Planning Commission stated that the request for multi-family and retail development is well under what could be considered under the existing RMU-35 land use category. The Planning Commission found the Major Modification consistent with the Brandon Community Plan and the Comprehensive Plan.

The proposed modification for a second development option to permit 305 multi-family dwelling units and up to 15,000 square feet of retail uses is consistent with the Comprehensive Plan and Land Development Code and compatible with the existing development pattern in the area.

RECOMMENDATION

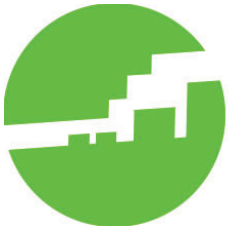
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 02-0139 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



June 7, 2022

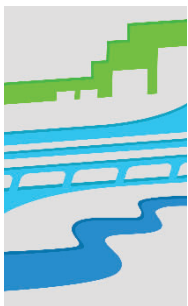
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: May 16, 2022 Report Prepared: May 13, 2022	Petition: MM 22-0452 <i>West side of Palm River Road, south of Estuary Lakes Drive</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Regional Mixed Use-35 (35 du/ga; 2.00 FAR)
Service Area:	Urban
Community Plan:	Brandon
Requested Modification:	Modification to PD 02-0139 to develop (Option1) 379,000 sq ft of retail and/or Research corporate Park and hotel uses (Option 2) to develop 305 multi-family residential units and 15,000 sq ft of CN uses
Parcel Size (Approx.):	8.7 ± acres (378,972 square feet)
Street Functional Classification:	Estuary Lakes Drive – Local Palm River Road – Local
Locational Criteria:	Not Applicable
Evacuation Zone:	The subject property is located within Evacuation Zone D



Context

- The site is currently vacant and consists of a total of 8.7 ± acres and is part of a larger approved Planned Development (PD 02-0139) and is located on the west side of Palm River Road on the southside of Estuary Lakes Drive. The subject property is located within the Urban Service Area (USA). It falls within the limits of the Brandon Community Plan.
- The property's Future Land Use designation is Regional Mixed Use-35 (RMU-35). Typical uses in the RMU-35 Future Land Use category include residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects.
- The RMU-35 Future Land Use category is the predominate category of the overall area. Other Future Land Use categories in the immediate area are Urban Mixed Use-20 (UMU-20) located west of Falkenburg Road, north of State Road 60, and south of Causeway Boulevard.
- The overall area contains a mix of uses. Surrounding zoning districts include various Planned Developments (PDs) approved for both residential and commercial development to the north, east and south. To the west is Brandon Town Center Mall.
- The applicant is requesting a Major Modification with two options. (Option1): 379,000 sq ft of retail and/or Research Corporate Park and hotel uses (Option 2) to develop 305 multi-family residential units and 15,000 sq ft of CN uses.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

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

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that

will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

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

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

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

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

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

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

INTERSTATE 74 CORRIDOR DEVELOPMENT

Objective 34: Plan categories for the Interstate 75 corridor shall permit urban level intensities that will encourage mixed use patterns of development.

Policy 34.1: Allow for developments at urban level intensities commensurate with the designated land use categories, but which do not endanger the viability and/or aesthetic characteristics of conservation and preservation areas, as defined.

Livable Communities Element: Brandon Community Plan

5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

- a. **Urban Center** -- This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.

Staff Analysis of Goals, Objectives, and Policies:

The applicant is proposing a modification to PD 02-0139 to develop the remaining 8.7 acres of vacant land. The applicant is choosing to retain the current existing entitlements as Option 1, which currently allows for 389,000 sq ft of retail and/or Research Corporate Park uses and 90 hotel rooms. As per the current conditions, the non-residential square footage is allowed to be converted to additional hotel rooms and vice versa, at a conversion rate of 190 square feet to one hotel room. Option 2: is to develop 305 multi-family residential units and 15, 000 sq ft of Commercial Neighborhood uses. On the 8.7-acre site the maximum intensity that can be considered is 757,944 square feet (8.7 X 43,560 X 2.0FAR). The proposed square footage is well below the maximum that can be considered for the site and is therefore consistent with the intensity expected in the RMU-35 Future Land Use category.

The overall area contains a mix of uses. There are mainly commercial uses along Interstate-75 and multi-family residential and commercial along Estuary Lake Drive. The proposed modification would complement the surrounding land uses and is therefore consistent with Objective 16, Policy 16.1, Policy 16.2 and 16.3 of the Future Land Use Element (FLUE) of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*. The proposed modification is also consistent with Objective 34 of the FLUE, which calls for urban level intensity and mixed-use developments along the Interstate-75 Corridor.

The intent of the Regional Mixed Use-35 Future Land Use category is to form a regional activity center which incorporates internal road systems, building clustering and mixing of uses, as well as be surrounded by other urban level plan categories and be located at high level transit lines. The modification request is consistent with the RMU-35 future land use category.

The site is within the limits of the Brandon Community Plan, specifically within the Urban Center district, which envisions this area as being developed with the most intense land uses and intended for regional shopping areas. The requested major modification supports the vision of the Brandon Community Plan.

Overall, the proposed rezoning would allow for a development that is consistent with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and that is compatible with the existing and planned development pattern found within the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 22-0452

Rezonings

STATUS

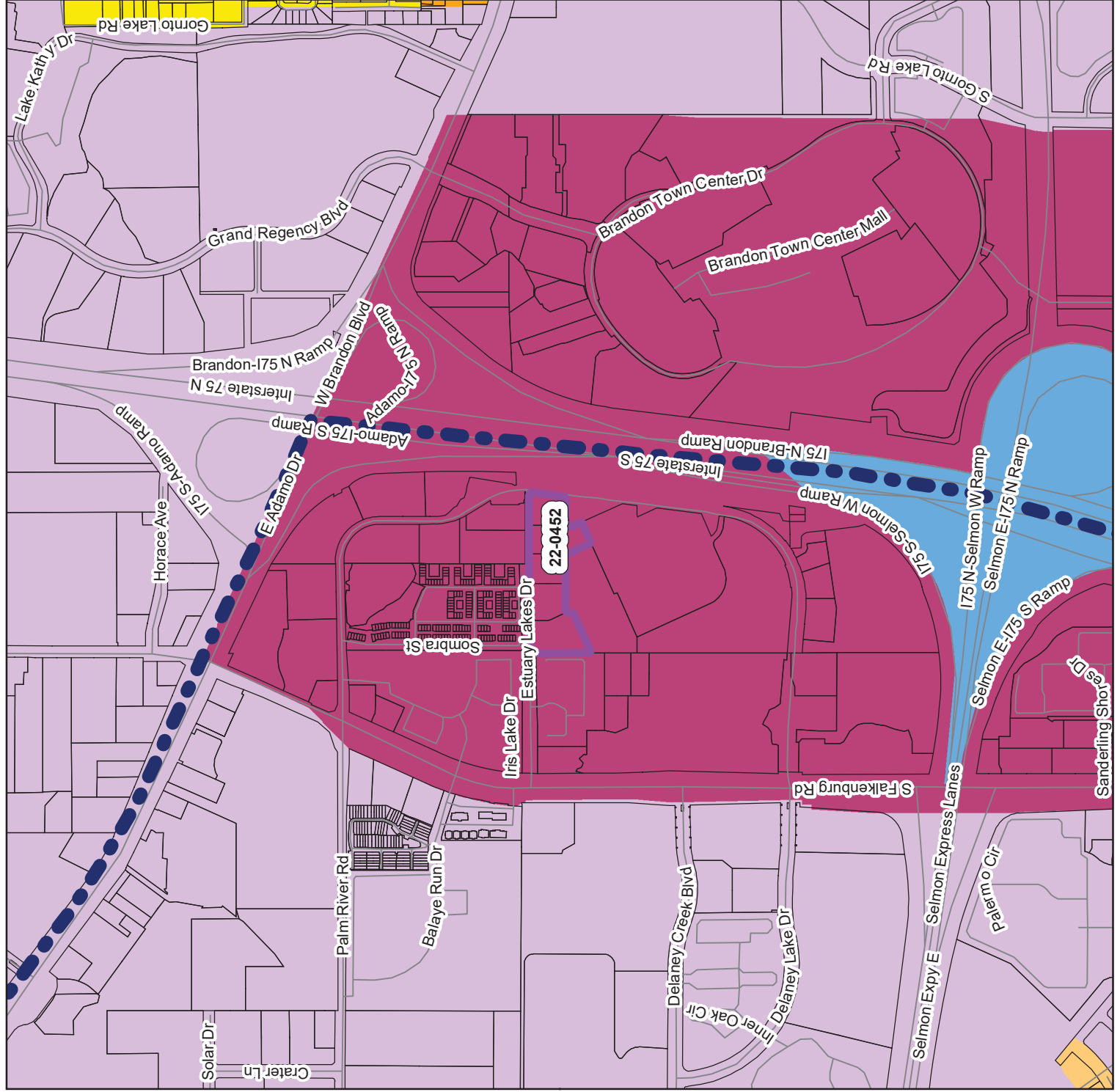
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate source.

Hillsborough County
City-County
Planning Commission

Map Printed from Rezoning System: 2/19/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gis\Re\ReZoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: The Estuary

Zoning File: None Modification: MM (22-0452)

Atlas Page: None Submitted: 06/22/22

To Planner for Review: 06/22/22 Date Due: ASAP

Contact Person: Dallas Evans, P.E., AICP Phone: 813-394-0599/ devans@landisevans.com

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

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

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

Reviewed by: Timothy Lampkin Date: 6/23/2022

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 5/4/2022
AGENCY/DEPT: Transportation
PETITION NO: MM 22-0452

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

- If the MM 22-0452 is approved, the County Engineer will approve the Design Exception (dated May 3, 2022 and found approvable on May 3, 2022), for Estuary Lakes Dr. substandard road improvements. As Estuary Lakes Dr. is a substandard urban collector roadway, the developer will be required to make certain improvements to Estuary Lakes Dr. between S. Falkenburg Rd. and Palm River Rd. consistent with the Design Exception including:
 - a. No bikelanes; and,
 - b. Provide a new 5-foot sidewalk along the project frontage.
- The developer shall construct an eastbound right turn lane at the westernmost project full access connection on Estuary Lakes Dr. with the initial increment of development.
- Cross access between the subject site (POD E) and foilo#72210.1317 (POD C) shall be provided as shown on the PD site plan.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to modify PD 02-0139, as amended most recently by PD 16-0746, to allow a second development option of 305-unit Multi-Family and 15,000 sf Retail uses on the remaining undeveloped lots (identified in the proposed PD site plan as "POD E") totaling +/- 8.73 acres designated as Regional Mixed Use 35 (RMU-35) future land use category. The site is located at the southwest corner of Palm River Rd. and Estuary Lakes Dr. intersection.

The larger PD is entitled to develop a maximum of 379,000 sf of retail, corporate/research park and hotels. Per the applicant's calculations, 192,803 sf of retail uses and 125 hotel rooms have been constructed. The specific undeveloped subject site is currently designated for hotel uses (described in the existing PD as POD "C").

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved PD Entitlements (Existing Development Option):

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 454 Hotel Rooms (ITE LUC 310)	3,795	213	272

Proposed PD Modification (Second Development Option):

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 305 Multi-Family Units (ITE LUC 221)	1659	110	134
PD: 15,000 sf, Shopping Center (ITE LUC 822)	556	14	57
Internal Capture	N/A	4	22
Passerby Trips	N/A	0	16
Net Trips	2,215	120	153

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-1,580	-93	-119

The proposed rezoning would allow a second development option that, if constructed, would generally result in less potentially generated trips than the existing entitlements by -1,580 average daily trips and -93 trips in the a.m. peak hour, and -119 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Estuary Lakes Dr. and Palm River Rd.

Estuary Lakes Dr. is a private, substandard 2-lane, undivided collector roadway characterized by +/- 11-foot lanes, curb and gutter within right of way that varies between +/- 27 and 63 feet along the project frontage. There is a +/-5-foot sidewalks along approximately 530ft of the north side of the road and no bike lanes within the vicinity of the project frontage.

An urban collector roadway (TS-4) typical section requires 11ft travel lanes, 7ft buffered bikelanes and 5ft sidewalks on both sides. The applicant is requesting a design exception to determine appropriate improvements to address the roadway’s substandard condition. It should be noted that the County is in the process of acquiring Estuary Lakes Dr. from the developer. Per the proposed terms of agreement, the

owner/developer will be required to make certain improvements along the entirety of the roadway, from Falkenburg Rd. to Palm River Rd., separate from this applicant's design exception to improve the roadway to the TS-4 typical section. The requested design exception is discussed further herein below.

Palm River Rd. is a 2-lane, urban local roadway owned by the County. The roadway is characterized by +/- 12-foot lanes and curb and gutter within right of way that varies from +/- 57 to 69 feet. There is a +/- 5-foot sidewalk on the west side, +/- 6-foot sidewalk on the east side, and 4-foot bike lanes on both sides within the vicinity of the project frontage.

SITE ACCESS

The subject site has one existing full access connection on Estuary Lakes Dr. that is shared with the commercial/retail (Dave and Buster's) site to the south. Additionally, there is an existing utility driveway on Estuary Lakes Drive that is utilized solely for maintenance of an existing lift station. This request proposes to construct an additional full access connection on Estuary Lakes Dr. and another full access connection on Palm River Rd.

The site access study provided by the applicant indicates that a 195-foot eastbound right turn lane will be required at the western project driveway on Estuary Lakes Dr.; however, a westbound left turn lane is not warranted. Turn lanes are not warranted at the other project access connections.

The PD site plan provides vehicular and pedestrian cross access to the development parcel within the PD (to the south) to be constructed at the time of site construction consistent with LDC, Section 6.04.03. Q. and the Transportation Technical Manual.

Consistent with LDC, Sec. 6.03.02 sidewalks are required along the project's roadway frontages and internal to site. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

REQUESTED DESIGN EXCEPTION – ESTUARY LAKES DRIVE

As Estuary Lakes Dr. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Estuary Lakes Dr. (on May 3, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on May 3, 2022). The developer will be required to make certain improvements to Estuary Lakes Dr. between S. Falkenburg Rd. and Palm River Rd. consistent with the Design Exception including:

- a. No bikelanes; and,
- b. Provide a new 5-foot sidewalk along the project frontage.

If this zoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS)

Estuary Lakes Dr. and the segment of Palm River Rd, in the vicinity of the subject property are not regulated roadways.

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
Estuary Lakes Rd.	Private	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Palm River Rd.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,795	213	272
Proposed	2,215	120	153
Difference (+/-)	-1,580	-93	-153

*Trips reported are a comparison of the difference between current development potential and the new proposed development option; and not net new external trips.

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Estuary Lakes Dr./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

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

Perez, Richard

From: Williams, Michael
Sent: Tuesday, May 3, 2022 5:28 PM
To: Steven Henry
Cc: Dallas Evans; Tirado, Sheida; Perez, Richard; PW-CEIntake; Lampkin, Timothy
Subject: FW: MM 22-0452 Updated DE Review
Attachments: 22-0452 DEReq 05-03-22.pdf

Importance: High

Steve –

I have found the attached Section 6.04.02.B. Design Exception (DE) for PD 22-0452 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

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

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, May 3, 2022 4:05 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Perez, Richard <PerezRL@hillsboroughcounty.org>
Subject: MM 22-0452 Updated DE Review
Importance: High

Hello Mike,

The attached De is approvable to me, please include the following people in your email response.

shenry@lincks.com
devans@landisevans.com
LampkinT@hillsboroughcounty.org
PerezRL@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

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

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>
Sent: Tuesday, May 3, 2022 1:28 PM
To: Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Perez, Richard <PerezRL@hillsboroughcounty.org>
Cc: Rome, Ashley <RomeA@hillsboroughcounty.org>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: RE: MM 22-0452 Updated Design Exception

Good Afternoon,

Intake does not upload revised or additional documents. We forward them to the hearing tech and Ashley. Once they are uploaded, they will let you know.

Respectfully,

Clare Odell
Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680

M: (813) 272-5600

E: odelcl@hillsboroughcounty.org

W: HillsboroughCounty.Org

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.



LINCKS & ASSOCIATES, INC.

May 3, 2022

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Estuary
Folio Number – 72210.1316
MM 22-0452
Lincks Project No. 22025

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Estuary Lakes Drive from Falkenburg Road to Pam River Road. The developer proposes a Major Modification to the Estuary Planned Development (PD) for the parcel located south of Estuary Lakes Drive and west of Palm River Road within the PD. The parcel is proposed to be rezoned to allow following land uses:

- Multi-Family - 305 Dwelling Units
- Retail – 15,000 Square Feet

The access for the subject parcel is to be as follows:

- Existing retail access to Estuary Lakes Drive
- One (1) full access to Estuary Lakes Drive to align with the existing Carvana Access
- One (1) full access to Palm River Road

Estuary Lakes Drive is not shown in the Hillsborough County Functional Classification Map. However, it is our understanding the roadway is to be designated as a collector roadway. The subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the proposed development.

The request is for a Design Exception to TS-4 of the Hillsborough County Transportation Technical Manual for Estuary Lakes Drive from Falkenburg Road to Palm River Road. This segment of Estuary Lakes Drive is currently a two (2) lane roadway. The following exceptions are requested to accommodate the proposed project.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

22-0452

Mr. Mike Williams
May 3, 2022
Page 2

1. Bike Lanes – TS-4 has 7 foot buffered bike lanes. The existing roadway does not have bike lanes.
2. Sidewalk – TS-4 has sidewalk on both sides of the roadway. There is currently sidewalk along portion of the subject section of the roadway.

The justification for the Design Exception is as follows:

1. The subject parcel has limited frontage along Estuary Lakes Boulevard.
2. In conjunction, Hillsborough County is excepting the roadway sidewalk is to be constructed along specific sections of the roadway. In addition, the developer of the property along the north side of the road is to construct the sidewalk at the time of development of that parcel.
3. The developer of the subject parcel will construct sidewalk along the property frontage.

Figure 1 illustrates the limits of the proposed improvements and Figure 2 illustrates the proposed Typical Section.

Based on the above, it is our opinion, the proposed improvements to Estuary Lakes Drive will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams
May 3, 2022
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



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

- Disapproved**
- Approved**
- Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

TABLE 1
ESTIMATED PEAK HOUR PROJECT TRIP ENDS (1)

Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends		PM Peak Hour Trip Ends			
				In	Out	Total	In	Out	Total
Multi-Family	221	305 DU's	1,385	28	95	123	73	46	119
Retail	822	15,000 SF	817	21	14	35	52	52	104
Total			2,202	49	109	158	125	98	223

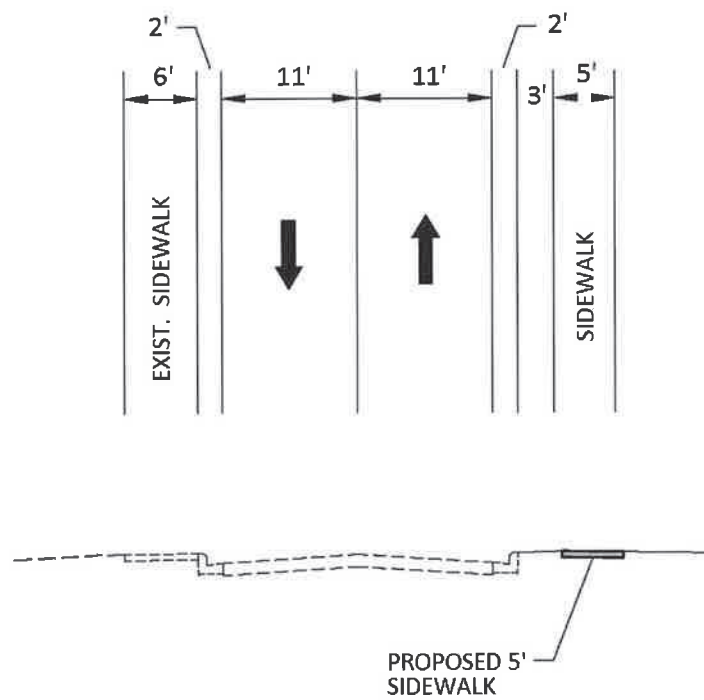
(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

Mr. Mike Williams
May 3, 2022
Page 5



FIGURE 1

Mr. Mike Williams
May 3, 2022
Page 6



TYPICAL SECTION
ESTUARY LAKES DRIVE

FIGURE 2

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY
ROADWAY FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

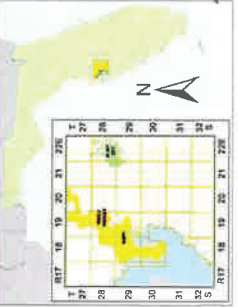
- Functional Classifications
Authority, Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Recovery Functional Maps will be used in all maps to the Hillsborough County LDC. The LDC will be used to make functional classification of roads. Some, but not all, examples of those maps are as follows:

- PART 3 02 00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3 10 00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
- PART 3 11 00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
- PART 6 02 00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6 07 00 FENCES AND WALLS
- PART 6 08 00 FENCES AND WALLS
- PART 6 09 00 FENCES AND WALLS
- PART 12 01 00 OPERATIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

Locator Map



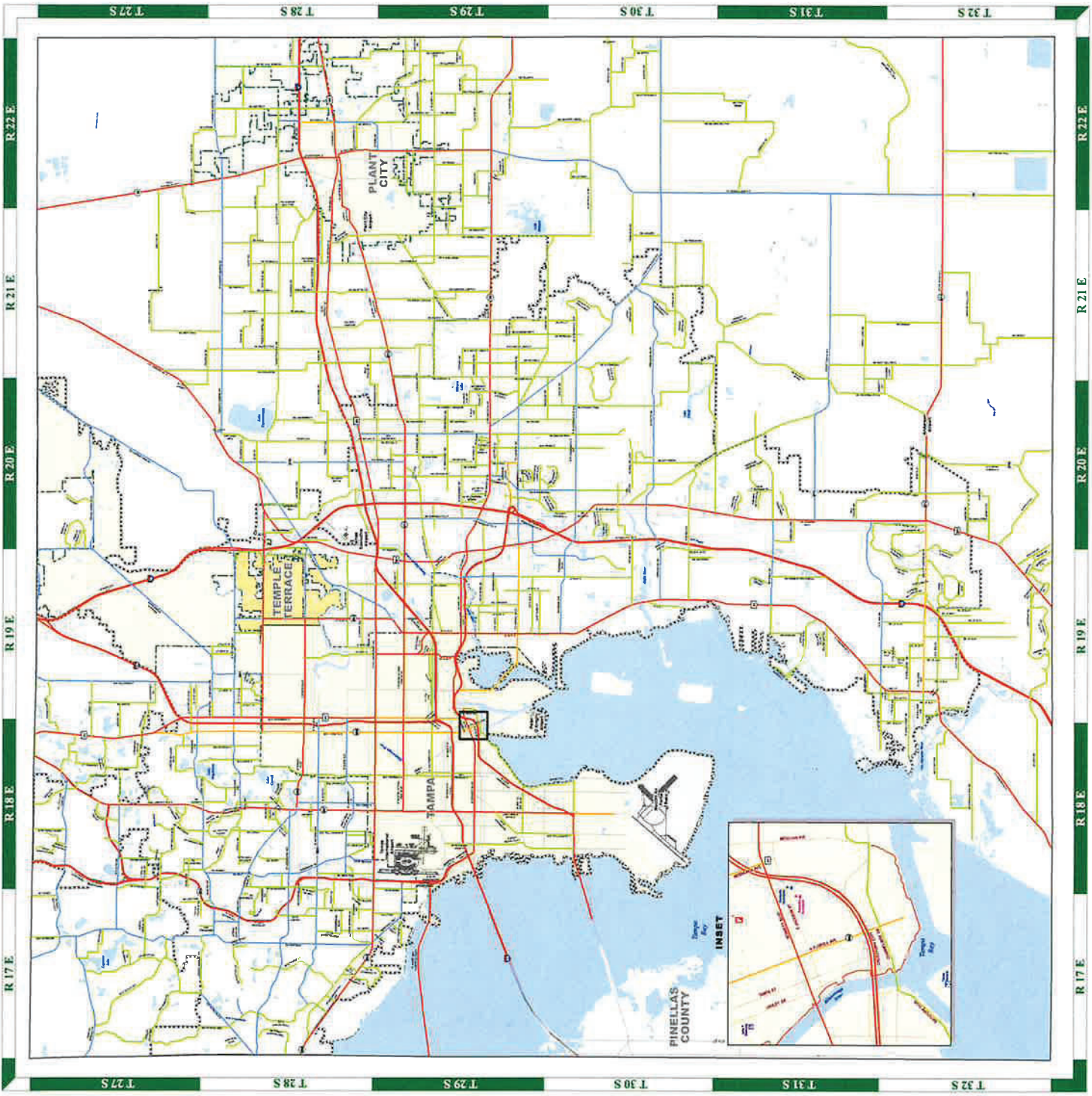
NOTE: Hillsborough County Recovery Functional Maps will be used in all maps to the Hillsborough County LDC. The LDC will be used to make functional classification of roads. Some, but not all, examples of those maps are as follows:

- PART 3 02 00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3 10 00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
- PART 3 11 00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
- PART 6 02 00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6 07 00 FENCES AND WALLS
- PART 6 08 00 FENCES AND WALLS
- PART 6 09 00 FENCES AND WALLS
- PART 12 01 00 OPERATIONS
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In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

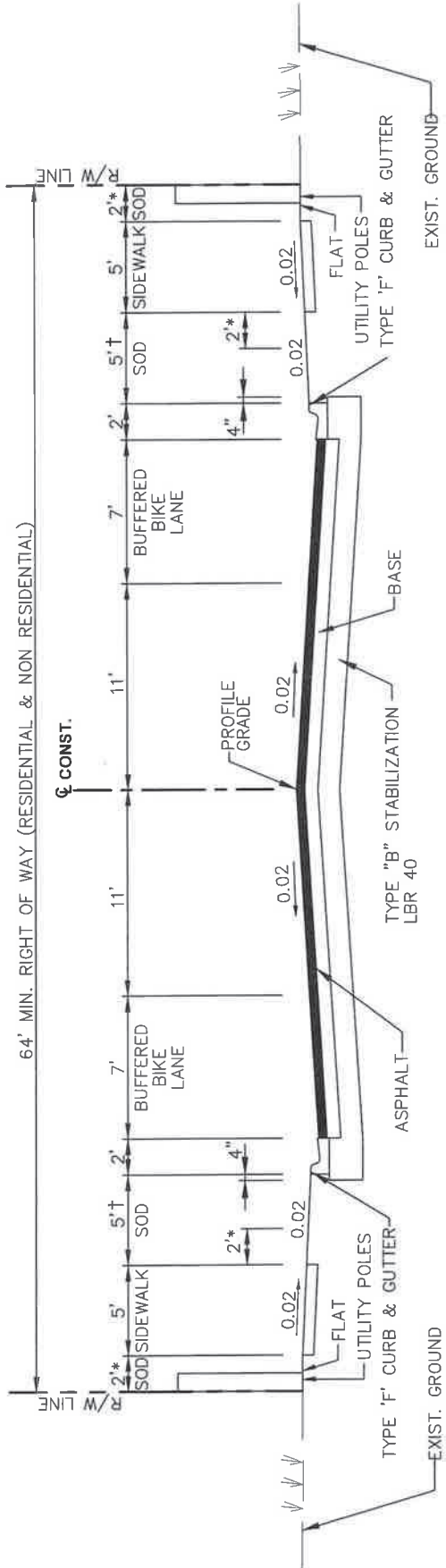
Use of this map is hereby notified that the aforementioned public information is made available to the public for informational purposes only. It is not intended to be used for any other purpose. Use of this map is hereby notified that the aforementioned public information is made available to the public for informational purposes only. It is not intended to be used for any other purpose.

801 E. Kennedy Blvd
Tampa, FL 33602
pintr@hillsboroughcounty.org



TS-4





TYPICAL SECTION

N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 40 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County
Florida**

**URBAN COLLECTORS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. **TS-4**
SHEET NO. 1 OF 1

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn “Gwen” W. Myers
 Kimberly Overman
 Stacy White



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Reginald Sanford, MPH AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: April 18, 2022</p> <p>PETITION NO.: 22-0452</p> <p>EPC REVIEWER: Mike Thompson</p> <p>CONTACT INFORMATION: (813) 627-2600 X1219</p> <p>EMAIL: thompson@epchc.org</p>	<p>COMMENT DATE: February 16, 2022</p> <p>PROPERTY ADDRESS: Estuary Lakes Drive & Palm River Rd.</p> <p>FOLIO #: multiple</p> <p>STR: 29-29S-20E</p>
<p>REQUESTED ZONING: : Major Mod of PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	None in the modification area
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org



Adequate Facilities Analysis: Rezoning

Date: 2/24/2022	Acreage: 8.73 (+/- acres)
Jurisdiction: Hillsborough County	Proposed Zoning: Planned Development
Case Number: RZ 22-0452	Future Land Use: RMU-35
HCPS #: RZ-432	Maximum Residential Units: 305
Location: South of Estuary Lakes Drive and west of Palm River Road, Tampa, 33619	Residential Type: Multifamily
Parcel Folio Number(s): 72210-1316, et al.	

School Data	Frost Elementary	Giunta Middle	Spoto High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	966	1558	2449
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	522	867	1731
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	54%	56%	71%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 2/24/2022	38	262	422
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	35	13	16
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	62%	73%	89%

Notes: Adequate capacity currently exists for the proposed project at Frost Elementary, Giunta Middle, and Spoto High School.

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

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



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

TO: Zoning Review, Development Services **DATE:** 04/07/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Woodfield Acquisitions LLC **PETITION NO:** 22-0452

LOCATION: SW corner of Estuary Lakes Dr & Palm River Rd

FOLIO NO: 72210.1316, .1322, .1308, .1306, .1304, .1320

Estimated Fees:

Option 1: Retail Center	General Office
(Per 1,000 s.f.)	(Per 1,000 s.f.)
Mobility: \$12,206	Mobility: \$7,502
Fire: \$313	Fire: \$158

Option 2:	
Retail (48,508 s.f.)	(Fee estimate based on 1,200 s.f., MF Units 1-2 story)
(Per 1,000 s.f.)	(Per Unit)
Mobility: \$12,206 * 48.508 = \$592,088.65	Mobility: \$5,995 * 305 = \$1,828,475
Fire: \$313 * 48.508 = \$15,183	Parks: \$1,555 * 305 = \$474,275
	School: \$3,891 * 305 = \$1,186,755
	Fire: \$249 * 305 = \$75,945
	Total MF estimate: \$3,565,450

Project Summary/Description:

Urban Mobility, Central Parks/Fire - Option 1: 92,508 s.f. retail/office (not broken out); Option 2: 48,508 s.f. retail and 305 MF units

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

PETITION NO.: MM22-0452 **REVIEWED BY:** Randy Rochelle **DATE:** 2/15/2022

FOLIO NO.: 72210.1304, 72210.1306, 72210.1308, 72210.1316, 72210.1320 & 72210.1322

WATER

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

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

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

WASTEWATER

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

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

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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-----X
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IN RE: )
)
ZONE HEARING MASTER )
HEARINGS )
)
-----X

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, May 16, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:14 p.m.

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

Reported via Cisco Webex Videoconference by:

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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
May 16, 2022
ZONING HEARING MASTER: SUSAN FINCH

D3:
Application Number: MM 22-0452
Applicant: Woodfield Acquisitions, LLC
Location: 60' SW of Palm River Rd. &
Estuary Lakes Dr. intersection
Folio Number: 072210.1304 + Multiple
Acreage: 8.73 acres, more or less
Comprehensive Plan: RMU-35
Service Area: Urban
Existing Zoning: PD 02-0139
Request: Rezone to Planned Development

1 MR. GRADY: The last item is agenda item
2 D-3, Major Mod Application 22-0452. The
3 applicant's Woodfield Acquisitions, LLC. The
4 request is for Major Modification to existing
5 Planned Development.

6 Tim Lampkin will provide staff
7 recommendation after presentation by the applicant.

8 HEARING MASTER FINCH: All right. Is the
9 applicant here?

10 If we could clear the room quietly, so we
11 can finish the agenda. I really appreciate it.

12 Go ahead.

13 MS. CORBETT: Good evening. Kami Corbett
14 with the law firm of Hill Ward Henderson, 101 East
15 Kennedy Boulevard, Suite 2700, and I have a very
16 brief PowerPoint. We'll be quick tonight. Been a
17 long night.

18 This is the surrounding -- that was. This is
19 the surrounding area. This is Falkenburg Road.
20 This is Palm River Road, I-75. It's where the Bass
21 Pro shops is located. Dave & Busters. Lot of
22 multifamily in the area. The Carvana Tower, the
23 Home 2 Suites. And then to the south, you've got
24 the Flying Indoor Skydiving and Top Golf.

25 This is one of the last remaining

1 developable parcels in the Estuary PD, and we
2 are -- next slide -- proposing two developments
3 options. One is retaining the existing
4 entitlements and have that as one option.

5 And then option two is to add multifamily
6 uses and retail uses to Pod C or it's now Pod E,
7 and that's 305 multifamily units and 15,000 square
8 feet of retail. Next slide.

9 Overall key staff findings. They found it
10 compatible and consistent with the Comprehensive
11 Plan. The RMU-35 Land Use Category is a mix --
12 calls for a mix of urban uses. Consistent with
13 Objectives 34 with an urban level of intensity.

14 We are well below the maximums that would be
15 allowed for multifamily, and everyone's
16 recommending approval. And we actually result on
17 reduction of 1580 daily trips.

18 And with that, we are -- I'm here to answer
19 any questions. Rob Fulp from Lincks & Associates
20 is also here if you have questions, but the reason
21 why we're -- really the reason we had to go two
22 options for development is to deal with the new
23 access standards that the County adopted.

24 And so we needed to just change that one
25 area and the access points for that; otherwise, it

1 was too awkward to try to fit it all within one
2 option. So that's why we have two.

3 HEARING MASTER FINCH: Just one quick
4 clarification for the record. So there's a waiver
5 request for that two-to-one required setback?

6 MS. CORBETT: Yes.

7 HEARING MASTER FINCH: And that already
8 applies to your existing approval?

9 MS. CORBETT: Correct.

10 HEARING MASTER FINCH: It's added for that?

11 MS. CORBETT: Correct. Just to add it over
12 to this, and staff has found that approvable.

13 HEARING MASTER FINCH: All right.
14 Understood. Thank you. That was my only question.
15 I appreciate it.

16 Development Services, please.

17 MR. LAMPKIN: Hello. Tim Lampkin,
18 Development Services. I am going to share my
19 screen. All right.

20 The location is in the Brandon --

21 MR. PUTNAM: We're not seeing your screen.

22 MR. LAMPKIN: Okay. Are you seeing
23 anything?

24 MR. PUTNAM: Just you.

25 MR. LAMPKIN: Just me. Hold on.

1 MR. PUTNAM: If you go to share in the Webex
2 section --

3 MR. LAMPKIN: Are you seeing it now?

4 MR. PUTNAM: No. What you need to do is
5 share you screen, not the PowerPoint presentation
6 within Webex.

7 MR. LAMPKIN: That is what I'm doing. If
8 everyone can just bear with me one second. Okay.
9 How's that?

10 MR. PUTNAM: No. Okay. So you have your
11 PowerPoint presentation already open. Correct?

12 MR. LAMPKIN: I do, yes.

13 MR. PUTNAM: On that share button in
14 Webex --

15 MR. LAMPKIN: I can do it without a
16 PowerPoint.

17 HEARING MASTER FINCH: Mr. Lampkin, why
18 don't we proceed with that, just do your verbal
19 presentation, please.

20 MR. LAMPKIN: Perfect. All right. This is
21 located in the Brandon community. It's
22 approximately 8.73 acres. The Future Land Use is
23 Residential Mixed-Use-35. The surrounding land use
24 is also Residential Mixed-Use-35. The immediately
25 surrounding properties are MU-35 on all sides.

1 Most of the surrounding area is within the
2 PD to the north is the PD to the south is the PD.
3 To the east is the Palm River Road and I-75
4 right-of-way.

5 The applicant's proposing two development
6 options. The first option is the current plan
7 which allows the blending of uses, and option two
8 is 8.73-acre Pod E being from the existing
9 26.96-acre of pod C.

10 And they're proposing to have 305 units of
11 multifamily and 15,000 square feet of retail. And
12 the Planning Commission, Transportation,
13 Environmental Protection, no one had any issues.
14 Staff finds it approvable, and that concludes my
15 oral presentation.

16 HEARING MASTER FINCH: Thank you so much. I
17 appreciate it.

18 Let's hear from the Planning Commission.

19 MS. LLANOS: Karla Llanos, with the --
20 senior planner with the Planning Commission.

21 Okay. So first of all, I want to make a
22 correction on the dais. The correction is a typo
23 to the staff report from 350 dwelling units to 305.
24 Just to note for the record.

25 HEARING MASTER FINCH: I do have your

1 revised report.

2 MS. LLANOS: Thank you.

3 The subject site is currently vacant.
4 Consists of a total of 8.7 acres in size and is
5 part of a larger approved Planned Development,
6 which is 02-0139.

7 The subject property is located within the
8 Urban Service Area. It falls within the limits of
9 the Brandon Community Plan, and the property's
10 Future Land Use designation is Regional
11 Mixed-Use-35.

12 The original Mixed-Use-35 Future Land Use
13 Category is pretty dominant in this -- overall in
14 this area. So the applicant is requesting a Major
15 Modification with two options.

16 So the first is they're looking to modify,
17 obviously, the PD to develop the remaining
18 8.7 acres of vacant land, and the applicant is
19 choosing to retain the current existing
20 entitlements of option one, which currently allows
21 for 389,000 square feet of retail or Research
22 Corporate Park uses and 90 hotel rooms.

23 As the current conditions, the
24 nonresidential square footage is allowed to be
25 converted to additional hotel rooms and vice versa.

1 A conversion rate of 190 square feet to one hotel
2 room.

3 So option two is to develop 305 multifamily
4 residential units and 15,000 square feet of
5 Commercial Neighborhood uses. On 8.7-acre site,
6 the maximum intensity that can be considered is
7 757,944 square feet.

8 The proposed square footage is well below
9 the maximum that can be considered for the site
10 and, therefore, is consistent with the intensity
11 expected in the Regional Mixed-Use-35 Future Land
12 Use Category.

13 The proposed modification is consistent with
14 Objective 34 of the Future Land Use Element, which
15 calls for an urban level of intensity and mixed-use
16 developments along the Interstate 75 corridor.

17 The intent of the Regional Mixed-Use-35
18 Future Land Use Category is to form a regional
19 activity center which incorporates internal road
20 systems, building, clustering, and mixing of uses.

21 The modification request is consistent with
22 Regional Mixed-Use-35 Future Land Use as previously
23 mentioned. And a request for that Major
24 Modification supports the vision of that Brandon
25 Community Plan.

1 Overall, the proposed rezoning will allow
2 for development that is consistent with the goals,
3 objectives, and policies of the Future of
4 Hillsborough County Comprehensive Plan for the
5 unincorporated Hillsborough County.

6 That -- and it is compatible with the
7 existing and Planned Development pattern found
8 within the surrounding area.

9 So based upon those considerations, Planning
10 Commission staff finds the proposed rezoning Major
11 Modification consistent with the Future of
12 Hillsborough Comprehensive Plan for the
13 unincorporated Hillsborough County subject to
14 conditions proposed by Development Services staff.
15 And I will stand for any questions.

16 HEARING MASTER FINCH: No questions at this
17 time but thank you.

18 Is there anyone in the room or online that
19 wants to speak in support?

20 No one online or in opposition? Seeing no
21 one.

22 All right. Development Services, I just
23 have one question. I just noticed in the proposed
24 draft conditions it looks like, unless I'm not
25 reading this correctly -- Mr. Grady or Mr. Lampkin,

1 whoever would like to answer -- it identifies
2 option one. And it talks about the reference to
3 the hotel conversion for the nonresidential square
4 footage.

5 But then when you go to option two and it
6 lays out that new proposed use of the 305
7 multifamily and the 15,000 of CN uses, it also
8 makes a reference to a conversion of hotel rooms.
9 Is that accurate that there's a hotel option in
10 option two?

11 MR. LAMPKIN: That -- so that is correct,
12 unless the applicant is not proposing to put a
13 hotel. That is -- so I believe that the applicant
14 wants to have the hotel as an option.

15 HEARING MASTER FINCH: All right. We'll ask
16 Ms. Corbett when we get to her and clarify that.

17 All right. Mr. Grady, did you have any
18 comments? We'll just clarify --

19 MR. GRADY: Just clarify with the applicant.

20 HEARING MASTER FINCH: All right.
21 Ms. Corbett, if you could help us. We're ready for
22 rebuttal.

23 Are you aware of the condition I'm looking
24 at?

25 MS. CORBETT: Yes, I am. I'm going to phone

1 a friend. I see Dallas Evans, who is our civil
2 engineer, on the video. And I'd ask, Dallas, I'm
3 not aware of any reason that we're trying to retain
4 a hotel conversion here, are you?

5 HEARING MASTER FINCH: In option two.

6 MS. CORBETT: In option two.

7 MR. EVANS: No, there wasn't. Actually, the
8 hotel that was anticipated has been built out
9 already. It was just that when those two
10 conditions were split out, it was retained in both
11 conditions. There was no specific theme.

12 MS. CORBETT: We had a little struggle
13 collectively trying to figure out how to create an
14 option two that didn't adversely affect anything
15 else, and I don't think it was anticipated that the
16 hotel conversion was important to approval.

17 HEARING MASTER FINCH: All right. So it
18 would be acceptable to you to strike that portion
19 that refers to the hotel room under option two?

20 MS. CORBETT: Yes. Because we created a new
21 pod is what we've done under option two for the
22 multifamily. That was the intent of the
23 modification.

24 HEARING MASTER FINCH: Understood. All
25 right. Thank you for that clarification. Did you

1 have any additional comments before I close?

2 MS. CORBETT: I do not.

3 HEARING MASTER FINCH: All right. Then with
4 that, we'll close Major Modification --

5 THE CLERK: Ma'am, I'm sorry. I need the
6 address for Dallas Evans.

7 HEARING MASTER FINCH: Mr. Evans, if you
8 could give us your name and address for the record,
9 please.

10 MR. EVANS: Dallas Evans, 3810 Northdale
11 Boulevard, Tampa.

12 HEARING MASTER FINCH: Thank you so much.

13 If there's nothing else, then we'll close
14 Major Modification 22-0452 and adjourn the hearing.
15 Thank you-all for your time and testimony.

16 (Hearing was concluded at 10:14 p.m.)

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1 Item A-20, Rezoning-PD 22-0420. This
2 application is being continued by the applicant to
3 the May 16, 2022, Zoning Hearing Master Hearing.

4 Item A-21, Rezoning-Standard 22-0423. This
5 application is out of order to be heard and is
6 being continued to the May 16, 2022, Zoning Hearing
7 Master Hearing.

8 Item A-22, Rezoning-PD 22-0433. This
9 application is out of order to be heard and is
10 being continued to the May 16, 2022, Zoning Hearing
11 Master Hearing.

12 Item A-23, Rezoning-PD 22-0441. This
13 application is being continued by the applicant to
14 the May 16, 2022, Zoning Hearing Master Hearing.

15 Item A-24, Rezoning-PD 22-0422 [0442]. This
16 application is out of order to be heard and is
17 being continued to the May 16, 2022, Zoning Hearing
18 Master Hearing.

19 Item A-25, Rezoning-PD 22-0443. This
20 application is being continued by the applicant to
21 the May 16, 2022, Zoning Hearing Master Hearing.

22 Item A-26, Rezoning-PD 22-0444. This
23 application is being continued by the applicant to
24 the May 16, 2022, Zoning Hearing Master Hearing.

25 Item A-27, Major Mod Application 22-0452.

1 This application is being continued by the
2 applicant to the May 16, 2022, Zoning Hearing
3 Master Hearing.

4 Item A-28, Rezoning-Standard 22-0453. This
5 application is out of order to be heard and is
6 being continued to the May 16, 2022, Zoning Hearing
7 Master Hearing.

8 Item A-29, Rezoning-Standard 22-0456. This
9 application is out of order to be heard and is
10 being continued to the May 16, 2022, Zoning Hearing
11 Master Hearing.

12 Item A-30, Rezoning-Standard 22-0552. This
13 application is being withdrawn from the Zoning
14 Hearing Master Hearing process.

15 Item A-31, Rezoning-Standard 22-0557. This
16 application is out of order to be heard and is
17 being continued to the May 16, 2022, Zoning Hearing
18 Master Hearing.

19 Item A-32, Rezoning-Standard 22-0576. This
20 application is being withdrawn from the Zoning
21 Hearing Master process.

22 And, also, one additional correction on --
23 for the continuance date for item A-14. It's
24 Rezoning-PD 22-0207. The actual continuance date
25 is going to be July 25th, 2022.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 5/16/2022

HEARING MASTER: Susan Finch

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

APPLICATION # RZ 22-0423 VS	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>PO Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION # RZ 22-0456 VS	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>PO Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE <u>(813) 230-7423</u>
APPLICATION # RZ 18-0798	PLEASE PRINT NAME <u>Mark Ben Fley</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>T/A</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE _____
APPLICATION # RZ 18-0798	PLEASE PRINT NAME <u>Sandy Council</u> MAILING ADDRESS <u>PO Box 1115</u> CITY _____ STATE <u>FL</u> ZIP <u>33575</u> PHONE <u>813-812-9760</u>
APPLICATION # RZ 18-0798	PLEASE PRINT NAME <u>William Bredsean</u> MAILING ADDRESS <u>109 2nd St NW</u> CITY <u>Rusk</u> STATE <u>FL</u> ZIP <u>33520</u> PHONE <u>913-617-2720</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700 Tampa, FL</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-227-8421</u>

DATE/TIME: 5/16/2022

HEARING MASTER: Susan Finch

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

APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Dr. Dale Maryman</u> MAILING ADDRESS <u>10408 Bloomingdal Avenue</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-309-6618</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>LUKE LIROT</u> MAILING ADDRESS <u>2240 BELLEAIR RD. #190</u> CITY <u>CLEARWATER</u> STATE <u>FL</u> ZIP <u>33764</u> PHONE <u>727-536-2100</u>
APPLICATION # RZ 20-1253 VS	PLEASE PRINT NAME <u>Max Forgey</u> MAILING ADDRESS <u>236 SE 45th St</u> CITY <u>Cape Coral</u> STATE <u>FL</u> ZIP <u>33904</u> PHONE <u>(239)560-5864</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>SAM A. CALCO JR.</u> MAILING ADDRESS <u>18422 SWAN LAKE DR.</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33519</u> PHONE <u>813-500-0202</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Jay A. MUFFLY</u> MAILING ADDRESS <u>102 5TH AVE SE</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-949-2224</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Susan Guess</u> MAILING ADDRESS <u>505 Old Grove Dr</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-949-6559</u>

DATE/TIME: 5/16/2022

HEARING MASTER: Susan Finch

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

APPLICATION # RZ 22-0586	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 Washley Dr, Suite 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 331 0976</u>
APPLICATION # RZ 22-0690	PLEASE PRINT NAME <u>CAYTON BRUCKEMER</u> MAILING ADDRESS <u>4427 W. KENNEDY BLVD</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>(813) 229-7700</u>
APPLICATION # RZ 22-0697	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>100 2nd Ave. #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-1760</u>
APPLICATION # RZ 22-0699	PLEASE PRINT NAME <u>CAYTON BRUCKEMER</u> MAILING ADDRESS <u>4427 W. KENNEDY BLVD</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>(813) 229-7700</u>
APPLICATION # RZ 22-0699	PLEASE PRINT NAME <u>JEFF MARPLE</u> MAILING ADDRESS <u>12401 GUSTAZA DR</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813 503 7282</u>
APPLICATION # RZ 22-0702	PLEASE PRINT NAME <u>Juana Soto</u> MAILING ADDRESS <u>4103 N. Habana Ave</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 833-4477</u>

DATE/TIME: 5/16/2022

HEARING MASTER: Susan Finch

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

APPLICATION # RZ 22-0702	PLEASE PRINT NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S #455 CITY St. Pete STATE FL ZIP 3374 PHONE 804-7760
APPLICATION # RZ 22-0702	PLEASE PRINT NAME Helena Fernandez MAILING ADDRESS 6610 - 36TH Ave So CITY Tampa STATE FL ZIP 33619 PHONE 813-215-1181
APPLICATION # RZ 22-0702	PLEASE PRINT NAME W.L. Sartor Cook Jr MAILING ADDRESS 6210 36th Ave So CITY Tampa STATE FL ZIP 33618 PHONE 813/621-8098
APPLICATION # RZ 22-0439	PLEASE PRINT NAME David M. Smith MAILING ADDRESS 401 E. Jackson Street # 2100 CITY Tampa STATE FL ZIP 33601 PHONE 813 222-5010
APPLICATION # RZ 22-0439	PLEASE PRINT NAME Jessica Ierman MAILING ADDRESS 401 East Jackson St # 2100 CITY Tampa STATE FL ZIP 33602 PHONE 813-222-5006
APPLICATION # RZ 22-0441	PLEASE PRINT NAME William Madly MAILING ADDRESS 325 S 1st CITY Tampa STATE FL ZIP 33606 PHONE

DATE/TIME: 5/16/2022HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-0441	PLEASE PRINT NAME <u>TODD AMADEN</u> MAILING ADDRESS <u>8515 Palm River Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>421-7841</u>
APPLICATION # RZ 22-0441	PLEASE PRINT NAME <u>Alex Azca</u> MAILING ADDRESS <u>3923 Coconut Palm Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # RZ 22-0441	PLEASE PRINT NAME <u>Geord Vernon</u> MAILING ADDRESS <u>12916 Parson Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE _____
APPLICATION # RZ 22-0441	PLEASE PRINT NAME <u>Susan Martin</u> MAILING ADDRESS <u>7901 Race Track Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33635</u> PHONE <u>727-542-8382</u>
APPLICATION # MM 22-0452	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kernerly Blvd Ste 3700</u> CITY <u>Thryph</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 227-8420</u>
APPLICATION # MM 22-0452 US	PLEASE PRINT NAME <u>Dallas Evans</u> MAILING ADDRESS <u>3810 Northdale Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>(813) 394-0591</u>

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

DATE: 5/16/2022

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 22-0452	Brian Grady	1. Revised Staff Report	Yes (copy)
MM 22-0452	Kami Corbett	2. Applicant Presentation Packet	No
RZ 22-0439	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0439	Jessica Icerman	2. Applicant Presentation Packet	Yes (copy)
RZ 18-0798	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 18-0798	Mark Bentley	2. Applicant Presentation Packet	Yes (copy)
RZ 18-0798	Sandy Council	3. Opposition Presentation Packet	No
RZ 20-1253	Kami Corbett	1. Applicant Presentation Packet	No
RZ 20-1253	Dr. Dale Merryman	2. Applicant Presentation Packet	No
RZ 20-1253	Sam Calco	3. Opposition Presentation Packet	No
RZ 20-1253	Jay A. Muffly	4. Opposition Presentation Packet	No
RZ 20-1253	Susan Guess	5. Opposition Presentation Packet	No
RZ 20-1253	Christopher Capkovic	6. Opposition Presentation Packet	No
RZ 22-0580	Isabelle Albert	1. Applicant Presentation Packet	No
RZ 22-0697	Todd Pressman	1. Applicant Presentation Packet	No
RZ 22-0702	Todd Pressman	1. Applicant Presentation Packet	No
RZ 22-0441	William Molloy	1. Applicant Presentation Packet	No
RZ 22-0441	Susan Martin	2. Opposition Presentation Packet	No

MAY 16, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 16, 2022, at 6:00 p.m., held virtually.

📄 Susan Finch, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

📄 Brian Grady, Development Services, introduces staff and reviews changes/withdrawals/continuances.

C.1. RZ 22-0423

📄 Brian Grady, Development Services, calls RZ 22-0423.

📄 David Wright, applicant rep, requests continuance for RZ 22-0423.

📄 Susan Finch, ZHM, calls proponents/opponents/grants continuance for RZ 22-0423.

C.2. RZ 22-0456

📄 Brian Grady, Development Services, calls RZ 22-0456.

📄 David Wright, applicant rep, requests continuance for RZ 22-0456.

📄 Susan Finch, ZHM, calls proponents/opponents/grants continuance for RZ 22-0456.

📄 Brian Grady, Development Services, continues changes/withdrawals/continuances.

📄 Susan Finch, ZHM, overview of ZHM process.

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

📄 Susan Finch, ZHM, Oath.

📄 Brian Grady, Development Services, introduces staff.

MONDAY, MAY 16, 2022

B. REMANDS

B.1. RZ 18-0798

- 📄 Brian Grady, Development Services, calls RZ 18-0798.
- 📄 Mark Bentley, applicant rep, presents testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Mark Bentley, applicant rep, answers ZHM questions.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Mark Bentley, applicant rep, answers ZHM questions.
- 📄 Brian Grady, Development Services, staff report.
- 📄 Susan Finch, ZHM, questions to Development Services.
- 📄 Brian Grady, Development Services, answers ZHM questions.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Sandy Council, opponent, provides testimony
- 📄 William Bredbenner, opponent, provides testimony.
- 📄 Susan Finch, ZHM, calls Development Services/applicant rebuttal.
- 📄 Mark Bentley, applicant rep, gives rebuttal.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Mark Bentley, applicant rep, answers ZHM questions.
- 📄 Susan Finch, ZHM, questions to Development Services.
- 📄 Brian Grady, Development Services, answers.
- 📄 Susan Finch, ZHM, calls applicant rebuttal/closes RZ 18-0798.

MONDAY, MAY 16, 2022

B.2. RZ 20-1253

- 📄 Brian Grady, Development Services, calls RZ 20-1253.
- 📄 Kami Corbett, applicant rep, presents testimony.
- 📄 Dr. Dale Meryman, applicant rep, presents testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep
- 📄 Dr. Dale Meryman, answers ZHM questions.
- 📄 Kami Corbett, applicant rep, continues testimony.
- 📄 Brian Grady, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Luke Lirot, opponent, provides testimony
- 📄 Max Forgey, opponent, provides testimony.
- 📄 Sam Calco, opponent, provides testimony.
- 📄 Jay A. Muffly, opponent, provides testimony.
- 📄 Susan Guess, opponent, provides testimony.
- 📄 Sam Calco, opponent, continues testimony.
- 📄 Kami Corbett, applicant rep, questions to opponent.
- 📄 Susan Guess, opponent, answers applicant rep questions.
- 📄 Kami Corbett, applicant rep, provides rebuttal.
- 📄 Dr. Dale Merryman, applicant rep, provides rebuttal.
- 📄 Kami Corbett, applicant rep, continues rebuttal.
- 📄 Susan Finch, ZHM, closes RZ 20-1253.

MONDAY, MAY 16, 2022

C. REZONING STANDARD (RZ-STD):

C.3. RZ 22-0580

📄 Brian Grady, Development Services, calls RZ 22-0580.

📄 Isabelle Albert, applicant rep, presents testimony.

📄 Isis Brown, Development Services, staff report.

📄 Karla Llanos, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 22-0580.

C.4. RZ 22-0690

📄 Brian Grady, Development Services, calls RZ 22-0690.

📄 Clayton Bricklemyer, applicant rep, presents testimony.

📄 Isis Brown, Development Services, staff report.

📄 Karla Llanos, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 22-0690.

C.5. RZ 22-0697

📄 Brian Grady, Development Services, calls RZ 22-0697.

📄 Todd Pressman, applicant rep, presents testimony.

📄 Chris Grandlienard, Development Services, staff report.

📄 Karla Llanos, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 22-0697.

MONDAY, MAY 16, 2022

C.6. RZ 22-0699

- 📄 Brian Grady, Development Services, calls RZ 22-0699.
- 📄 Clayton Brickleyer, applicant rep, presents testimony.
- 📄 Isis Brown, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents/closes RZ 22-0699.
- 📄 Susan Finch, ZHM, reopens RZ 22-0699.
- 📄 Jeff Marple, opponent, provides testimony.
- 📄 Susan Finch, ZHM, questions to opponent.
- 📄 Jeff Marple, opponent, answers ZHM questions.
- 📄 Clayton Brickleyer, applicant rep, provides rebuttal.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Clayton Brickleyer, applicant rep, answers ZHM questions and continues rebuttal.
- 📄 Susan Finch, ZHM, closes RZ 22-0699.
- 📄 Susan Finch, ZHM, calls break.
- 📄 Susan Finch, ZHM, resumes meeting.

C.7. RZ 22-0702

- 📄 Brian Grady, Development Services, calls RZ 22-0702.
- 📄 Susan Finch, ZHM, Oath.
- 📄 Todd Pressman, applicant rep, presents testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Todd Pressman, applicant rep, answers ZHM questions and continues testimony.

MONDAY, MAY 16, 2022

- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Todd Pressman, applicant rep, answers ZHM questions and continues testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Juana Soto, applicant rep, answers ZHM questions
- 📄 Todd Pressman, applicant rep, continues testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Todd Pressman, applicant rep, answers ZHM questions and continues testimony.
- 📄 Chris Grandlienard, Development Services, staff report.
- 📄 Susan Finch, ZHM, questions to Development Services.
- 📄 Chris Grandlienard, Development Services, answers ZHM questions.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, questions to Planning Commission.
- 📄 Karla Llanos, Planning Commission, answers ZHM questions.
- 📄 Susan Finch, ZHM, questions to Planning Commission.
- 📄 Karla Llanos, Planning Commission, answers ZHM questions.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Thelma Fernandez, opponent, provides testimony.
- 📄 W. L. Saxton Cook Jr., opponent, provides testimony.
- 📄 Karla Llanos, Planning Commission, answers ZHM questions.
- 📄 Susan Finch, ZHM, calls Development Services/applicant rebuttal.
- 📄 Todd Pressman, applicant rep, provides rebuttal.

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📄 Juana Soto, applicant, provides rebuttal.

📄 Susan Finch, ZHM, closes RZ 22-0702.

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

D.1. RZ 22-0439

📄 Brian Grady, Development Services, calls RZ 22-0439.

📄 Jessica Icerman, applicant rep, provides testimony.

📄 David M. Smith, applicant rep, provides testimony

📄 Susan Finch, ZHM, questions to applicant rep.

📄 David M. Smith, applicant rep, answers ZHM questions.

📄 Israel Monsanto, Development Services, staff report.

📄 Susan Finch, ZHM, questions to Development Services.

📄 Israel Monsanto, Development Services, answers ZHM questions.

📄 Karla Llanos, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

📄 Jessica Icerman, applicant rep, provides rebuttal.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 Jessica Icerman, applicant rep, answers ZHM questions.

📄 Susan Finch, ZHM, closes RZ 22-0439.

D.2. RZ 22-0441

📄 Brian Grady, Development Services, calls RZ 22-0441.

📄 Susan Finch, ZHM, Oath.

📄 William Molloy, applicant rep, presents testimony.

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- 📄 Susan Finch, ZHM, questions to applicant rep
- 📄 William Molloy, applicant rep, answers ZHM questions and continues testimony.
- 📄 Todd Amaden, applicant rep, provides testimony.
- 📄 William Molloy, applicant rep, continues testimony
- 📄 Alex Azan, applicant rep, provides testimony.
- 📄 William Molloy, applicant rep, continues testimony.
- 📄 Michelle Heinrich, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Gerod Vernon, opponent, presents testimony.
- 📄 Susan Martin, opponent, presents testimony.
- 📄 Susan Finch, ZHM, calls Development Service/applicant rebuttal.
- 📄 William Malloy, applicant rep, provides rebuttal.
- 📄 Susan Finch, ZHM, closes RZ 22-0441.


D.3. MM 22-0452


- 📄 Brian Grady, Development Services, calls MM 22-0452.
- 📄 Kami Corbett, applicant rep, presents testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Kami Corbett, applicant rep, answers ZHM questions.
- 📄 Timothy Lampkin, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents/Development Services


MONDAY, MAY 16, 2022

 Susan Finch, ZHM, questions to Development Services.


 Timothy Lampkin, Development Services, answers ZHM questions.

 Kami Corbett, applicant rep, provides rebuttal.

 Dallas Evans, applicant rep, provides rebuttal.

 Susan Finch, ZHM, closes MM 22-0452.

ADJOURNMENT

 Susan Finch, ZHM, adjourns meeting.



**Hillsborough County
City-County
Planning Commission**

Application No. MM 22-0452
 Name: Brian Grady
 Entered at Public Hearing: 5/16/2022
 Exhibit # 1 Date: 5/16/2022

Unincorporated Hillsborough County Rezoning	
Hearing Date: May 16, 2022	Petition: MM 22-0452
Report Prepared: May 13, 2022	<i>West side of Palm River Road, south of Estuary Lakes Drive</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Regional Mixed Use-35 (35 du/ga; 2.00 FAR)
Service Area:	Urban
Community Plan:	Brandon
Requested Modification:	Modification to PD 02-0139 to develop (Option1) 379,000 sq ft of retail and/or Research corporate Park and hotel uses (Option 2) to develop 305 multi-family residential units and 15,000 sq ft of CN uses
Parcel Size (Approx.):	8.7 ± acres (378,972 square feet)
Street Functional Classification:	Estuary Lakes Drive – Local Palm River Road – Local
Locational Criteria:	Not Applicable
Evacuation Zone:	The subject property is located within Evacuation Zone D



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 813 – 272 – 5940
 601 E Kennedy Blvd
 18th floor
 Tampa, FL, 33602

Context

- The site is currently vacant and consists of a total of 8.7 ± acres and is part of a larger approved Planned Development (PD 02-0139) and is located on the west side of Palm River Road on the southside of Estuary Lakes Drive. The subject property is located within the Urban Service Area (USA). It falls within the limits of the Brandon Community Plan.
- The property's Future Land Use designation is Regional Mixed Use-35 (RMU-35). Typical uses in the RMU-35 Future Land Use category include residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects.
- The RMU-35 Future Land Use category is the predominate category of the overall area. Other Future Land Use categories in the immediate area are Urban Mixed Use-20 (UMU-20) located west of Falkenburg Road, north of State Road 60, and south of Causeway Boulevard.
- The overall area contains a mix of uses. Surrounding zoning districts include various Planned Developments (PDs) approved for both residential and commercial development to the north, east and south. To the west is Brandon Town Center Mall.
- The applicant is requesting a Major Modification with two options. (Option1): 379,000 sq ft of retail and/or Research Corporate Park and hotel uses (Option 2) to develop 305 multi-family residential units and 15,000 sq ft of CN uses.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

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

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that

will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

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

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

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

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

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

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

INTERSTATE 74 CORRIDOR DEVELOPMENT

Objective 34: Plan categories for the Interstate 75 corridor shall permit urban level intensities that will encourage mixed use patterns of development.

Policy 34.1: Allow for developments at urban level intensities commensurate with the designated land use categories, but which do not endanger the viability and/or aesthetic characteristics of conservation and preservation areas, as defined.

Livable Communities Element: Brandon Community Plan

5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

- a. **Urban Center** -- This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.

Staff Analysis of Goals, Objectives, and Policies:

The applicant is proposing a modification to PD 02-0139 to develop the remaining 8.7 acres of vacant land. The applicant is choosing to retain the current existing entitlements as Option 1, which currently allows for 389,000 sq ft of retail and/or Research Corporate Park uses and 90 hotel rooms. As per the current conditions, the non-residential square footage is allowed to be converted to additional hotel rooms and vice versa, at a conversion rate of 190 square feet to one hotel room. Option 2: is to develop 305 multi-family residential units and 15, 000 sq ft of Commercial Neighborhood uses. On the 8.7-acre site the maximum intensity that can be considered is 757,944 square feet (8.7 X 43,560 X 2.0FAR). The proposed square footage is well below the maximum that can be considered for the site and is therefore consistent with the intensity expected in the RMU-35 Future Land Use category.

The overall area contains a mix of uses. There are mainly commercial uses along Interstate-75 and multi-family residential and commercial along Estuary Lake Drive. The proposed modification would complement the surrounding land uses and is therefore consistent with Objective 16, Policy 16.1, Policy 16.2 and 16.3 of the Future Land Use Element (FLUE) of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*. The proposed modification is also consistent with Objective 34 of the FLUE, which calls for urban level intensity and mixed-use developments along the Interstate-75 Corridor.

The intent of the Regional Mixed Use-35 Future Land Use category is to form a regional activity center which incorporates internal road systems, building clustering and mixing of uses, as well as be surrounded by other urban level plan categories and be located at high level transit lines. The modification request is consistent with the RMU-35 future land use category.

The site is within the limits of the Brandon Community Plan, specifically within the Urban Center district, which envisions this area as being developed with the most intense land uses and intended for regional shopping areas. The requested major modification supports the vision of the Brandon Community Plan.

Overall, the proposed rezoning would allow for a development that is consistent with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and that is compatible with the existing and planned development pattern found within the surrounding area.

Recommendation

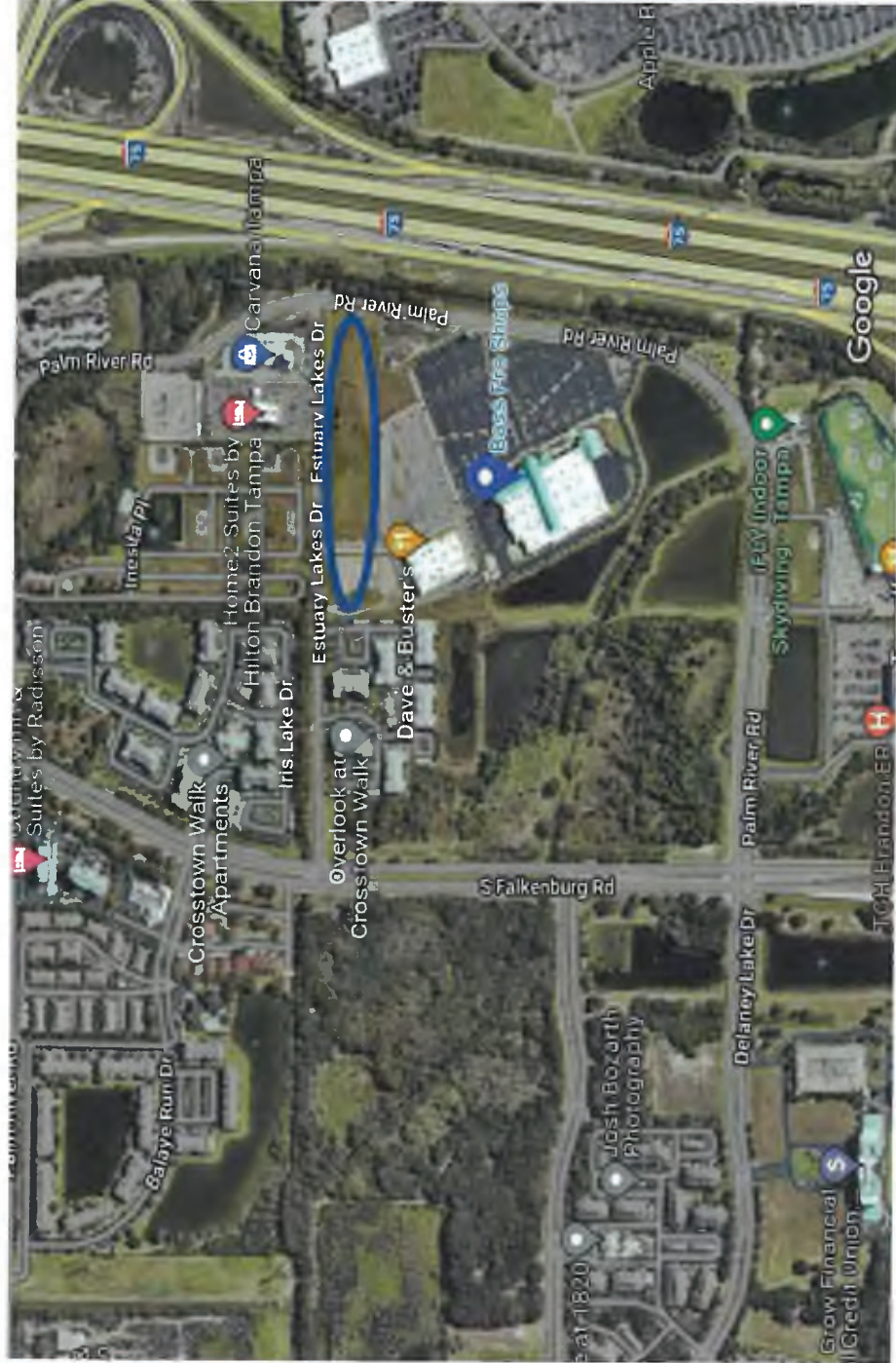
Based upon the above considerations, Planning Commission staff finds the proposed modification **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the conditions proposed by the Development Services Department.

Application No. MM 22-0452
Name: Kami Corbett
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 5/16/2022

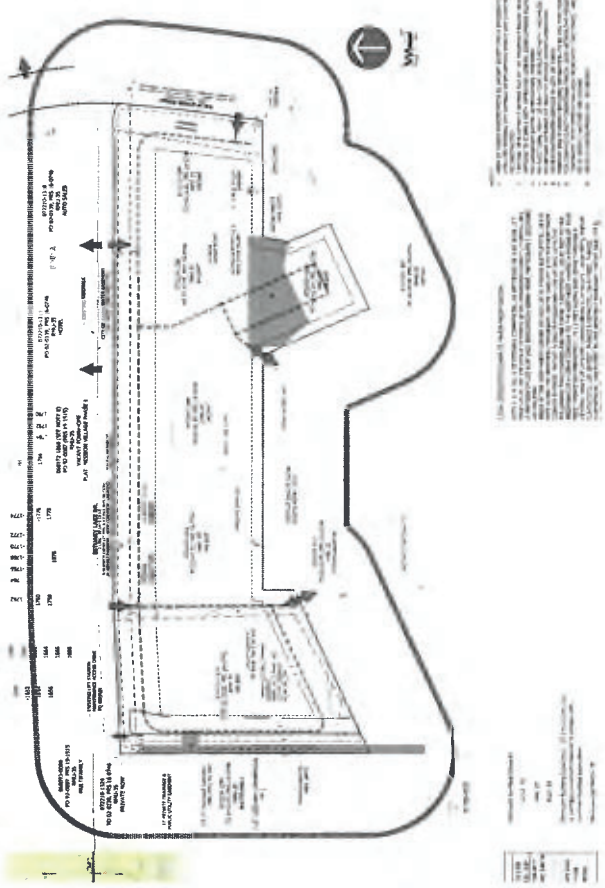
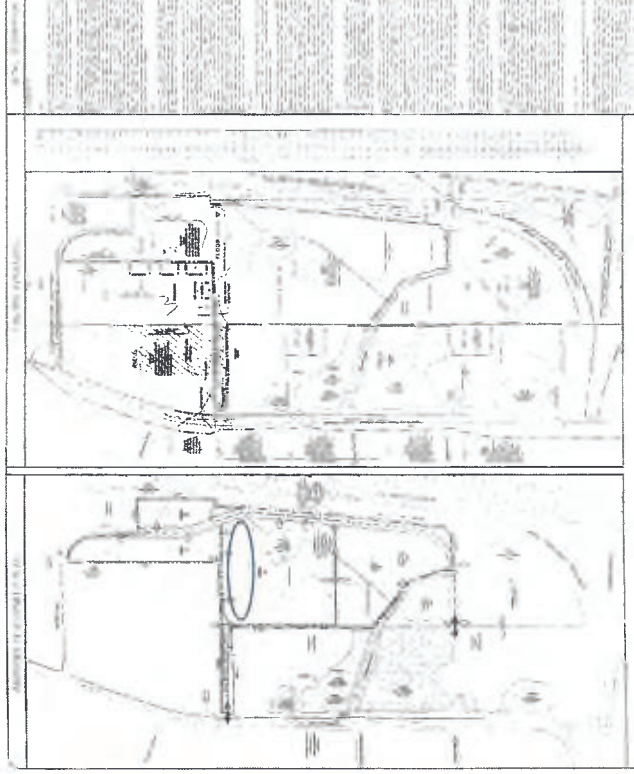
MM 22-0452

Applicant: Woodfield Acquisitions LLC
Representative: Kami Corbett, Esq.

Surrounding Area



Rezoning Request



Option 1 – Retain Existing Entitlements

Option 2 – Add Multi-family Use & Retail Uses to POD C

- 305 Multi-family Units
- 15,000 sf of retail

Key Staff Findings

- Planning Commission finds proposal **COMPATIBLE AND CONSISTENT** with Future of Hillsborough Comprehensive Plan
 - Consistent with intent of RMU-35 category – Mix of Urban Uses
 - Consistent with Object 34 – Urban Level Intensity
 - Consistent the Brandon Community Plan – Urban Center District
 - PD proposed square footage well below maximums
- DSD Staff recommends **APPROVAL**, with conditions
 - Option 2 – Results in Reduction of 1,580 daily trips (-93 AM/-119 PM)
 - Consistent with Goals, Objectives and Policies of the Comprehensive Plan
 - Subject to Conditions – Compatible with the Nearby Development Patterns

THANK YOU.

Questions?







**PARTY OF
RECORD**

NONE