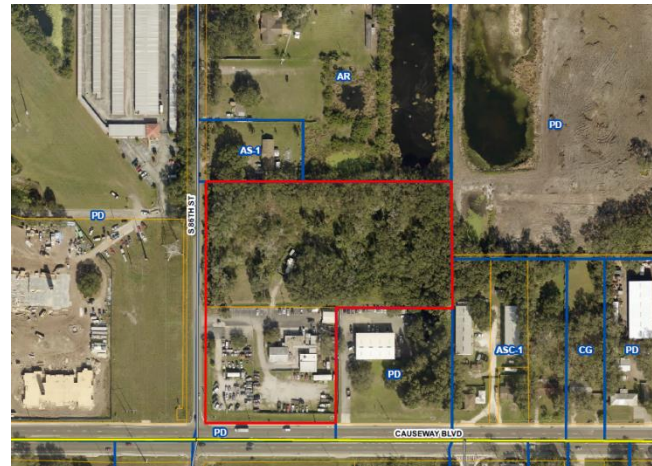


**PD Modification Application: MM 23-0883**  
**Zoning Hearing Master Date: December 18, 2023**  
**BOCC Land Use Meeting Date: February 13, 2024**

**1.0 APPLICATION SUMMARY**

**Applicant:** 86<sup>th</sup> ST Holdings LLC  
**FLU Category:** Residential-9 (RES-9)  
**Service Area:** Urban  
**Site Acreage:** 7.22 MOL  
**Community Plan Area:** Greater Palm River  
**Overlay:** None



**Introduction Summary:**

PD 22-0562 was approved in 2022 with two development options: Option 1: 5,000 sf of commercial entitlements with restrictions and 52 townhomes. Option 2: 60 townhome units. The applicant requests a modification to add a third option utilizing a flex of the RES-20 FLU category to develop the site with up to 64 townhomes and a 12,000-sf daycare with up to 200 students max. For Option 3’s residential portion, the RES-20 flex covers 2.2 acres (44 units) and the remaining acreage of 2.26 permits 9 units per acre(20 units).

Existing Approval(s):	Proposed Modification(s):
Two Development Options: Option 1: 5,000 sf of commercial entitlements with restrictions and 52 townhomes. Option 2: 60 townhome units.	Add a third option to develop the site with up to 64 townhomes and a 12,000-sf daycare with up to 200 students max.

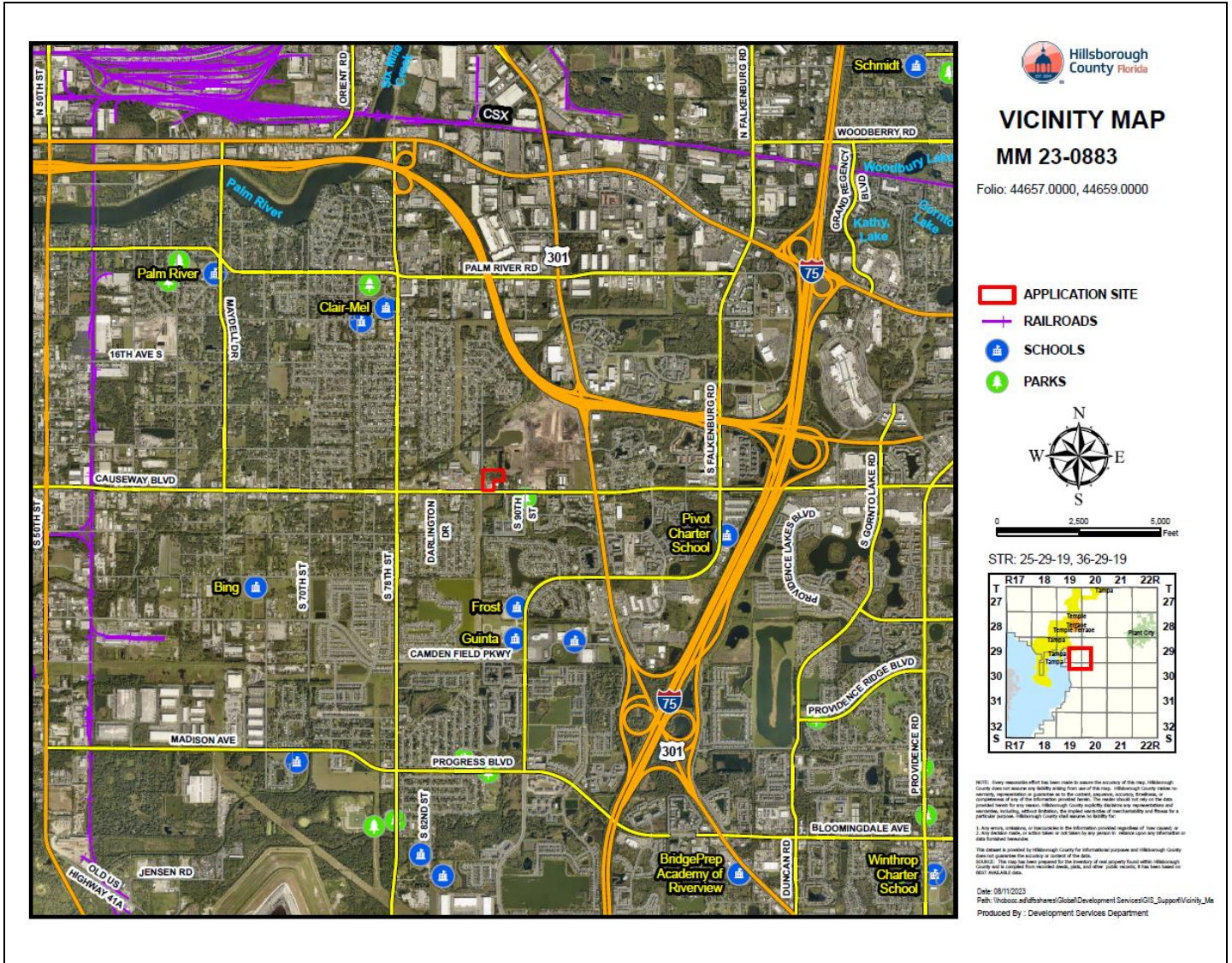
**Additional Information:**

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested as part of this application

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



### Context of Surrounding Area:

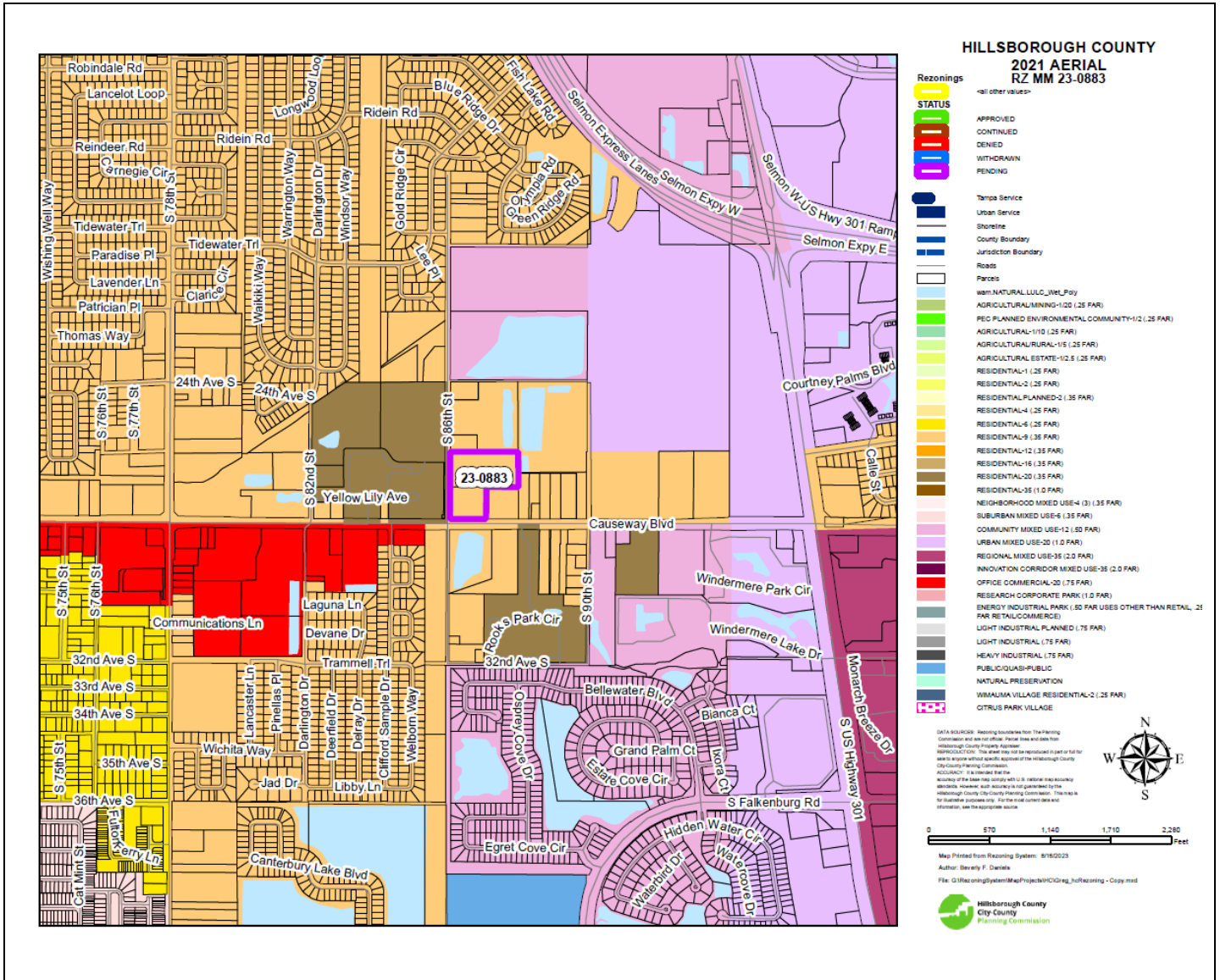
The site is located North of Causeway Boulevard and is located in the Urban Service Area within the limits of the Greater Palm River Community Plan. The surrounding area is predominantly a mixture of residential and commercial uses. Surrounding uses along Causeway Boulevard include commercial, single-family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

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



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-9 (RES-9)
Maximum Density/F.A.R.:	9.0 dwelling units/0.50 F.A.R.
Typical Uses:	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



**Hillsborough County Florida**

**ZONING MAP**  
**MM 23-0883**  
 Folio: 44657.0000, 44659.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

0 160 320 Feet

STR: 25-29-19, 36-29-19

NOTICE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant any liability, responsibility or guarantee as to the content, accuracy, timeliness, or completeness of any of the information provided herein. The information is for informational purposes only and does not constitute any offer, recommendation, or solicitation of any kind. The information is provided for informational purposes only and does not constitute any offer, recommendation, or solicitation of any kind. The information is provided for informational purposes only and does not constitute any offer, recommendation, or solicitation of any kind. The information is provided for informational purposes only and does not constitute any offer, recommendation, or solicitation of any kind.

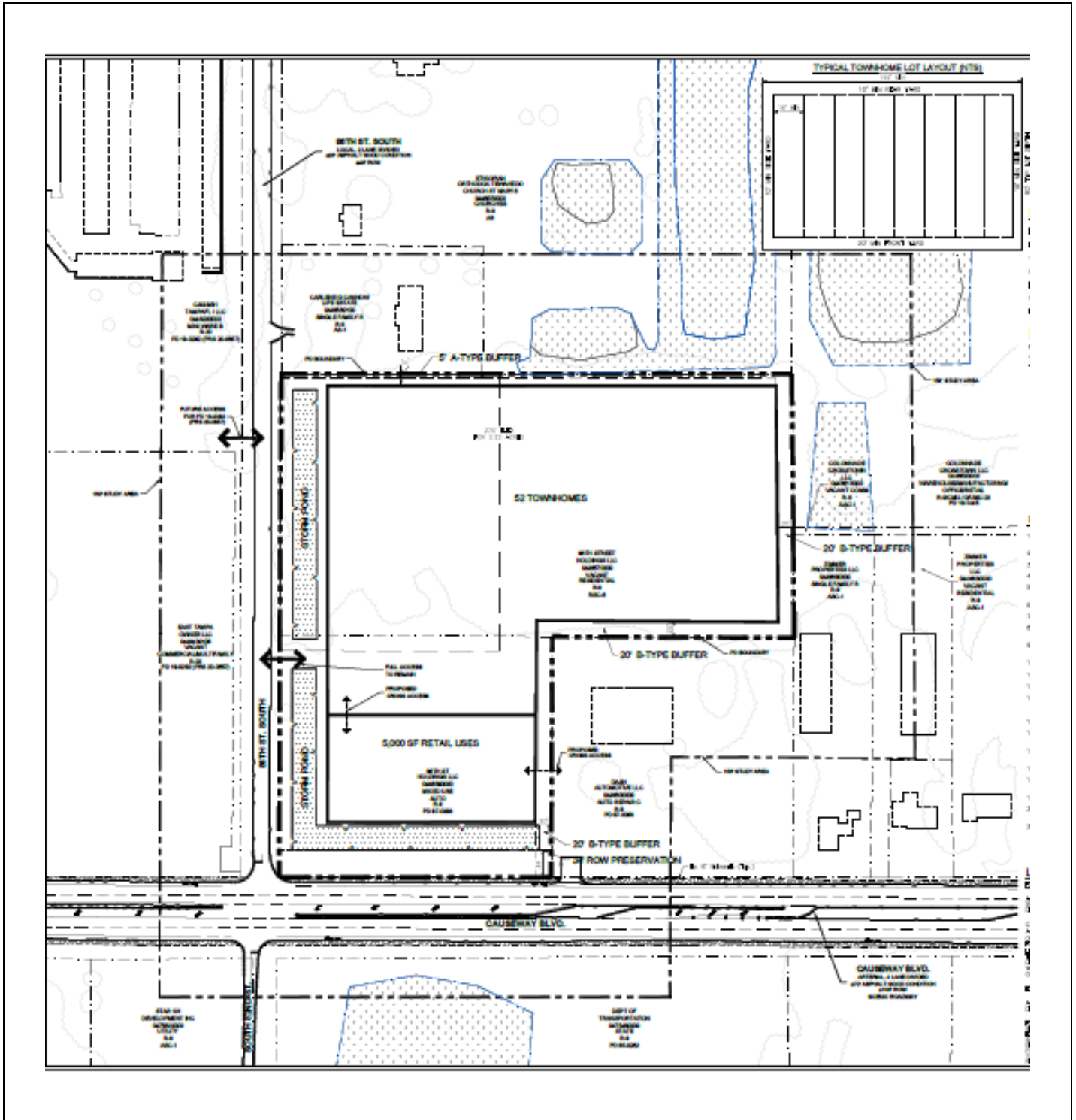
Date: 08/11/2023 Path: G:\ZONING\GISData\Zoning\_Map.aprx  
 Produced By : Development Services Department

Adjacent Zonings and Uses

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

## 2.0 LAND USE MAP SET AND SUMMARY DATA

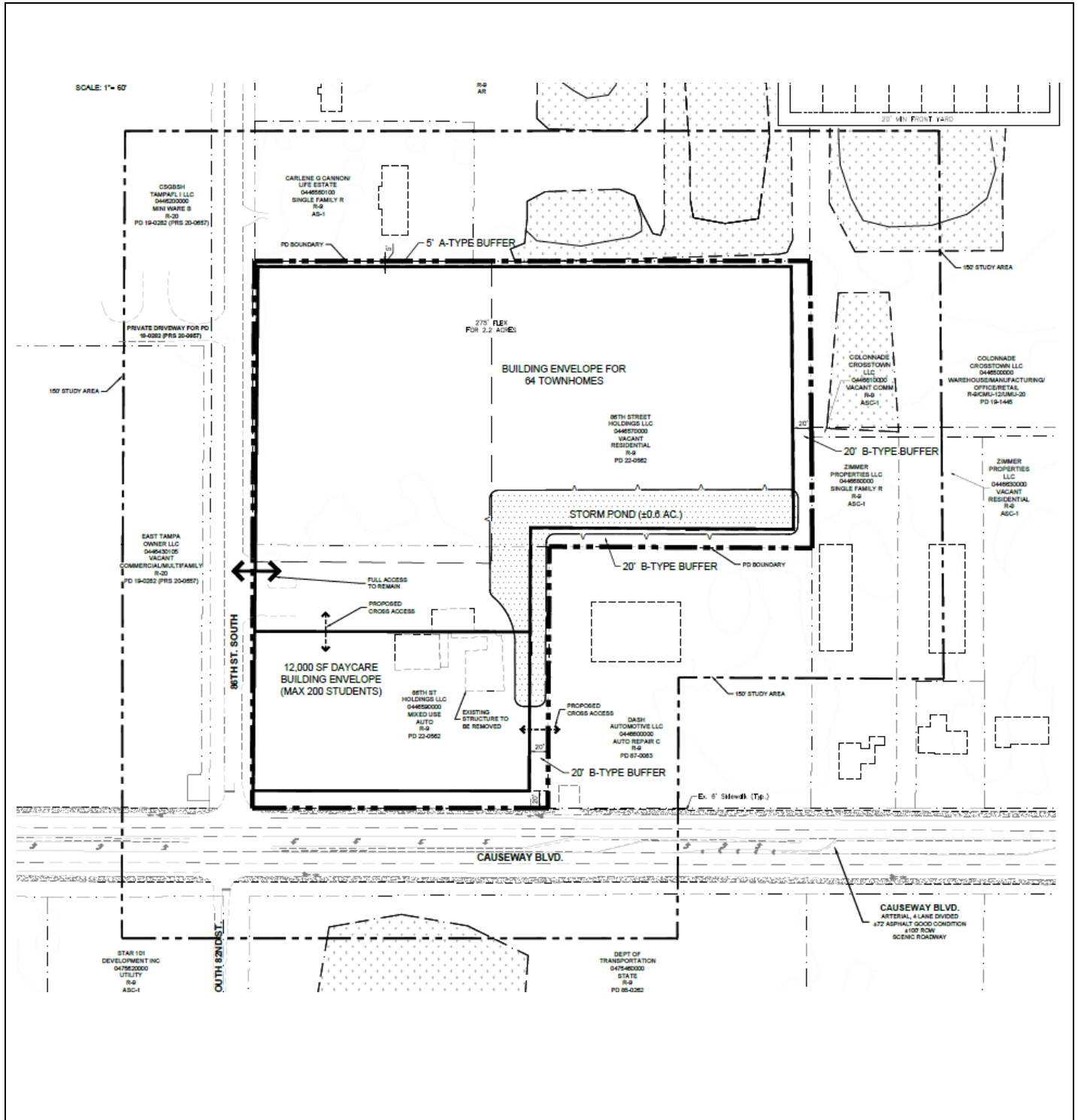
### 2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)





### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



**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
86 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,861	163	132
Proposed	1,198	168	168
Difference (+/-)	(-)663	(-)5	(-)36

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
86 <sup>th</sup> St. Substandard Roadway	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes: Recent improvements to 86 <sup>th</sup> St. did not bring the roadway to the full local roadway typical standard.		

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands present
Environmental Services	<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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <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 report.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> 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	
<b>Impact/Mobility Fees</b> Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)    Daycare (Per unit)    (Per 1,000 s.f.) Mobility: \$6,661*64 = \$426,304    Mobility: \$13,156*12 = \$157,872 Parks: \$1,957*64 = \$125,248    Fire: \$95*12 = \$1,140 School: \$7,027*64 = \$449,728 Fire: \$249*64 = \$15,936 Total per Townhouse: \$15,894    Total (x64 units) = \$1,017,216 Retail - Shopping Center (Per 1,000 s.f.)    Daycare (Per 1,000 s.f.) Mobility: \$13,562*5 = \$67,810    Mobility: \$13,156*5 = \$65,780 Fire: \$313*5 = \$1,565    Fire: \$95*5 = \$475				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input 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 Planning Commission Report



## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The approximate 7.22-acre property is zoned PD 22-0562 (Planned Development). PD 22-0562 was approved in 2022 with two development options: Option 1: 5,000 sf of commercial entitlements with restrictions and 52 townhomes. Option 2: 60 townhome units. The applicant requests a modification to add a third option to develop the site with up to 64 townhomes and a 12,000-sf daycare with up to 200 students max. The property contains two parcels and is generally located at the northeast corner of Causeway Boulevard and South 86<sup>th</sup> Street. The parcel to the north with folio# 44657.0000 is vacant. The parcel to the south with folio# 44659.0000 is currently developed with a church, car dealer and tow truck lot.

The site is located North of Causeway Boulevard and is located in the Urban Service Area within the limits of the Greater Palm River Community Plan. The surrounding area is predominantly a mixture of residential and commercial uses. Surrounding uses along Causeway Boulevard include commercial, single-family residential, and multifamily residential. There is a church immediately north of the site, and a mini warehouse to the northwest across South 86th Street. In the general proximity of the subject site is PD zoning to east, south and west, and Agricultural Single-Family (AS-1) and Agricultural Rural (AR) zoning to the north. The PD to the west is approved for multi-family and commercial. To the east and southwest are parcels with Agricultural Single-Family Conventional (ASC-1).

The buffering and screening to the north was previously approved in PD 22-0562 for a 5-foot buffer and Type A screening. The applicant will revise the site plan prior to certification to meet the 10-foot buffer and Type A screening requirements for the area between the daycare and residential.

The subject property is designated Residential-9 (RES-9) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The current PD 22-0562 is already approved for residential townhomes and commercial general uses. The addition of a third option which includes 64 townhomes and a 12,000-sf daycare (which provides residential support uses) would be consistent with the currently approved PD. Also, the PD to the west is approved for multi-family and commercial. Therefore, the modification of PD 22-0562 to allow for a third option to develop the site with up to 64 townhomes and a 12,000-sf daycare with up to 200 students would be consistent with the existing zoning pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

### 5.2 Recommendation

Approvable, subject to proposed conditions.

**6.0 PROPOSED CONDITIONS**

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:

1. Remove the right of way (ROW) preservation from all plan sheets.
2. Revise the buffering and screening between the daycare and multi-family to 10’/A (excluding cross access point).


Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~September 13, 2022~~ December 5, 2023.

1. The project shall be limited to the following Development Options:
  - a. Option 1: Shall be limited to residential development not exceeding 52 townhomes, and a maximum of 5,000-square-feet of Commercial General uses. The following uses shall be excluded: (1) gas stations, (2) convenience stores, (3) restaurant with drive-thru facilities. Restaurants shall be limited to a maximum of 3,180 square feet.
  - b. Option 2: 60 townhomes.
  - c. Option 3: 64 townhomes and a 12,000 square foot daycare with a maximum of 200 students. Childcare will comply with LDC Section 6.11.24.
2. The options shall comply with the following development standards:
  - a. Commercial Uses:
    - Minimum Front Yard Setback: 30 feet
    - Minimum Side Yard Setback: 20 feet
    - Minimum Rear Yard Setback: 20 feet
    - Maximum Height: 35 feet
3. Residential (Townhome) Development:
  - Minimum Front Yard Setback: 20 feet
  - Minimum Side Yard Setback: 10 feet
  - Minimum Rear Yard Setback: 10 feet
  - Maximum Height: 35 feet
  - The residential development is not subject to the 2 to 1 additional setback requirement in Section 6.01.01 of the Land Development Code except adjacent to folio 44656.0100, where it shall be required.
4. Buffer and screening shall be in accordance with the LDC, Part 6.06.00, unless otherwise specified herein.

5. Parking shall be in compliance with Section 6.05.00 of the Land Development Code.
6. Screening of trash and recycling receptacles, loading docks, service areas, and other similar areas shall be in accordance with Section 3.13.03 of the LDC.
7. The project shall have one full access connection on S. 86th Street.
8. ~~As Causeway Blvd. is identified on the Hillsborough County Corridor Preservation Plan as a future 6-lane improvement, the developer shall designate 34 feet of right of way preservation along the project frontage on Causeway Blvd. as shown on the PD site plan. Building setbacks shall be calculated from the future right of way line.~~
9. ~~If PD 22-0562 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on S. 86th St. The developer shall construct improvements to S. 86th St. consistent with the Design Exception (dated June 21, 2022) and found approvable by the County Engineer (July 15, 2022). Specifically, the developer shall:~~
  - a. ~~Construct two 10 foot wide travel lanes and one 10 foot left turn lane for a three lane section.~~
  - b. ~~Provide an urban F curb and gutter section.~~
  - c. ~~Construct a 5 foot sidewalk on the east side of the 86th St. project frontage.~~
  - d. ~~Provide a 3 foot shoulder on the east side of 86th St.~~
8. If MM 23-0883 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 16, 2023) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on December 6, 2023. Approval of this Administrative Variance will waive the substandard roadway improvements to 86th Street in association with the proposed development.
10. Vehicular and pedestrian cross access is required to folio# 44660.0000 for Options 1.
11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
12. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
13. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
14. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.



- 15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 16. 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. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

<b>Zoning Administrator Sign Off:</b>	 <p>J. Brian Grady Mon Dec 11 2023 15:13:43</p>
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**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

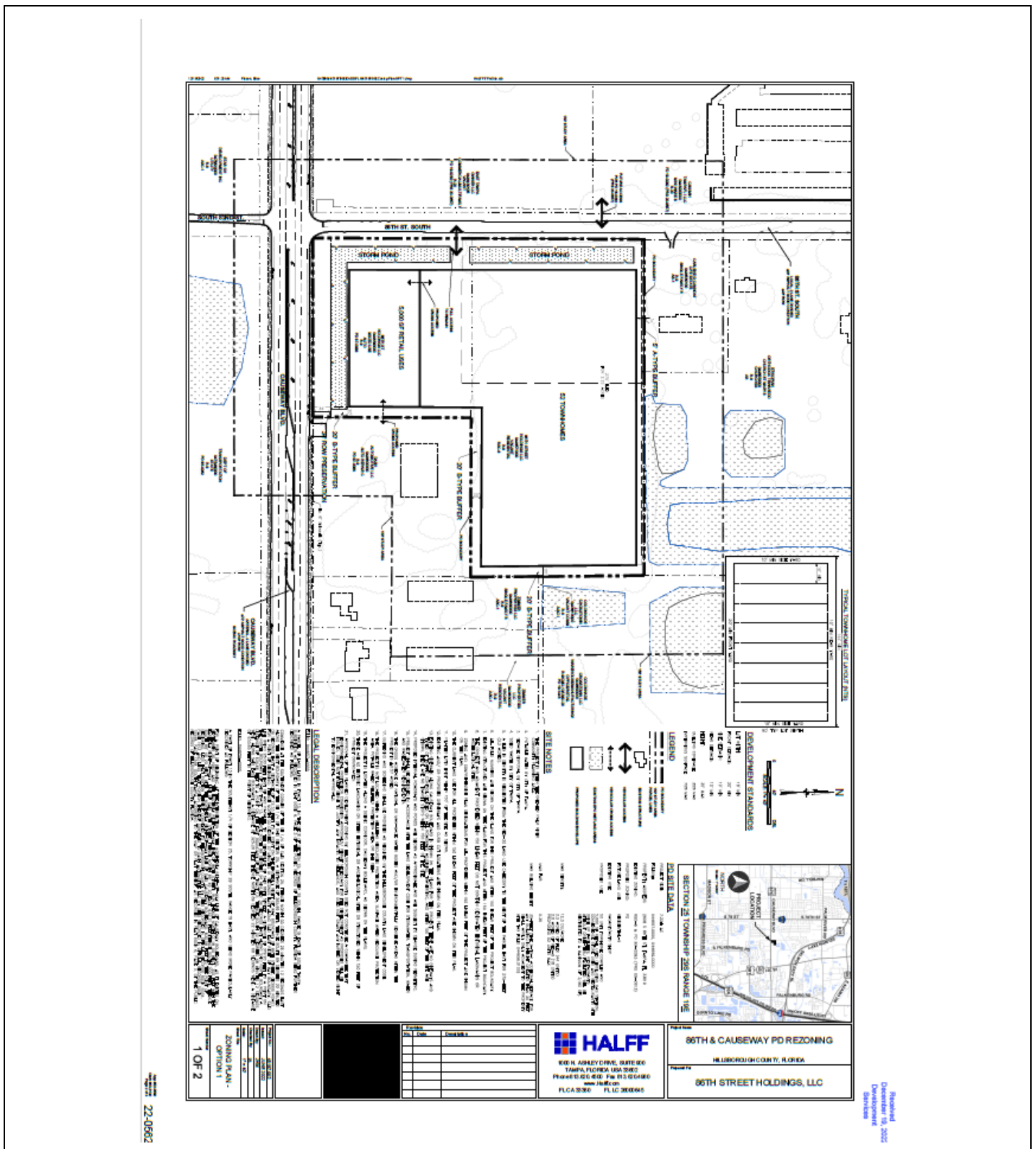
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

None.

### 8.0 SITE PLANS (FULL)

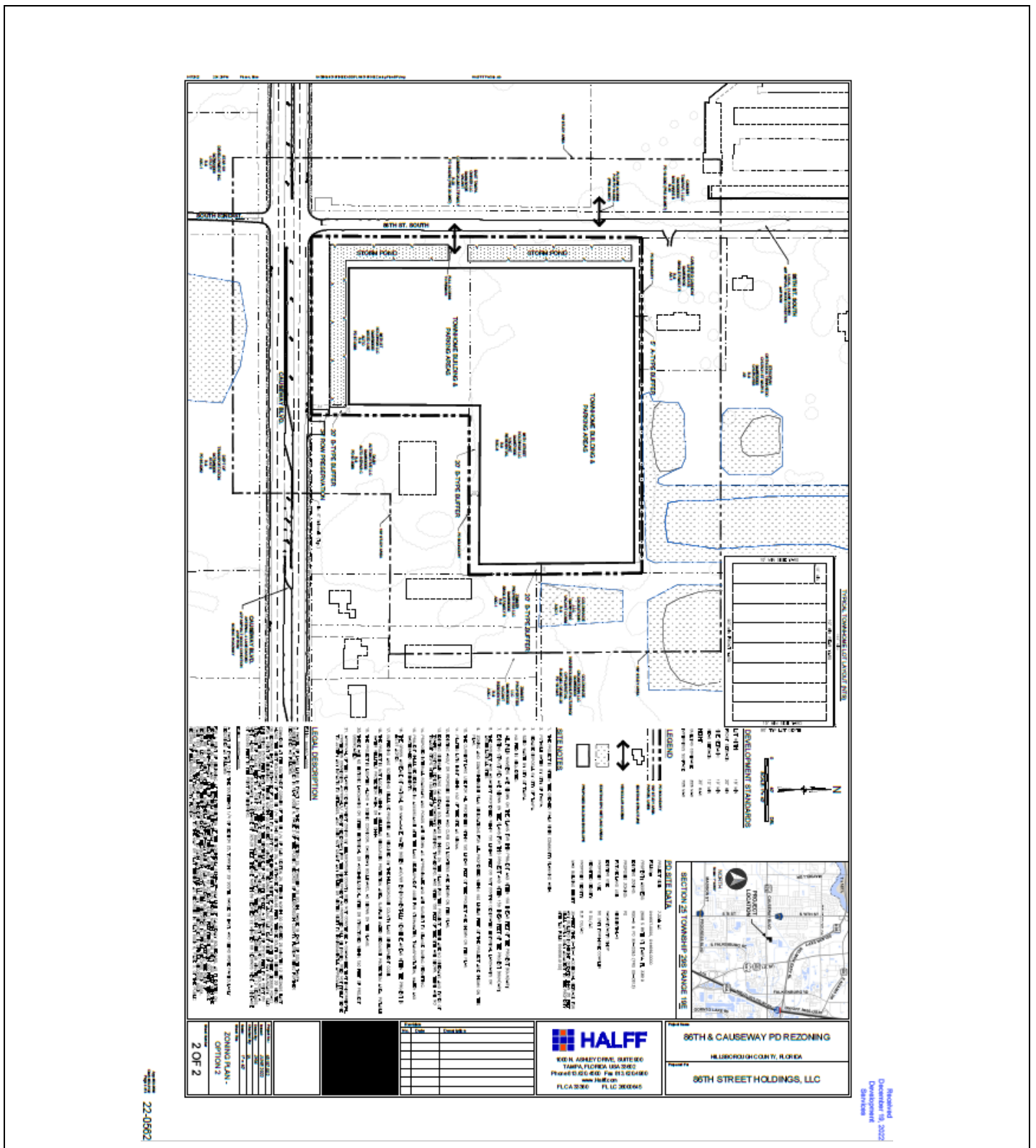
#### 8.1.1 Approved Site Plans (Full)





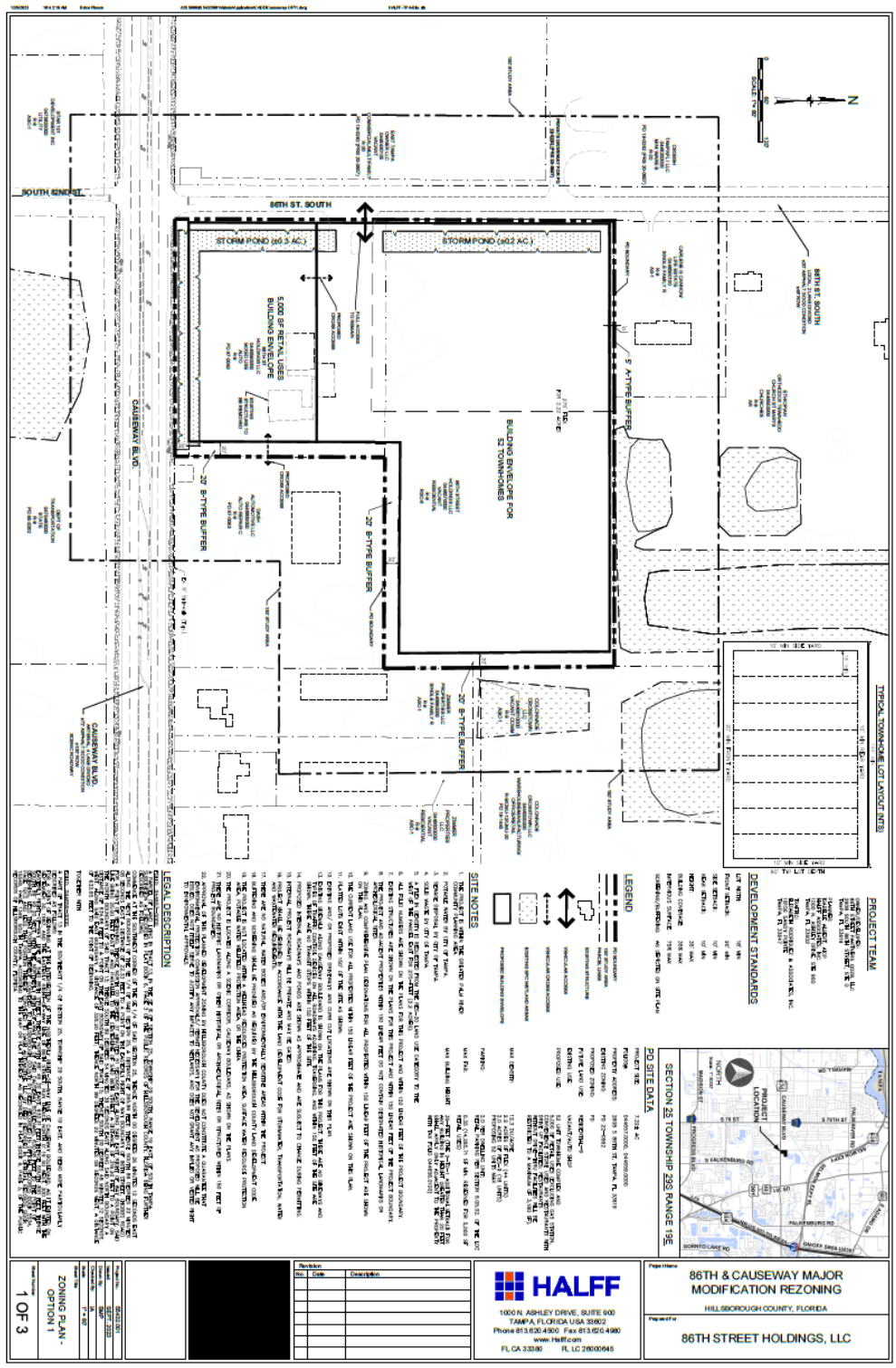
## 8.0 SITE PLANS (FULL)

### 8.1.2 Approved Site Plans (Full)



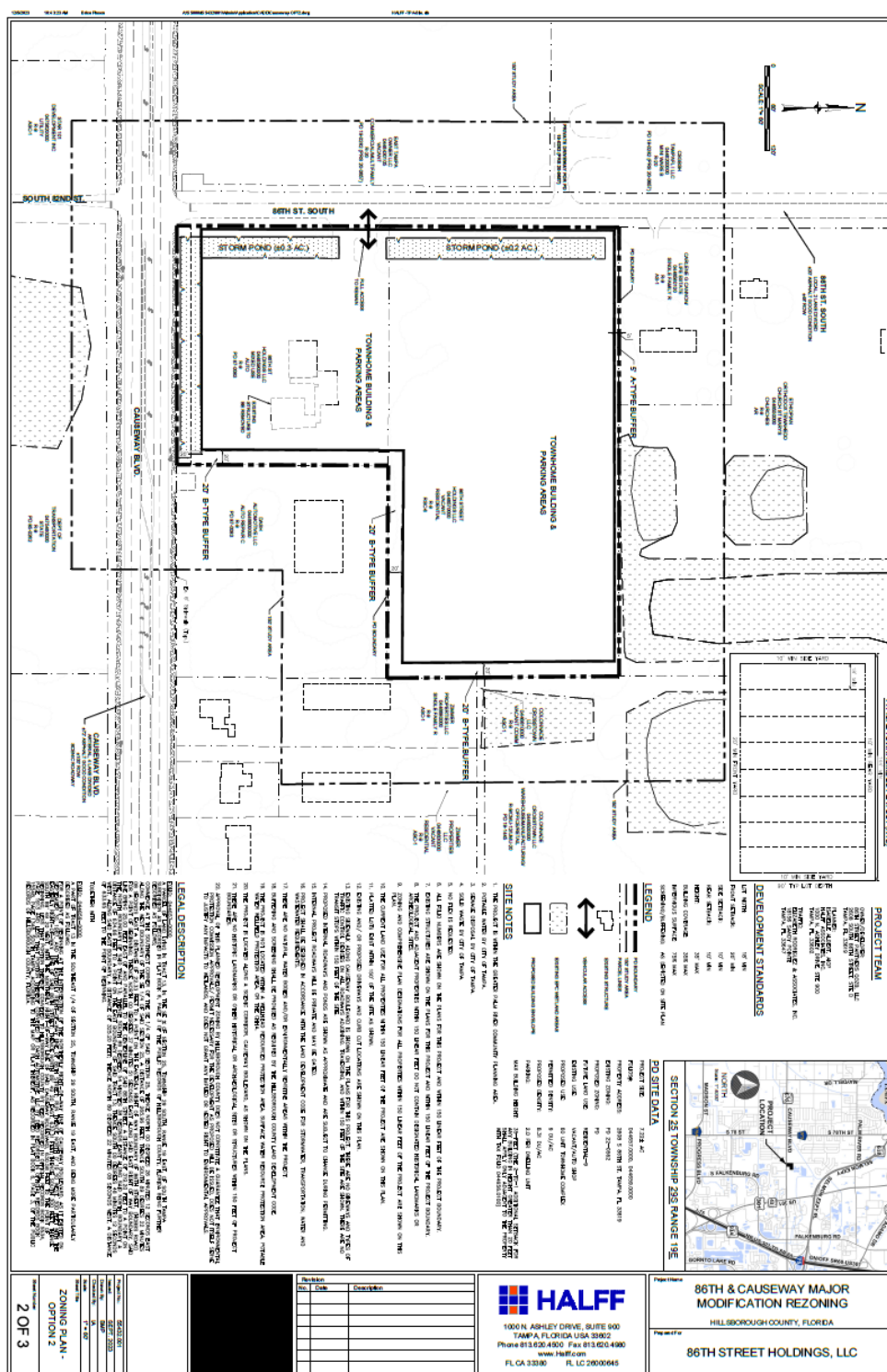
8.0 SITE PLANS (FULL)

8.2.1 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

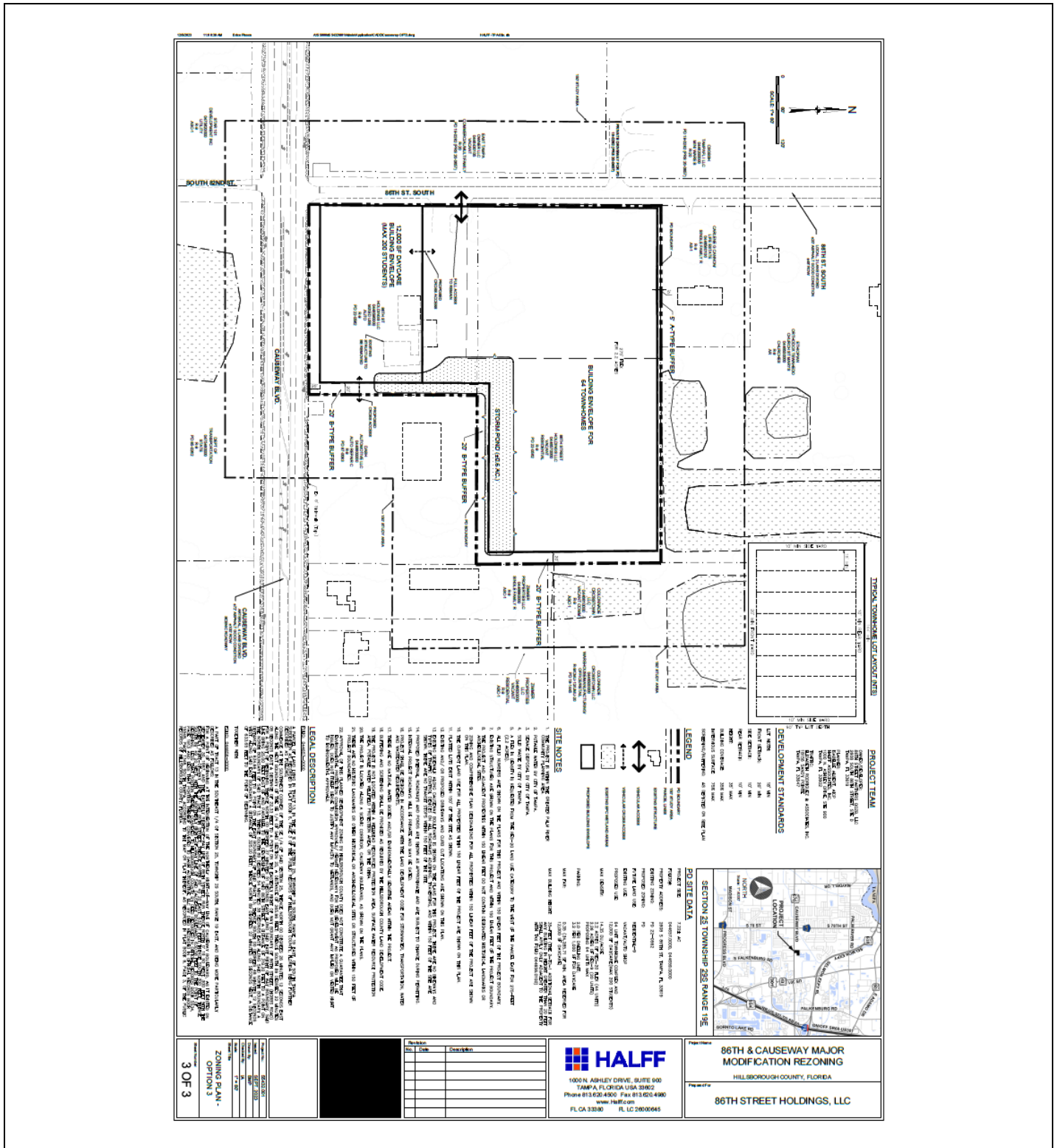
8.2.2 Proposed Site Plan (Full)





### 8.0 SITE PLANS (FULL)

#### 8.2.3 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/07/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA: GPR/Central

PETITION NO: MM 23-0883

- 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

New Conditions:

- Development Option 3 daycare use shall be limited to a maximum of 200 children.

Revise Conditions:

- ~~8. As Causeway Blvd. is identified on the Hillsborough County Corridor Preservation Plan as a future 6-lane improvement, the developer shall designate 34 feet of right of way preservation along the project frontage on Causeway Blvd. as shown on the PD site plan. Building setbacks shall be calculated from the future right of way line.~~
- ~~9. If PD 22-0562 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on S. 86th St. The developer shall construct improvements to S. 86th St. consistent with the Design Exception (dated June 21, 2022) and found approvable by the County Engineer (July 15, 2022). Specifically, the developer shall:
 
  - ~~a. Construct two 10-foot wide travel lanes and one 10-foot left turn lane for a three-lane section.~~
  - ~~b. Provide an urban F curb and gutter section.~~
  - ~~c. Construct a 5-foot sidewalk on the east side of the 86th St. project frontage.~~
  - ~~d. Provide a 3-foot shoulder on the east side of 86<sup>th</sup> St.~~~~
- 9. If MM 23-0883 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 16, 2023) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on December 6, 2023. Approval of this Administrative Variance will waive the substandard roadway improvements to 86<sup>th</sup> Street in association with the proposed development.

Other Conditions:

Transportation Review Comments

- Prior to certification, applicant shall revise the PD site plan to remove the right of way (ROW) preservation from all plan sheets.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to PD 22-0562 to allow a third development option to construct 64 townhomes and a 12,000 sf daycare with a capacity up to 200 children on +/-7.22 acres. The approved PD 22-0562 allows for the following two development options:

#### Development Options:

- Option 1 – 52 Townhome units and 5,000 sf of Commercial General uses, excluding drive-thru facilities, except for drive-thru banks, and limiting restaurants to 3,180 sf.
- Option 2 – 60 Townhome units

The subject site future land use designation is Residential 9 (R-9).

#### *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 trip generation analysis of the proposed new third development option (Option 3) in comparison with potential trips generated by approved development option 1 (Option 1), as it is the most intense development scenario of the two approved options, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario for informational purposes.

Staff notes that while the applicant analyzed ITE Land Use Code (LUC) 220 Multi-Family for the proposed townhomes, staff utilized ITE LUC 215 Single Family Attached as it is generally more reflective of the worst-case scenario trip generation.

#### Approved Uses (Option 1):

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 52 Units – Townhomes/Single Family Attached (215)	374	21	27
PD: 3,180 sf – Restaurant w/o Drive Thru (934)	1,487	142	105
Total	1,861	163	132

#### Proposed Uses (Option 3):

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 64 Units – Townhomes/Single Family Attached (215)	438	28	34
PD: 200 Children - Daycare (565)	760	140	134
Total	1,198	168	168

Transportation Review Comments

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	(-663)	(-5)	(-36)

The proposed third development option is anticipated to have a decreased maximum trip generation potential of -663 daily trips, -5 am peak hour trips, and -36 pm peak hours trips compared to existing option 1.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

86<sup>th</sup> St. S is a substandard, 2-lane, local road, characterized by 10-foot travel lanes, curb and gutter, and 5-foot sidewalks on both sides within +/-50 feet of right-of-way. The roadway was recently improved consistent with an approved design exception associated with PD 19-0282 on the westside of the roadway.

According to the Hillsborough County Transportation Technical Manual a TS-3 urban local roadway typical section requires 54 feet of right of way with 12-foot travel lanes, Miami curb, 5-foot sidewalks and 8-foot shoulders. The developer is requesting an administrative variance to waive any further improvements discussed in detail under the section of this report titled *Requested Administrative Variance*.

Causeway Blvd. is a FDOT maintained, 4-lane, divided, arterial roadway, characterized by +/-12-foot lanes and +/-72 feet of pavement within +/-118 feet of right-of-way. There are sidewalks on both sides and 4-foot bikelanes.

Per the adopted Hillsborough County Comprehensive Plan Corridor Preservation Plan (MAP 1), no right of way preservation is required along the segment of Causeway Blvd fronting the subject property. As such staff recommends deleting Condition of Approval #8 and removing all references to ROW Preservation from the PD site plan sheets.

**SITE ACCESS**

The project is approved for one full access connection on 86<sup>th</sup> St. South. There are no proposed changes to the project access.

Consistent with Sec. 6.04.03. Q. vehicular and pedestrian cross access is required for development Options 1 and 3 to the existing commercial property to east (folio# 44660.0000) as shown on the respective PD site plans.

**REQUESTED ADMINISTRATIVE VARIANCE – S. 86<sup>TH</sup> ST SUBSTANDARD ROADWAY**

The applicant's EOR submitted (on November 27, 2023) a Section 6.04.02.B. Administrative Variance request (dated November 16, 2023) for 86<sup>th</sup> Street requesting relief from the Section 6.04.03.L requirement to improve the roadway between Causeway Blvd and the project access, to current County standards for a Type TS-3, Non-Residential Subtype Typical Section as found within the Hillsborough County Transportation Technical Manual (TIM). On December 6, 2023 the County Engineer found the variance approvable. As such, no improvements to that portion of 86<sup>th</sup> St. would be required.

Transportation Review Comments



**ROADWAY LEVEL OF SERVICE**

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

86<sup>th</sup> St. South is not a regulated roadway.

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

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

Transportation Review Comments

**From:** Williams, Michael [WilliamsM@HillsboroughCounty.ORG]  
**Sent:** Wednesday, December 6, 2023 5:15 PM  
**To:** Alxazan@gmail.com  
**CC:** Elizabeth Rodriguez [libbytraffic@yahoo.com]; Albert, Isabelle [ialbert@Halff.com]; Pinson, Brice [bpinson@halff.com]; Lampkin, Timothy [LampkinT@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Tirado, Sheida [TiradoS@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]  
**Subject:** FW: MM 23-0883 - Administrative Variance Review  
**Attachments:** 23-0883 AVReq 11-27-23.pdf

**Importance:** High

Mr. Azan,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0883 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hillsboroughcounty.org](mailto:DeLeonE@hillsboroughcounty.org) or 813-307-1707) 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](mailto: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](mailto:Williamsm@HillsboroughCounty.org)  
W: HCFLGov.net

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**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.

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**From:** Tirado, Sheida <TiradoS@hillsboroughcounty.org>  
**Sent:** Wednesday, December 6, 2023 1:59 PM  
**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>  
**Cc:** Perez, Richard <PerezRL@hillsboroughcounty.org>  
**Subject:** MM 23-0883 - Administrative Variance Review  
**Importance:** High

Hello Mike,

The attached Administrative Variance is Approvable to me, please copy the following people in your response:

- [Alxazan@gmail.com](mailto:Alxazan@gmail.com)
- [libbytraffic@yahoo.com](mailto:libbytraffic@yahoo.com)
- [ialbert@halff.com](mailto:ialbert@halff.com)
- [bpinson@halff.com](mailto:bpinson@halff.com)
- [lampkint@hillsboroughcounty.org](mailto:lampkint@hillsboroughcounty.org)
- [perezrl@hillsboroughcounty.org](mailto:perezrl@hillsboroughcounty.org)

Best Regards,

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

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**P:** (813) 276-8364  
**E:** [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
**W:** [HCFLGov.net](http://HCFLGov.net)

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 Development Services



## Supplemental Information for Transportation Related Administrative Reviews

**Instructions:**

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpaf.fl.gov](mailto:padroni@hcpaf.fl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type (check one)</b>	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type (check one)</b>	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History (check one and complete text box using instructions provided below)</b>	<input checked="" type="checkbox"/> 1. 86th St substandard <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p><b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
<b>Project Name/ Phase</b>	86th Causeway
<p><b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
<b>Folio Number(s)</b>	044657-0000
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p><b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".</p>	
<b>Name of Person Submitting Request</b>	Elizabeth Rodriguez
<p><b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
<b>Current Property Zoning Designation</b>	PD
<p><b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a>. For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.</p>	
<b>Pending Zoning Application Number</b>	23-0883
<p><b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	
<p><b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



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*Elizabeth Rodriguez & Associates, Inc.  
18156 Sandy Pointe Drive  
Tampa, Florida 33647*

November 16, 2023

Mr. Michael J. Williams, P.E.  
Development Review Director, County Engineer  
Hillsborough County  
601 East Kennedy Blvd., 20<sup>th</sup> Floor  
Tampa, FL 33602

Dear Mr. Williams:

**RE: Administrative Variance for Substandard Roadway (86<sup>th</sup> Street) – - FOLIO #s 044659-0000 and 044657-0000/PD 23-0883**

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.L(1) of the Hillsborough County Land Development Code (LDC), which states:

“Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.” The “standards for new roadways” to which this section of the LDC refers are included in the Hillsborough County Transportation Technical Manual (TTM).

The TTM mandates Typical Section 3 (TS-3) for this roadway.

The subject property is in for review as PD 22-0883, as is shown on the attached **Site Plan and Location Map**. This variance is to request that the developer not be required to bring 86<sup>th</sup> Street up to the above-described standards.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: FOLIO #s 044659-0000 and 044657-0000
2. Associated Application Numbers: PD 23-0883
- 3.
4. Type of Request: *Administrative variance to Section 6.04.03.L(1)*
5. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Section 6.04.03.L(1) requires 86<sup>th</sup> Street to be improved to conform with the TTM. The TTM would mandate that it conform with TS-3.*

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6. Description of what the LDC/zoning conditions require: *Section 6.04.03.L(1) requires 86<sup>th</sup> Street to be improved to conform with the TTM; the TTM would mandate that it conform with TS-3. TS-3 requires 12 foot travel lanes (non-residential). TS-3 requires 54 feet of right-of-way. Bike lanes are not required. Sidewalks are required.*
7. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *86<sup>th</sup> Street has recently been upgraded to the attached Typical Section as a developer project for a different development, and includes: (a) Pavement width/lane width – 10 foot lanes. (b) The attached Typical Section exhibit shows a 50 foot right-of-way. (c) There is a 5 foot sidewalk on the east side of the street. (d) 86<sup>th</sup> Street does not have bike lanes. (e) The pavement is new and is in excellent condition.*
8. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
  - a. There is unreasonable burden on the applicant. *Construction was just completed on 86<sup>th</sup> Street. The development team responsible for the 86<sup>th</sup> Street construction maximized the improvements within the available right-of-way to the greatest extent possible. No further improvements can be made within the available right-of-way. Right-of-way would have to be dedicated by the subject developer and the roadway would have to be improved only toward the east. However, the attached photograph shows that the sidewalk is elevated on the east side of the segment with a retaining wall. It would be unreasonable to demolish this recent improvement to make further improvements to the roadway, which are not required for the safe and efficient operations of the roadway. In addition, the roadway has been under construction for many months, and was recently re-opened. It would unreasonably burden other users of 86<sup>th</sup> Street to do further improvements at this juncture to make what would amount to very minor changes.*
  - b. The variance would not be detrimental to the public health, safety, and welfare. *The posted speed on 86<sup>th</sup> Street is 30 mph, and this is a relatively low speed facility. Crash data were pulled for 86<sup>th</sup> Street north of Causeway Boulevard. (See attached Hillsborough County Crash Management System polygon.) There were two crashes on this segment, as follows: Report #76638991 (2007) – 16 years ago; and Report #86207375 (2016) – 7 years ago. Both crashes were caused by improper passing. Both crashes were more than five years ago, and this low number of crashes over 16 years is not statistically significant. Because this is a relatively low speed road without a history of crashes, not improving the roadway to TS-3 standards will not be detrimental to the public health, safety, and welfare.*
  - c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. *The site takes access from 86<sup>th</sup> Street, the local roadway, rather than from Causeway Boulevard. This is preferable to creating a new driveway/conflict point on the arterial roadway (Causeway Boulevard). Thus, access to the site from 86<sup>th</sup> Street is the preferred alternative. 86<sup>th</sup> Street has already been improved to the maximum extent possible within the existing right-of-way. It*

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Development Services

*would be unreasonable to deny the project access to 86<sup>th</sup> Street. Therefore, without the variance, reasonable access cannot be provided.*

- 8. Documentation/other attachments: *Attached are the current 86<sup>th</sup> Street Typical Section; site plan and location map, crash information, and Photograph of 86<sup>th</sup> Street.*

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely

Alex L. Azan

Alejandro L Azan

Digitally signed  
by Alejandro L  
Azan  
Date: 2023.11.22  
15:50:08 -05'00'



Based upon the information provided by the application, this request is:

Disapproved

Approved with Conditions

Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.


Sincerely,

Michael J. Williams, P.E.  
Hillsborough County Engineer




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Development Services

**86TH STREET HOLDINGS, LLC**  
86TH & CAUSEWAY MAJOR  
MODIFICATION REZONING  
HAMILTONBURGH COUNTY, MARYLAND



**SECTION 22 TOWNSHIP ZONE RANGE 10E**  
PROJECT LOCATION



**SECTION 22 TOWNSHIP ZONE RANGE 10E**  
PROJECT LOCATION

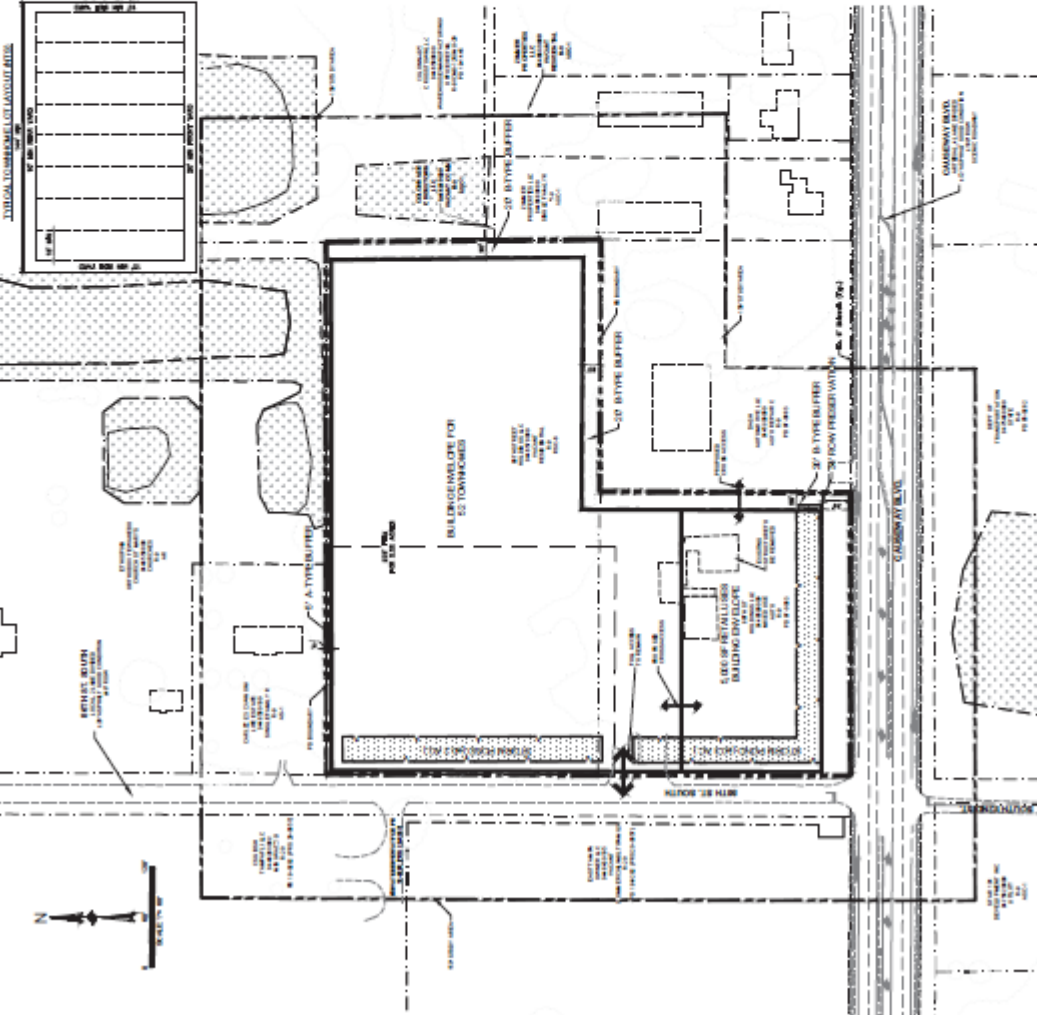
**NO. OBJECT ITEM**

**DEVELOPMENT STANDARDS**

**LEGEND**

**SITE NOTES**

**LEGAL DESCRIPTION**

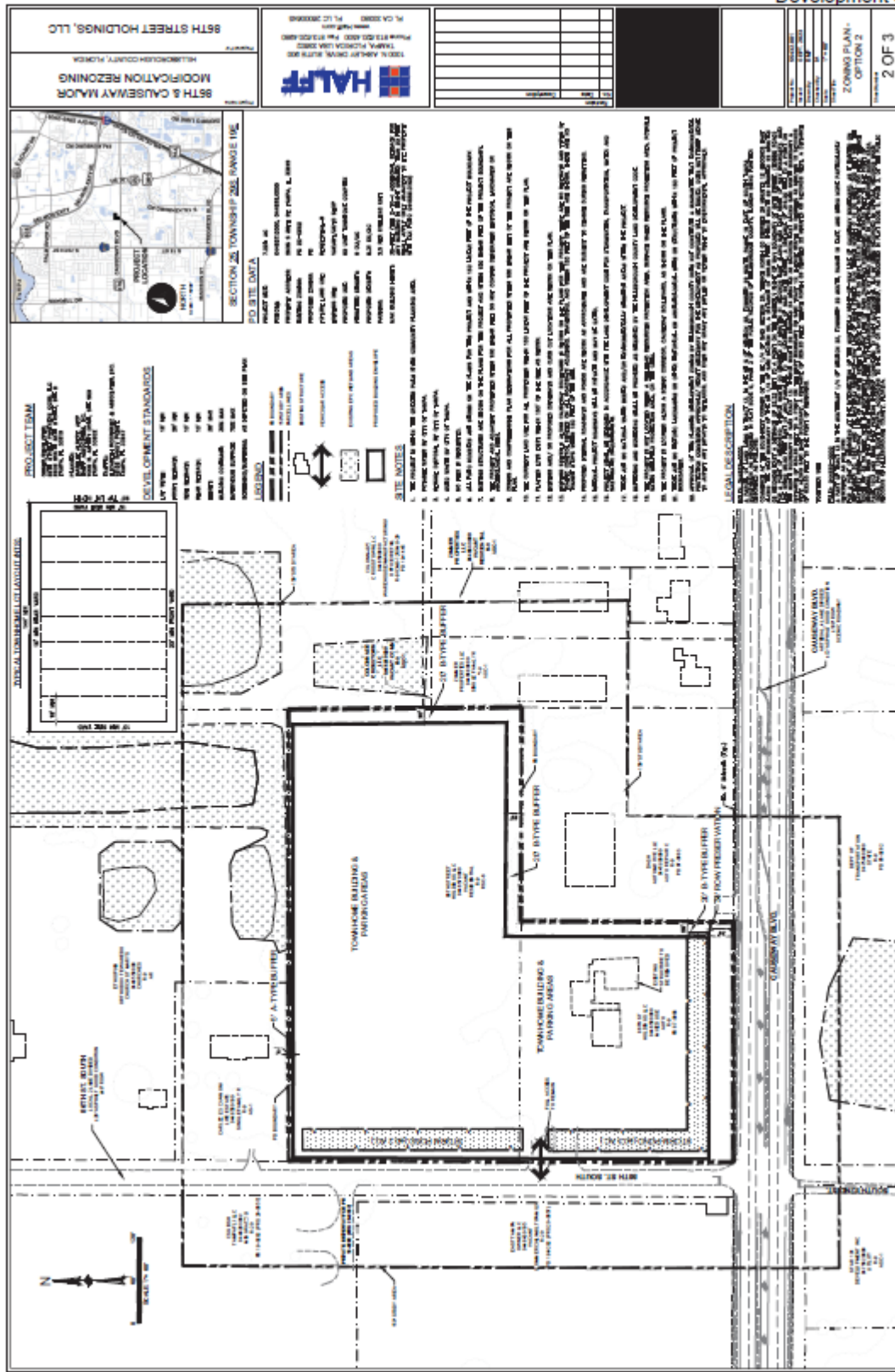


1. PROJECT LOCATION AND SITE PLAN  
2. DEVELOPMENT STANDARDS  
3. LEGEND  
4. SITE NOTES  
5. LEGAL DESCRIPTION

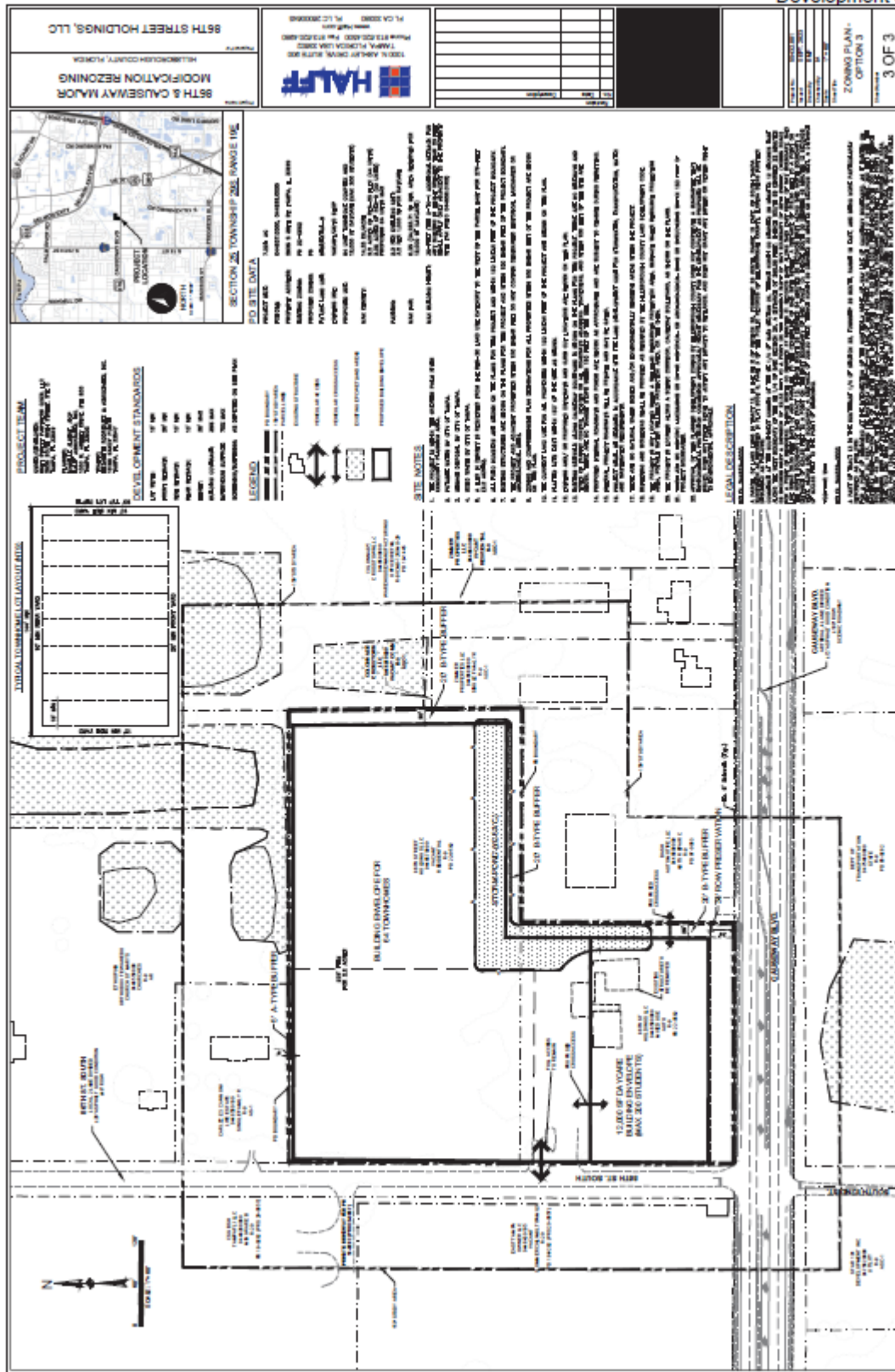
3. ALL STRUCTURES AND AREAS ON THE PLAN FOR THE PROJECT AND OPEN TO LAND USE OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE HAMILTONBURGH COUNTY ZONING REGULATIONS, EXCEPT AS OTHERWISE SPECIFIED IN THE ZONING ORDINANCE AND THE HAMILTONBURGH COUNTY ZONING REGULATIONS.  
4. THE PROJECT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE HAMILTONBURGH COUNTY ZONING REGULATIONS.  
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86TH & CAUSEWAY MAJOR MODIFICATION REZONING  
MILWAUKEE COUNTY PLANNING  
86TH STREET HOLDINGS, LLC



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SECTION 26 TOWNSHIP 20E RANGE 11E  
PROJECT LOCATION

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PROJECT TEAM  
86TH & CAUSEWAY MAJOR MODIFICATION REZONING  
MILWAUKEE COUNTY PLANNING  
86TH STREET HOLDINGS, LLC

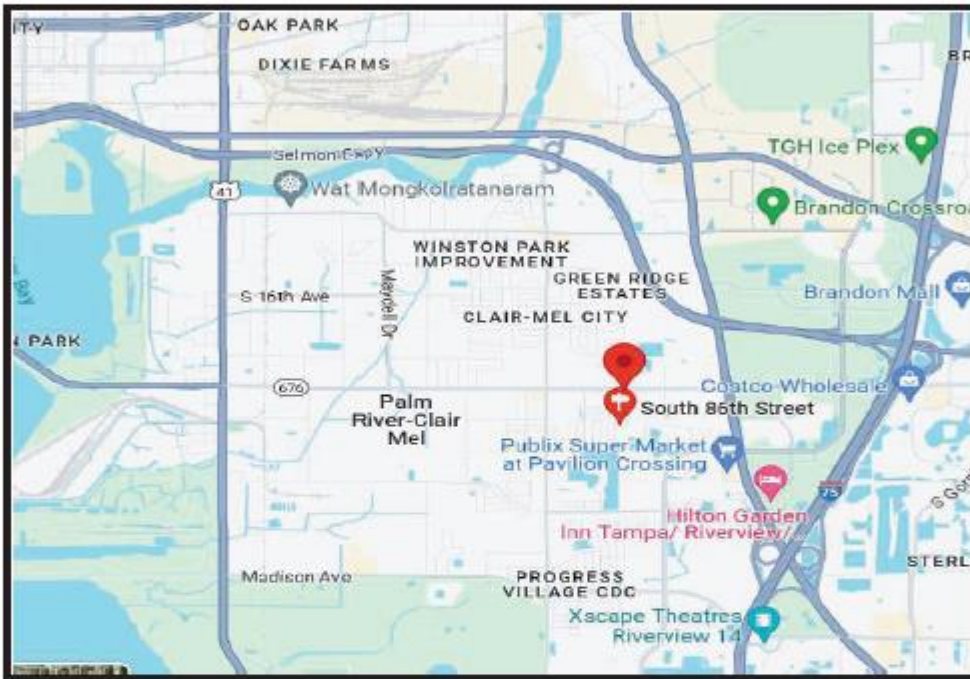
SECTION 26 TOWNSHIP 20E RANGE 11E  
PROJECT LOCATION

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ADJACENT DEVELOPMENTS  
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ADJACENT PRIVATE UTILITIES  
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ADJACENT CLUBS  
ADJACENT GOLF COURSES  
ADJACENT SKI RESORTS  
ADJACENT CAMPS  
ADJACENT BOAT RAMP  
ADJACENT FISHING PIER  
ADJACENT BIKING TRAIL  
ADJACENT HIKING TRAIL  
ADJACENT EQUESTRIAN TRAIL  
ADJACENT BICYCLE TRAIL  
ADJACENT WALKING TRAIL  
ADJACENT PLAYGROUND  
ADJACENT PARKING LOT  
ADJACENT DRIVEWAY  
ADJACENT ALLEY  
ADJACENT SIDEWALK  
ADJACENT CURB  
ADJACENT GROUND SURFACE  
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ADJACENT VIBRATIONAL  
ADJACENT ELECTROMAGNETIC INTERFERENCE  
ADJACENT RADIO FREQUENCY INTERFERENCE  
ADJACENT LIGHT POLLUTION  
ADJACENT AIR QUALITY  
ADJACENT WATER QUALITY  
ADJACENT SOIL QUALITY  
ADJACENT TOXIC SUBSTANCES  
ADJACENT HAZARDOUS WASTE  
ADJACENT NUCLEAR RADIATION  
ADJACENT BIOLOGICAL  
ADJACENT CULTURAL RESOURCES  
ADJACENT HISTORIC RESOURCES  
ADJACENT ARCHAEOLOGICAL  
ADJACENT PALEONTOLOGICAL  
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LEGAL DESCRIPTION  
SECTION 26 TOWNSHIP 20E RANGE 11E  
PROJECT LOCATION

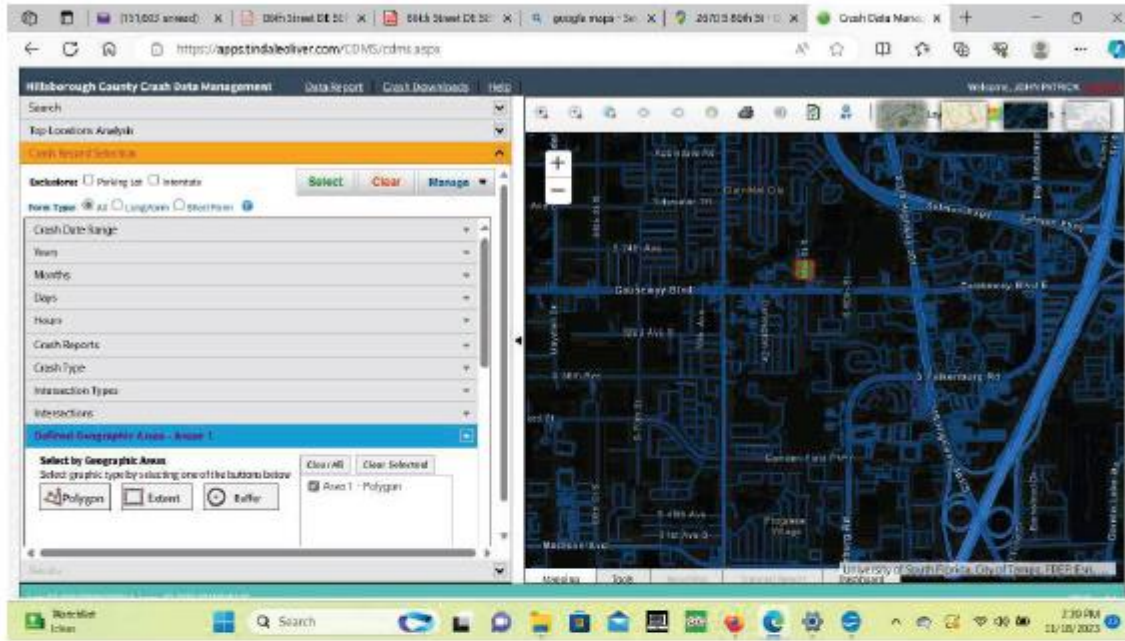
LEGAL DESCRIPTION  
SECTION 26 TOWNSHIP 20E RANGE 11E  
PROJECT LOCATION

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### LOCATION MAP

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Development Services



## CRASH DATA POLYGON



Received November 27, 2023  
Development Services



**PHOTO OF NEWLY-CONSTRUCTED SECTION OF 86TH STREET –  
NOTE ELEVATION AND RETAINING WALL**

12  
**23-0883**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> December 18, 2023	<b>Petition: MM 23-0883</b>
<b>Report Prepared:</b> December 6, 2023	<b>2608 South 86<sup>th</sup> Street</b>  <i>North side of Causeway Boulevard and east of South 86<sup>th</sup> Street</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-9 (9 du/ga; 0.50 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Greater Palm River</b>
<b>Rezoning Request:</b>	Major Modification to Planned Development (PD 22-0562) to add a third development option of 64 townhomes and a 12,000 square foot daycare
<b>Parcel Size (Approx.):</b>	7.22 +/- acres
<b>Street Functional Classification:</b>	Causeway Boulevard – <b>Arterial</b> South 86 <sup>th</sup> Street – <b>Local</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Area:</b>	D



## **Context**

- The subject site is approximately 7.22 acres. The site is in the Urban Service Area and within the limits of the Greater Palm River Community Plan.
- The site has a Future Land Use designation of Residential-9 (RES-9), with typical uses such as residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses are required to meet established locational criteria for the specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by RES-9 to the north, east, and south. To the west is Residential-20 (RES-20). To the south and southeast there are RES-20 and RES-9 Future Land Use designations. Further southwest of the site is Office Commercial-20 (OC-20) and further north and east is Community Mixed Use-12 (CMU-12) and Urban Mixed Use-20 (UMU-20). Surrounding uses along Causeway Boulevard include some light and heavy commercial, single family residential, and multifamily residential. There is a church immediately north of the site, and a mini warehouse to the northwest across South 86<sup>th</sup> Street.
- The subject property is zoned Planned Development (PD 22-0562). The southern parcel is currently developed with an auto shop and the northern parcel is undeveloped and classified as vacant residential land by the Hillsborough County Property Appraiser. In the general vicinity, the site is surrounded by PD zoning to east, south and west, and Agricultural Single-Family (AS-1) and Agricultural Rural (AR) zoning to the north. There are also parcels with Agricultural Single-Family Conventional (ASC-1) zoning to the east and southwest.
- The applicant requests a Major Modification to Planned Development (PD 22-0562) to add a third development option of 64 townhomes and a 12,000 square foot daycare.

## **Compliance with Comprehensive Plan:**

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

## **FUTURE LAND USE ELEMENT**

### ***Urban Service Area***

***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 1.2: Minimum Density***

All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

*Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.*

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

### **Relationship to the Future Land Use Map**

#### **Policy 7.3:**

*The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:*

- *Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.*
- *The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.*
- *No new flexes can be extended from an existing flexed area.*
- *All flexes must be parallel to the land use category line.*
- *Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.*
- *Flexes to increase residential density are not permitted in the Coastal High Hazard Area.*
- *Flexes are not permitted from a municipality into the unincorporated county.*
- *A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.*
- *Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined below.*
- *The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above. Prior to the determination by the Board of County Commissioner, the staff of the Planning Commission shall make a recommendation on the consistency of the request with the Comprehensive Plan*

#### **Policy 7.4:**

*The criteria for consideration of a flex request are as follows:*

- *The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;*
- *The compatibility with surrounding land uses and their density and intensity;*
- *The utilization of the flex furthers other goals, objectives and policies of the Future Land Use Element.*



## **Land Use Categories**

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

**Policy 8.1:** *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

## **Relationship to Land Development Regulations**

**Objective 9:** *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

**Policy 9.1:** *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

**Policy 9.2:** *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

## **Neighborhood/Community Development**

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

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

- 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.

**Policy 16.8:** The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

**Policy 16.10:** Any density increase shall be compatible with existing, proposed, or planned surrounding development. 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.

**Objective 17: Neighborhood and Community Serving Uses** Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

**Policy 17.7:** New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

## **Community Design Component (CDC)**

### **4.3 COMMERCIAL CHARACTER**

**GOAL 9:** Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

**Policy 9-1.2:** Avoid "strip" development patterns for commercial uses.

## **5.0 NEIGHBORHOOD LEVEL DESIGN**

### **5.1 COMPATIBILITY**

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

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

**7.0 SITE DESIGN**

**7.1 DEVELOPMENT PATTERN**

**GOAL 17:** *Develop commercial areas in a manner which enhances the County's character and ambiance.*

**OBJECTIVE 17-1:** *Facilitate patterns of site development that appear purposeful and organized.*

**Policy 17-1.4:** *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

**LIVABLE COMMUNITIES ELEMENT: GREATER PALM RIVER COMMUNITY PLAN**

*Planning and Growth /Economic Development*

**Goal 5a:** *Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs*

*Strategies*

1. *The Vision of Greater Palm River Area Concept Map illustrates the unique qualities and land uses related to distinct areas of the community. Future development and redevelopment is required to comply with the adopted Concept Map.*

3. *Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community’s unique character and sense of place.*

5. *Building and site design for new and redeveloped residential and commercial projects will reflect the practices of the Livable Roadways Guidelines to service the needs of the community.*

8. *Support well designed, compatible densities and intensities at appropriate locations.*

14. *Support :*

A. *Design Study for Causeway Boulevard*

2) *To support the Scenic Corridor designation of Causeway Boulevard west of Maydell Drive, and to be compatible with the existing use and zoning patterns, Commercial Intensive should be discouraged east of Maydell Drive.*

E. *Neighborhood Commercial Nodes*

*To ensure a sense of place neighborhood scale commercial intersections shall be developed with uses that do not exceed neighborhood commercial scale locational criteria applications. These include:*

- *Palm River Road and Maydell Drive*
- *Causeway Boulevard and Maydell Drive*
- *Progress Boulevard/Madison Avenue and 78th Street*

F. *Community Commercial Nodes*

*To ensure a sense of place community commercial intersections shall reflect a character compatible with the surrounding neighborhood land use structure and intensity either through actual land use or mitigation of impacts to the adjacent neighborhood. These include:*

- *Palm River Road and 78th Street*
- *Causeway Boulevard and 78th Street*

• *Progress Boulevard and Falkenburg Road*

*H. New residential or residential redevelopment shall have the following characteristics of desirable growth and design approaches:*

- a. Create walkable neighborhoods;*
- b. Support housing choice and affordability*
- c. Expand transportation choices*
- d. Support infrastructure expenditure*
- e. Support the economic health of the community*
- f. Improve security*
- g. Protect the environment*

*1) New residential, and where feasible residential redevelopment, with not include exposed utilities in front yard. These should be buried or, at a minimum located behind structures or screened.*

**Goal 5b:** *Economic Development - Provide opportunities for business growth and jobs in the Palm River Area.*

*Strategies*

*3. Promote commercial development at scales that reflect the character of the community, such as, mixed uses along U.S. Hwy 41/50th Street from Palm River Bridge to south of Causeway Boulevard, commercial nodes for neighborhood and community scale uses at specific intersections with appropriate design features.*

*4. Support a mix of residential types developed with new urbanism characteristics at appropriate locations.*

**Staff Analysis of Goals Objectives and Policies:**

The subject site is approximately 7.22 acres on the north side of Causeway Boulevard and east of South 86th Street. The site is in the Urban Service Area and within the limits of the Greater Palm River Community Plan. The Planned Development (PD 22-0562) currently allows for two potential development options including 52 Townhomes (utilizing a flex of RES-20 to west) and 5,000 square feet of Commercial General uses, excluding restaurants with drive up facilities, or 60 townhomes. The applicant requests a Major Modification to Planned Development (PD 22-0562) to add a third development option of 64 townhomes (utilizing a 2.2-acre flex of the RES-20 to the west) and a 12,000 square foot daycare.

The subject property is designated Residential-9 (RES-9) on the Future Land Use Map. The intent of the RES-9 Future Land Use category is to designate areas that are suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multipurpose projects, and mixed-use developments when in compliance with the Goals, Objectives, and Policies of the Future Land Use Element (FLUE) and applicable development regulations and locational criteria for specific land use. FLUE Objective 8 and FLUE Policy 8.1 outlines the maximum level of intensity or density and range of permitted land uses allowed and planned for an area, and the character of each land use category. The proposed third development option, which includes residential and residential support use, meets the intent of the RES-9 Future Land Use category.

The subject site is surrounded by RES-9 to the north, east, and south. To the west is Residential-20 (RES-20). RES-20 and RES-9 Future Land Use designations are located to



the south and southeast. Further southwest of the site is Office Commercial-20 (OC-20) and further north and east is Community Mixed Use-12 (CMU-12) and Urban Mixed Use-20 (UMU-20). Surrounding uses along Causeway Boulevard include some light and heavy commercial, single family residential, and multifamily residential. There is a church immediately north of the site, and a mini warehouse to the northwest across South 86th Street.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed development option is compatible and in scale with the character of the area, therefore meeting the intent of Policy 1.4.

FLUE Objective 16 and its associated policies discuss the need to protect existing neighborhoods and communities. The development pattern along this section of Causeway has a mix of uses, including light and heavy commercial consistent with the scale of what is being proposed. The proposed third development option shows site planning techniques such as buffering and screening that would mitigate adverse impacts to the surrounding properties. The third development option is also consistent with the flex provisions outlined in Policies 7.3 and 7.4. The applicant is proposing a flex of 2.2 acres of Residential-20 to the west; therefore, the density calculations are as follows:  $2.2 \times 20 = 44$  potential units and  $2.26 \times 9 = 20$  potential units totaling 64 maximum potential units. In addition, the site plan reserves a minimum area of 34,285.71 square feet for the 12,000 square foot daycare use, which is below the allowable 0.50 Floor Area Ratio (FAR) in the RES-9 category.

Objective 12-1 and Policy 12-1.4 of the CDC discuss how new development shall be compatible with the established character of the surrounding area. Goal 17 of the CDC encourages commercial developments that enhance the County's character. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful. The site should be developed in accordance with the Community Design Component.

The proposed third development option meets the intent of the Greater Palm River Community Plan. It promotes and provides opportunities for compatible well designed public use, residential, and business growth and jobs. In addition, the proposal promotes infill and redevelopment at scales that reflect the character of the existing community development pattern.

Overall, staff finds that the proposed third development option is compatible with the existing development pattern found within the surrounding area and supports the vision of the Greater Palm River Community Plan. Therefore, overall, the proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

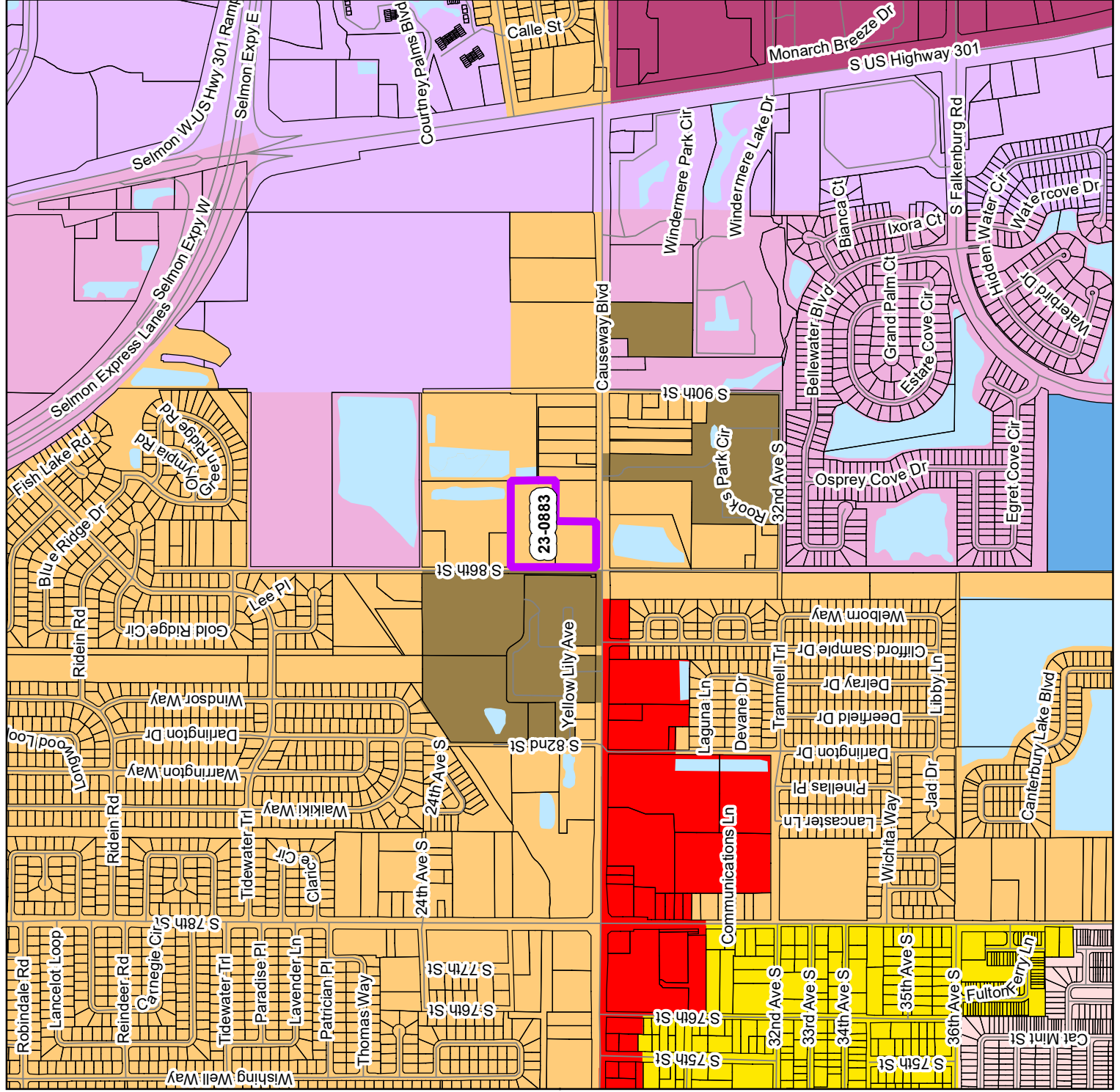
### **Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 23-0883

- Rezoning
- STATUS
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING
- Tampa Service
  - Urban Service
  - Shoreline
  - County Boundary
  - Jurisdiction Boundary
  - Roads
  - Parcels
  - WATER NATURAL LULC\_Wee\_Poly
  - AGRICULTURAL/MINING-120 (.25 FAR)
  - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
  - AGRICULTURAL-1/10 (.25 FAR)
  - AGRICULTURAL/RURAL-1/5 (.25 FAR)
  - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
  - RESIDENTIAL-1 (.25 FAR)
  - RESIDENTIAL-2 (.25 FAR)
  - RESIDENTIAL PLANNED-2 (.35 FAR)
  - RESIDENTIAL-4 (.25 FAR)
  - RESIDENTIAL-6 (.25 FAR)
  - RESIDENTIAL-9 (.35 FAR)
  - RESIDENTIAL-12 (.35 FAR)
  - RESIDENTIAL-16 (.35 FAR)
  - RESIDENTIAL-20 (.35 FAR)
  - RESIDENTIAL-35 (1.0 FAR)
  - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
  - SUBURBAN MIXED USE-6 (.35 FAR)
  - COMMUNITY MIXED USE-12 (.50 FAR)
  - URBAN MIXED USE-20 (1.0 FAR)
  - REGIONAL MIXED USE-35 (2.0 FAR)
  - INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
  - OFFICE COMMERCIAL-20 (.75 FAR)
  - RESEARCH CORPORATE PARK (1.0 FAR)
  - ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
  - LIGHT INDUSTRIAL PLANNED (.75 FAR)
  - LIGHT INDUSTRIAL (.75 FAR)
  - HEAVY INDUSTRIAL (.75 FAR)
  - PUBLIC/QUASIPUBLIC
  - NATURAL PRESERVATION
  - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
  - CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning map is for use as a guide only and does not constitute an offer of any specific rezoning. It is intended that the rezoning map be used in conjunction with the official zoning ordinance of Hillsborough County. ACCURACY: It is intended that the rezoning map be used in conjunction with the official zoning ordinance of Hillsborough County. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



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