



PD Modification Application: PRS 23-0650
Zoning Hearing Master Date: N/A
BOCC Land Use Meeting Date: August 8, 2023

1.0 APPLICATION SUMMARY

Applicant: Hill Ward Henderson, P.A.
FLU Category: UMU-20
Service Area: Urban
Site Acreage: 69.83 Acres +/-
Community Plan Area: Town N' Country
Overlay: None



Introduction Summary:

Current Request: The current request is for a reduction to the required front yard setback and an increase to the maximum allowable height for a proposed Residential Multi-Family development.
PD 90-0180 This PD is the Towermarc Development of Regional Impact (DRI) #196. Office, retail, and residential uses are permitted pursuant to the Essentially Built-Out Agreement (EBOA) 05-2250 for the TowerMarc DRI that was approved on February 7, 2006.
Most Recent Amendment: PRS 18-0848, was a minor modification to PD 90-0180 to modify the maximum building height for building site #7 and to modify the required front setback along Henderson Road for building site #7.

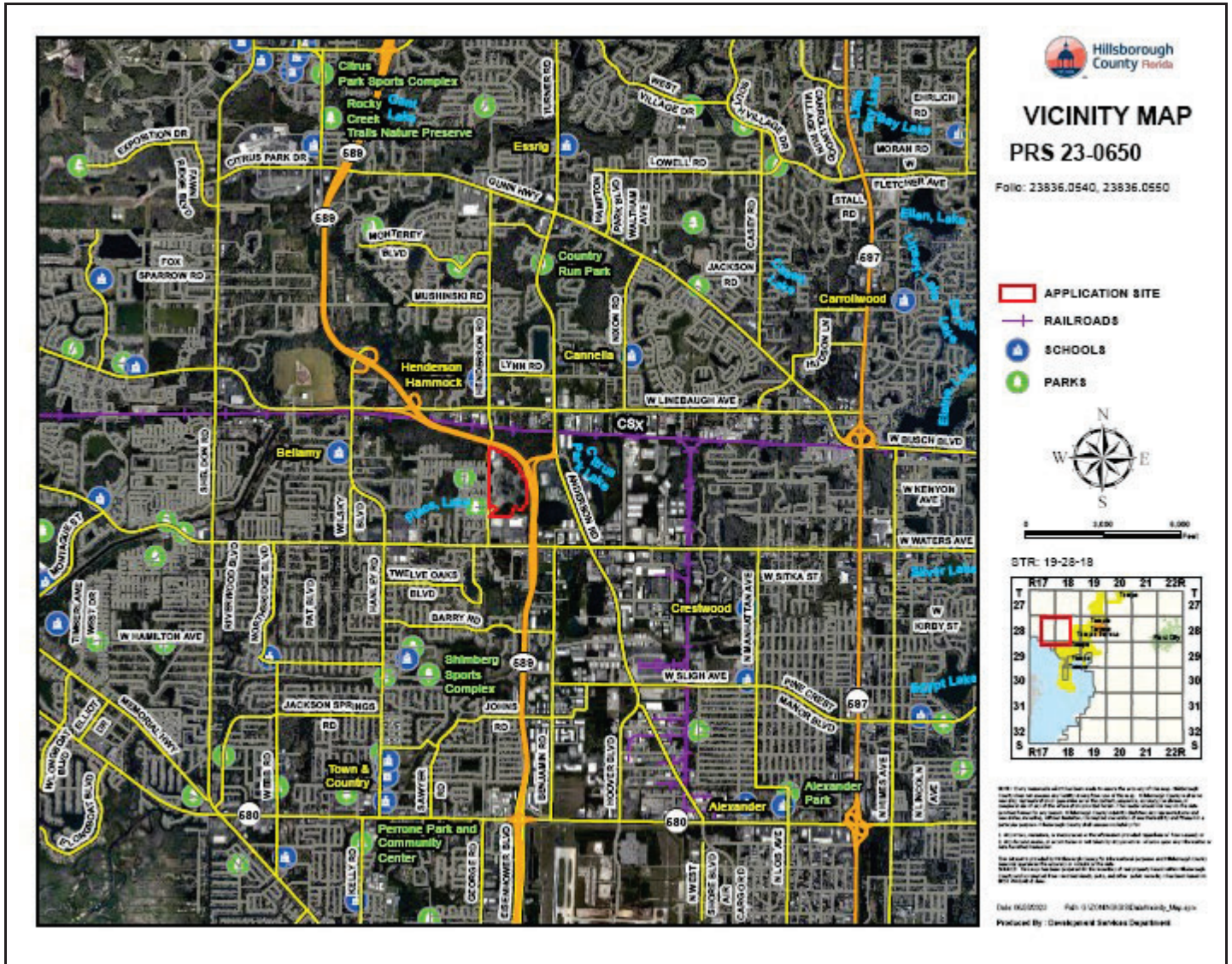
Existing Approval(s):	Proposed Modification(s):
External setbacks from the southern and western property boundaries shall be 30 feet.	Reduction of the Western property boundary front yard setback requirement from 30' to 10'
Maximum height for the multi-family shall be 3 stories or 45 feet whichever is more restrictive.	Increase in the maximum allowable height to the lesser of 5 stories and 58' for multifamily residential

Additional Information:	
PD Variation(s):	None Requested
Waiver(s) to the Land Development Code:	None Requested.

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

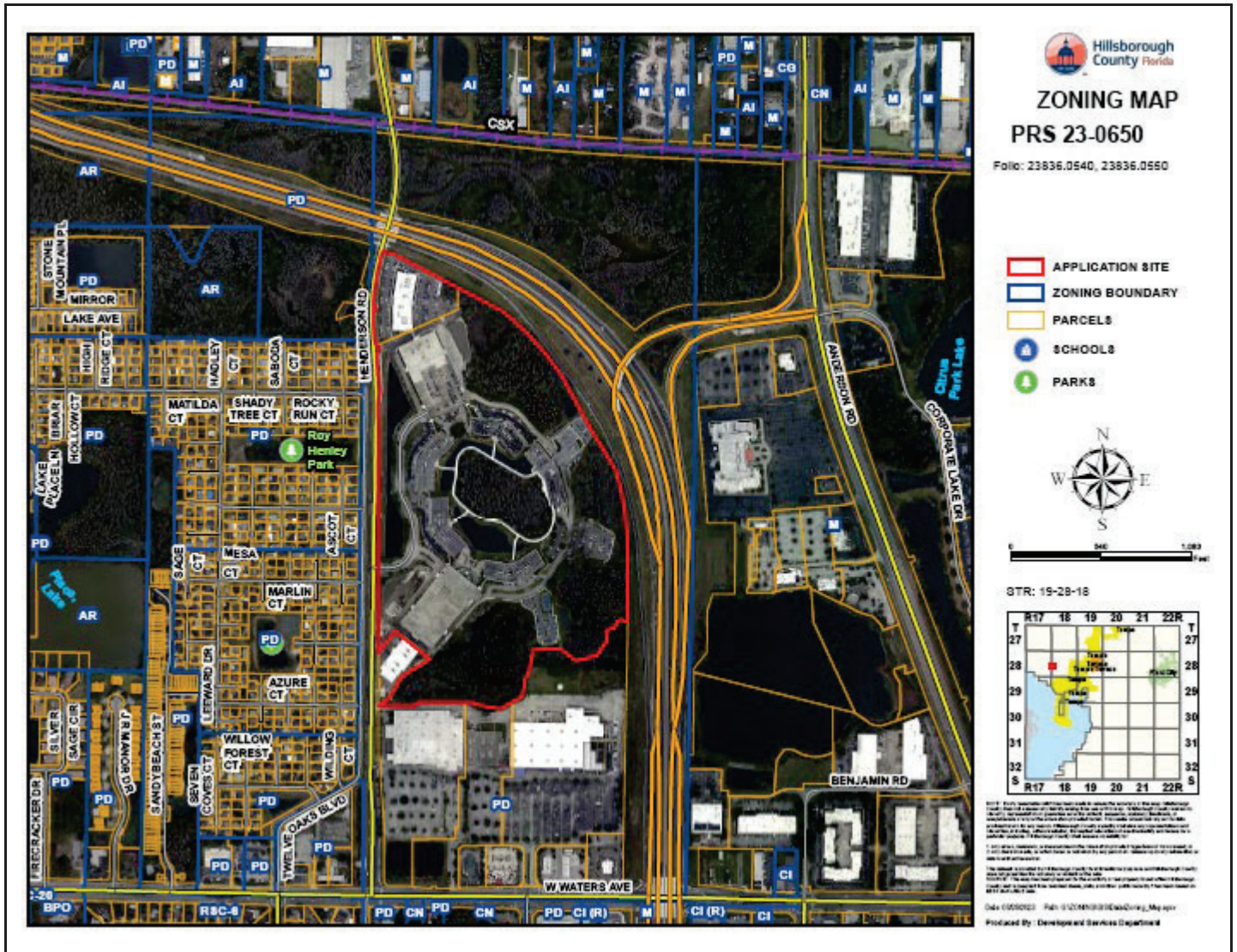
2.1 Vicinity Map



The subject property is adjacent to the Veterans Expressway to the East. East of the Expressway are commercial and industrial offices. To the South, there is a shopping center with Target, Lowe's, and miscellaneous commercial offices. The West is comprised of mainly residential Planned Developments and Deerfield Park.

PD2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

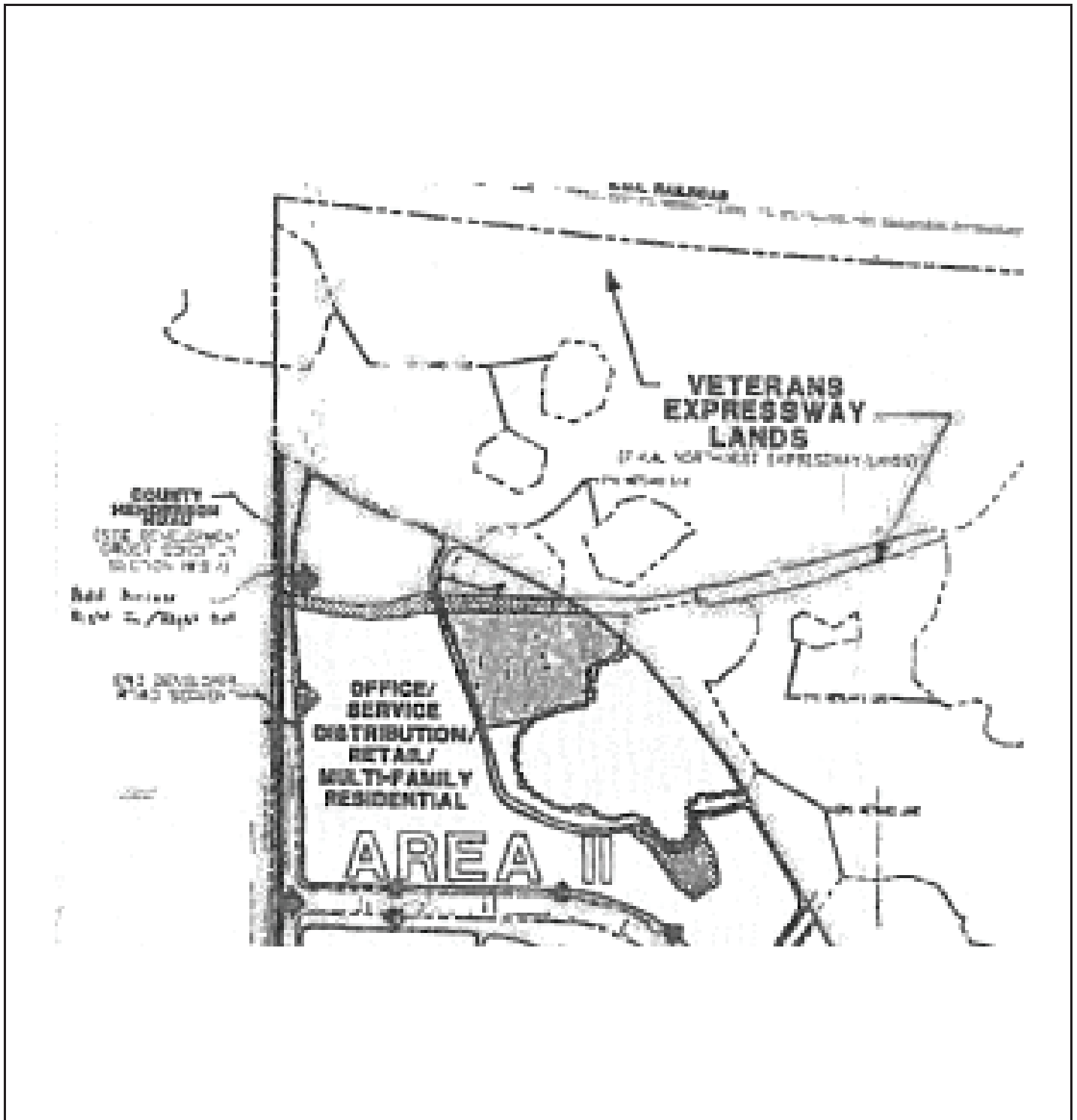


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	M- Manufacturing	.75	Manufacturing, processing or assembling uses, intensive commercial uses, other industrial uses	Commercial / Office Golden Eagle Motorcycle Club, Heating & A/C office
South	PD 80-0116	9.2 DU/Acre	Residential, Commercial Neighborhood	Commercial/Office
East	M- Manufacturing RZ 85-0165		Commercial Office / Light Industrial	Light Industrial
West	PD 76-0180	7.5 DU/ Acre	Single Family Residential	Single Family Residential

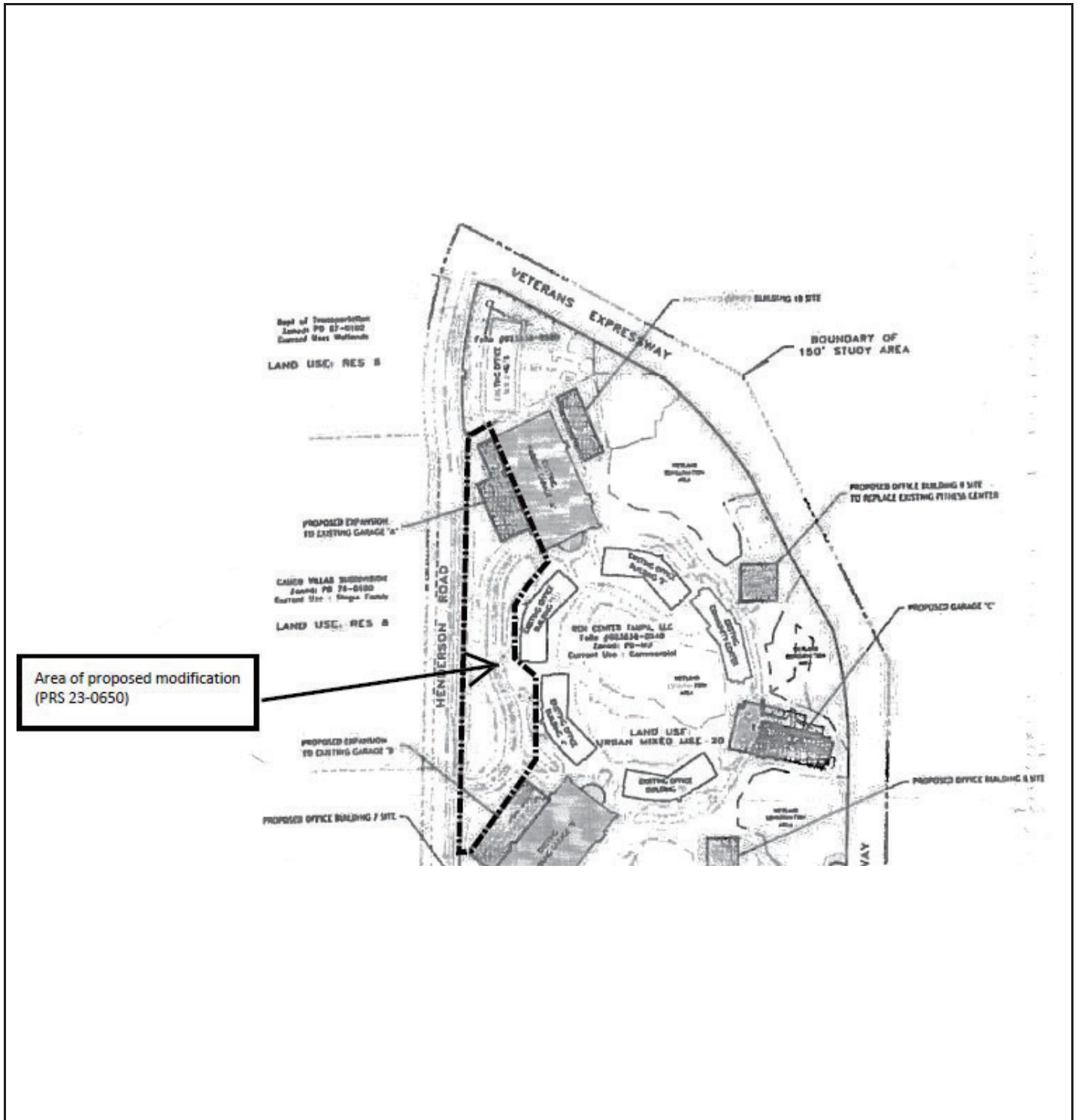
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input 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 type="checkbox"/> No	<input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 checked="" 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 No comment				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input 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

The approximate 7.5-acre subject site is located in northern “Area II” of the PD near the intersection of Henderson Road and the Veteran’s Expressway. Within the southern portion of the same PD, there is a shopping center with Target, Lowe’s, and miscellaneous commercial offices to the direct east of the site. The west is comprised of residential Planned Developments and Deerfield Park.

Existing conditions of approval allow a maximum of 300 multifamily conventional residential units with related accessory uses such as swimming pools, clubhouses, and laundry facilities, as well as office and retail use pursuant to the Essentially Built-Out Agreement (EBOA) 05-2250 for the Towermarc DRI that was approved on February 7, 2006. The applicant proposes an increase to the maximum allowable height to the lesser of 5 stories and 58’ for multifamily residential and a reduction of a portion of the western property boundary front yard setback requirement from 30’ to 10’. The proposed development will be constructed adjacent to two roadways (Henderson Road and Twelve Oaks Blvd) with approximately 120 feet in width between the residential area to the west and the subject parcel. This will create additional separation from the existing single-family residential development (PD 76-0180) to the west.

The Minor Modification request is compatible with the surrounding area as it aligns with the existing residential pattern of development outside the PD as well as the developed “Area II” of the PD. Staff has not identified any potential compatibility issues associated with the proposed modification.

5.2 Recommendation

Staff finds the request approvable subject to the conditions of approval.

6.0 PROPOSED CONDITIONS

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 26, 2023.

1. The development of the PD-MU Zoning District shall proceed in strict accordance with the terms and conditions contained in the Essentially Built-Out Agreement (EBOA) 05-2250 for the TowerMarc Waters Avenue Development Order, the General Site Plan, the use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
2. The total development authorized for TowerMarc Waters Avenue by Essentially Built-Out Agreement (EBOA) 05-2250 is set forth in the land use schedule below:

LAND USE SCHEDULE

	Office (sq. ft.)*	Retail/Commercial (sq. ft.)
	1,386,293	400,000
TOTALS	1,386,293	400,000

The above Land Use Schedules may be modified at the election of the developer in accordance with the equivalency matrix found in the project’s EBOA. In addition to the uses set forth in the above Land Use Schedule, residential uses shall be permitted in accordance with the equivalency matrix.

*When square footage totals are referred to, said term shall mean square feet of gross leasable area.

- 2.1 In addition to the above entitlements, the parcel that is associated with PRS 17-0335 (folio 23836.0550) is permitted an additional 38,360 square feet of Office.
3. The approved land use schedule is subject to the Equivalency Matrix which is contained in Exhibit “B” to the Essentially Built-Out Agreement. The Equivalency Matrix contains a formula which the developer must complete to establish that a proposed conversion of uses will result in the same or fewer external P.M. peak hour trips in order to implement said conversion. In no event shall the equivalency matrix be used to yield less than 12,000 or more than 400,000 square feet of GLA of commercial land use. In no event shall the equivalency Matrix be used to yield more than 300 multi-family units.
4. Each time the developer elects to trade off square footage from the amounts outlined herein, the developer shall submit a revised general site plan to reflect the change of use in terms of square footage and location on the site.
5. A maximum of 375,000 square feet of retail commercial development may occur in Area I. A minimum of 25,000 square feet and a maximum of 75,000 square feet of retail commercial development may occur in Area II, provided that the sum total of retail development in Areas I and II does not exceed 400,000 square feet.
6. In Area I, the following uses shall be permitted uses:
 - 6.1 Communication facilities; public use facilities; public service facilities; child care centers; mail order pickup facilities; banking; automatic teller; banks; drive-in banks; retail goods; discount & department

stores; business services; health services; professional services; personal services; recreation services; repair services; general dry cleaners; contractors offices; exterminators; food catering; lawn care/landscaping; mail order offices; photography studios; interior cleaning services; sign painting services; warehousing; dry cleaning plants; publishing and printing; recyclable household goods facilities; rental and leasing-light; research activities; wholesale distribution; truck terminals; heliports; mini-warehouses, interim wastewater treatment plants (special use permit required, also refer to stores; liquor stores; Christmas tree sales lots; indoor flea market; and all other general commercial uses not previously Development Order Condition Section IV.G.7.) and all PD-RP uses not previously listed herein, as such uses are defined in the Hillsborough County Land Development Code; and

6.2 Retail convenience goods; retail shoppers goods; retail goods; discount and department stores; retail stores; liquor stores; Christmas tree sales lots; indoor flea market; and all other general commercial uses not previously listed herein, as such uses are defined in the Hillsborough County Land Development Code; and 6.3 Lodging places, as such uses are defined in the Hillsborough County Land Development Code.

6.3 Lodging places, as such uses are defined in the Hillsborough County Land Development Code.

6.4 Residential Multi-Family.

7. In Area II, the uses listed in subparagraph 6.1, 6.2, and 6.4 above, shall be permitted uses. In addition, uses listed in 6.3 shall be permitted uses for folio 23836.0540 (per MM 17-0503). In order to convert office square footage to hotel units, the following equivalency rate shall be employed: 1 Hotel unit=0.51 KSF of Office. For example, a 100-unit hotel would require $(100 \text{ units} * 0.51 \text{ KSF}) = 51,000$ square feet of office.

8. The multi-family residential portion of the PD-MU shall be for a maximum of 300 multifamily conventional residential units with related accessory uses such as swimming pools, clubhouses, and laundry facilities. If the multi-family portion is constructed, a recreation area shall be required and located central to the multi-family project. A swimming pool/clubhouse or other similar recreation area would satisfy this condition. Maximum height for the multi-family shall be 3 stories or 45 feet whichever is more restrictive. Maximum height for the multi-family shall be 5 stories or 58 feet, whichever is more restrictive, in the area indicated on the site plan dated July 26, 2023 for PRS application 23-0650.

9. Infrastructure to serve the development shall be permitted. Interim agricultural uses shall be permitted.

10. All buffering and screening shall meet the applicable requirements of the Hillsborough County Land Development Code. Additional buffering and screening shall be provided as follows: Prior to the issuance of any Certificates of Occupancy in Area I the developer shall provide buffering parallel to the western property boundary of the property beginning at a point 650 feet north of the southern property boundary at Waters Avenue and ending at a point 1,100 feet north of the southern property boundary.

Prior to the issuance of any Certificates of Occupancy in Area II for retail development in excess of 5,000 square feet, the developer shall provide buffering parallel to the western property boundary of the property for any additional retail development occurring within 500 feet of the western property boundary beginning at a point 1100 feet north of the southern property boundary at Waters Avenue and ending at a point 3,350 feet north of the southern property boundary. Such buffering shall be phased to coincide with retail development in excess of 5,000 square feet. Timing of installation of the buffer(s) shall be as follows: (a) prior to such additional retail development within 500 feet of western property boundary of the property beginning at a point 1100 feet north

of the southern property boundary at Waters Avenue and ending at a point 1900 feet north of the southern property boundary said buffer (described below) shall be installed for this location; (b) prior to such additional retail development within 500 feet of western property boundary of the property beginning at a point 1901 feet north of the southern property boundary at Waters Avenue and ending at a point 2500 feet north of the southern property boundary said buffer shall be installed for this location; and (c) prior to such additional retail development proposed within 500 feet of western property boundary of the property beginning at a point 2501 feet north of the southern property boundary at Waters Avenue and ending at a point 3350 feet north of the southern property boundary said buffer shall be installed.

Said buffering shall consist of: (a) six to eight foot (6-8') tall by four to six foot (4-6') wide canopy of trees such as Myrica Cercifera trees in the area between Twelve Oaks Boulevard and Henderson Road; and (b) a vegetative ground cover such as Bahia sod or other suitable grass within the area between Twelve Oaks Boulevard and Henderson Road.

In lieu of the minimum buffer planting requirements provided herein, the developer shall provide a landscape plan indicating spacing and species of trees and vegetative ground cover to be preserved and planted. The intent of the planting shall be to provide a continuous canopy of trees within the area between Area I and retail uses for Area II of the project and the residential development to the west.

- 11. No 4-COP and 4-COP-X alcoholic beverage permits shall be approved within 250 feet of residentially zoned property.
- 12. (1) External Setbacks: Setbacks from the southern and western property boundaries shall be 30 feet. Minimum setbacks along the western property boundary (Henderson Road) for the Multi-Family Residential housing project shall be 10 feet in the area indicated on the site plan submitted dated July 26, 2023 for PRS application 23-0650. Setbacks from the northern and eastern property boundaries shall be zero. Setbacks from the Veteran’s Expressway right-of-way shall be 30 feet. Minimum setback along Henderson Road for building site “7” shall be 14 feet.

(2) Internal Setbacks: Setbacks between buildings shall be no closer than 10 feet within the site, except where two or more buildings are joined.
- 13. (1) Area I: The maximum structure height shall be 100 feet provided that one foot of additional setback (added to required minimum External Setbacks) from the south or west property boundary shall be added for each foot of structure height over 35 feet.

(2) Area II: The maximum structure height shall be 100 feet. Structures having a minimum front yard setback of 250 feet from the western project boundary within folio 23836.0540 shall be permitted a maximum height of 120 feet. Maximum building height for building site “7” shall be 90 feet.
- 14. All buildings shall be architecturally finished on all sides. At a minimum, concrete exteriors shall be finished to include the painting of all textured surfaces. Temporary exposed walls shall not be required to be finished for a period of six months.
- 15. The following parking ratios shall generally apply:

USE	RATIO
General Retail	5 spaces/1000 sf gla
Office	2 spaces/1000 sf gla


Hotel	1 space/3 bedrooms+ 1 space/5 employees
Commercial, Manufacturing & Industrial Service Center	1 space/4 employees of the largest shift+ 1 space company vehicle

16. Internal roads: Alignment of all internal roadways are approximate. Exact alignments will be established at Preliminary Site Plan review.
17. The access point labeled “temporary access” on the general development plan received by Planning and Development Management February 7, 1995, shall remain until such time as the entire Henderson Road extension (from Waters Avenue to Linebaugh Avenue) is completed and operational in accordance with Condition IV.B.7. of the Development Order. Upon completion of the entire Henderson Road extension, the developer shall close this temporary access to Twelve Oaks Boulevard and redesign this area to complete the continuous buffer as required elsewhere herein.
18. The exact location of any access points to the site shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code.
19. 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 Development Services Department. Final design, if approved by Hillsborough County Development Services 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.
- 19.1 Prior to site development plan submittal for development on folio 23836.0550 (per PRS 17-0335), the applicant shall submit a traffic analysis (methodology approved by Hillsborough County) identifying the need for new site access turn lanes or extension of existing turn lanes to be constructed by the applicant. The design and construction of these turn lanes shall be approved by Hillsborough County Public Works and Development Services. The queue (storage) length will be determined based on required detailed transportation analysis.
20. The development may be allowed one full access point onto Waters Avenue (the Henderson Road Waters Avenue intersection is considered an off-site improvement).
21. Unless otherwise approved by Hillsborough County Development Services Department and Florida Department of Transportation, the eastern most access drive on Waters Avenue shall be a minimum of 660 feet from the edge of taper of the south to westbound ramp of the Veteran’s Expressway. This distance may be reduced, provided it is approved by both Hillsborough County and FDOT, in accordance with applicable Hillsborough County and FDOT regulations.
22. Subject to Hillsborough County approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic (for eastbound to northbound traffic) into the site, on Waters Avenue and Henderson Road, at each access to the project where a left turn is permitted. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic at those access points. The design and construction of these left turn lanes shall be approved by Hillsborough County Engineering Services.

All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. Design plans for said construction shall be reviewed and approved by the County Traffic Engineering Department and evidence of said approval shall be submitted to review by the Hillsborough County Development Services Department.

23. The applicant shall provide internal access to any existing or future outparcels on the site.
24. If a signal should be warranted at the access points, as shown on the transportation analysis, the developer shall install, at his expense and with the concurrence of the County, a signal and appropriate interconnect adjacent signals. The placement and design of the signal shall be subject to approval by Hillsborough County Engineering Department.
25. In accordance with Section IV.G.7 of the Development Order as amended, wastewater service may be provided by an Interim Wastewater Treatment Plant until service can be provided by Hillsborough County. A Special Use Permit must be obtained prior to utilization of an Interim Wastewater Treatment Plant.
26. If Multi-family and/or retail is proposed in Areas I and II within 250 feet of the western boundary line of the property, project lighting of parking areas and internal roadways shall be designed and constructed to soften glare and impact and direct the light source to the areas to be illuminated. Standard light poles shall not exceed 40 feet.
27. Dumpsters shall be screened in accordance with applicable requirements of the Hillsborough County Land Development Code and no dumpsters shall be located in Areas I and II within 100 feet of residentially zoned property.
28. If a retail center is developed in Area I, the building center orientation shall face predominately towards Waters Avenue. If a retail center is developed in Area II, such retail center shall be set back at least 150 feet from the eastern edge of right-of-way of Henderson Road.
29. Any use of outdoor loud speaker(s) associated with project development in Areas I & II shall be oriented away from the residentially zoned property to the west.
30. The development of any multi-family units shall incorporate sound attenuation features to diminish excessive noise impacts, if any, caused by airplane traffic utilizing the Tampa International Airport runway(s). Excessive noise shall be defined as levels which exceed applicable EPC standards. EPC shall determine, prior to issuance of any building permits for multi-family residential use, if noise levels need attenuation based on information to be provided by the Developer. Such attenuation may be accomplished through sound attenuation construction standards of other means, approved by the County, which diminish excessive noise.
31. 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.
32. 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.

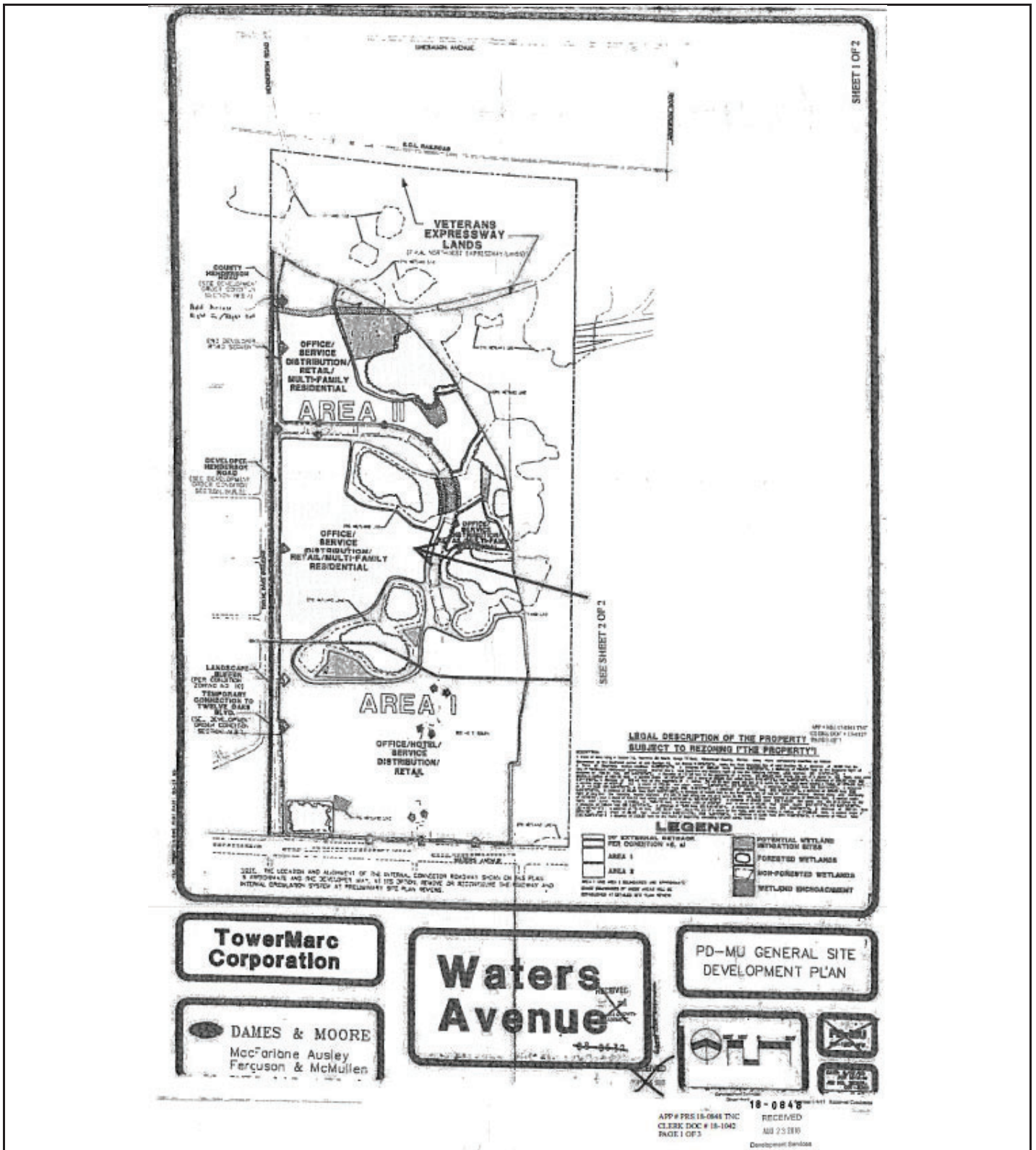
- 33. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 34. 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.
- ~~34.~~ 35. 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.
- ~~32-~~ 36. 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.
- ~~33-~~ 37. Within 90 days of rezoning approval of PRS 23-0650 by the Hillsborough County Board County Commissioners, the applicant developer shall submit to the Hillsborough County Development Services Department of a Revised General Development Site Plan for certification reflecting all the conditions set forth above. the notes and graphics of the plan to the conditions outlined above and the Land Development Code (LCD). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval and requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.

Zoning Administrator Sign-Off:	 <p style="text-align: center;">J. Brian Grady Wed Jul 26 2023 15:00:57</p>
<p>SITE, SUBDIVISION, AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

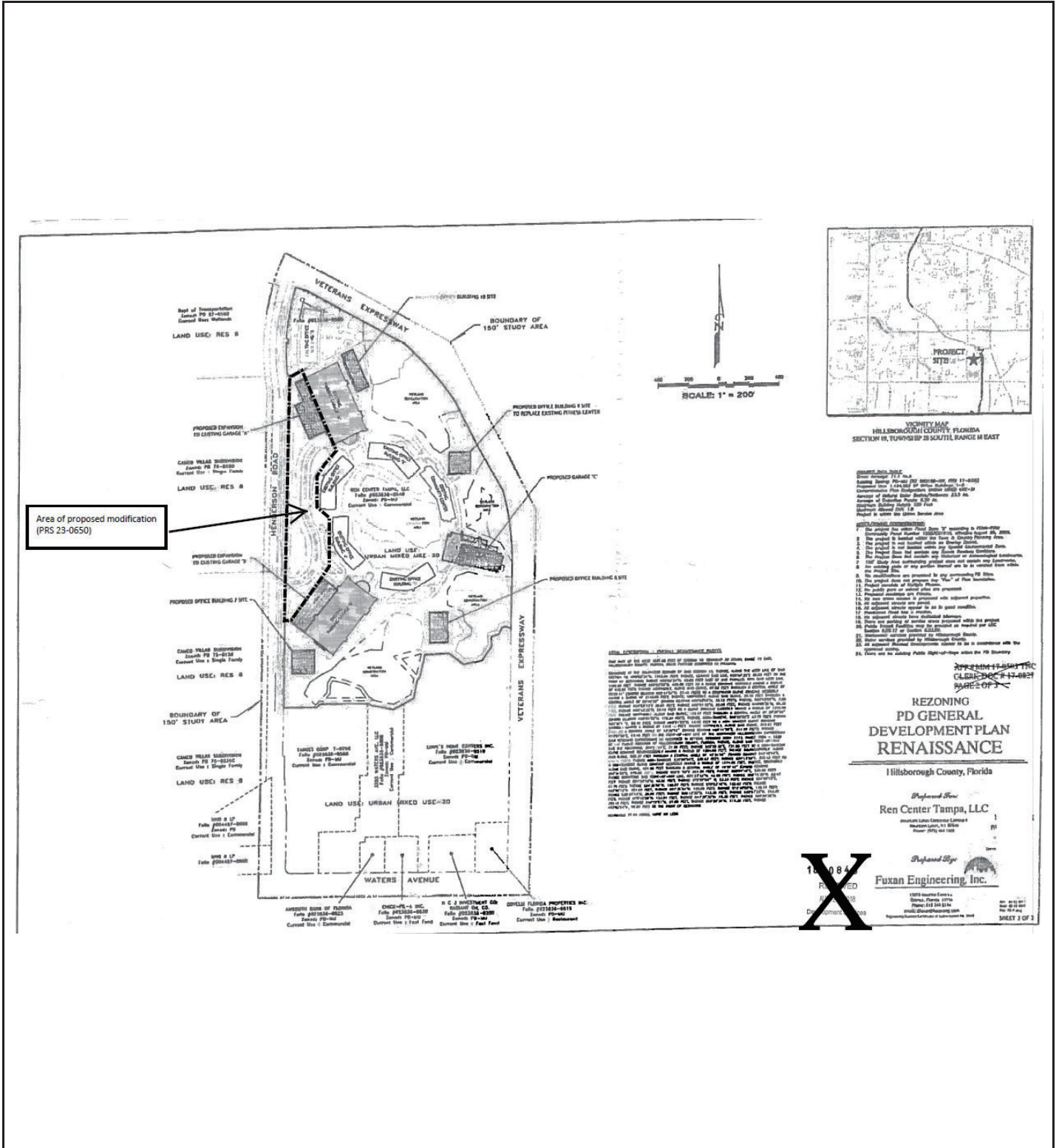
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 23-0650

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: August 8, 2023

Case Reviewer: Camille Krochta

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/26/2023

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TNC/ Northwest

PETITION NO: PRS 23-0650

- 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 CONCLUSIONS

The applicant is requesting to modify a +/- 69.84 ac. portion of PD ZC 90-0180, as most recently amended via PRS 18-0848, which consists of an unknown total size (staff notes the PD site plan is illegible).

The applicant was proposing to modify two transportation related zoning conditions. Upon requesting additional information and explanation, the applicant withdrew the requests. As such, the remaining application has no bearing on the number and type of project entitlements, will not alter potential trip generation of the subject site, and will have no impact to the transportation network.

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
Henderson Rd.	County Collector - Urban	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 - TBD
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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			
Proposed			
Difference (+/-)			

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	All previously approved transportation related conditions shall carry forward.



**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

July 25, 2018

Reference: PRS 18-0848 TNC
Brickleyer Law Group, PL
Henderson Rd. & Veterans Expy.
23236.0540, 23836.0550

Clayton Brickleyer
Brickleyer Law Group, PL
1304 S. DeSoto Ave., Ste. 304
Tampa, FL 33606

Dear Applicant:

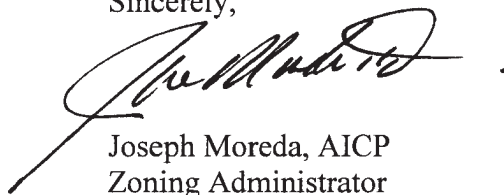
At the regularly scheduled public meeting on July 24, 2018, the Board of County Commissioners approved your request for a minor modification to PD 90-0180, with the attached amended final conditions.

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 you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/ml
Attachments

HCFLGOV.NET

BOARD OF COUNTY COMMISSIONERS

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Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

Approval, subject to the conditions listed below, is based on the general site plan submitted April 24, 2018.

1. The development of the PD-MU Zoning District shall proceed in strict accordance with the terms and conditions contained in the Essentially Built-Out Agreement (EBOA) 05-2250 for the TowerMarc Waters Avenue Development Order, the General Site Plan, the use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
2. The total development authorized for TowerMarc Waters Avenue by Essentially Built-Out Agreement (EBOA) 05-2250 is set forth in the land use schedule below:

LAND USE SCHEDULE

	Office (sq. ft.)*	Retail/Commercial (sq. ft.)
	1,386,293	400,000
TOTALS	1,386,293	400,000

The above Land Use Schedules may be modified at the election of the developer in accordance with the equivalency matrix found in the project’s EBOA. In addition to the uses set forth in the above Land Use Schedule, residential uses shall be permitted in accordance with the equivalency matrix.

*When square footage totals are referred to, said term shall mean square feet of gross leasable area.

- 2.1 In addition to the above entitlements, the parcel that is associated with PRS 17-0335 (folio 23836.0550) is permitted an additional 38,360 square feet of Office.
3. The approved land use schedule is subject to the Equivalency Matrix which is contained in Exhibit “B” to the Essentially Built-Out Agreement. The Equivalency Matrix contains a formula which the developer must complete to establish that a proposed conversion of uses will result in the same or fewer external P.M. peak hour trips in order to implement said conversion. In no event shall the equivalency matrix be used to yield less than 12,000 or more than 400,000 square feet of GLA of commercial land use. In no event shall the equivalency Matrix be used to yield more than 300 multi-family units.
4. Each time the developer elects to trade off square footage from the amounts outlined herein, the developer shall submit a revised general site plan to reflect the change of use in terms of square footage and location on the site.
5. A maximum of 375,000 square feet of retail commercial development may occur in Area I. A minimum of 25,000 square feet and a maximum of 75,000 square feet of retail commercial development may occur in Area II, provided that the sum total of retail development in Areas I and II does not exceed 400,000 square feet.
6. In Area I, the following uses shall be permitted uses:
 - 6.1 Communication facilities; public use facilities; public service facilities; child care centers; mail order pickup facilities; banking; automatic teller; banks; drive-in banks; retail goods; discount & department stores; business services; health services; professional services; personal services;

recreation services; repair services; general dry cleaners; contractors offices; exterminators; food catering; lawn care/landscaping; mail order offices; photography studios; interior cleaning services; sign painting services; warehousing; dry cleaning plants; publishing and printing; recyclable household goods facilities; rental and leasing-light; research activities; wholesale distribution; truck terminals; heliports; mini-warehouses, interim wastewater treatment plants (special use permit required, also refer to stores; liquor stores; Christmas tree sales lots; indoor flea market; and all other general commercial uses not previously Development Order Condition Section IV.G.7.) and all PD-RP uses not previously listed herein, as such uses are defined in the Hillsborough County Land Development Code; and

- 6.2 Retail convenience goods; retail shoppers goods; retail goods; discount and department stores; retail stores; liquor stores; Christmas tree sales lots; indoor flea market; and all other general commercial uses not previously listed herein, as such uses are defined in the Hillsborough County Land Development Code; and 6.3 Lodging places, as such uses are defined in the Hillsborough County Land Development Code.
- 6.3 Lodging places, as such uses are defined in the Hillsborough County Land Development Code.
- 6.4 Residential Multi-Family.
7. In Area II, the uses listed in subparagraph 6.1, 6.2, and 6.4 above, shall be permitted uses. In addition, uses listed in 6.3 shall be permitted uses for folio 23836.0540 (per MM 17-0503). In order to convert office square footage to hotel units, the following equivalency rate shall be employed: 1 Hotel unit=0.51 KSF of Office. For example, a 100-unit hotel would require $(100 \text{ units} * 0.51 \text{ KSF}) = 51,000$ square feet of office.
8. The multi-family residential portion of the PD-MU shall be for a maximum of 300 multifamily conventional residential units with related accessory uses such as swimming pools, club houses, and laundry facilities. If the multi-family portion is constructed, a recreation area shall be required and located central to the multi-family project. A swimming pool/clubhouse or other similar recreation area would satisfy this condition. Maximum height for the multi-family shall be 3 stories or 45 feet whichever is more restrictive.
9. Infrastructure to serve the development shall be permitted. Interim agricultural uses shall be permitted.
10. All buffering and screening shall meet the applicable requirements of the Hillsborough County Land Development Code. Additional buffering and screening shall be provided as follows: Prior to the issuance of any Certificates of Occupancy in Area I the developer shall provide buffering parallel to the western property boundary of the property beginning at a point 650 feet north of the southern property boundary at Waters Avenue and ending at a point 1,100 feet north of the southern property boundary.

Prior to the issuance of any Certificates of Occupancy in Area II for retail development in excess of 5,000 square feet, the developer shall provide buffering parallel to the western property boundary of the property for any additional retail development occurring within 500 feet of the western property boundary beginning at a point 1100 feet north of the southern property boundary at Waters Avenue and ending at a point 3,350 feet north of the southern property boundary. Such buffering shall be phased to coincide with retail development in excess of 5,000 square feet. Timing of installation of the buffer(s) shall be as follows: (a) prior to such additional retail development within 500 feet of western property boundary of the property

beginning at a point 1100 feet north of the southern property boundary at Waters Avenue and ending at a point 1900 feet north of the southern property boundary said buffer (described below) shall be installed for this location; (b) prior to such additional retail development within 500 feet of western property boundary of the property beginning at a point 1901 feet north of the southern property boundary at Waters Avenue and ending at a point 2500 feet north of the southern property boundary said buffer shall be installed for this location; and (c) prior to such additional retail development proposed within 500 feet of western property boundary of the property beginning at a point 2501 feet north of the southern property boundary at Waters Avenue and ending at a point 3350 feet north of the southern property boundary said buffer shall be installed.

Said buffering shall consist of: (a) six to eight foot (6-8') tall by four to six foot (4-6') wide canopy of trees such as Myrica Cercifera trees in the area between Twelve Oaks Boulevard and Henderson Road; and (b) a vegetative ground cover such as Bahia sod or other suitable grass within the area between Twelve Oaks Boulevard and Henderson Road.

In lieu of the minimum buffer planting requirements provided herein, the developer shall provide a landscape plan indicating spacing and species of trees and vegetative ground cover to be preserved and planted. The intent of the planting shall be to provide a continuous canopy of trees within the area between Area I and retail uses for Area II of the project and the residential development to the west.

11. No 4-COP and 4-COP-X alcoholic beverage permits shall be approved within 250 feet of residentially zoned property.
12. (1) External Setbacks: Setbacks from the southern and western property boundaries shall be 30 feet. Setbacks from the northern and eastern property boundaries shall be zero. Setbacks from the Veteran's Expressway right-of-way shall be 30 feet. Minimum setback along Henderson Road for building site "7" shall be 14 feet.

(2) Internal Setbacks: Setbacks between buildings shall be no closer than 10 feet within the site, except where two or more buildings are joined.
13. (1) Area I: The maximum structure height shall be 100 feet provided that one foot of additional setback (added to required minimum External Setbacks) from the south or west property boundary shall be added for each foot of structure height over 35 feet.

(2) Area II: The maximum structure height shall be 100 feet. Structures having a minimum front yard setback of 250 feet from the western project boundary within folio 23836.0540 shall be permitted a maximum height of 120 feet. Maximum building height for building site "7" shall be 90 feet.
14. All buildings shall be architecturally finished on all sides. At a minimum, concrete exteriors shall be finished to include the painting of all textured surfaces. Temporary exposed walls shall not be required to be finished for a period of six months.

15. The following parking ratios shall generally apply:

USE	RATIO
General Retail	5 spaces/1000 sf gla
Office	2 spaces/1000 sf gla
Hotel	1 space/3 bedrooms+ 1 space/5 employees
Commercial, Manufacturing & Industrial Service Center	1 space/4 employees of the largest shift+ 1 space company vehicle

16. Internal roads: Alignment of all internal roadways are approximate. Exact alignments will be established at Preliminary Site Plan review.
17. The access point labeled “temporary access” on the general development plan received by Planning and Development Management February 7, 1995, shall remain until such time as the entire Henderson Road extension (from Waters Avenue to Linebaugh Avenue) is completed and operational in accordance with Condition IV.B.7. of the Development Order. Upon completion of the entire Henderson Road extension, the developer shall close this temporary access to Twelve Oaks Boulevard and redesign this area to complete the continuous buffer as required elsewhere herein.
18. The exact location of any access points to the site shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code.
19. 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 Development Services Department. Final design, if approved by Hillsborough County Development Services 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.
- 19.1 Prior to site development plan submittal for development on folio 23836.0550 (per PRS 17-0335), the applicant shall submit a traffic analysis (methodology approved by Hillsborough County) identifying the need for new site access turn lanes or extension of existing turn lanes to be constructed by the applicant. The design and construction of these turn lanes shall be approved by Hillsborough County Public Works and Development Services. The queue (storage) length will be determined based on required detailed transportation analysis.
20. The development may be allowed one full access point onto Waters Avenue (the Henderson Road Waters Avenue intersection is considered an off-site improvement).
21. Unless otherwise approved by Hillsborough County Development Services Department and Florida Department of Transportation, the eastern most access drive on Waters Avenue shall be a minimum of 660 feet from the edge of taper of the south to westbound ramp of the Veteran’s Expressway. This distance may be reduced, provided it is approved by both Hillsborough County and FDOT, in accordance with applicable Hillsborough County and FDOT regulations.
22. Subject to Hillsborough County approval, the developer shall provide, at his expense, left turn storage lanes of sufficient length to accommodate anticipated left turning traffic (for eastbound to northbound

traffic) into the site, on Waters Avenue and Henderson Road, at each access to the project where a left turn is permitted. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic at those access points. The design and construction of these left turn lanes shall be approved by Hillsborough County Engineering Services.

All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement. Design plans for said construction shall be reviewed and approved by the County Traffic Engineering Department and evidence of said approval shall be submitted to review by the Hillsborough County Development Services Department.

23. The applicant shall provide internal access to any existing or future outparcels on the site.
24. If a signal should be warranted at the access points, as shown on the transportation analysis, the developer shall install, at his expense and with the concurrence of the County, a signal and appropriate interconnect adjacent signals. The placement and design of the signal shall be subject to approval by Hillsborough County Engineering Department.
25. In accordance with Section IV.G.7 of the Development Order as amended, wastewater service may be provided by an Interim Wastewater Treatment Plant until service can be provided by Hillsborough County. A Special Use Permit must be obtained prior to utilization of an Interim Wastewater Treatment Plant.
26. If Multi-family and/or retail is proposed in Areas I and II within 250 feet of the western boundary line of the property, project lighting of parking areas and internal roadways shall be designed and constructed to soften glare and impact, and direct the light source to the areas to be illuminated. Standard light poles shall not exceed 40 feet.
27. Dumpsters shall be screened in accordance with applicable requirements of the Hillsborough County Land Development Code and no dumpsters shall be located in Areas I and II within 100 feet of residentially zoned property.
28. If a retail center is developed in Area I, the building center orientation shall face predominately towards Waters Avenue. If a retail center is developed in Area II, such retail center shall be set back at least 150 feet from the eastern edge of right-of-way of Henderson Road.
29. Any use of outdoor loud speaker(s) associated with project development in Areas I & II shall be oriented away from the residentially zoned property to the west.
30. The development of any multi-family units shall incorporate sound attenuation features to diminish excessive noise impacts, if any, caused by airplane traffic utilizing the Tampa International Airport runway(s). Excessive noise shall be defined as levels which exceed applicable EPC standards. EPC shall determine, prior to issuance of any building permits for multi-family residential use, if noise levels need attenuation based on information to be provided by the Developer. Such attenuation may be accomplished through sound attenuation construction standards of other means, approved by the County, which diminish excessive noise.
31. 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

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 18-0848 TNC
MEETING DATE: July 24, 2018
DATE TYPED: July 24, 2018

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.

32. 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.
33. Within 90 days of rezoning approval by the Hillsborough County Board County Commissioners, the developer shall submit to the Hillsborough County Development Services Department of a Revised General Development Site Plan for certification reflecting all the conditions set forth above.

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT
GENERAL SITE PLAN
REVIEW/CERTIFICATION APPLICATION INFORMATION PACKET**

The attached application form must be completed and submitted with the set of site plans to the Community Development Section, ATTENTION: SITE PLAN CERTIFICATION, 20th Floor of the County Center, 601 E. Kennedy Blvd., Tampa, FL 33602

INSTRUCTIONS

ROLLED copies of the general site plan must be provided.

DO NOT COPY FINAL CONDITIONS OF APPROVAL ON THE GENERAL SITE PLAN.

Certification Submittal Check List:

- 1. Rezoning (RZ) and Major Modification (MM) applications: **Three (3) rolled copies** of the General Site Plan.
- 2. Personal Appearance (PRS) application: **Three (3) rolled copies** of the General Site Plan.

NOTE: If you wish to receive a paper copy of the Certified Site Plan, you must submit your request in writing to Marylou Laycock, Development Services Department, Community Development Section, 601 E. Kennedy Blvd., Tampa, FL 33602 or email to laycockm@hillsboroughcounty.org.

REVIEW AND PROCESSING SCHEDULES

1. **Rezoning applications for Planned Development (PD) or Major Modification (MM):**

Within 21 calendar days of the submittal date of the general site plan, the Applicant/Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

1-A If the general site plan is approved, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved general site plan shall require a maximum of 30 calendar days.

1-B If the general site plan is disapproved, the Applicant/Applicant's Representative shall be required to submit a revised set of general site plans utilizing the same submittal requirements and time frames as outlined above.

2. **Rezoning applications for Planned Development (PD), Planned Development-Specific (PD-S), Planned Development-Specific with concurrent Site Development Review, or Major Modification (MM):**

Within ten (10) calendar days after the date of the filing of the Zoning Hearing Master's (ZHM) recommendation the Applicant/Applicant's Representative shall submit a set of general site plans for certification and approval by the BOCC at the BOCC Land Use Meeting.

2-A The general site plan will be reviewed by staff to determine if it is eligible for certification and approval by the BOCC at the BOCC Land Use Meeting.

2-A-1 If the general site plan is determined to be eligible for certification, it will go before the BOCC for approval at the BOCC Land Use Meeting.

2-A-2 If the general site plan is determined to **not** be eligible for certification, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting, and a resubmittal of a set of revised general site plans for certification will be required.

2-B If the general site plan is approved for certification by the BOCC, then formal processing shall require ten (10) additional calendar days from the date of the BOCC Land Use Meeting.

2-C If the general site plan is **not** approved for certification by the BOCC, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting and a resubmittal of a set of revised general site plans for certification will be required if applicable.

3. **Minor Modification (PRS) submitted any time:**

Within 21 calendar days of the submittal date of the general site plan, the Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

3-A If the plan is approved for certification, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved site plan shall require a maximum of 30 calendar days.

3-B If the plan is disapproved, the Applicant shall be required to submit a revised set of plans utilizing the same submittal requirements and time frames as outlined in 3-A above.

**HILLSBOROUGH COUNTY
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
GENERAL SITE PLAN
REVIEW/CERTIFICATION APPLICATION**

To Be Completed by Applicant or Representative

Rezoning File No. RZ _____

Related File Number (if applicable): MM _____ PRS _____

BOCC Land Use Date: _____

Project Name: _____

Check the appropriate box(es):

The attached site plan meets all conditions of approval and requirements of certification as required by Planning and Growth Management Staff and by the Zoning Hearing Master.

The attached site plan does not meeting the following conditions of approval and/or requirements of certification:

As required by PGM Staff: _____

As required by the Zoning Hearing Master: _____

Applying for Oral Argument? Yes No

Applicant: _____ Phone Number: _____

Mailing Address: _____

E-mail Address: _____

Representative: _____ Phone Number: _____

Mailing Address: _____

E-mail Address: _____

I HEREBY CERTIFY that this application and all plans submitted herewith are true representations of all facts concerning the proposed General Site Plan Certification.

Signature of Applicant or Authorized Representative

Date



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 7/26/2023

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TNC/ Northwest

PETITION NO: PRS 23-0650

- 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 CONCLUSIONS

The applicant is requesting to modify a +/- 69.84 ac. portion of PD ZC 90-0180, as most recently amended via PRS 18-0848, which consists of an unknown total size (staff notes the PD site plan is illegible).

The applicant was proposing to modify two transportation related zoning conditions. Upon requesting additional information and explanation, the applicant withdrew the requests. As such, the remaining application has no bearing on the number and type of project entitlements, will not alter potential trip generation of the subject site, and will have no impact to the transportation network.

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
Henderson Rd.	County Collector - Urban	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 - TBD
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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
	Choose an item.	Choose an item. 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			
Proposed			
Difference (+/-)			

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	All previously approved transportation related conditions shall carry forward.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: August 8, 2023</p> <p>PETITION NO.: 23-0650</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813) 627-2600 X1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: July 6, 2023</p> <p>PROPERTY ADDRESS: 8705, 9125 Henderson Rd, Tampa, FL 33634</p> <p>FOLIO #: 0238360540, 0238360550</p> <p>STR: 19-28S-18E</p>
<p>REQUESTED ZONING: Planned Development</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>n/a</p>
<p>WETLAND LINE VALIDITY</p>	<p>Valid through 7/30/2023 by ERP</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Wetland lines depicted on the site plan are approximate</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. 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 	

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

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 wetland line depicted on the subject plans was approved by the Southwest Florida Water Management District (SWFWMD) on February 8, 2018, through an ERP permit and will expire on July 30, 2023. Prior to the issuance of any building or land alteration permits or other development, please provide documentation that the SWFWMD wetland survey is still valid. If documentation cannot be provided, the wetlands on site must be field delineated by EPC or SWFWMD staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow/

ec: clayton.bricklemyer@hwlaw.com



Adequate Facilities Analysis: Planned Development

Date: 7/5/23 **Acreage:** 69.84(+/- acres)
Jurisdiction: Hillsborough County **Proposed Zoning:** Planned Development
Case Number: PRS 23-0650 **Future Land Use:** UMU-20
HCPS #: RZ 534 **Maximum Residential Units:** 300
Address: 8705 and 9125 Henderson RD **Residential Type:** Multifamily
Parcel Folio Number(s): 23836.0540
&23836.0550

School Data	Crestwood Elementary	Webb Middle	Leto High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1089	1014	2264
2022-23 Enrollment K-12 enrollment on 2022-23 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	761	802	2062
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	70%	79%	91%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 5/2/2023	23	29	38
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	35	13	16
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	75%	83%	93%

Notes: At this time, adequate capacity exists at Crestwood elementary, Webb Middle and Leto High School for the proposed rezoning.

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

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: andrea.stingone@hcps.net
P: 813.272.4429 C: 813.345.6684



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:** 7/20/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 7/24/2023

APPLICANT: Ren Center Tampa, LLC **APP ID:** 23-0650

LOCATION: 8705 Henderson Rd Tampa, FL 33634 & 9125 Henderson Rd Tampa, FL 33634

FOLIO NO.: 23836.0540 & 23836.0550

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Protection Area (SWPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Friday, July 14, 2023 11:25 AM
To: Vazquez, Bianca
Cc: Rome, Ashley
Subject: FW: Aplicacion PRS23-0650

Good Afternoon Bianca,

Can you take a look at the email below and advise this citizen?

Thank you,

Clare Odell
Planning & Zoning Technician
Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680
M: (813) 272-5600
E: odellcl@hillsboroughcounty.org
W: HillsboroughCounty.Org

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

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

-----Original Message-----

From: Lazarita Olivera <lazarita92@yahoo.com>
Sent: Thursday, July 13, 2023 3:27 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Aplicacion PRS23-0650

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

He recibido una notificacion para asisitir a un Hearing agosto 8, pr favor digame que debo hacer, no hablo ni leo ingles, por tanto no entiendo bien esta carta, gracias

Sent from my iPad