

PD Modification Application: PRS 24-0111

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: 1/09/2024



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: LCD Acquisitions, LLC

FLU Category: OC-20

Service Area: Tampa

Site Acreage: 4.31 +/-

Community Plan Area: University

Overlay: None



Introduction Summary:

History: The site is presently zoned PD 83-0211; most recently modified by PRS 15-0667, approved for 45,000 SF of retail use.

Request: This is a companion PRS to PD 23-0884. The applicant requests to remove parcel "E" 4.31+- acres from PD 83-0211. The applicant seeks entitlements to construct a vertically integrated mixed-use project.

Existing Approval(s):	Proposed Modification(s):
19.45 +/- acres w/ 201,596 SF of Commercial Retail Uses	15.14 +/- acres w/ 156,596 SF of Commercial Retail Uses

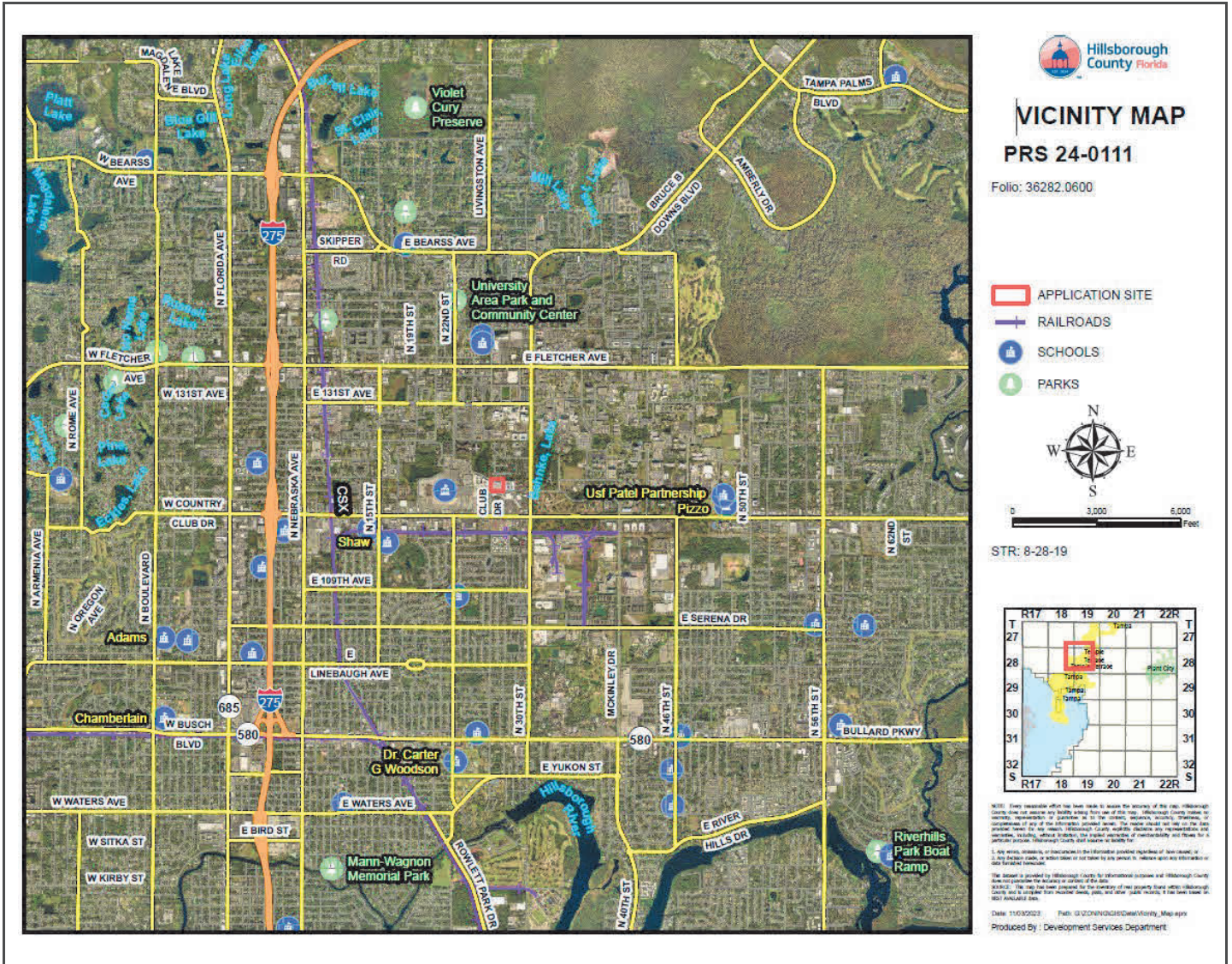
Additional Information:

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

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, Subject to Conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

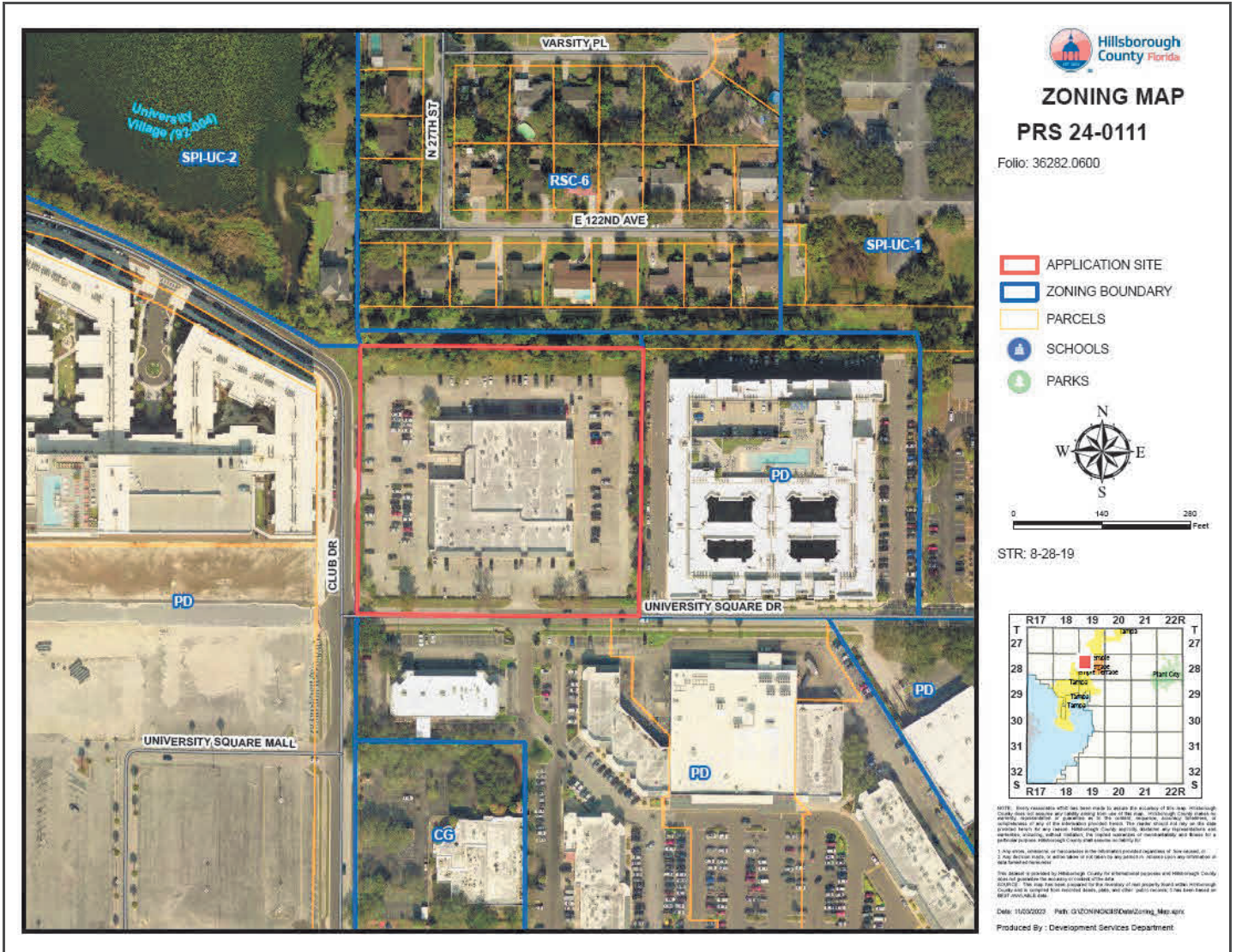


Context of Surrounding Area:

The subject site is situated to the north of E. Fowler Avenue, to the west of Bruce B. Downs Blvd., to the east of Club Dr., and south of University Square Dr. The area towards the north comprises a mix of single-family residential units, student housing, and public institutional areas. To the west of the site, a Planned Development has been recently approved with similar commercial mixed uses and multi-family residential units. The eastern and southern borders of the location are adjacent to the City of Tampa parcels.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

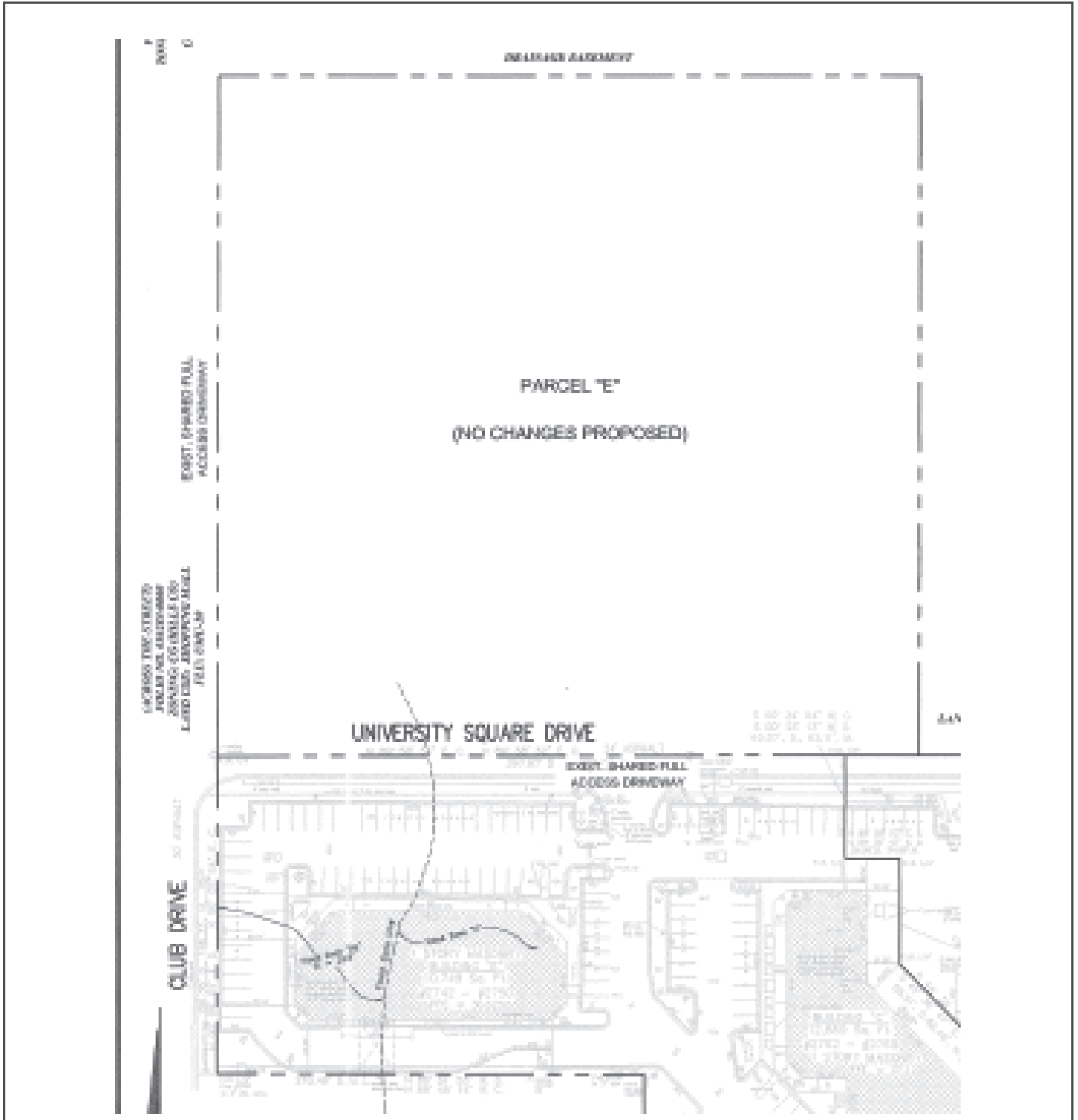


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 16-1346	50 DU/ Acre	Residential, Multi-Family	Student Housing
South	City of Tampa	n/a	n/a	Commercial/Residential
East	City of Tampa	n/a	n/a	School/College
West	PD 22-1640	35 DU/ Acre .50 F.A.R.	Mixed-use	Mixed-use

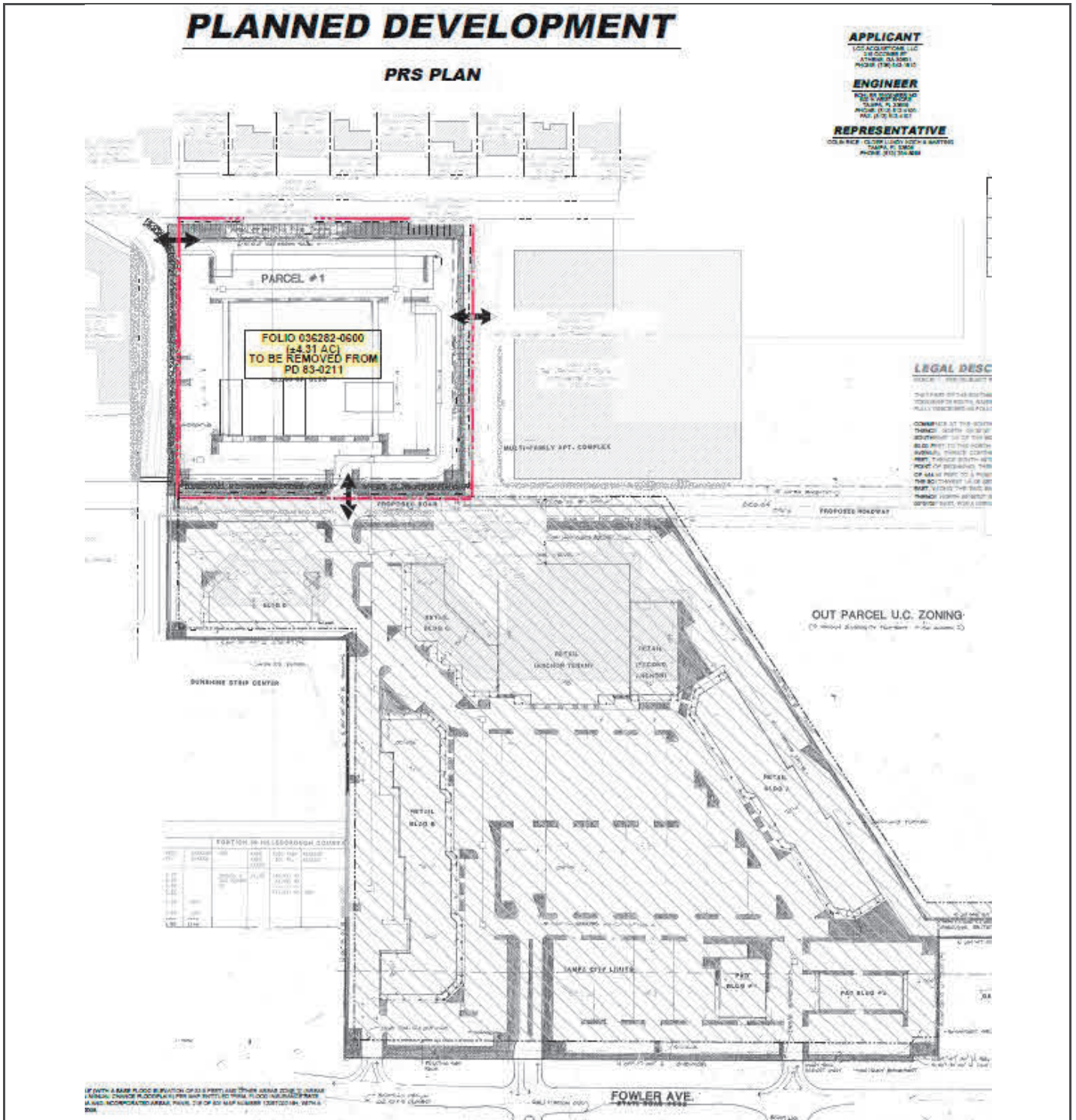
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 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

2.4 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 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Fowler Ave	FDOT Principal Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bruce B. Downs	County Arterial - Urban	6 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
University Square Dr.	Private	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
Club Dr.	Private	2 Lanes <input checked="" 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 checked="" type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	14,797	553	1,414
Proposed	10,252	383	980
Difference (+/-)	-4,545	-170	-434

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

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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 <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Review Comments
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 type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This application seeks to remove a 4.31-acre parcel “E” from PD 83-0211 currently the existing entitlements allow for up to 45,000 SF of retail use. A companion rezone to Planned Development under 23-0884 was requested to construct Phase II of a vertically integrated mixed-use project with 215 dwelling units and ground-floor retail utilizing the Flex Provision and Mixed-Use Bonus. Phase I of this project located directly to the east of this proposed project was approved per PD 16-1346 with similar development standards.

5.2 Recommendation

The purpose of the request is to memorialize the removal of the parcel from PD 83-0211 upon approval of PD 23-0844. Staff did not support the companion rezoning request under PD 23-0884 for the reasons outlined in the staff report for PD 23-0884. Nonetheless, if PD 23-0884 is approved by the Board of County Commissioners, then the subject application is approvable subject to the revised conditions outlined herein as the approval would be necessary to memorialize removal of the parcel from PD 83-0211.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted December 18, 2023.

1. Prior to the issuance of any building permits, the developer shall provide to the Department of Development Coordination evidence of commitment from the City of Tampa Department of Water for public water service and from the City of Tampa Department of Sanitary Sewers for public sewer services. In addition, prior to Detailed Site Plan Approval, the developer shall provide to the Department of Development Coordination evidence of the developer's commitment to provide funding for an agreement to install, own, maintain, and operate a pumping facility in order to obtain public sewer service from the City of Tampa Department of Sanitary Sewers.
2. Access Road "E," along the northern boundary of the site, shall be constructed by the developer to provide access to the site. The roadway shall be constructed to County standards. The conflict between the existing drive (to the apartment complex) and the proposed alignment of Access Drive "E" at Thirtieth Street, the eastbound approach must consist of at least one east-to-north left-turn lane and one eastbound-through and one eastbound right-turn lane. The final location and design of this roadway shall be approved by the D.D.C. prior to the issuance of any building permits.
3. Prior or concurrent with site/construction plan review, the developer shall meet with Public Works staff to determine a methodology for a required detailed transportation analysis, which shall be used to determine mitigation which may be required.
4. Within Parcel "D", the developer shall construct a minimum 5-foot wide sidewalk connection connecting the proposed development with the existing sidewalk within the Fowler Ave. right-of-way. Additionally, to provide for future pedestrian connectivity, the developer shall construct a 5-foot sidewalk and/or striping along the northern boundary of the parcel (along the internal driveway).
- ~~5. The County shall not issue a Certificate of Occupancy for Out Parcel 1 (the 45,000 square foot building located at the northwest corner of the site) prior to October 1, 1985 unless all road improvements for the 6 laning of Thirtieth Street between Fowler Avenue and Skipper Road are complete.~~
- 6.5. The site shall be utilized as landscaped open space as indicated on the landscape site plan submitted to the Department of Development Coordination on August 4, 1983. (Exhibit 1) The County Department of Development Coordination staff calculates the plan to contain a minimum of 15% open space.
- 7.6. A three-foot grass berm located immediately south of the existing pine trees shall be installed. Landscape materials three to four feet in height along the top of this berm shall be used. The landscape material shall be those plants and trees providing the best visual screen in the shortest period of time. The berm shall be irrigated at the start of the construction schedule.
- ~~8. Grass seed shall be planted over the area immediately south of the ditch (Said ditch lies between the north side of the project and the residential subdivision) and north of the tree line running the northern length of the property. Said area shall be maintained by the developer in accordance with restrictions placed upon the development by the County Department of Maintenance.~~

~~9. A bridge over the ditch shall be installed at a location approved by the County.~~

10.7. Prior to the issuance of Certificates of Occupancy, the developer shall provide a bike path along Access Road "E."

11.8. Prior to the issuance of Certificates of Occupancy, the developer shall screen all mechanical equipment (for example, air conditioners, service areas, and trash receptacles) from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.

12.9. All buildings within the project shall be architecturally finished on all sides.

13.10. A buffer wall shall be required on the side north of Anchor Tenant and on the east side of Parcel #1.

14.11. Signage shall be limited to two square feet of sign face per one foot of building frontage.

15.12. No restaurants shall be allowed which cannot meet the County parking requirement.

16.13. All uses on the site shall be restricted to C-1 uses, excluding mini-warehouses.

17.14. A Revised Detailed Site Plan shall be submitted for certification which shall reflect all conditions outlined above.

Note: This petition presents a unique situation and should not be used to set a precedent for any future erosion of the U-C Zoning District in the area of this site.

Zoning Administrator Sign-Off:

J. Brian Grady
Tue Jan 2 2024 12:59:14

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 obtaining all necessary building permits for on-site structures.

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Camille Krochta

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Camille Krochta

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/20/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: USF/ Northwest

PETITION NO: PRS 24-0111

- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to remove a +/- 4.71 ac. parcel from Planned Development (PD) 83-0211, as most recently amended by PRS 15-0667, to a create new PD. The subject property is identified within PD83-0211/PRS 15-0667 as Parcel “E” and current has mix of commercial uses. The applicant has concurrently applied for the new PD rezoning under PD #23-0884.

PD83-0211/PRS 15-0667 consists of +/-15.14 acres and is approved for 156,596 square feet of commercial retail uses. The Future Land Use designation is Office Commercial 20 (OC-20).

Staff has prepared a comparison of trips generated under the existing PD approval and proposed PD modification utilizing a generalized worst-case scenario. Calculations are based on data from the 11th Edition of the Institute of Transportation Engineer’s Trip Generation Manual.

Approved PD:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 156,596 Shopping Plaza (ITE LUC 821)	14,797	553	1,414

Proposed PD Modification:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 108,503 sf Shopping Plaza (ITE LUC 821)	10,252	383	980

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 4,545	(-170)	(-) 434

The proposed modification is anticipated to decrease the number of trips potentially generated by development of the subject parcel (by -4,545 average daily trips, -170 trips in the a.m. peak hour, and -434 trips in the p.m. peak hour).

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Fowler Ave. is an 8-lane principal arterial, owned and maintained by the Florida Department of Transportation (FDOT), and is characterized by +/- 12-foot lanes. There are marked bicycle facilities on both sides. There are +/- 5-foot sidewalks on both sides of Fowler Avenue in the vicinity of the project.

Bruce B. Downs Blvd. (aka 30th Street) is a 6-lane principal arterial roadway characterized by +/- 12 foot lanes. There are marked bicycle facilities on both sides. There are +/- 5 foot sidewalks on both sides of 30th Street south of University Square Boulevard, and a +/- 5 foot sidewalk on the west side of 30th Street north of University Square Boulevard.

University Square Dr. is a 2-lane, undivided, unplatted, private street (shared access facility) with +/- 12-foot lanes. There is a sidewalk along the south side of University Square Dr. and +/-8-ft sidewalks on the north side east of the project. There are no marked bicycle facilities. There is a USF Bull Runner transit stop shelter located on the north side of University Square Drive.

Club Dr. is a 2-lane, an undivided private street with +/- 10-foot lanes, a median treatment at the intersection with University Square Dr., and on-street parking on the west side. There is a +/- 12-foot sidewalk along the west side of Club Dr. There are no marked bicycle facilities.

SITE ACCESS AND CONNECTIVITY

Primary vehicular and pedestrian access to the site is from Fowler Ave. There are also existing vehicular and pedestrian access to Bruce B. Downs Blvd, Club Dr. and University Square Dr. There are no proposed changes to the site access.

Staff notes that University Square Dr. is an unplatted, private street designated as a shared access facility, as indicated in the existing PD, and has existing easements, recorded with the County Clerk of Court, over the portion of the roadway within the project, to allowing ingress and egress to adjacent properties. As such the proposed PD Modification site plan calls out University Square Dr. as a shared access facility.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Fowler Ave.	22 nd STREET	UNIVERSITY COLLECTION	D	C
Fowler Ave.	UNIVERSITY COLLECTION	BRUCE B. DOWNS BLVD.	D	C
Bruce B. Downs Blvd.	FOWLER AVE.	PINE DR.	E	C

Source: Hillsborough County 2022 Level of Service Report.



**CURRENTLY
APPROVED**



Development Services

June 25, 2015

Reference: PRS 15-0667 USF

Board of County Commissioners

Kevin Beckner
Victor D. Crist
Ken Hagan
Al Higginbotham
Lesley "Les" Miller, Jr.
Sandra L. Murman
Stacy R. White

County Administrator

Michael S. Merrill

County Administrator

Executive Team

Lucia E. Garsys
Carl S. Harness
Gregory S. Horwedel
Ramin Kouzehkanani
Liana Lopez
Bonnie M. Wise

County Internal Auditor

Peggy Caskey

County Attorney

Chip Fletcher

Development Services

PO Box 1110
Tampa, FL 33601-1110

Ed Cherry
FCA Partners
201 S. Tryon St., Ste. 900
Charlotte, NC 28202

Dear Applicant:

At the regularly scheduled public meeting on June 9, 2015, the Board of County Commissioners approved your request for a minor modification to PD 83-0211, with the attached amended final conditions.

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

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5600.

Sincerely,

Joseph Moreda, AICP,
Zoning Administrator

JM/ml

Attachments

cc: Matthew Campo, Campo Engineering, Inc.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 15-0667 USF
MEETING DATE: June 9, 2015
DATE TYPED: June 23, 2015

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 20, 2015.

1. Prior to the issuance of any building permits, the developer shall provide to the Department of Development Coordination evidence of commitment from the City of Tampa Department of Water for public water service and from the City of Tampa Department of Sanitary Sewers for public sewer services. In addition, prior to Detailed Site Plan Approval, the developer shall provide to the Department of Development Coordination evidence of the developer's commitment to provide funding for and agreement to install, own, maintain, and operate a pumping facility in order to obtain public sewer service from the City of Tampa Department of Sanitary Sewers.
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Landscape materials three to four feet in height along the top of this berm shall be used. The landscape material shall be those plants and trees providing the best visual screen in the shortest period of time. The berm shall be irrigated at the start of the construction schedule.
8. Grass seed shall be planted over the area immediately south of the ditch (Said ditch lies between the north side of the project and the residential subdivision) and north of the tree line running the

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 15-0667 USF
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Bruce B. Downs Blvd.	FOWLER AVE.	PINE DR.	E	C

Source: Hillsborough County 2022 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Fowler Ave.	FDOT Principal Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bruce B. Downs	County Arterial - Urban	6 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
University Square Dr.	Private	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
Club Dr.	Private	2 Lanes <input checked="" 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 checked="" 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	14,797	553	1,414
Proposed	10,252	383	980
Difference (+/-)	-4,545	-170	-434

*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		Vehicular & Pedestrian	Choose an item.	Meets LDC
South	X	Choose an item.	Choose an item.	Meets LDC
East	X	None	None	Meets LDC
West		Vehicular & Pedestrian	Choose an item.	Meets LDC
Notes:				

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

Transportation Comment Sheet

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

COMMISSION

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 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 1/9/2024</p> <p>PETITION NO.: 24-0111</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 12/7/2023</p> <p>PROPERTY ADDRESS: 2700 University Square Dr, Tampa, FL 33612</p> <p>FOLIO #: 0362820600</p> <p>STR: 08-28S-19E</p>
<p>REQUESTED ZONING: Remove Parcel from PD 83-0211</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>NO</p> <p>NA</p> <p>NA</p> <p>Desktop Review, soil survey and EPC file search.</p>
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <ul style="list-style-type: none"> Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed aeriels, soil surveys, and historical records, to determine the limits of wetlands and other surface waters regulated by Chapter 1-11, Wetlands, Rules of the EPC. The review revealed that no wetlands or other surface waters exist within the above referenced parcel. 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. 	

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

REZ 24-0111
December 7, 2023
Page 2 of 2

My/cb

ec: Colin Rice - Crice@olderlundylaw.com
David B. Singer - dsinger@olderlundylaw.com

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

From: [Carlos Santos](#)
To: [Rome, Ashley](#)
Cc: [Mike Singer](#)
Subject: RE: RE PRS 24-0111
Date: Monday, December 18, 2023 4:22:45 PM
Attachments: [image002.png](#)
[image003.png](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello Ashley,

We have no comments on the revised documents/plans for PRS 24-0111.

Thank you,

Carlos Santos

Real Estate Specialist
Land Resources Bureau
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604
(352)269-3911
carlos.santos@swfwmd.state.fl.us



From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Monday, December 18, 2023 11:38 AM
To: Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Carlos Santos <Carlos.Santos@swfwmd.state.fl.us>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Curll, Ryan <CurllRy@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; dickersonr <dickersonr@hillsboroughcounty.org>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Hamilton, Mona <HamiltonM@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcs.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; kaiserb

<kaiserb@hillsboroughcounty.org>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Mike Singer <Mike.Singer@swfwmd.state.fl.us>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Krochta, Camille <KrochtaC@hillsboroughcounty.org>; Vazquez, Bianca <VazquezB@hillsboroughcounty.org>

Subject: RE PRS 24-0111

Some people who received this message don't often get email from romea@hillsboroughcounty.org. [Learn why this is important](#)

[EXTERNAL SENDER] Use caution before opening.

Good Day All,

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

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

Planner assigned:

Planner: Camille Krochta

Contact: krochtac@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 11/8/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/17/2023

APPLICANT: LCD ACQUISITIONS, LLC **PID:** 24-0111

LOCATION: 2700 University Square Drive Tampa, FL 33612

FOLIO NO.: 36282.0600

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.

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

PETITION NO.: PRS 24-0111

REVIEWED BY: Clay Walker, E.I.

DATE: 11/13/2023

FOLIO NO.: 36282.0600

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 force 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: _____.