



PD Modification Application: PRS 22-0954

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: September 13, 2022

1.0 APPLICATION SUMMARY

Applicant: Frank DeBose (ALFA Residential Development Holdings, LLC)

FLU Category: UMU - 20

Service Area: Urban

Site Acreage: 3.1

Community Plan Area: Brandon

Overlay: None



Introduction Summary:

PD 06-0313 was approved in 2006 to allow for 40 residential townhome units on a 3.1-acre property located on the east side of Robert Tolle Drive. The applicant is requesting a minor modification to reduce the number of townhomes from 40 to 26 townhomes with two access driveways on Robert Tolle Drive and to modify setbacks and maximum building height.

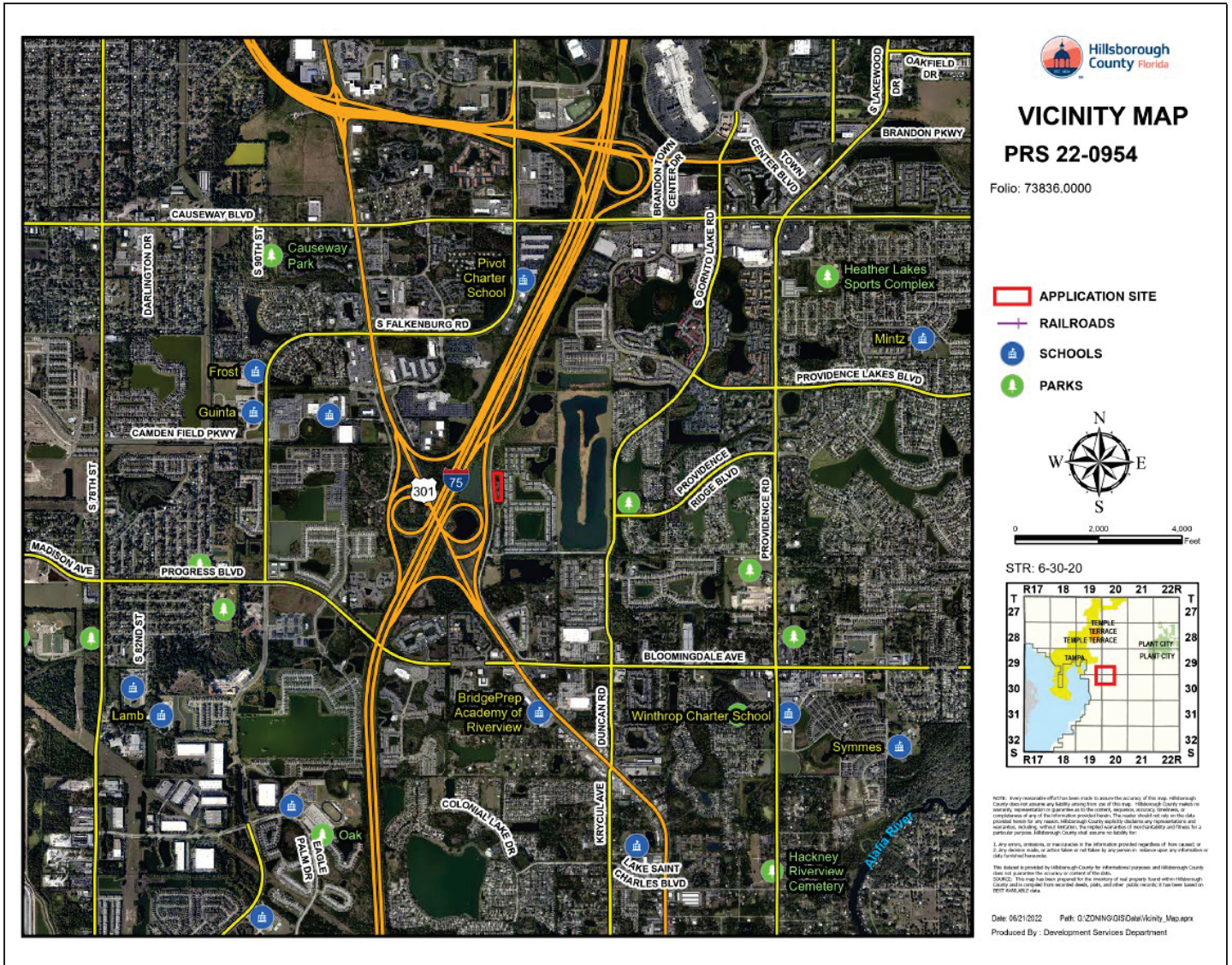
Existing Approval(s):	Proposed Modification(s):
40 Townhome units.	Reduce the number of townhomes allowed from 40 to 26.
One access connection to Robert Tolle Road, one cross-access connection to the north, and one cross-access connection to the south.	Allow two access points adjoining Robert Tolle Road, and removing the cross-access connections to the north and south.

Additional Information:	
PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	LDC Sec. 6.03.15. – Dumpster and Recycling Collection Space: reduce the dumpster front setback from 50 to 30 feet.

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

2.1 Vicinity Map

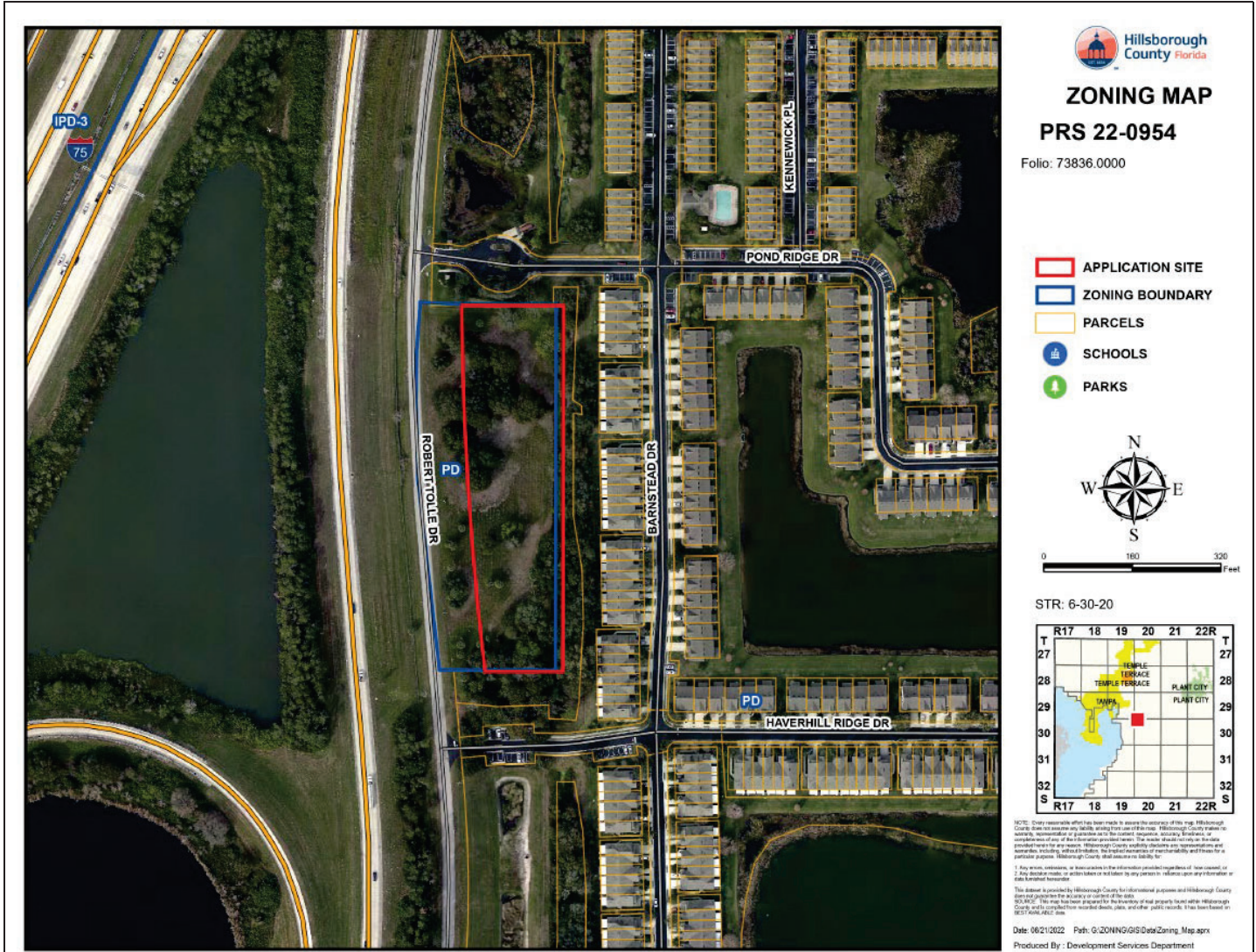


Context of Surrounding Area:

The property abuts the east side of the Interstate 75 and US Highway 301 intersection with the right-of-way spanning approximately 2,500 feet to the west, 1,000 feet to the northwest, and 1,500 feet to the south west. The adjoining properties to the north, south, and east are part of PD 99-0024 and are developed for fee simple townhomes.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

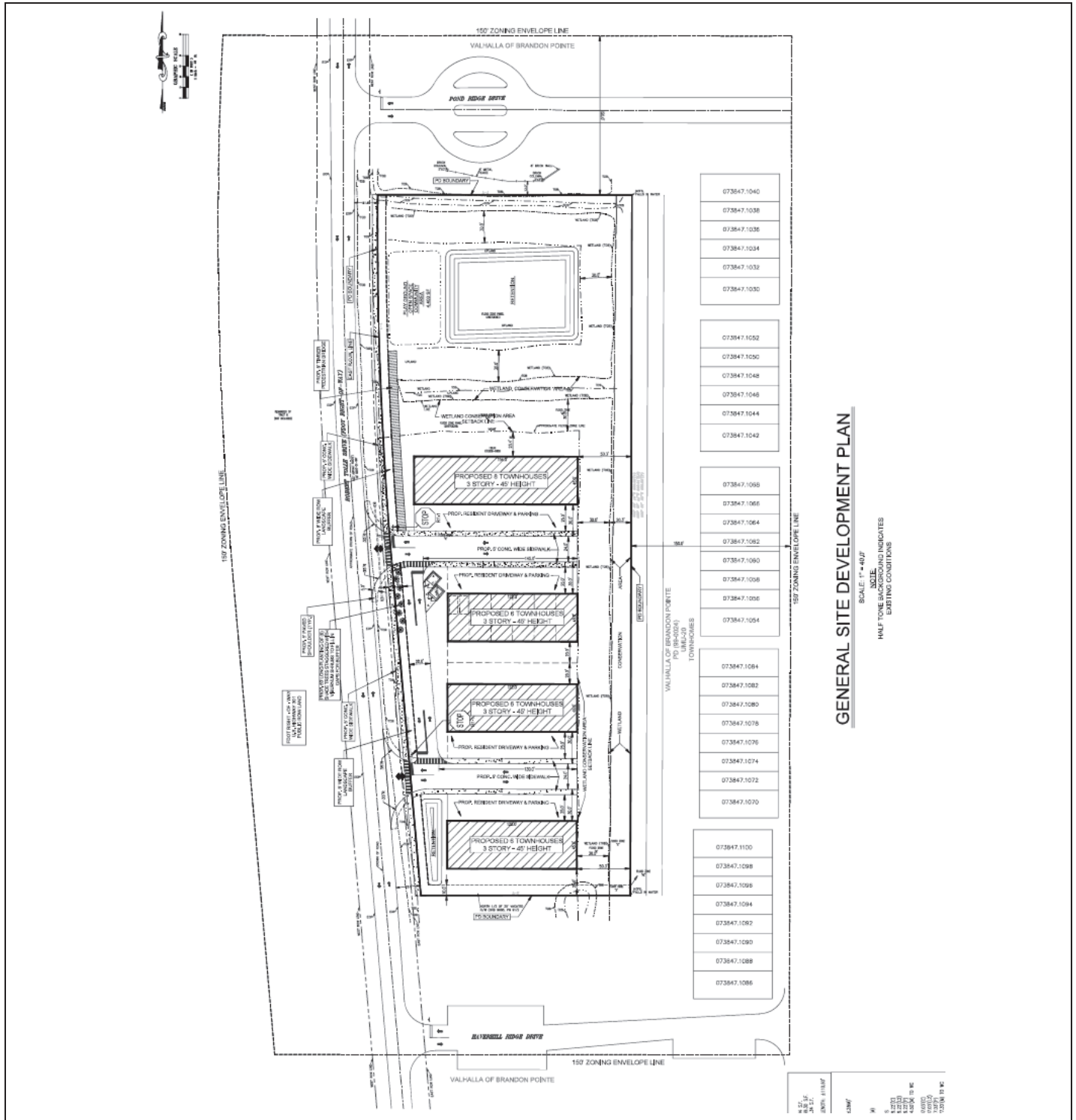


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use:
North	PD 99-0024	12.29 du per GA/FAR: NA	Multi-Family Residential, Community Residential Home, Neighborhood Commercial	Fee Simple Townhomes
South	PD 99-0024	12.29 du per GA/FAR: NA	Multi-Family Residential, Community Residential Home, Neighborhood Commercial	Fee Simple Townhomes
East	PD 99-0024	12.29 du per GA/FAR: NA	Multi-Family Residential, Community Residential Home, Neighborhood Commercial	Fee Simple Townhomes
West	PD 99-0024	12.29 du per GA/FAR: NA	Multi-Family Residential, Community Residential Home, Neighborhood Commercial	Interstate Right-of-Way.

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PRS 22-0954

ZHM HEARING DATE: NA

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
Robert Tolle Road	FDOT Frontage Road - Urban	2 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 Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	293	18	22
Proposed	190	12	15
Difference (+/-)	-103	-6	-7

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input 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	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <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	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input 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 type="checkbox"/> Yes <input checked="" 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 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 type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds the revised development configuration compatible with the surrounding development pattern. The proposed modifications will reduce the number of dwellings allowed and as a result create less of an impact on the surrounding uses. Moreover, the proposed buffer and screening enhancements, to include a 60-foot planting area with eight staggered ornamental trees and hedging, adequately mitigates the 20-foot setback reduction for the dumpster enclosures to justify approval of the waiver to LDC Section 6.03.15 – Dumpster and Recycling Collection Space.

The site access changes that include adding a driveway to Robert Tolle Road, a State-owned right-of-way, were approved by FDOT. Hillsborough County Transportation had no objection to the removal of the cross access because they are not feasible. The parcels on the north and south side are owned by the recently developed townhome community that abuts three sides of the property. Additionally, there are environmental considerations with the cross access to the north. It is because of these two considerations transportation has no objection to the removal of cross access as previously included in the previously approved PD.

Based on the adjacent zonings and uses identified in the report, staff finds the proposed modification to PD 06-0313 compatible.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 11, 2022 ~~January 13, 2006~~.

1. The project shall be permitted a maximum of ~~26-40~~ Townhome units.
 - Minimum front yard setback 25 feet
 - Minimum side yard setback 10 feet
 - Minimum rear yard setback 20 feet
2. The subject property shall be subject to the buffering and screening requirements of Section 6.06.06 and 4.01.07 of the Hillsborough County Land Development Code.
3. Dumpster location shall have a minimum setback of 30 feet and enclosure must be in compliance with the LDC and shall be screened with as depicted on the general development plan.
4. The subject property shall be subject to the parking requirements of Section 6.06.06 of the Hillsborough County Land Development Code.
5. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 5.1 Ground Signs shall be limited to monument signs.
 - 5.2 Billboards, pennants and banners shall be prohibited.
6. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
7. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:
 - A) Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County;

or
 - B) Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County;

or
 - C) The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County.

The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.
8. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
9. Prior to the issuance of any building or land alteration permits or other development, the wetlands must be field delineated by EPC staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval. After survey approval the wetland line must appear on all site plans and must be labeled as "EPC Wetland Line" The wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough

County Land Development Code.

10. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals
11. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
12. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line. The proposed shade trees along Robert Tolle Road must be changed to ornamental species that meet the above requirements.
13. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum 30' setback must be maintained around these areas which shall be designated on all future plan submittals. Proposed land alterations are restricted within the wetland setback areas.
14. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development, as proposed, will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
15. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- ~~12. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway(s). The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is contingent upon the results of the transportation analysis. The Developer shall construct the following turn lanes at his expense:

 - ~~12.1. SB to EB left turn lane @ project driveway,~~
 - ~~12.2. NB to EB right turn lane @ project driveway,~~
 - ~~12.3. If applicable, add additional EB to NB left turn lane storage on Bloomingdale Avenue @ Robert Tolle Road.~~~~
- ~~13. Pending the results of the transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections.. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.~~
- ~~14. Based on the projected trip generation to the site, access onto the public road would be via "Type II", Minor Roadway Connection (50 - 1500 trip ends per day), LDC 6.04.01.E.. Accordingly, the Land Development Code~~

requires (see LDC 6.04.03 G) that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, then the throat depth may exceed 50 feet in length to accommodate stacking vehicles.

- ~~15.~~ The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).
- ~~16.~~ Prior to Construction Plan approval, the Developer may be required to dedicate one-half of the right-of-way on Robert Tolle Road to meet Hillsborough County standards. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a two-lane collector roadway. Right-of-way shall be measured from the centerline of the roadway.
- ~~17.~~ As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross-access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross-access must be provided. All cross-access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.
- ~~18.~~ If required to meet Concurrency, at a minimum, the Developer shall provide a traffic analysis signed by a Professional Engineer, showing the types of improvements needed to serve background plus development traffic. The developer shall be responsible for any construction needed to off-set the impacts from the development. Turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access-related roadway improvements shall be based on documented safety or environmental concerns. FDOT, The Planning and Growth Management and Public Works Departments shall approve all exceptions.
- ~~19.~~ The Developer shall widen Robert Tolle Road adjacent to the site. The roadway shall be widened to Hillsborough County Transportation Technical Manual standards. The existing roadway shall be overlaid with a new layer of asphalt per Hillsborough County Standards. The Developer shall provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right-of-way along Robert Tolle Road. The Preliminary Site Plan shall provide notation that the roadway is to be widened to County standards. The Developer shall include the roadway improvements on the submitted Construction Plans. If the Developer can provide signed and sealed documentation that the current pavement width on Robert Tolle Road meets the minimum standards for a two-lane collector roadway, then the Developer may not be required to widen the roadway.
- ~~16.20.~~ The Developer shall construct and maintain sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
- ~~17.21.~~ The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).
- ~~18.22.~~ If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- ~~19.23.~~ 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.

~~20.24.~~ Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

~~21.25.~~ Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

~~22.26.~~ In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:


J Brian Grady
Tue Aug 30 2022 16:22:52

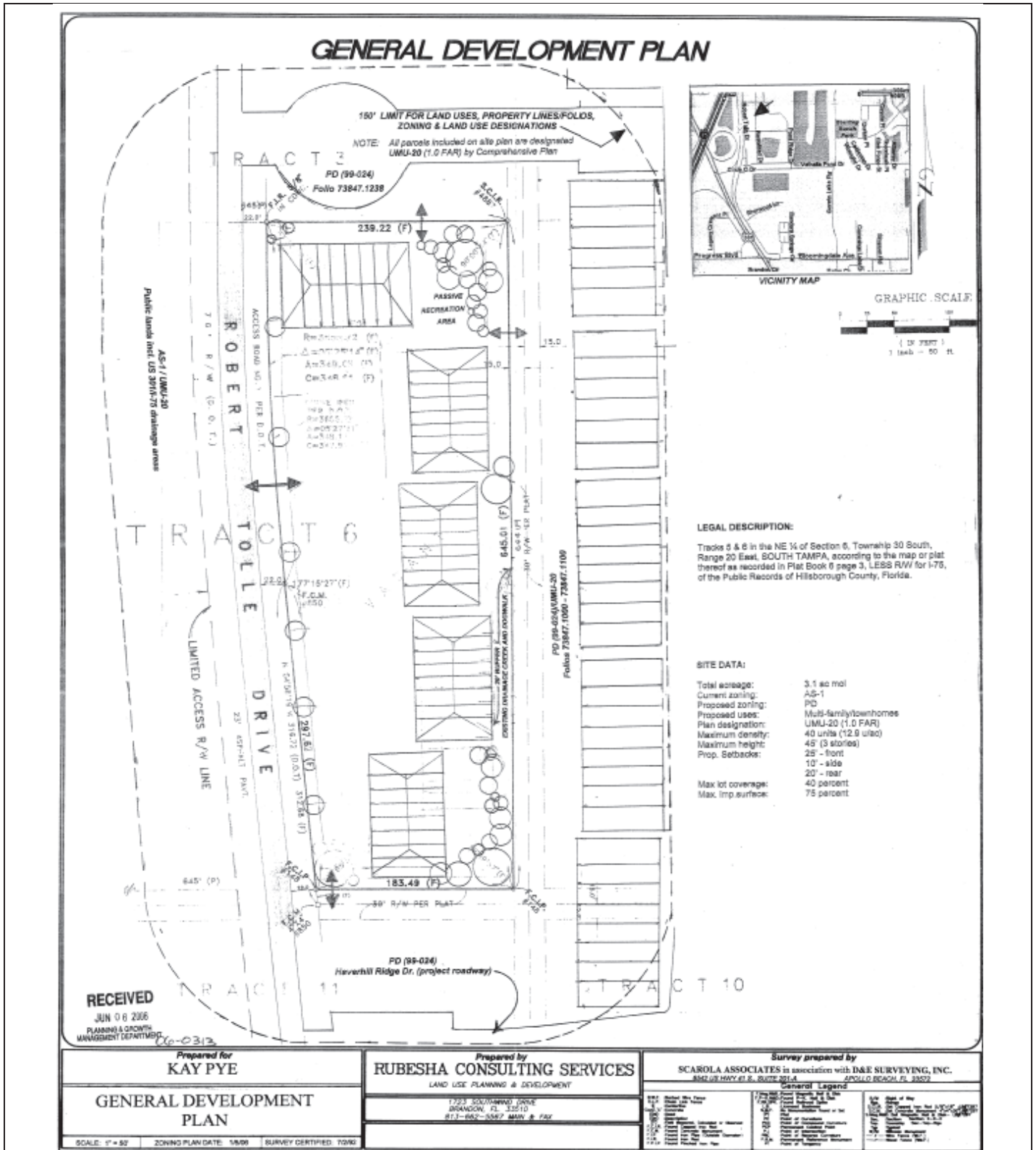
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

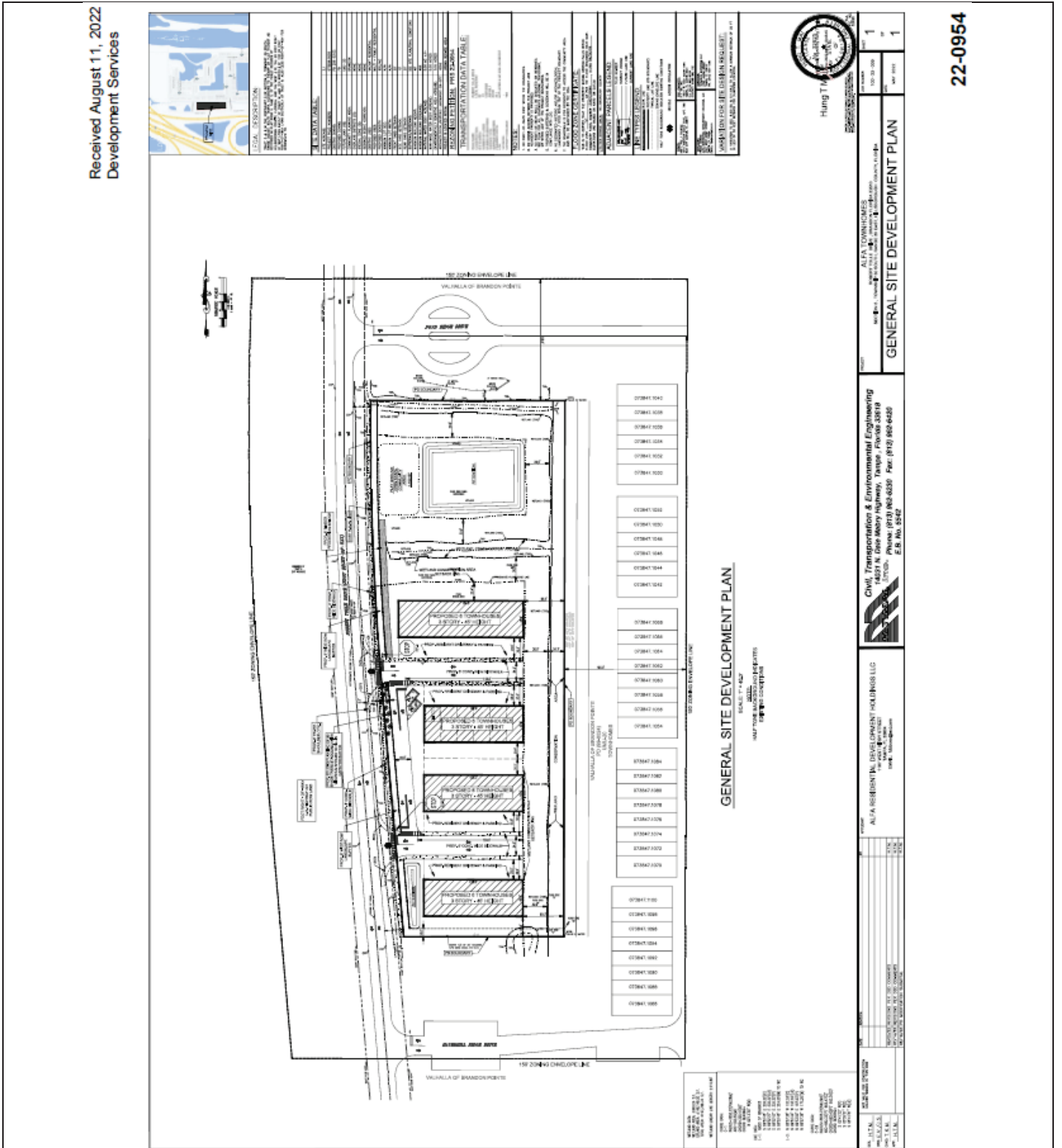
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 8/29/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Brandon/Central

PETITION NO: PRS 22-0954

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed minor modification would result in a decrease of trips potentially generated by development of the subject site by 103 average daily trips, 6 trips in the a.m. peak hour, and 7 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the listed condition.

NEW CONDITION

- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

REVISED CONDITIONS

~~12. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway(s). The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is contingent upon the results of the transportation analysis. The Developer shall construct the following turn lanes at his expense: 12.1. SB to EB left turn lane @ project driveway, 12.2. NB to EB right turn lane @ project driveway, 12.3. If applicable, add additional EB to NB left turn lane storage on Bloomingdale Avenue @ Robert Tolle Road.~~

[Staff recommends deletion of this condition, as it was based (in part) upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), portions of this condition are no longer enforceable.]

~~13. Pending the results of the transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the analysis submitted by the developer, that adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.~~

[Staff is proposing to delete this condition because the new proposed entitlements do not generate more than 50 peak hour trips and an additional analysis is not required.]

~~14. Based on the projected trip generation to the site, access onto the public road would be via "Type II",~~

~~Minor Roadway Connection (50—1500 trip ends per day), LDC 6.04.01.E.. Accordingly, the Land Development Code requires (see LDC 6.04.03-G) that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, then the throat depth may exceed 50 feet in length to accommodate stacking vehicles.~~

[Staff is proposing to delete this condition because of outdated wording and bringing up to current practice.]

~~15. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).~~

[Staff is proposing to delete this condition because of outdated wording and bringing up to current practice.]

~~16. Prior to Construction Plan approval, the Developer may be required to dedicate one half of the right-of-way on Robert Tolle Road to meet Hillsborough County standards. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a two-lane collector roadway. Right-of-way shall be measured from the centerline of the roadway.~~

[Staff recommends deletion of this condition because the roadway is maintained by FDOT.]

~~17. As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03-Q.~~

[Staff is proposing to delete this condition because of outdated wording and bringing up to current practice.]

~~18. If required to meet Concurrency, at a minimum, the Developer shall provide a traffic analysis signed by a Professional Engineer, showing the types of improvements needed to serve background plus development traffic. The developer shall be responsible for any construction needed to offset the impacts from the development. Turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. FDOT, The Planning and Growth Management and Public Works Departments shall approve all exceptions.~~

[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable.]

~~19. The Developer shall widen Robert Tolle Road adjacent to the site. The roadway shall be widened to Hillsborough County Transportation Technical Manual standards. The existing roadway shall be overlaid with a new layer of asphalt per Hillsborough County Standards. The Developer shall provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right-of-way along Robert Tolle Road. The Preliminary Site Plan shall provide notation that the roadway is to be widened to County standards. The Developer shall include the roadway improvements on the submitted Construction Plans. If the Developer can provide signed and sealed documentation that the~~

~~current pavement width on Robert Tolle Road meets the minimum standards for a two-lane collector roadway, then the Developer may not be required to widen the roadway.~~

[Transportation Review Section staff is proposing to delete this condition because Robert Tolle Road is an FDOT maintained roadway.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #06-0313. The existing PD is approved for 40 multifamily townhomes. The subject PRS request proposes to reduce the approved units to 26 townhomes and to have two access points on Robert Tolle Drive. The maximum trip generation of the project would decrease as a result of the proposed minor modification and as such Transportation Staff has no objection to the requested modification.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed minor modification of the planned development including the reduction in residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 40 Multifamily Dwelling Units (ITE Code 220)	293	18	22

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 26 Multifamily Dwelling Units (ITE Code 220)	190	12	15

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-103	-6	-7

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Robert Tolle Drive. Robert Tolle Drive is a Florida Department of Transportation (FDOT) maintained frontage road with +/- 10-foot travel lanes. Robert Tolle does not have sidewalk, bicycle lanes or curb and gutter on either side of the road.

SITE ACCESS

The vehicular and pedestrian access for PD 22-0954 will be via two full access points on Robert Tolle Drive.

LEVEL OF SERVICE (LOS) INFORMATION

Robert Tolle Drive is not a regulated roadway and as such was not included in the 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
Robert Tolle Road	FDOT Frontage Road - Urban	2 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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	293	18	22
Proposed	190	12	15
Difference (+/-)	-103	-6	-7

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

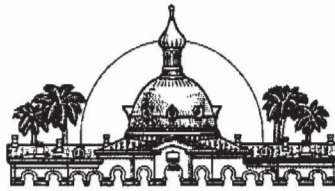
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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 Staff Report.



**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

May 26, 2006

Reference: RZ 06-0313 BR

BOARD OF COUNTY COMMISSIONERS

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

Deputy County Administrator
Wally Hill

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

Bonnie K. Rubesha, AICP
1723 Southwind Drive
Brandon, FL 33510

Dear Applicant:

At the regularly scheduled public meeting on May 23, 2006, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from AS-1 to PD (Planned Development), with the attached conditions.

The approval of a planned development rezoning requires the developer submit a revised General Site Plan reflecting all conditions, within 90 days of zoning approval. Failure to submit the site plans within the time period will place your rezoning in violation.

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

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

Sincerely,

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

ps

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 13, 2006.

1. The project shall be permitted a maximum of 40 Townhome units.
 - Minimum Front yard Setback 25 feet
 - Minimum Side Yard Setback 10 feet
 - Minimum Rear Yard Setback 20 feet
2. The subject property shall be subject to the buffering and screening requirements of Section 6.06.06 and 4.01.07 of the Hillsborough County Land Development Code.
3. Dumpster location and enclosure must be in compliance with the LDC.
4. The subject property shall be subject to the parking requirements of Section 6.06.06 of the Hillsborough County Land Development Code.
5. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 5.1 Ground Signs shall be limited to Monument Signs.
 - 5.2 Billboards, pennants and banners shall be prohibited.
6. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
7. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:
 - A) Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County;
 - or
 - B) Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County;
 - or
 - C) The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County.

The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.

8. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
9. Prior to the issuance of any building or land alteration permits or other development, the wetlands must be field delineated by EPC staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval. After survey approval the wetland line must appear on all site plans and must be labeled as "EPC Wetland Line" The wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code.
10. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals
11. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
12. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway(s). The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is contingent upon the results of the transportation analysis. The Developer shall construct the following turn lanes at his expense:
 - 12.1. SB to EB left turn lane @ project driveway ,
 - 12.2. NB to EB right turn lane @ project driveway,
 - 12.3. If applicable, add additional EB to NB left turn lane storage on Bloomingdale Avenue @ Robert Tolle Road.
13. Pending the results of the transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections.. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.

14. Based on the projected trip generation to the site, access onto the public road would be via "Type II", Minor Roadway Connection (50 - 1500 trip ends per day), LDC 6.04.01.E.. Accordingly, the Land Development Code requires (see LDC 6.04.03 G) that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, then the throat depth may exceed 50 feet in length to accommodate stacking vehicles.
15. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).
16. Prior to Construction Plan approval, the Developer may be required to dedicate one-half of the right-of-way on Robert Tolle Road to meet Hillsborough County standards. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a two lane collector roadway. Right-of-way shall be measured from the centerline of the roadway.
17. As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.
18. If required to meet Concurrency, at a minimum, the Developer shall provide a traffic analysis signed by a Professional Engineer, showing the types of improvements needed to serve background plus development traffic. The developer shall be responsible for any construction needed to off-set the impacts from the development. Turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. FDOT, The Planning and Growth Management and Public Works Departments shall approve all exceptions.
19. The Developer shall widen Robert Tolle Road adjacent to the site. The roadway shall be widened to Hillsborough County Transportation Technical Manual standards. The existing roadway shall be overlaid with a new layer of asphalt per Hillsborough County Standards. The Developer shall provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right-of way along Robert Tolle Road. The Preliminary Site Plan shall provide notation that the roadway is to be widened to County standards. The Developer

shall include the roadway improvements on the submitted Construction Plans. If the Developer can provide signed and sealed documentation that the current pavement width on Robert Tolle Road meets the minimum standards for a two lane collector roadway, then the Developer may not be required to widen the roadway.

20. The Developer shall construct and maintain sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
21. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).
22. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
23. 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.
24. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
25. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 8/29/2022

REVIEWER: Alex Steady, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Brandon/Central

PETITION NO: PRS 22-0954

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed minor modification would result in a decrease of trips potentially generated by development of the subject site by 103 average daily trips, 6 trips in the a.m. peak hour, and 7 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the listed condition.

NEW CONDITION

- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

REVISED CONDITIONS

~~12. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic at the project driveway(s). The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is contingent upon the results of the transportation analysis. The Developer shall construct the following turn lanes at his expense: 12.1. SB to EB left turn lane @ project driveway, 12.2. NB to EB right turn lane @ project driveway, 12.3. If applicable, add additional EB to NB left turn lane storage on Bloomingdale Avenue @ Robert Tolle Road.~~

[Staff recommends deletion of this condition, as it was based (in part) upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), portions of this condition are no longer enforceable.]

~~13. Pending the results of the transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the analysis submitted by the developer, that adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.~~

[Staff is proposing to delete this condition because the new proposed entitlements do not generate more than 50 peak hour trips and an additional analysis is not required.]

~~14. Based on the projected trip generation to the site, access onto the public road would be via "Type II",~~

~~Minor Roadway Connection (50—1500 trip ends per day), LDC 6.04.01.E.. Accordingly, the Land Development Code requires (see LDC 6.04.03-G) that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriate and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, then the throat depth may exceed 50 feet in length to accommodate stacking vehicles.~~

[Staff is proposing to delete this condition because of outdated wording and bringing up to current practice.]

~~15. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).~~

[Staff is proposing to delete this condition because of outdated wording and bringing up to current practice.]

~~16. Prior to Construction Plan approval, the Developer may be required to dedicate one half of the right-of-way on Robert Tolle Road to meet Hillsborough County standards. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a two-lane collector roadway. Right-of-way shall be measured from the centerline of the roadway.~~

[Staff recommends deletion of this condition because the roadway is maintained by FDOT.]

~~17. As is noted in the Land Development Code, one of the major reasons for diminished capacity of public roads is an increase in access points along roadways which increases the potential conflict points. Because of this, the applicant shall show the ability to provide cross access to adjacent parcels of like land uses. If any of the adjacent properties are developed under the same developer/owner, then cross access must be provided. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03-Q.~~

[Staff is proposing to delete this condition because of outdated wording and bringing up to current practice.]

~~18. If required to meet Concurrency, at a minimum, the Developer shall provide a traffic analysis signed by a Professional Engineer, showing the types of improvements needed to serve background plus development traffic. The developer shall be responsible for any construction needed to offset the impacts from the development. Turn lanes shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. The only exceptions to access related roadway improvements shall be based on documented safety or environmental concerns. FDOT, The Planning and Growth Management and Public Works Departments shall approve all exceptions.~~

[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable.]

~~19. The Developer shall widen Robert Tolle Road adjacent to the site. The roadway shall be widened to Hillsborough County Transportation Technical Manual standards. The existing roadway shall be overlaid with a new layer of asphalt per Hillsborough County Standards. The Developer shall provide documentation at Preliminary Site Plan submittal regarding the existing pavement width and right-of-way along Robert Tolle Road. The Preliminary Site Plan shall provide notation that the roadway is to be widened to County standards. The Developer shall include the roadway improvements on the submitted Construction Plans. If the Developer can provide signed and sealed documentation that the~~

~~current pavement width on Robert Tolle Road meets the minimum standards for a two-lane collector roadway, then the Developer may not be required to widen the roadway.~~

[Transportation Review Section staff is proposing to delete this condition because Robert Tolle Road is an FDOT maintained roadway.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a minor modification, also known as Personal Appearance (PRS) to approved Planned Development (PD) #06-0313. The existing PD is approved for 40 multifamily townhomes. The subject PRS request proposes to reduce the approved units to 26 townhomes and to have two access points on Robert Tolle Drive. The maximum trip generation of the project would decrease as a result of the proposed minor modification and as such Transportation Staff has no objection to the requested modification.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed minor modification of the planned development including the reduction in residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 40 Multifamily Dwelling Units (ITE Code 220)	293	18	22

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 26 Multifamily Dwelling Units (ITE Code 220)	190	12	15

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-103	-6	-7

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Robert Tolle Drive. Robert Tolle Drive is a Florida Department of Transportation (FDOT) maintained frontage road with +/- 10-foot travel lanes. Robert Tolle does not have sidewalk, bicycle lanes or curb and gutter on either side of the road.

SITE ACCESS

The vehicular and pedestrian access for PD 22-0954 will be via two full access points on Robert Tolle Drive.

LEVEL OF SERVICE (LOS) INFORMATION

Robert Tolle Drive is not a regulated roadway and as such was not included in the 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
Robert Tolle Road	FDOT Frontage Road - Urban	2 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 checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	293	18	22
Proposed	190	12	15
Difference (+/-)	-103	-6	-7

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

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

4.0 Additional Site Information & Agency Comments Summary

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 Staff Report.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

July 26th, 2022

Alfa Townhomes

Robert Tolle Drive
SR 93A Frontage Rd.
10 075 000
MP 20.257 Rt Rdwy
Class 7 @ 30 MPH
Folio # 073836-0000

RE: Pre-Application Meeting Request

THIS DOCUMENT IS NOT A PERMIT APPROVAL

**THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE
AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 1/26/2023**

Attendees:

Guests: Tu Mai and Hung Mai

FDOT Staff: Todd Croft, Mecale' Roth, Tom Allen, Dan Santos, Lindsey Mineer, Amanda Serra, Lisa Strout and Luis Mejia

Proposed Conditions: This development is proposing to share existing access to **SR 93A**, a **class 7** roadway with a posted speed limit of **30 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **125'** driveway spacing, **330'** directional, **660'** full median opening spacing, and **1320'** signal spacing requirements.

FDOT Recommendations:

1. Proposing to modify current approved PD of 40 multi-family units by reducing the number of units to 26 units consisting of 4 buildings with 4-6 townhomes in each building.



Florida Department of Transportation

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2. Wetlands to the east and north have restrictions and setbacks that inhibit this property's development options.
3. Verify property survey lines and provide a current survey with permit application submittal.
4. Connect proposed sidewalk along frontage to the existing sidewalk stub-outs to the north and the south (northern tie in is an example of note #1).
5. The Department will allow both the proposed driveways. They will need to have 35' radii. The radii need to be labeled on the plans.
6. 5' paved shoulders that tie into the state road will also be required.
7. Provide existing and proposed drainage maps.
8. If site drains to the state system or there is an existing structure or system, either active or inactive, in the existing or proposed condition, then a drainage permit will be required. If it does not discharge to any state system, then it may qualify as a drainage exemption. Complete the attached exception questionnaire to determine which you will need to apply for.
9. If applying for an exception, include the completed questionnaire in the submittal package.
10. If disturbing more than 80 cubic feet of earth to make a utility tie in in the ROW or if installation of a utility runs parallel to the roadway, then a utility permit will be required.
11. Water and sewer need to have separate permits. Reference the Utility Accommodation Manual (UAM) for more information.

Summary: After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan

If you do not agree with the pre application meeting findings or wish to appeal a permit denial, you may schedule a meeting with the AMRC. Contact Traffic Ops, David Ayala, at 813-975-6717.

The access, as proposed in this meeting, would be considered



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- conforming
- non-conforming
- N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for on our One Stop Permitting website (osp.fdot.gov):

- access-category A or B
- access-category C, D, E, or F
 - traffic study required
- access safety upgrade
- drainage
 - or
- drainage exception
- construction agreement
- utility
- general Use
- other _____

Thank you for giving us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Mecale' Roth

Permit Coordinator II
Tampa Operations
Office - 813-612-3237
M-Th 7 AM-5:30 PM



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Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval.
5. Plans shall be per the current Standard Plans and FDM.
6. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
7. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
8. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic
9. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required





Florida Department of Transportation

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GOVERNOR

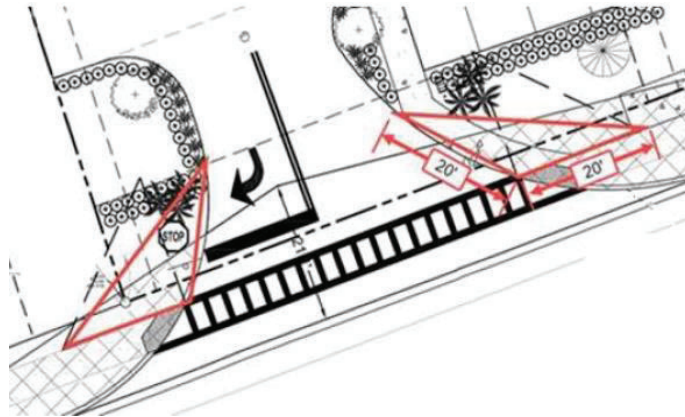
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sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2

10. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



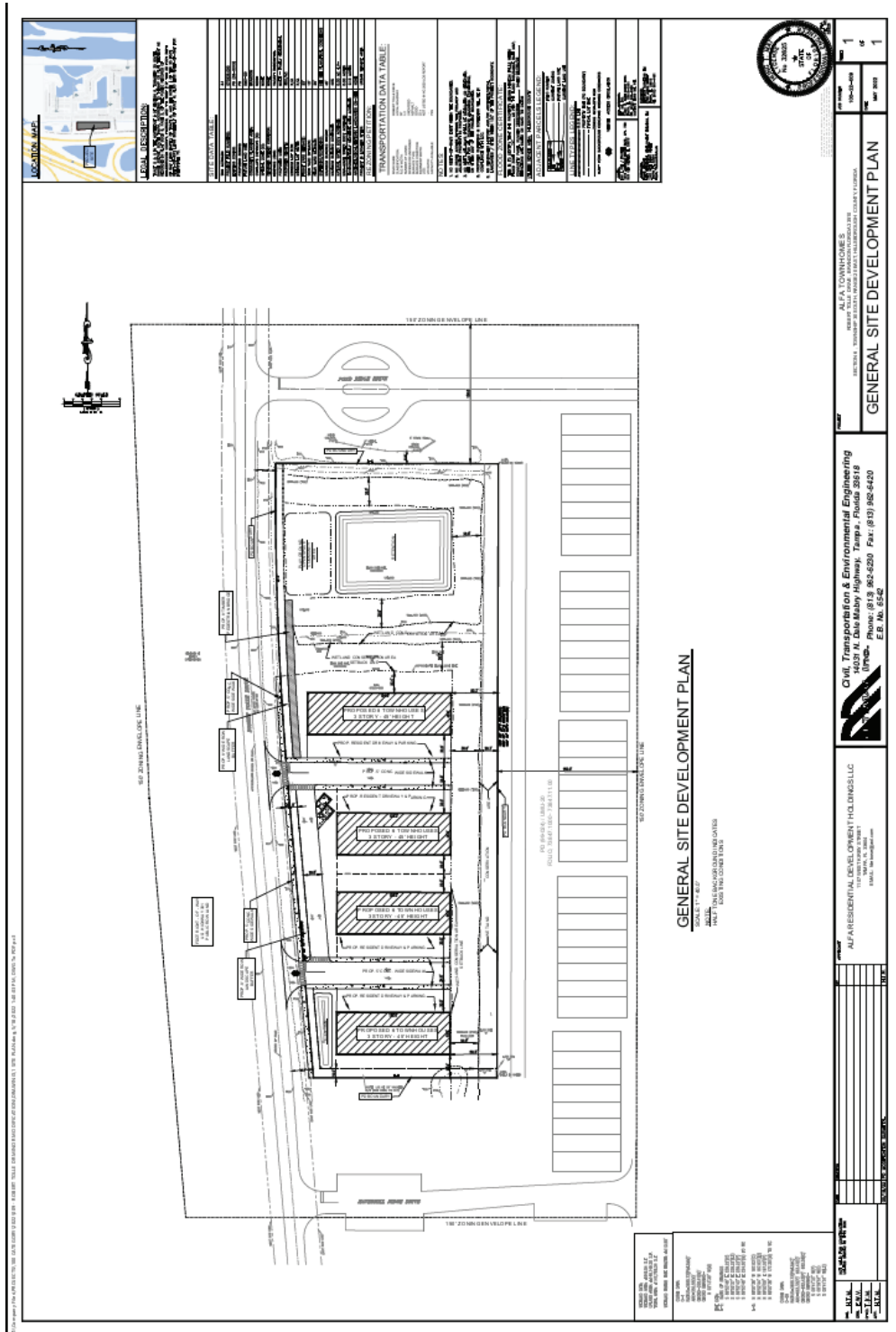


Florida Department of Transportation

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2822 Leslie Road
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PROJECT NARRATIVE

In the space below indicate the nature of the proposed Minor Modification (PRS) to the underlying Planned Development (PD) zoning. The narrative must including detailed information regarding proposed changes, if applicable, in development entitlements (i.e., number of dwelling units; square footage, intensity /density). If additional space is needed, please attach extra pages to this application.

The subject property having Folio No. 073836.0000 is located on the east side of Robert Tolle Drive, _____
south of Pond Ridge Drive and north of Haverhill Ridge Drive. The parcel is 3.1 acres and is currently zoned
PD (06-0313) approved for 40 multi-family townhomes with a future use land designation of UMU-20 in the
Urban Service Area. The applicant is requesting a Minor Modification to Planned Development is reduce from
40 townhome units to 26 townhome units with 2 access driveways on Robert Tolle Drive, a local roadway.

TRANSPORTATION ASSESSMENT FOR ALFA TOWNHOMES

The proposed PRS Minor Modification (PRS 22-0954) is to reduce the dwelling units from the approved 40 townhomes in PD 06-0313 to 26 townhomes. The applicant is proposing a total of 26 townhomes. A traffic analysis is not required for the application because the project does not generate 50 or more peak hour trips.

Existing Land Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak		Hour Trips	
		AM	PM	IN	OUT
40 SF Dwelling Units (ITE Code 220)	232	IN	OUT	IN	OUT
		3	15	14	7

Proposed Land Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak		Hour Trips	
		AM	PM	IN	OUT
26 Townhomes (ITE Code 220)	151	IN	OUT	IN	OUT
		2	9	9	4

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak		Hour Trips	
		AM	PM	IN	OUT
Difference	(-81)	(-7)	(-8)		

The proposed PRS Minor Modification would result in **a reduction** in the number of trips potentially generated by development of the subject parcel by 81 daily trips, 7 AM peak hour trips and 8 PM peak hour trips.

Respectfully submitted,

H.T. MAI, INC.

Hung T. Mai, P.E.

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 08/25/2022 PETITION NO.: 22-0954 EPC REVIEWER: Sarah Hartshorn CONTACT INFORMATION: (813) 627-2600 X 1237 EMAIL: hartshorns@epchc.org	COMMENT DATE: July 21, 2022 PROPERTY ADDRESS: FOLIO #: 73836.0000 STR: 06-30S-20E
REQUESTED ZONING: Minor Mod to PD (06-0313)	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	April 18, 2022
WETLAND LINE VALIDITY	Surveys submitted - require resubmittal for labels
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	FDEL 74496
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be 	

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

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

INFORMATIONAL COMMENTS:

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

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

Sjh/

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

PETITION NO.: PRS22-0954 REVIEWED BY: Randy Rochelle DATE: 7/1/2022

FOLIO NO.: 73836.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (adjacent to the site), (approximately 2780 feet from the site) and is located southeast of the subject property within the north Right-of-Way of Valhalla Pond Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 6 inch wastewater force main exists (adjacent to the site), (approximately 2780 feet from the site) and is located southeast of the subject property within the south Right-of-Way of Valhalla Pond Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems.

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** August 25, 2022

Agency: Natural Resources **Petition #:** 22-0954

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line. The proposed shade trees along Robert Tolle Road must be changed to ornamental species that meet the above requirements.
This statement should be identified as a condition of the rezoning.
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum 30' setback must be maintained around these areas which shall be designated on all future plan submittals. Proposed land alterations are restricted within the wetland setback areas.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development, as proposed, will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

Continued

PRS 22-0954
Natural Resources
August 25, 2022
Page Two:

5. 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.