

PD Modification Application: PRS 24-0105

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: January 9, 2024

1.0 APPLICATION SUMMARY

Applicant: CCC-Tampa BBD LLC

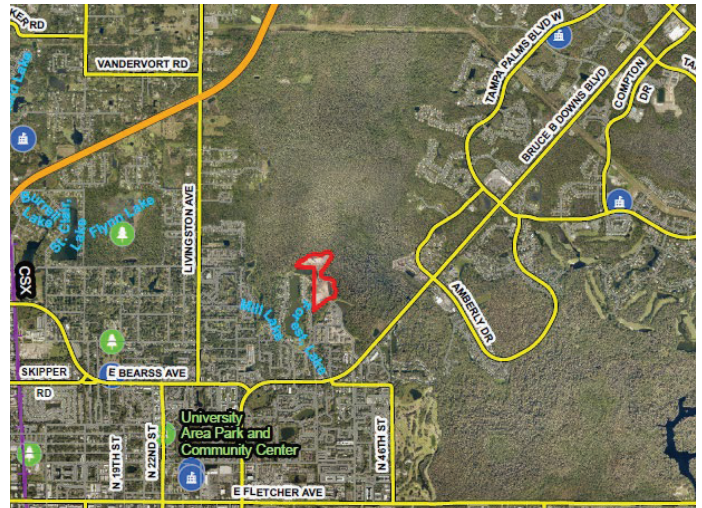
FLU Category: RES-1, RES-4 and RES-20

Service Area: Urban

Site Acreage: 25.42 +/-

Community Plan Area: Lutz

Overlay/Special District: New Tampa Commercial Overlay



Introduction Summary:

The subject site is zoned PD (Planned Development) 16-1338, as most recently modified by PRS 20-0949. The PD is 641.95 acres in size and approved for commercial, office and residential uses within 5 tracts. The area of modification is Tract R2 and Tract R3 located in the western portion of the PD. Both tracts are approved for condominium, multi-family or single-family residential. The project is currently in site development review for multi-family residential. The area of modification is located within the RES-4 and RES-20 FLU categories.

Existing Approval(s):	Proposed Modification(s):
5' wide buffer with Type B screening where Tracts R2 and R3 abut the western PD boundary.	5' minimum 20' maximum wide buffer with Type B screening where Tracts R2 and R3 abut the western PD boundary
5' wide buffer with Type B screening where Tract R3 abuts the southern PD boundary.	5' minimum 20' maximum wide buffer with Type B screening where Tract R3 abuts the southern PD boundary

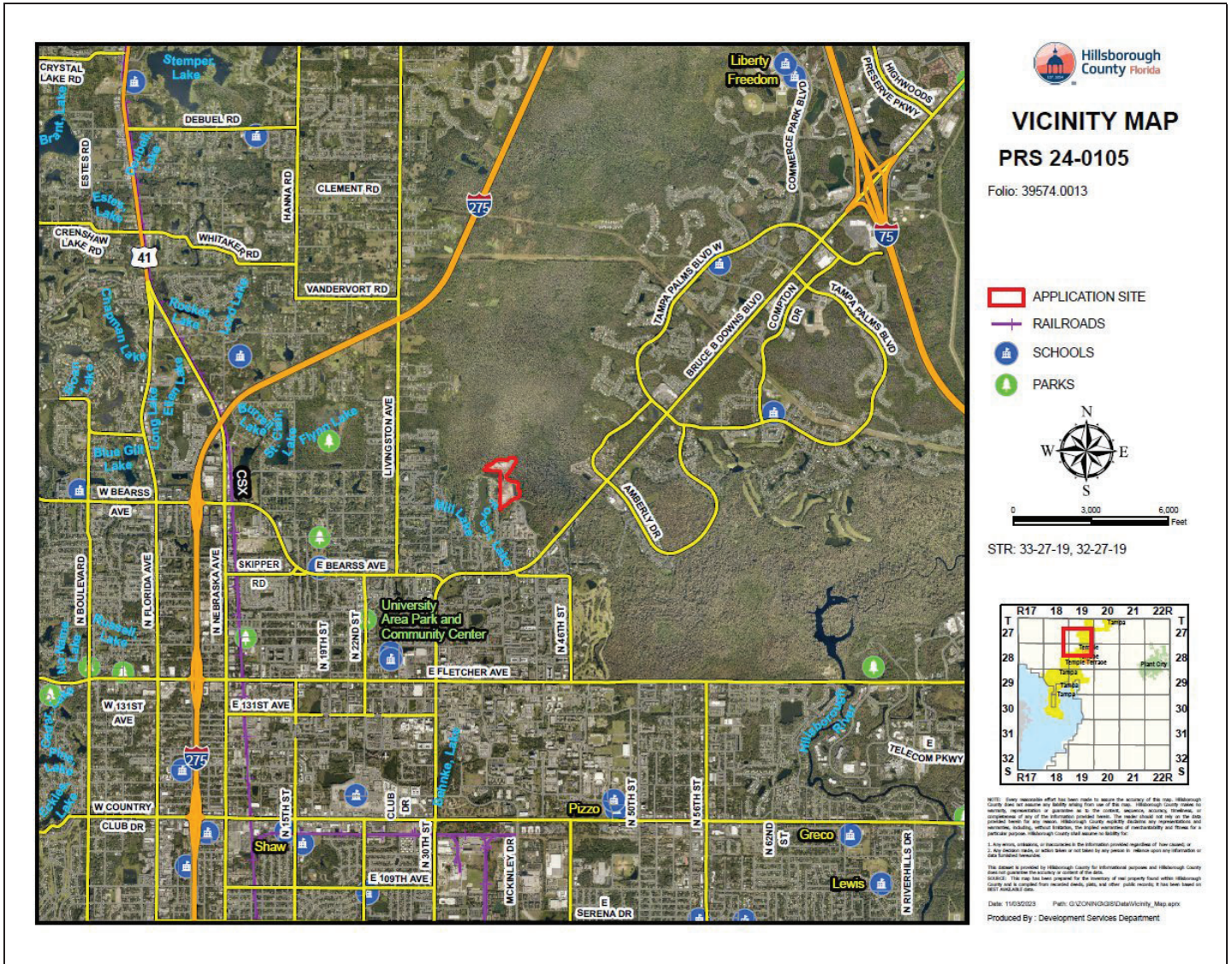
Additional Information:

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

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

2.1 Vicinity Map

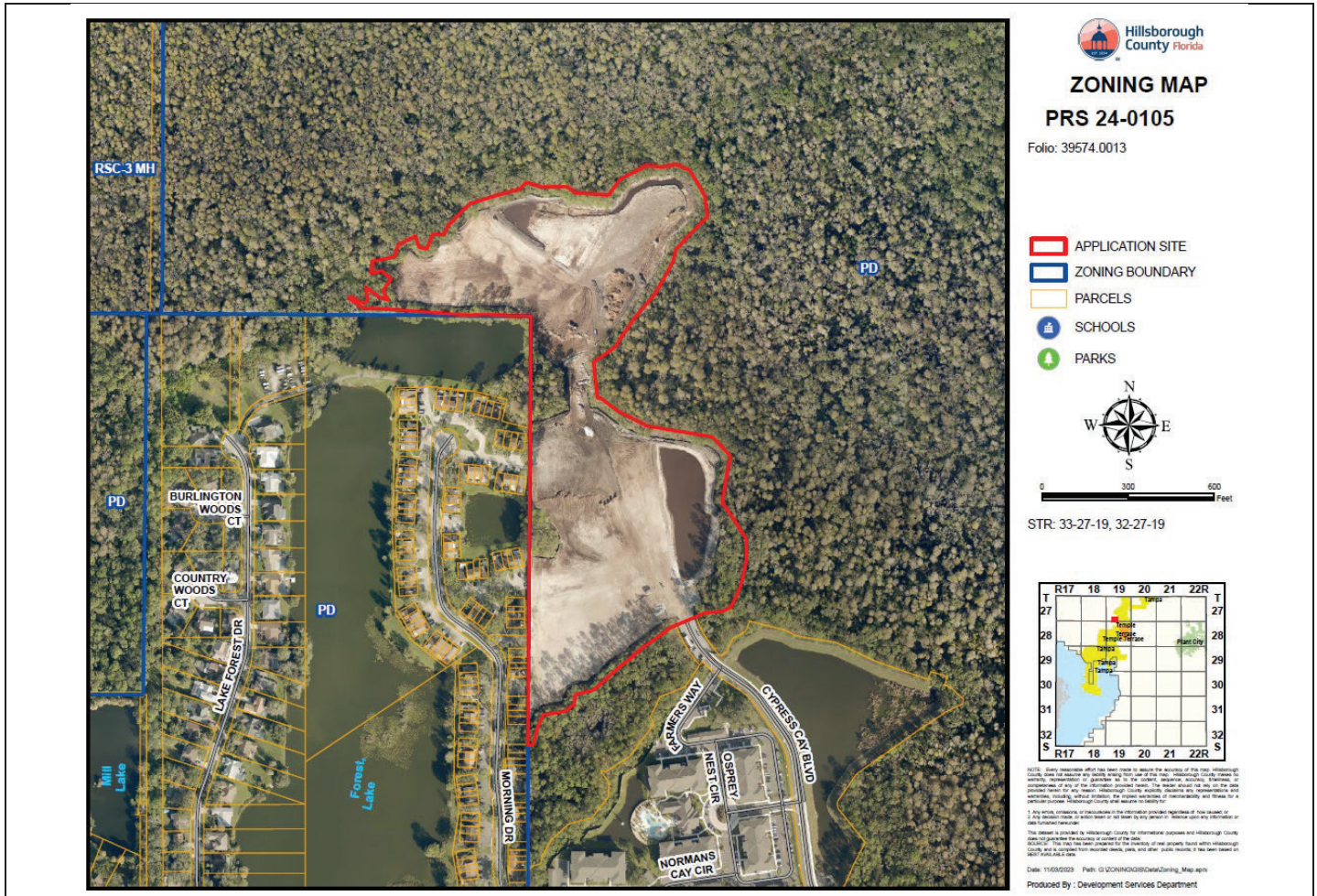


Context of Surrounding Area:

The site is located in the eastern area of the Lutz community. The project is located within a large parcel containing primarily wetlands – residential is limited to the southeast portion of the site. Surrounding areas are developed with residential uses, while commercial uses are found on the main corridors of Bruce B. Downs and Fletcher Avenue.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

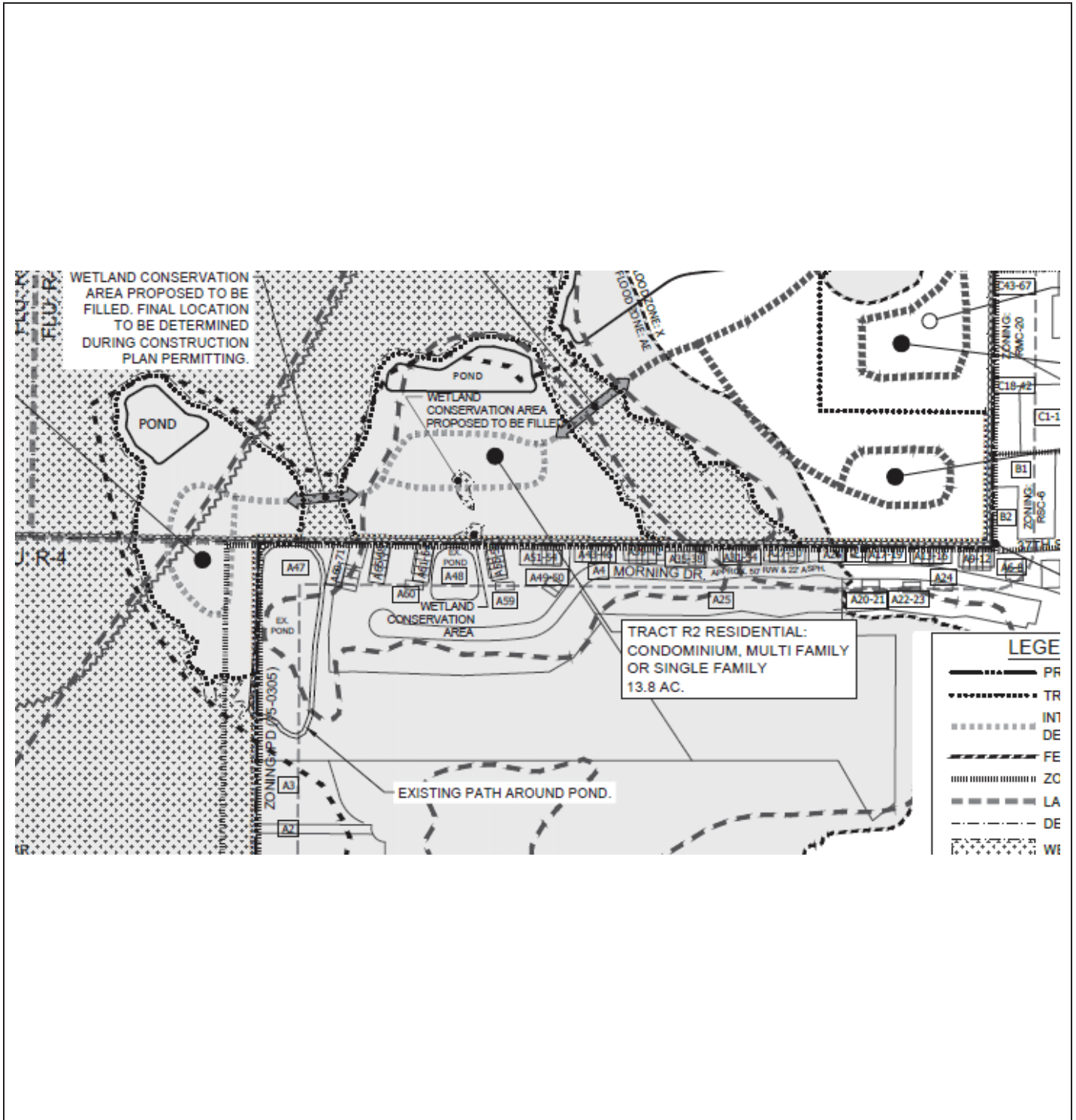


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 16-1338	n/a	Preservation	Preservation
West	PD 75-0305	12 u/a	Residential	Single-family attached
South	PD 16-1338	1,393 overall	Multi-Family	Multi-Family
East	PD 16-1338	n/a	Preservation	Preservation

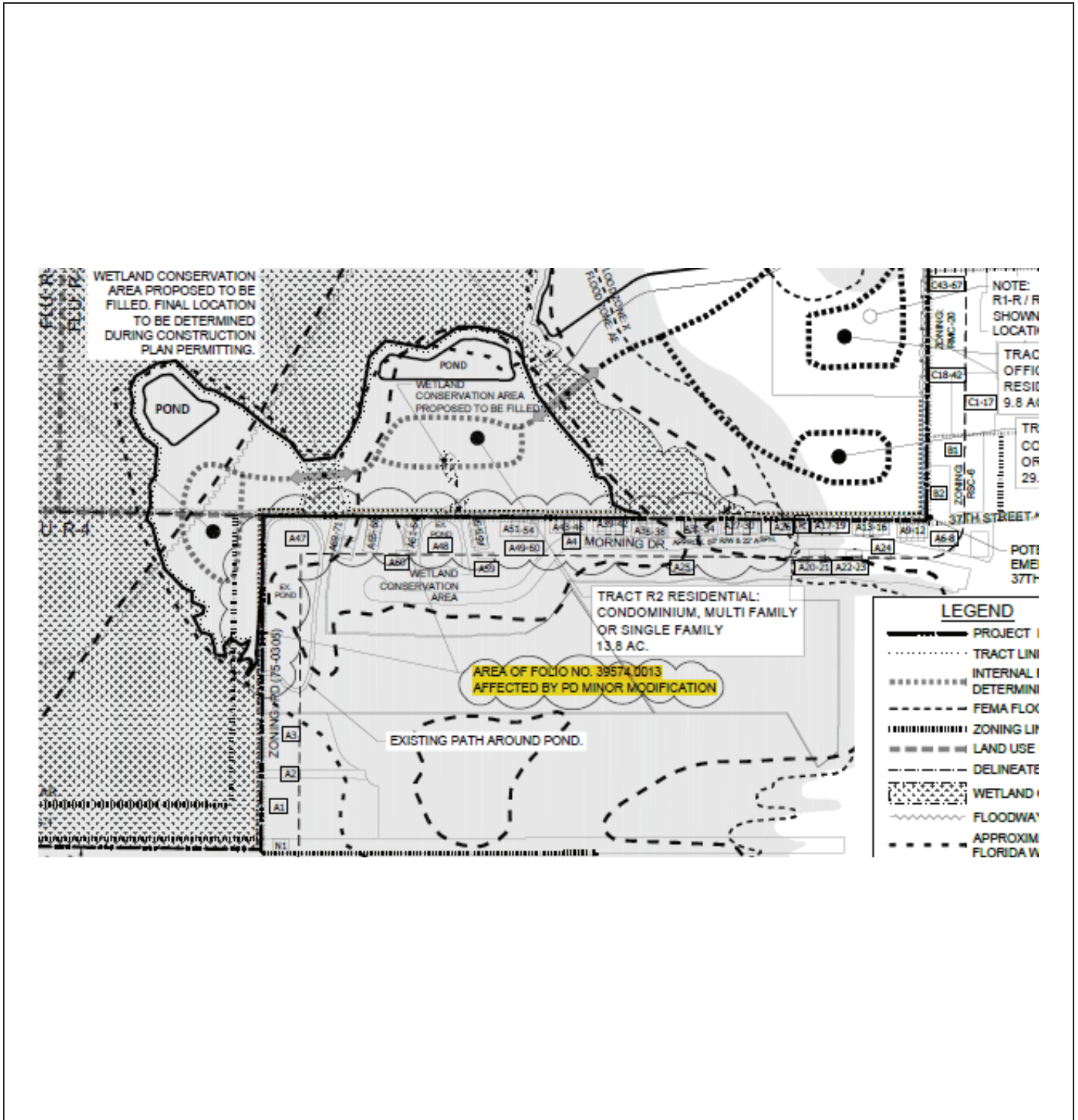
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Bruce B Downs Blvd	County Arterial - Urban	8 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			
Proposed			
Difference (+/-)			

*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	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	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 type="checkbox"/> Yes <input checked="" 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: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" 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 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	
Service Area/ Water & Wastewater	<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	
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The area of modification is located along the western boundary of the Planned Development. Current conditions of approval require a 5 foot wide buffer along the PD boundaries. Screening must be placed within the required buffers. Permitting an increase in these buffer widths to a maximum of 20' in width will allow screening to be placed further into the property. No change to the type of screening is proposed or any structure setback reductions. The area adjacent to the modification area is developed with single-family attached units. Six foot high fencing and trees are existing within the adjacent project. Staff has not identified any compatibility concerns with the requested changes.

5.2 Recommendation

Supported, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted November 6, 2023.

- 1. Development shall occur where generally shown on the general site plan. Tract C-1 shall be limited to commercial general (CG) and/or office uses. Tract R1-O shall be limited to office uses. Tracts R1-R, R2 and R3 shall be limited to multi-family, single-family attached and/or single-family detached uses. Tract R1-O may be converted from office to multi-family, single-family attached and/or single-family detached uses. General office uses may include medical office uses, which are to be permitted through the Land Use Exchange Matrix (LUEM) as outlined herein.
- 2. The maximum amount of dwelling units, office square footage and commercial square footage shall be determined by the LUEM; however, no more than 26,000 square feet shall be permitted for Tract C1 and no more than 149,000 square feet shall be permitted for Tract R1-O (if developed with office). Notwithstanding any combination of uses available through the LUEM, the maximum number of residential units that may be developed through the exchange is 1,393 units and a maximum amount of 26,000 for non-residential uses.
- 3. The project shall be developed in accordance with the New Tampa Commercial Overlay District.
- 4. Multi-family and single-family attached uses shall be permitted in Tracts R1-R, R2, R3 and R1-O. Development shall be as follows:

Minimum setback from all PD boundaries:	20 feet*
Maximum building coverage percentage:	40%
Maximum impervious surface coverage percentage:	75%

*An additional setback of 2 feet for every 1 foot over 20 feet in height shall be added to the minimum setback from all PD boundaries, unless otherwise stated. Should Tract R1-O be used for multi-family residential uses, no additional setback shall apply to 42nd Street.

- 4.1 Buildings located within 20 to 50 feet from the PD boundary shall be limited to 35 feet/2-stories. Buildings located within more than 50 feet up to and including 120 feet from the PD boundary shall be limited to 45 feet/3-stories. Buildings four stories or greater shall be set back a minimum of 120 feet from the PD boundary with a maximum building height of 60 feet. No additional setback due to height shall apply to buildings four stories or greater. These maximum heights shall be measured to the highest point of the structure, which shall be the portion of the building to meet the setback provided in this condition.
- 4.2 A 5 foot minimum to 20 foot maximum wide buffer with Type B screening shall be provided where Tracts R1-R, R2 and R3-abut the western PD boundary. A 5 foot minimum to 20 foot maximum wide buffer with Type B screening shall be provided where Tract R1-R abuts the western PD boundary. A 5 foot minimum to 20 foot maximum wide buffer with Type B screening shall be provided where Tract R-3 abuts the southern PD boundary. This southern buffer shall permit pedestrian connections if proposed. Any portion of Tract R1-R or Tract R1-O if developed with multifamily residential abutting single-family residential along the south PD boundary shall provide a 5 foot buffer with Type A screening. Type A screening, alone or as a component of Type B screening, shall consist of a six foot high PVC fence.

- 4.3 Accessory structures associated with multi-family and single-family attached development shall be limited to 15 feet in height/one-story and shall be permitted a minimum setback of 5 feet from all PD boundaries.
- 4.4 Buildings located within Tract R-3 shall be limited to 45 feet/3 stories.
- 5. Single-family detached residential shall be permitted in Tracts R1-R, R2, R3 and R1-O. Development shall be in accordance with the RSC-9 development standards.
 - 5.1 No buffering and screening adjacent to PD boundaries shall be required for single-family detached residential development.
 - 5.2 Accessory structures associated with single-family detached development shall be in accordance with LDC Section 6.11.04 (Accessory Structures).
- 6. Tract C1 shall permit Commercial-General (CG) and/or office uses. Tract R1-O shall permit office uses. Development within these tracts shall be as follows:

Minimum setback from Bruce B. Downs Blvd.:	30 feet
Minimum setback from 42nd Street:	10 feet
Minimum setback from folio 34788.0100:	0 feet
Maximum building coverage percentage:	27%
Maximum impervious surface coverage percentage:	70%

 - 6.1 Non-residential buildings within Tracts C1 and R1-O shall have a maximum building height of 60 feet. Office buildings within Tract R1-O shall provide an additional 2 foot setback for every 1 foot over 20 feet in height as measured from the buffers provided below.
 - 6.2 Should Tract R1-O be developed with office uses, a 20 foot buffer with Type B screening shall be provided along the southern PD boundary, except where adjacent to folio 34788.0100 which shall require no buffering or screening.
 - 6.3 Should Tract R1-O be developed with multi-family residential uses, conditions 4-4.3 shall apply.
- 7. Buffering and screening between tracts within the planned development shall not be required.
- 8. Interconnected pedestrian and bicycle connections shall be provided within all tracts of the planned development. These connections may consist of multi-use pathways, designated bike ways, sidewalks or widened motor vehicle lanes with shared lane markings, subject to approval by the Public Works Department. The pedestrian and bicycle connections shall not be located within the 5 foot buffers found within Tracts R1-R, R2, R3 and R1-O (if developed with residential). Pedestrian and bicycle connections may be allowed within the buffers found within Tract R1-O (if developed with office) up to 5 feet from the PD boundaries. Sidewalk connections to any adjacent development shall be permitted within buffers.
- 9. Interim passive agricultural uses, as defined by the Land Development Code, prior to development, site construction plan approval and/or final subdivision plat approval of the subject PD is allowed provided the

agricultural activity will not impede development in any part of the PD under separate ownership. This allowance shall be restricted to portions of the PD that were agriculturally zoned at the time of rezoning.

10. Allowable uses are permitted as follows:


- a. Except as otherwise modified by Condition 10.b., below, development shall be limited to:
 - i. 812 multi-family dwelling units (apartments); and,
 - ii. 149,000 s.f. general office uses (medical office uses shall be permitted through the Land Use Exchange Matrix (LUEM) described in Condition 10.c. below); and,
 - iii. 26,000 s.f. of CG uses; or,
 - iv. Any combination of the following as permitted through the LUEM: multifamily apartments, single-family detached units; single-family attached units (condominiums or townhomes); general and medical office uses; and/or CG uses.
- b. Notwithstanding anything herein to the contrary, any multi-family apartment units permitted by Condition 10.a above shall not exceed a cumulative 1,632 bedrooms except as otherwise permitted through the LUEM described in Condition 10.c below. Any unit constructed without any bedrooms (also known as an efficiency or studio apartment) shall count as one (1) bedroom for the purposes of this condition.
- c. Using the above development program contained within Condition 10.a.i. through 10.a.iii, above, the developer may exchange these uses through the following LUEM. Notwithstanding anything herein to the contrary, the maximum number of residential units that may be developed through the exchange is 1,393 dwelling units, and the maximum amount of non-residential uses shall be 26,000 square feet.
 - i. Each 1,000 s.f. of general office uses (ITE Code 710) may be exchanged for:
 1. 550 s.f. of medial office uses (ITE Code 720); and/or,
 2. 2.4 multi-family apartment units (ITE Code 220); and/or,
 3. 2.87 single-family attached, i.e. condominium or townhome units (ITE Code 230).
 - ii. Each one (1) multi-family apartment unit may be exchanged for:
 1. 1.19 single-family attached (condominium or townhome units); and/or
 2. 0.62 single-family detached dwelling units.
 - iii. Each one (1) multi-family apartment unit exchanged pursuant to Conditions 10.c.i and ii, shall increase or decrease (as applicable) the maximum number of dwelling units, and bedrooms which may be constructed within those dwelling units, consistent with Conditions 10.a and 10.b above. Furthermore, each multi-family unit exchanged shall increase or decrease the maximum allowable bedrooms by 2.01.
 - iv. With each plat/site/construction plan submittal, the developer shall submit a worksheet showing the baseline (initially approved) entitlements (see Conditions 10.a.i. through 10.a.iii. above), the baseline (initially approved) maximum number of bedrooms (see Condition 10.b), as well as a history of any entitlement exchanges which have been implemented pursuant to these conditions. Such history of exchanges shall document the calculations for maximum entitlements and bedrooms. Furthermore, to ensure compliance with the limitations on bedrooms, for any multi-family and single-family attached project, final Site Development

Construction Plans, excluding master infrastructure Site Development Construction Plans, and building permits shall be approved concurrently.

11. The project shall be permitted the following access onto Bruce B. Downs Blvd.:
 - a. The easternmost access shall be restricted to right-in turning movements; and,
 - b. The westernmost access (aligning with the intersection of Bruce B. Downs Blvd. and 43rd St.) shall be constructed to permit left-in/ left-out/ right-in/ right-out turning movements. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct a channelized median that restricts north-south through movements (between 43rd St. and the project site), southwest bound to southbound left turning movements (from Bruce B. Downs Blvd. to 43rd St.), and northbound to southwest bound left turning movements (from 43rd St. to Bruce B. Downs Blvd.).
12. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access shall be permitted anywhere along the project boundary.
13. Unless otherwise approved by Hillsborough County Public Works, the internal project roadway (between Bruce B Downs Blvd. and Tract R1-O) shall be constructed as a Type TS-4 (or at the developer's option, a Type TS-5) collector roadway. Such roadway shall provide access to folio 34788.0000.
14. Notwithstanding anything herein these conditions or on the site plan to the contrary, the internal project roadway (between Bruce B Downs Blvd. and Tract R1-O) may be shifted east such that it lies entirely within the PD boundary. Such change may be initiated at the developer's option or initiated by Hillsborough County during the plat/site/construction review process.
15. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements at the project's western most access (Bruce B. Downs Blvd. and 43rd St.):
 - a. Install a traffic signal, when warranted;
 - b. Construct an eastbound to northbound left turn lane;
 - c. Construct separate left and right southbound turn lanes exiting the project; and,
 - d. Concurrent with construction of the traffic signal, construct a bicycle/pedestrian crosswalk and associated crossing signals which connect the sidewalk to be constructed along the project's Bruce B. Downs Blvd. frontage with the existing sidewalk on the south side of 43rd St.
16. The developer shall close the existing median opening at Bruce B. Downs Blvd. and 42nd St.
17. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements at the Bruce B. Downs Blvd. and Skipper Rd. intersection:
 - a. Lengthen the existing westbound to southbound left turn lane to the maximum extent possible; and,
 - b. Construct a raised concrete traffic separator on Skipper Rd.'s northbound approach to Bruce B. Downs Blvd. for a distance to be determined by Hillsborough County Public Works.
18. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements at the Skipper Rd. and 42nd St. intersection:

- a. Reconstruct/relocate (to be determined by HART) the existing transit stop at the southwest corner of the intersection; and,
 - b. Construct an eastbound to southbound right-turn lane and, when warranted, install a traffic signal; or,
 - c. In lieu of construction of a signalized intersection, Hillsborough County may require the developer to construct a roundabout.
19. Unless otherwise approved by the City of Tampa, within 12 months of completion/activation of the traffic signal the developer shall meet with the appropriate agencies to develop a methodology and conduct a traffic analysis. Such analysis shall be utilized to develop a time-based signal coordination plan along Bruce B. Downs Blvd. (between I-75 and Fletcher Ave.) for the purposes of improving traffic flow. Upon the approval of the analysis and in coordination with the City of Tampa, the developer shall implement or otherwise fund reprogramming of the affected signals.
20. Notwithstanding anything herein to the contrary, at time of plat/site/construction plan approval for any increment of development which includes closure of the Bruce B. Downs Blvd./42nd St. median opening, Hillsborough County shall notify the developer whether it will be required to convert the existing northbound to westbound left turn lane (on Skipper Rd. at Bruce B. Downs Blvd.) into a second westbound to southbound receiving lane. In such instance, the developer shall construct dual westbound to southbound left turn lanes at Skipper Rd. and Bruce B. Downs Blvd. (which shall be constructed to a length necessary to accommodate anticipated traffic conditions).
21. In the event there is insufficient right-of-way to accommodate any improvement required above with a design acceptable to Hillsborough County, the developer may propose an alternate improvement that provides a similar or greater level of site access mitigation. Acceptance of such alternate improvement in lieu of one of the required improvements provided above shall be at the sole discretion of the Hillsborough County Engineer.
22. The developer shall construct a bus bay on Bruce B. Downs Blvd., concurrent with the initial increment of development. This may require the developer to dedicate additional right-of-way to the County and/or provide easement(s) acceptable to the County and HART. The developer shall provide, with the initial increment of development, a transit accessory pad, transit shelter, seating, trash receptacles, bicycle racks, a minimum 8 foot wide sidewalk consistent with the latest HART standards and typical sections. Such bus bay and transit amenities shall be provided in a location approved by HART, and may or may not be within or immediately adjacent to the subject property.
23. The subject application is located adjacent to the Cypress Creek Nature Preserve. As required by Sec 4.01.11 of the Land Development Code (Natural Preserves) a compatibility plan will need to be submitted. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.
24. Internal roadway signage warning drivers of wildlife areas and potential wildlife crossing areas shall be provided within the planned development. The detail, number and location of these signs shall be provided on all site development and/or preliminary plat plans and be subject to the review and approval of Natural Resources staff.
25. Approval of this zoning 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 impact to wetlands, and does not grant any implied or vested right to environmental approvals.

- 26. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11, Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 27. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/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).
- 28. 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.
- 29. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

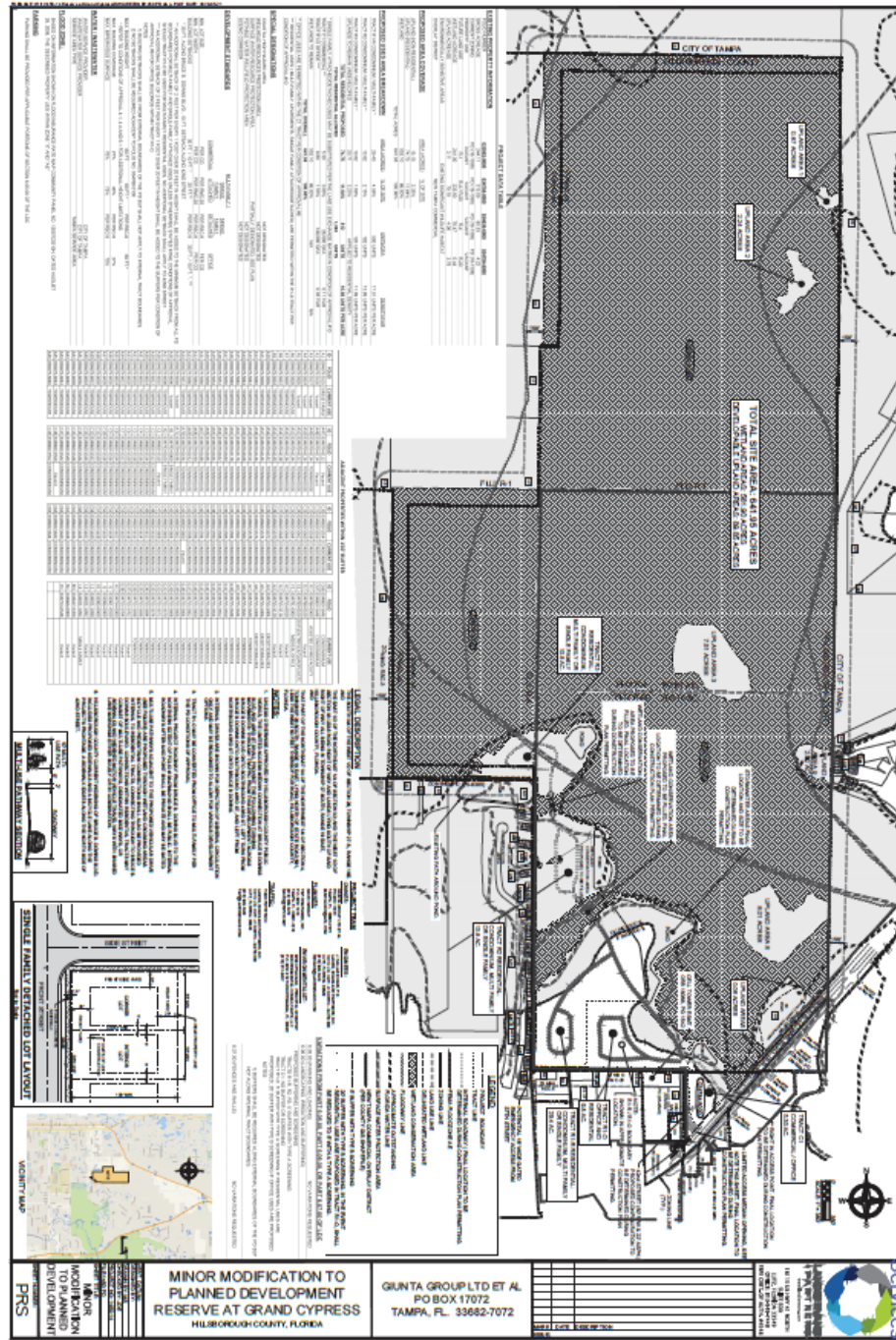
<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Fri Dec 22 2023 10:44:54</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not 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 obtain all necessary building permits for on-site structures.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 SITE PLANS (FULL)

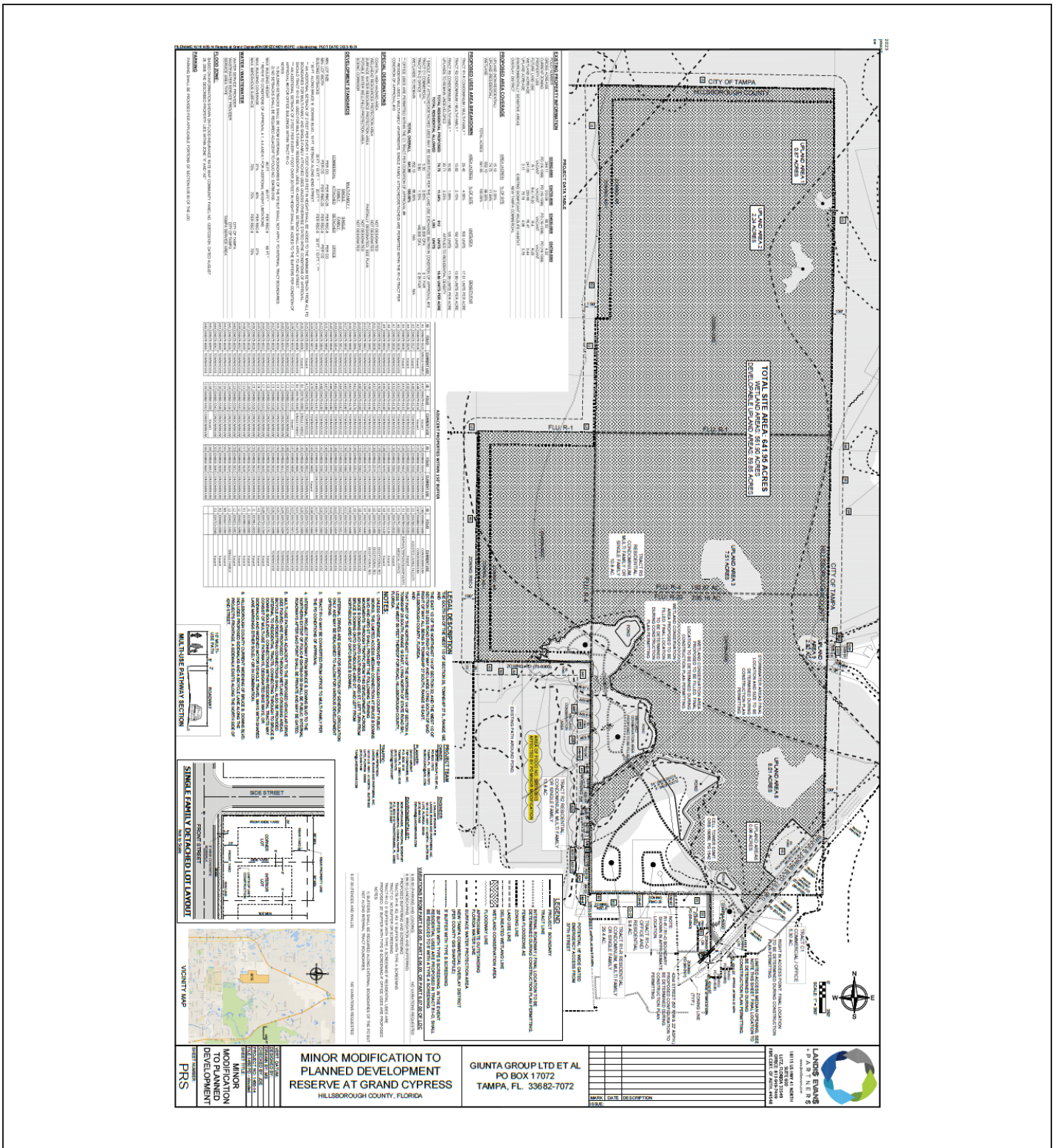
8.1 Approved Site Plan (Full)



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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: 12/21/2023

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: University Area/ Northeast PETITION NO: PRS 24-0105

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

PROJECT OVERVIEW

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a Planned Development (PD) #16-1338, most recently modified by PRS 20-0949. The proposed minor modification proposes to modify existing condition 4.2 to provide a wider 20-foot landscape buffer. There are no changes to the previously approved entitlements or access. Since there is no impact to the surrounding transportation network, Transportation staff has no objection to the proposed minor modification.

SITE ACCESS

The project will have one vehicular and pedestrian connection to Bruce B Downs Blvd via Cypress Cay Blvd.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BRUCE B DOWNS BLVD	BEARSS AVE	750' N OF GILLIGANS WAY	D	D

Source: [2020 Hillsborough County Level of Service \(LOS\) 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
Bruce B Downs Blvd	County Arterial - Urban	8 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 type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Staff Report.



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 8, 2019.

1. Development shall occur where generally shown on the general site plan. Tract C-1 shall be limited to commercial general (CG) and/or office uses. Tract R1-O shall be limited to office uses. Tracts R1-R, R2 and R3 shall be limited to multi-family, single-family attached and/or single-family detached uses. Tract R1-O may be converted from office to multi-family, single-family attached and/or single-family detached uses. General office uses may include medical office uses, which are to be permitted through the Land Use Exchange Matrix (LUEM) as outlined herein.
2. The maximum amount of dwelling units, office square footage and commercial square footage shall be determined by the LUEM; however, no more than 26,000 square feet shall be permitted for Tract C1 and no more than 149,000 square feet shall be permitted for Tract R1-O (if developed with office). Notwithstanding any combination of uses available through the LUEM, the maximum number of residential units that may be developed through the exchange is 1,393 units and a maximum amount of 26,000 for non-residential uses.
3. The project shall be developed in accordance with the New Tampa Commercial Overlay District.
4. Multi-family and single-family attached uses shall be permitted in Tracts R1-R, R2, R3 and R1-O. Development shall be as follows:

Minimum setback from all PD boundaries:	20 feet*
Maximum building coverage percentage:	40%
Maximum impervious surface coverage percentage:	75%

*An additional setback of 2 feet for every 1 foot over 20 feet in height shall be added to the minimum setback from all PD boundaries, unless otherwise stated. Should Tract R1-O be used for multi-family residential uses, no additional setback shall apply to 42nd Street.

- 4.1 Buildings located within 20 to 50 feet from the PD boundary shall be limited to 35 feet/2-stories. Buildings located within more than 50 feet up to and including 120 feet from the PD boundary shall be limited to 45 feet/3-stories. Buildings four stories or greater shall be set back a minimum of 120 feet from the PD boundary with a maximum building height of 60 feet. No additional setback due to height shall apply to buildings four stories or greater. These maximum heights shall be measured to the highest point of the structure, which shall be the portion of the building to meet the setback provided in this condition.
- 4.2 A 5 foot buffer with Type B screening shall be provided where Tracts R1-R, R2 and R3 abut the western PD boundary. A 5 foot buffer with Type B screening shall be provided where Tract R-3 abuts the southern PD boundary. This southern buffer shall permit pedestrian connections if proposed. Any portion of Tract R1-R or Tract R1-O if developed with multifamily residential abutting single-family residential along the south PD boundary shall provide a 5 foot buffer with Type A screening. Type A screening, alone or as a component of Type B screening, shall consist of a six foot high PVC fence.

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- 4.3 Accessory structures associated with multi-family and single-family attached development shall be limited to 15 feet in height/one-story and shall be permitted a minimum setback of 5 feet from all PD boundaries.
- 4.4 Buildings located within Tract R-3 shall be limited to 45 feet/3 stories.
5. Single-family detached residential shall be permitted in Tracts R1-R, R2, R3 and R1-O. Development shall be in accordance with the RSC-9 development standards.
- 5.1 No buffering and screening adjacent to PD boundaries shall be required for single-family detached residential development.
- 5.2 Accessory structures associated with single-family detached development shall be in accordance with LDC Section 6.11.04 (Accessory Structures).
6. Tract C1 shall permit Commercial-General (CG) and/or office uses. Tract R1-O shall permit office uses. Development within these tracts shall be as follows:
- | | |
|---|---------|
| Minimum setback from Bruce B. Downs Blvd.: | 30 feet |
| Minimum setback from 42nd Street: | 10 feet |
| Minimum setback from folio 34788.0100: | 0 feet |
| Maximum building coverage percentage: | 27% |
| Maximum impervious surface coverage percentage: | 70% |
- 6.1 Non-residential buildings within Tracts C1 and R1-O shall have a maximum building height of 60 feet. Office buildings within Tract R1-O shall provide an additional 2 foot setback for every 1 foot over 20 feet in height as measured from the buffers provided below.
- 6.2 Should Tract R1-O be developed with office uses, a 20 foot buffer with Type B screening shall be provided along the southern PD boundary, except where adjacent to folio 34788.0100 which shall require no buffering or screening.
- 6.3 Should Tract R1-O be developed with multi-family residential uses, conditions 4-4.3 shall apply.
7. Buffering and screening between tracts within the planned development shall not be required.
8. Interconnected pedestrian and bicycle connections shall be provided within all tracts of the planned development. These connections may consist of multi-use pathways, designated bike ways, sidewalks or widened motor vehicle lanes with shared lane markings, subject to approval by the Public Works Department. The pedestrian and bicycle connections shall not be located within the 5 foot buffers found within Tracts R1-R, R2, R3 and R1-O (if developed with residential). Pedestrian and bicycle connections may be allowed within the buffers found within Tract R1-O (if developed with office) up to 5 feet from the PD boundaries. Sidewalk connections to any adjacent development shall be permitted within buffers.
9. Interim passive agricultural uses, as defined by the Land Development Code, prior to development, site construction plan approval and/or final subdivision plat approval of the subject PD is allowed provided the agricultural activity will not impede development in any part of the PD under separate ownership. This allowance shall be restricted to portions of the PD that were agriculturally zoned at the time of rezoning.

10. Allowable uses are permitted as follows:
- a. Except as otherwise modified by Condition 10.b., below, development shall be limited to:
 - i. 812 multi-family dwelling units (apartments); and,
 - ii. 149,000 s.f. general office uses (medical office uses shall be permitted through the Land Use Exchange Matrix (LUEM) described in Condition 10.c. below); and,
 - iii. 26,000 s.f. of CG uses; or,
 - iv. Any combination of the following as permitted through the LUEM: multifamily apartments, single-family detached units; single-family attached units (condominiums or townhomes); general and medical office uses; and/or CG uses.
 - b. Notwithstanding anything herein to the contrary, any multi-family apartment units permitted by Condition 10.a above shall not exceed a cumulative 1,632 bedrooms except as otherwise permitted through the LUEM described in Condition 10.c below. Any unit constructed without any bedrooms (also known as an efficiency or studio apartment) shall count as one (1) bedroom for the purposes of this condition.
 - c. Using the above development program contained within Condition 10.a.i. through 10.a.iii, above, the developer may exchange these uses through the following LUEM. Notwithstanding anything herein to the contrary, the maximum number of residential units that may be developed through the exchange is 1,393 dwelling units, and the maximum amount of non-residential uses shall be 26,000 square feet.
 - i. Each 1,000 s.f. of general office uses (ITE Code 710) may be exchanged for:
 1. 550 s.f. of medial office uses (ITE Code 720); and/or,
 2. 2.4 multi-family apartment units (ITE Code 220); and/or,
 3. 2.87 single-family attached, i.e. condominium or townhome units (ITE Code 230).
 - ii. Each one (1) multi-family apartment unit may be exchanged for:
 1. 1.19 single-family attached (condominium or townhome units); and/or
 2. 0.62 single-family detached dwelling units.
 - iii. Each one (1) multi-family apartment unit exchanged pursuant to Conditions 10.c.i and ii, shall increase or decrease (as applicable) the maximum number of dwelling units, and bedrooms which may be constructed within those dwelling units, consistent with Conditions 10.a and 10.b above. Furthermore, each multi-family unit exchanged shall increase or decrease the maximum allowable bedrooms by 2.01.
 - iv. With each plat/site/construction plan submittal, the developer shall submit a worksheet showing the baseline (initially approved) entitlements (see Conditions 10.a.i. through 10.a.iii. above), the baseline (initially approved) maximum number of bedrooms (see Condition 10.b), as well as a history of any entitlement exchanges which have been implemented pursuant to these conditions. Such history of exchanges shall document the calculations for maximum entitlements and bedrooms. Furthermore, to ensure compliance with the limitations on bedrooms, for any multi-family and single-family attached project,

final Site Development Construction Plans, excluding master infrastructure Site Development Construction Plans, and building permits shall be approved concurrently.

11. The project shall be permitted the following access onto Bruce B. Downs Blvd.:
 - a. The easternmost access shall be restricted to right-in turning movements; and,
 - b. The westernmost access (aligning with the intersection of Bruce B. Downs Blvd. and 43rd St.) shall be constructed to permit left-in/ left-out/ right-in/ right-out turning movements. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct a channelized median that restricts north-south through movements (between 43rd St. and the project site), southwest bound to southbound left turning movements (from Bruce B. Downs Blvd. to 43rd St.), and northbound to southwest bound left turning movements (from 43rd St. to Bruce B. Downs Blvd.).
12. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access shall be permitted anywhere along the project boundary.
13. Unless otherwise approved by Hillsborough County Public Works, the internal project roadway (between Bruce B Downs Blvd. and Tract R1-O) shall be constructed as a Type TS-4 (or at the developer's option, a Type TS-5) collector roadway. Such roadway shall provide access to folio 34788.0000.
14. Notwithstanding anything herein these conditions or on the site plan to the contrary, the internal project roadway (between Bruce B Downs Blvd. and Tract R1-O) may be shifted east such that it lies entirely within the PD boundary. Such change may be initiated at the developer's option or initiated by Hillsborough County during the plat/site/construction review process.
15. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements at the project's western most access (Bruce B. Downs Blvd. and 43rd St.):
 - a. Install a traffic signal, when warranted;
 - b. Construct an eastbound to northbound left turn lane;
 - c. Construct separate left and right southbound turn lanes exiting the project; and,
 - d. Concurrent with construction of the traffic signal, construct a bicycle/pedestrian crosswalk and associated crossing signals which connect the sidewalk to be constructed along the project's Bruce B. Downs Blvd. frontage with the existing sidewalk on the south side of 43rd St.
16. The developer shall close the existing median opening at Bruce B. Downs Blvd. and 42nd St.
17. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements at the Bruce B. Downs Blvd. and Skipper Rd. intersection:
 - a. Lengthen the existing westbound to southbound left turn lane to the maximum extent possible; and,
 - b. Construct a raised concrete traffic separator on Skipper Rd.'s northbound approach to Bruce B. Downs Blvd. for a distance to be determined by Hillsborough County Public Works.

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18. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements at the Skipper Rd. and 42nd St. intersection:
 - a. Reconstruct/relocate (to be determined by HART) the existing transit stop at the southwest corner of the intersection; and,
 - b. Construct an eastbound to southbound right-turn lane and, when warranted, install a traffic signal; or,
 - c. In lieu of construction of a signalized intersection, Hillsborough County may require the developer to construct a roundabout.
 19. Unless otherwise approved by the City of Tampa, within 12 months of completion/activation of the traffic signal the developer shall meet with the appropriate agencies to develop a methodology and conduct a traffic analysis. Such analysis shall be utilized to develop a time-based signal coordination plan along Bruce B. Downs Blvd. (between I-75 and Fletcher Ave.) for the purposes of improving traffic flow. Upon the approval of the analysis and in coordination with the City of Tampa, the developer shall implement or otherwise fund reprogramming of the affected signals.
 20. Notwithstanding anything herein to the contrary, at time of plat/site/construction plan approval for any increment of development which includes closure of the Bruce B. Downs Blvd./42nd St. median opening, Hillsborough County shall notify the developer whether it will be required to convert the existing northbound to westbound left turn lane (on Skipper Rd. at Bruce B. Downs Blvd.) into a second westbound to southbound receiving lane. In such instance, the developer shall construct dual westbound to southbound left turn lanes at Skipper Rd. and Bruce B. Downs Blvd. (which shall be constructed to a length necessary to accommodate anticipated traffic conditions).
 21. In the event there is insufficient right-of-way to accommodate any improvement required above with a design acceptable to Hillsborough County, the developer may propose an alternate improvement that provides a similar or greater level of site access mitigation. Acceptance of such alternate improvement in lieu of one of the required improvements provided above shall be at the sole discretion of the Hillsborough County Engineer.
 22. The developer shall construct a bus bay on Bruce B. Downs Blvd., concurrent with the initial increment of development. This may require the developer to dedicate additional right-of-way to the County and/or provide easement(s) acceptable to the County and HART. The developer shall provide, with the initial increment of development, a transit accessory pad, transit shelter, seating, trash receptacles, bicycle racks, a minimum 8 foot wide sidewalk consistent with the latest HART standards and typical sections. Such bus bay and transit amenities shall be provided in a location approved by HART, and may or may not be within or immediately adjacent to the subject property.
 23. The subject application is located adjacent to the Cypress Creek Nature Preserve. As required by Sec 4.01.11 of the Land Development Code (Natural Preserves) a compatibility plan will need to be submitted. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.
 24. Internal roadway signage warning drivers of wildlife areas and potential wildlife crossing areas shall be provided within the planned development. The detail, number and location of these signs shall be provided on all site development and/or preliminary plat plans and be subject to the review and approval of Natural Resources staff.

25. Approval of this zoning 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 impact to wetlands, and does not grant any implied or vested right to environmental approvals.
26. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11, Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
27. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/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).
28. 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.
29. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/21/2023

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: University Area/ Northeast PETITION NO: PRS 24-0105

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

PROJECT OVERVIEW

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a Planned Development (PD) #16-1338, most recently modified by PRS 20-0949. The proposed minor modification proposes to modify existing condition 4.2 to provide a wider 20-foot landscape buffer. There are no changes to the previously approved entitlements or access. Since there is no impact to the surrounding transportation network, Transportation staff has no objection to the proposed minor modification.

SITE ACCESS

The project will have one vehicular and pedestrian connection to Bruce B Downs Blvd via Cypress Cay Blvd.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BRUCE B DOWNS BLVD	BEARSS AVE	750' N OF GILLIGANS WAY	D	D

Source: [2020 Hillsborough County Level of Service \(LOS\) 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
Bruce B Downs Blvd	County Arterial - Urban	8 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 type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Staff Report.

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: January 9, 2024</p> <p>PETITION NO.: 24-0105</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: December 15, 2023</p> <p>PROPERTY ADDRESS: 15081 Cypress Cay Boulevard, Tampa</p> <p>FOLIO #: 039574.0013</p> <p>STR: 33-27S-19E</p>
<p>REQUESTED ZONING: Minor Modification to an existing PD / PRS</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands throughout the site.
<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"> EPC has no objection to the proposed change to existing zoning condition # 4.2 to allow a wider 20 foot perimeter landscape buffer. Any buffer plantings within the on-site wetlands must receive prior written authorization from the EPC Executive Director. 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 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.

- Wetland impacts have been previously approved for this project. If the approved site plan is altered or the time period for the allotted impact expires, the Applicant is not authorized to impact wetlands or OSWs. If this occurs, the Applicant must re-submit a complete application with the appropriate review fee for any future proposed impacts.
- 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.

Kmh / app

ec: Dallas Evans, Agent - devans@landisevans.com



Agency Review Comment Sheet

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

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

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

APPLICANT: CCC-Tampa BSD LLC **PID:** 24-0105

LOCATION: 15081 Cypress Cay Blvd. Lutz, FL 35223

FOLIO NO.: 39574.0013

AGENCY REVIEW COMMENTS:

Based on the most current data, the Folio is located within a Surface Water Resource Protection Area (SWRPA); however, the proposed changes do not appear to be a prohibited or restricted activity, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

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

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

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

PETITION NO.: PRS 24-0105

REVIEWED BY: Clay Walker, E.I.

DATE: 11/13/2023

FOLIO NO.: 39574.0013

WATER

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

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

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

WASTEWATER

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

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

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

COMMENTS: _____.