

PD Modification Application MM 21-0865

Zoning Hearing Master Date:

10/18/2021

BOCC Land Use Meeting Date:

12/14/2021



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: T. Truett Gardener and Gardner Brewer Martinez Monfort, P.A.

FLU Category: UMU-20

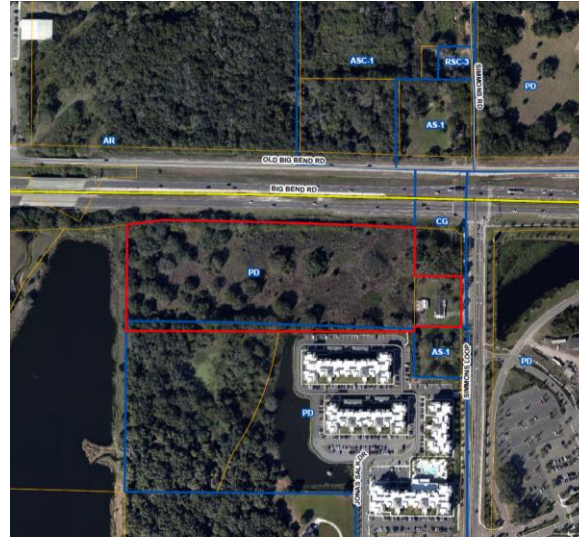
Service Area: Urban

Site Acreage: 11.74 acres

Community Plan Area: Riverview

Overlay: None

Request Major Modification to PD 16-0209



Existing Approvals:

PRS 16-0209, MM 15-0172, PD 11-0415

PRS 16-0209 was approved for a maximum of 40,000-square-feet of floor space for CG (Commercial, General) uses on the eastern portion of the site, excluding gas stations, of which a maximum of 15,000 square feet may be utilized for fast food restaurants. The western portion was to be utilized for passive agricultural uses, storm water management and/or flood plain compensation.

Proposed Modifications:

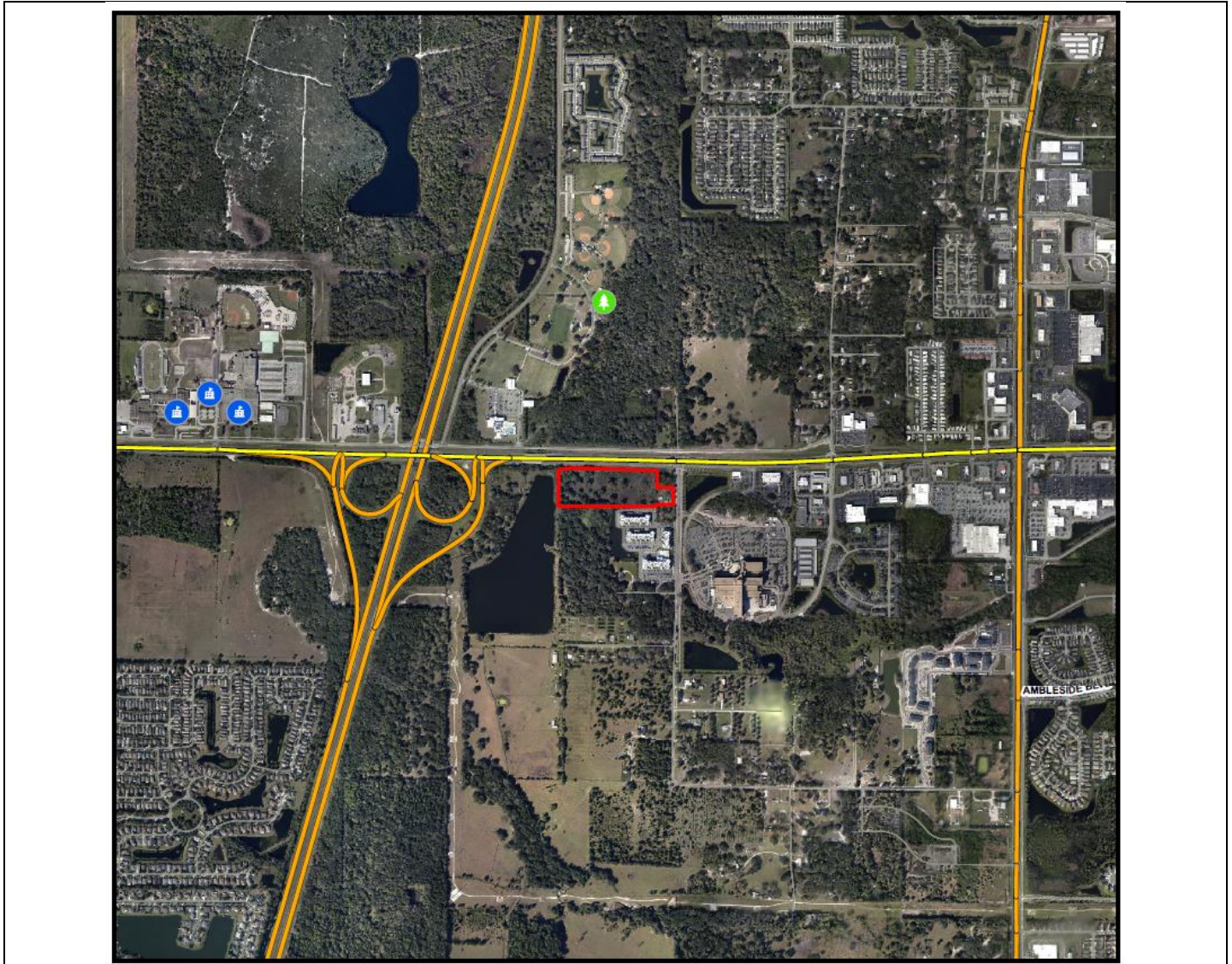
The applicant is seeking a major modification to the existing Planned Development (PD) 16-0209. The development intent includes a multi-family residential development with 211 units based on 10.57 acres at 20 units per acre. The project also proposes a 1.17-acre community dog park located on the western portion of the unified development. The residential building will adhere to a maximum of 300,000 square feet of residential, as well as a maximum height of 58 feet above the base floor elevation and up to four (4) stories.

Additional Information:

PD Variations	Variation to Section 6.06.06 to allow a 5-foot buffer Type A screening in-lieu of a 20-foot buffer with Type B screening on the north side of folio 77734.0000.
Waivers	Waiver of additional setback of 2 feet for every foot over 20 feet for the front, rear and side yard setbacks.
Planning Commission Recommendation	Planning Commission staff finds the proposal consistent with the Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.
Development Services Department Recommendation	Staff finds the proposal APPROVABLE, with conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



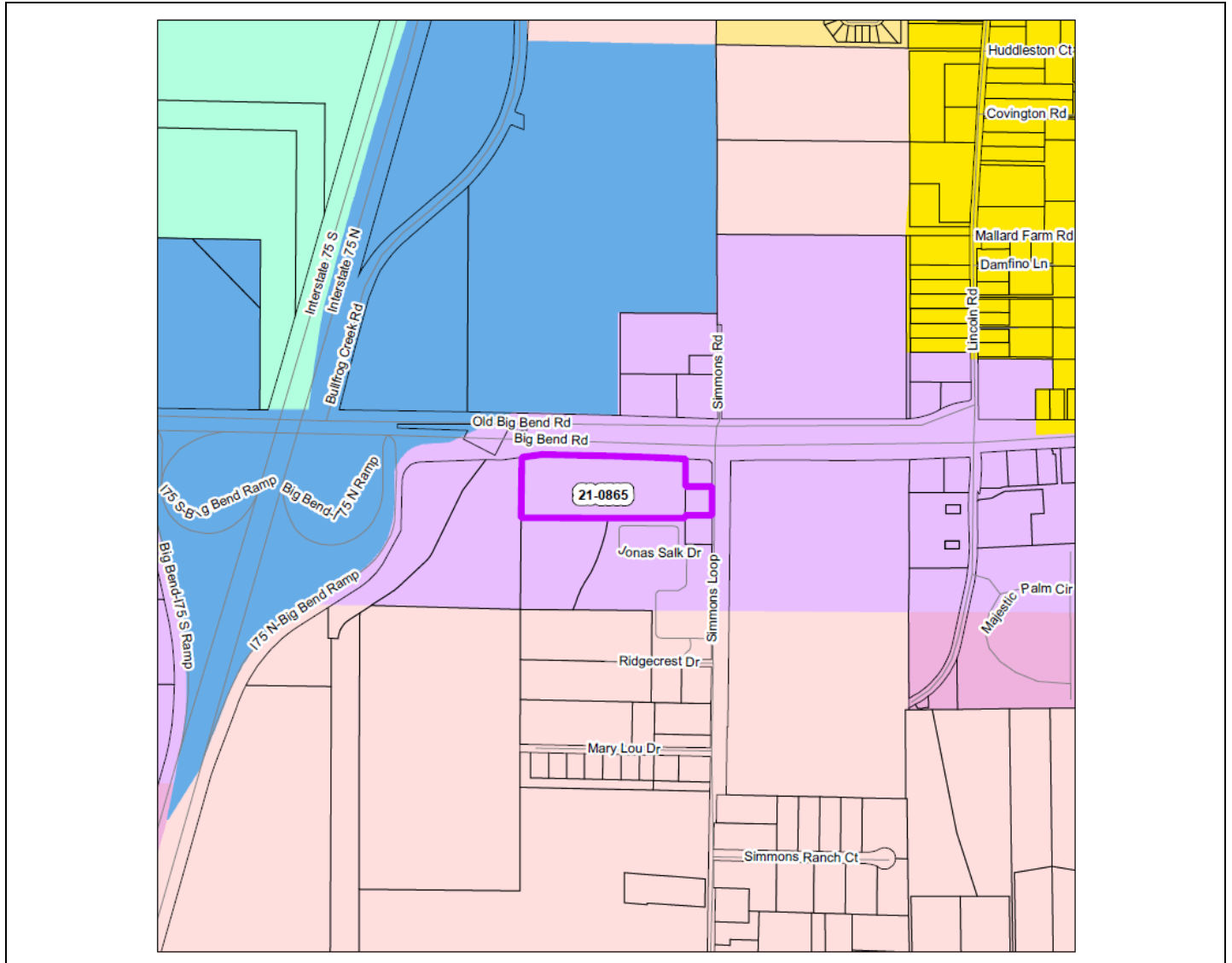
Context of Surrounding Area

The subject site is located off Big Bend Road approximately 900 feet to the west of the subject site is the on/off-ramp to I-75. The site is in the Urban Service Area and within the limits of the Riverview and Southshore Areawide Systems Community Plans. The surrounding area includes a mix of uses including:

- To the northeast is a vacant Commercial, General (CG) zoned property,
- A hospital and medical offices (St. Joseph’s Hospital – South) to the east across Simmons Loop,
- A Planned Development (PD 15-0172) to the south was approved for a 400-unit multi-family development,
- To the west is zoned Agricultural Rural (AR) developed with an artificial lake (retention pond) to the west, and
- A County park directly north across Big Bend Road, and northeast across Big Bend Road is vacant agriculturally zoned properties.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category Description:

The site is designated UMU-20 (Urban Mixed Use – 20) on the Future Land Use Map. UMU-20 allows residential, regional commercial, offices, business parks, research park, light industrial, multi-purpose, and mixed-use development. Projects that are 10 acres or greater within the Urban Mixed Use-20 future land use classification must demonstrate a mix of land uses in accordance with Comprehensive Plan Policy 19.1.

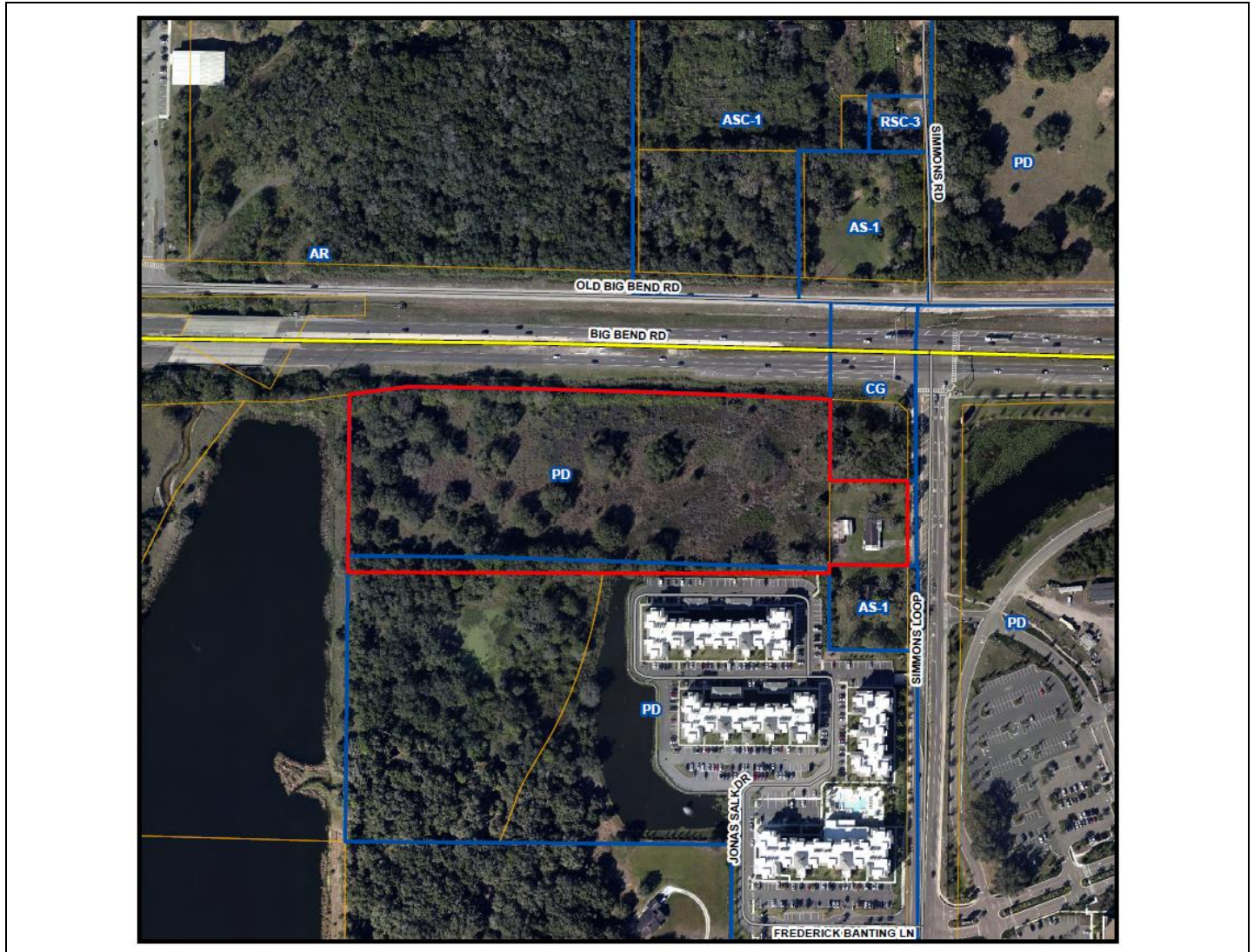
Maximum FAR: 1.0

Maximum Density: 20 dwelling units per acre.

The UMU-20 (Urban Mixed Use – 20) Future Land Use category is located north, south, east and west of the subject property. Further southeast of the site is Community Mixed Use-12 (CMU-12). Along the northside of Big Bend Road there is Residential-6 (RES-6) and Office Commercial-20 (OC-20).

2.0 LAND USE MAP SET AND SUMMARY DATA

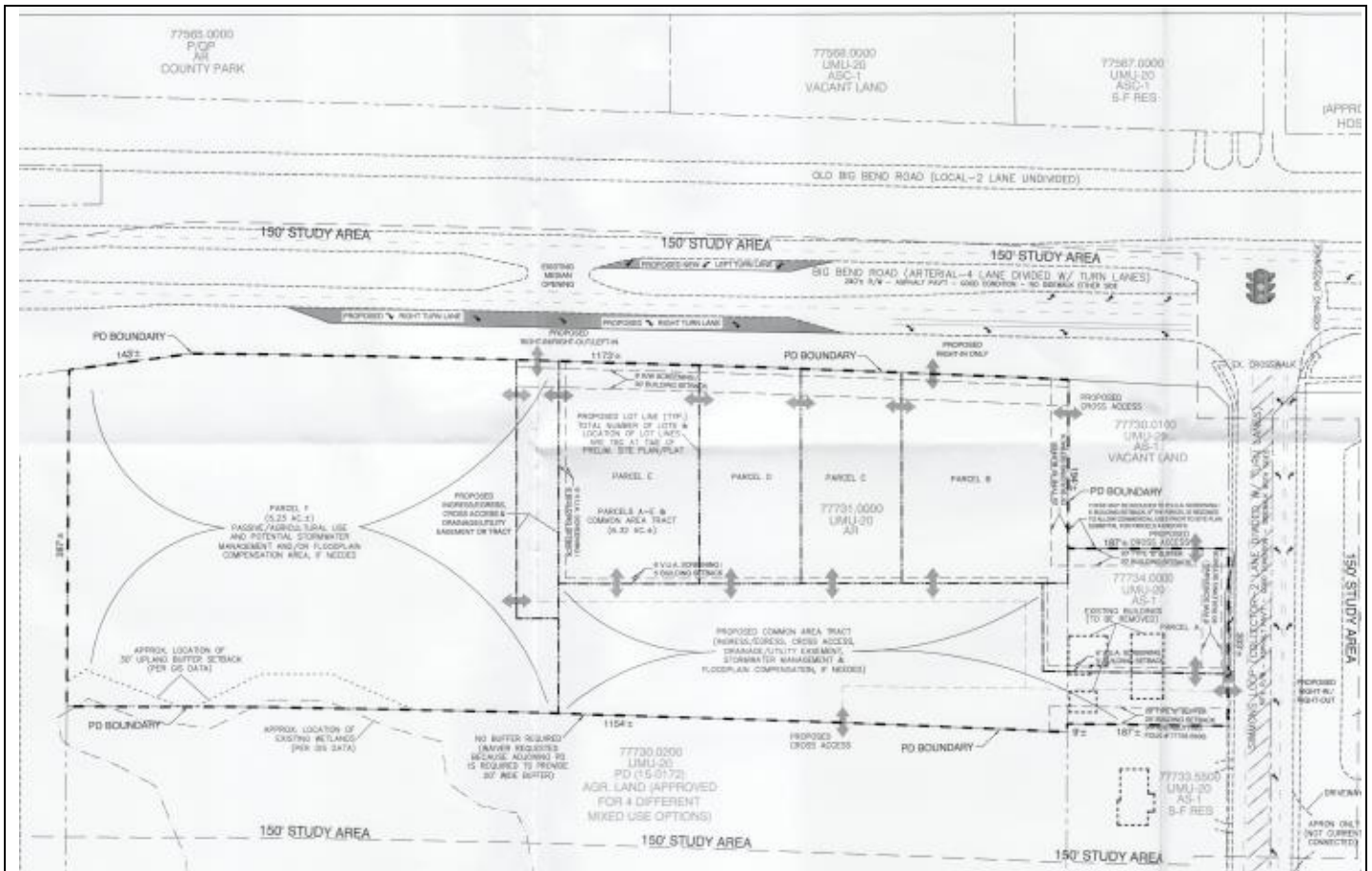
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	AR, PD 04-1820, RSC-2, ASC-1, AS-1	UMU-20 (Urban Mixed Use – 20)	PD FAR: 0.40 ASC-1: 53,560 sq. ft.	Park, Agriculture, SF	Vance Vogel Park & Vacant
South	PD 15-0172	UMU-20 (Urban Mixed Use – 20)	PD: max. 400 multi-family units	Multi-family apartment buildings	Multi-family apartment buildings
West	AR	UMU-20 (Urban Mixed Use – 20)	Retention Pond	Retention Pond	Retention Pond
East	PD 17-0501	UMU-20 (Urban Mixed Use – 20)	FAR: 0.29 (excluding energy plant)	Hospital, medical offices and accessory medical uses.	Hospital, medical offices and accessory medical uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan



PROPOSED USE(S): PARCELS A-E: BUSINESS AND COMMERCIAL USES AND/OR OFFICE AND PROFESSIONAL SERVICES USES, AS ALLOWED WITHIN THE "CG" ZONING DISTRICT (LIMITED TO A MAXIMUM OF 15,000 SF OF FAST-FOOD RESTAURANT(S))
 PARCEL F: AS ALLOWED WITHIN THE "AR" ZONING DISTRICT

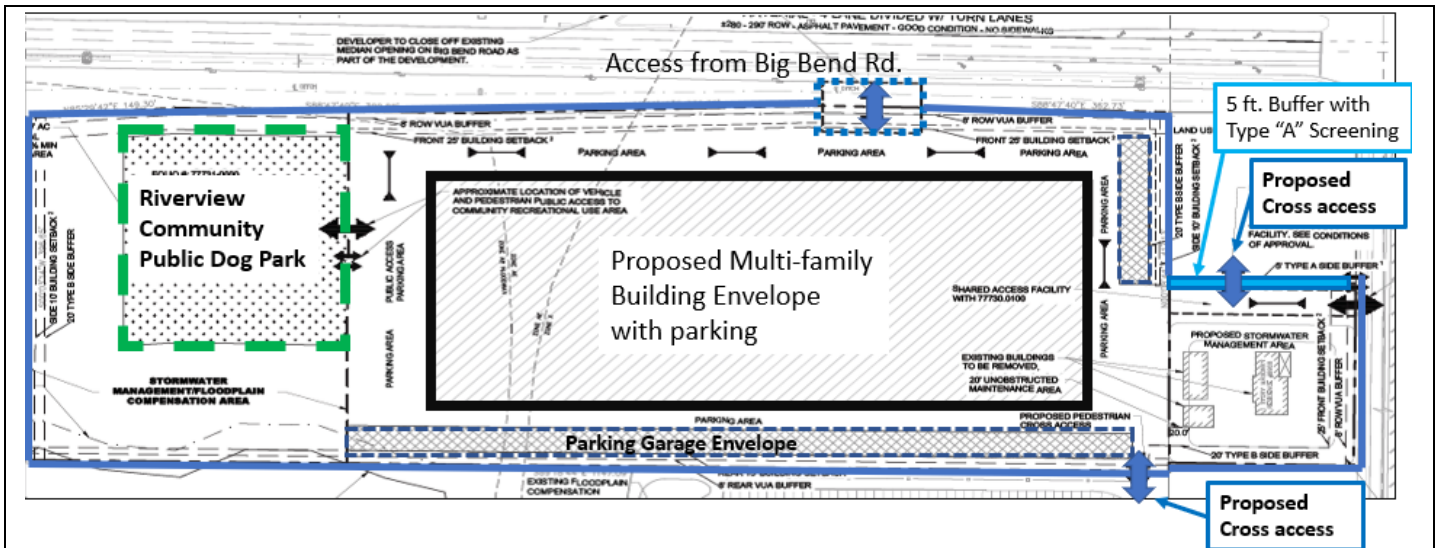
PERIMETER SETBACKS
 FRONT (NORTH): 30' (MIN, FROM BIG BEND RD)
 FRONT (EAST): 30' (MIN, FROM SIMMONS LOOP)
 SIDE (EAST): 20' (MIN, FROM FOLIO #77730.0100) / MAY BE REDUCED TO 5' (MIN), IF THE PARCEL IS REZONED TO ALLOW COMMERCIAL USES PRIOR TO SITE PLAN SUBMITTAL FOR PARCELS A AND/OR B.
 SIDE (WEST): N/A, UNLESS PARCEL F IS DEVELOPED, THEN SETBACKS SHALL BE PER "AR" ZONING STANDARDS
 REAR (SOUTH): N/A - NOT REQUIRED FOR COMMON AREA TRACT

INTERNAL SETBACKS (BETWEEN PROPOSED PARCELS WITHIN THE PD)
 SIDE/REAR: 5' (MIN)

BUILDING HEIGHT: 50' MAX (AN ADDITIONAL SETBACK OF 2' FOR EVERY 1' OF HEIGHT OVER 20' SHALL BE ADDED TO PERIMETER SETBACK WHERE ABUTTING A RESIDENTIAL DISTRICT)

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan



PROPOSED DEVELOPMENT STANDARDS

PERIMETER BUILDING SETBACKS

- FRONT (NORTH): 25' (MIN, FROM BIG BEND RD) ⁽²⁾
- FRONT (EAST): 25' (MIN, FROM SIMMONS LOOP) ⁽²⁾
- SIDE (EAST): 10' (MIN, FROM FOLIO #77730-0100) ⁽²⁾
- SIDE (WEST): 10' (MIN, FROM FOLIO #51514-5000) ⁽²⁾
- REAR (SOUTH): 15' (MIN, FROM FOLIO #7773-0200) ⁽²⁾

PERIMETER BUFFERING

- FRONT (NORTH): 8' VUA (FROM BIG BEND)
- FRONT (EAST): 8' VUA (FROM SIMMONS LOOP)
- SIDE (NORTH): 5' TYPE A (FROM FOLIO #77730-0100) ⁽¹⁾
- SIDE (EAST): 20' TYPE B (FROM FOLIO #77730-0100)
- SIDE (WEST): 20' TYPE B (FROM FOLIO #51514-5000)
- REAR (SOUTH): 8' VUA (FROM FOLIO #7773-0200)

PROPOSED USE INFORMATION

PROPOSED BUILDING USE (20 DU PER ACRE)	10.57 AC * 20 = 211 DWELLING UNITS
PROPOSED DOG PARK USE	1.17 AC (MIN. 10% OF TOTAL SITE AREA)

The site plan depicts a single envelope for the location of the proposed multi-family buildings with parking, and proposed stormwater management and/or floodplain compensation areas on both the eastern and the western portions of the site. The west of the development is a proposed public dog park.

There are two access points, one located on Big Bend Road and another on Simmons Loop.

2.5 Variation Requested

The applicant has requested a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements. Per LDC Section 6.06.06, the proposed residential use would require a 20-foot buffer with Type B screening against the adjacent CG zoned parcel to the north (folio no. 77730.0100). The applicant is requesting a variation of this requirement due to the proposed driveway access to Simmons Loop (shown in blue highlighter in the "Proposed Site Plan"). In lieu of the landscape buffer, the applicant proposes a 5-foot buffer with Type "A" screening which will provide both screening and access. There will be no buffer or screening at the proposed cross access between the CG parcel and the development.

Staff has reviewed the justification statement submitted by the applicant for the variations and finds they meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

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
Big Bend Rd.	County Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
Simmons Loop	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" 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 type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9,701	424	395
Proposed	1,258	87	104
Difference (+/-)	(-) 8,443	(-) 337	(-) 291

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

Notes: The connection to Simmons Loop also serves as a Shared Access Facility and required vehicular and pedestrian cross access to the folio to the north.

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	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.
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Per the applicant's site plan, the site contains 1 acre of environmentally sensitive land. This constitutes less than 25% of the site and therefore density calculations are done without the use of the Environmentally Sensitive Land Credit.
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
Public Facilities:			
Transportation <input type="checkbox"/> Design Exception Requested <input checked="" type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" 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 checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.

Impact/Mobility Fees

The project area is located in the Urban Service Area. An 8-inch water main is available approximately 120 feet from the site and is located within the east Right-of-Way of Simmons Loop . The property lies within the Hillsborough County Wastewater Service Area. A 4-inch wastewater force main exists adjacent to the site and is located within the west Right-of-Way of Simmons Loop.

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 3+ story)

Mobility: \$3,891 * 235 units = \$914,385

Parks: \$1,316 * 235 units = \$309,260

School: \$3,891 * 235 units = \$914,385

Fire: \$249 * 235 units = \$ 58,515

Total Multi-Family (3+ story) = \$2,196,545

Project Summary/Description:

Urban Mobility, South Park/Fire - 235 Multi-Family Units (two 4-story buildings).

Credit for prior structures may be eligible.

Comprehensive Plan:

Planning Commission

- Meets Locational Criteria N/A
- Locational Criteria Waiver Requested
- Minimum Density Met N/A

- Inconsistent
- Consistent
- N/A

- Yes
- No

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The request is to modify Planned Development (PD) 16-0209, associated with two parcels totaling approximately 11.74 acres. The previous PD 16-0209 was approved for up to 40,000 square feet of business and commercial, general uses and/or office and professional services, as allowed within the CG zoning district (limited to a maximum of 15,000 square feet of fast-food restaurants). The applicant proposes a change in use to multi-family development of 211 residential units located on 10.57-acres with a community dog park, located on the 1.17 acres located to the west of the multi-family building. The community dog park will be owned and maintained by the multi-family apartment complex.

The site is located west of the Big Bend Road and Simmons Loop intersection and is predominantly surrounded by residential with nearby medical uses, and vacant land. The underlying future land use (FLU) category of the subject parcel is Urban Mixed Use – 20 (UMU-20). The subject area consists of two parcels.

- The property is located just east of Interstate-75 within the Riverview Community Base Planning Area,
- Within the Urban Service Area,
- Residential as well as neighborhood serving uses such as a hospital and a park to the northwest across Big Bend Road.

The existing PD 16-0209 requires a 30-foot front setback and allows a 50-foot maximum building height. The current application is proposing a 25-foot front setback and a maximum 58-foot building height with a maximum of 4 stories. The applicant requests a waiver of additional setback of 2 feet for every foot over 20 feet to allow a 25-foot front yard setback, a 15-foot rear yard setback, and a 10-foot setback on the east side yard. Staff finds the waiver request supportable.

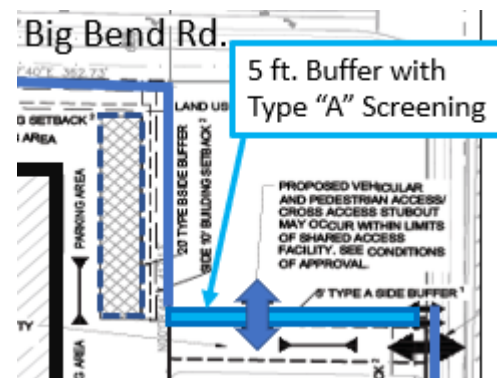
Pedestrian cross-access is proposed along the southern property line to the existing multi-family development. Vehicular access is provided via a right-in/right-out driveway on Big Bend Road as well as another right-in/right-out along Simmons Loop. Future cross access is delineated for the adjacent commercially zoned parcel located to the north of the subject parcel. See Transportation Review Comment Sheet for additional transportation review comments and analysis.

The application requests a variation to Land Development Code Parts 6.06.00 (Landscaping/Buffering) to allow driveway access to Simmons Loop. In lieu of the landscape buffer, the applicant proposes a 5-foot buffer with Type "A" screening which will provide both screening and access. The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

As reflected in the recommended conditions of approval in this report, staff does not object to the requested variation. The hearing master's recommendation for this application is required to include a finding on whether the requested variation meets the criteria for approval, per LDC Section 5.03.06.C.6.

5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. The request would encourage residential development that complements the surrounding character and promotes housing diversity in the Riverview Community Plan area. In compliance with Future Land Use Element (FLUE) Policy 19.1, the applicant is proposing a secondary use that constitutes ten percent of the unified site development. Staff finds the request **APPROVABLE** with conditions, based on the above.



6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted September 28, 2021.

1. ~~Parcels A through E shall be limited to a combined total of 40,000 square feet of floor space for C-G (Commercial, General) district uses in the manner allowed by the Land Development Code the date of rezoning approval, excluding gas stations, subject to the following restrictions:~~
 - 1.1 ~~No more than 15,000 square feet of floor space shall be utilized for fast food restaurants. The floor space may be apportioned among the parcels at the discretion of the developer. Each site development plan that is submitted shall include a table tracking all previous development approvals in the PD by floor space and use.~~
1. Development in Parcels A through E shall be limited to 211 units of multi-family residential, with a 1.17-acre community dog park located on the western portion of the unified site plan.
2. Development shall comply with the following standards:
 - ~~Minimum parcel size: 10,000 square feet.~~
 - ~~Minimum parcel width: 75 feet.~~
 - ~~Minimum building setbacks: 30 25 feet from Big Bend Road and Simmons Loop Road rights-of-way, measured from the interior edge of right-of-way preservation areas where required; five feet from the internal project roadway, except that on the west side of Parcel E an eight-foot setback from the roadway shall be required; five feet from interior parcel lines; and five feet where adjacent to parcel folio 77730.0100 if no buffer area is required pursuant to Condition 5.3.~~
 - Maximum building height: 50 58 feet.
 - Maximum impervious area: 70 percent project wide.
 - Vehicular Use Area Buffer: 8-foot buffer along Big Bend Road and Simmons Loop
8-foot buffer along Rear Yard adjacent to folio no. 77730.0200.
3. ~~Interior lot lines between Parcels A through E shown on the general site plan may be moved and/or parcels may be consolidated at the discretion of the developer, subject to the minimum parcel dimensions in Condition 2. However, the western and southern boundary of the parcels shall strictly conform to the general site plan.~~
4. ~~Parcel F shall be limited to passive agricultural uses, storm water management and/or floodplain compensation area. Buildings shall be subject to the standards of the AR zoning district.~~
3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
 - 5.1 ~~No buffering or screening shall be required between parcels within the project.~~
 - 5.2 3.1 ~~No buffering or screening shall be required on the south project boundary where adjacent to PD 11-0415.~~
 - 5.3 3.2 ~~No buffering and or screening shall be required adjacent to the southern boundary of parcel folio 77730.0100 shall include a 5-foot buffer with type "A" screening. if that parcel has been rezoned for commercial and/or office uses prior to the submittal of initial site development plans for Parcels A and/or B.~~

4. Buffering and screening for off-street vehicular use areas shall be provided in accordance with the requirements of LDC Section 6.06.04., ~~except that the requirements of Section 6.06.04.E.1 shall not apply between Parcels A through E.~~
5. An evaluation of the property by Natural Resources staff has identified a number of mature trees that may include grand oaks. The potential stature of these trees warrants every effort to minimize their removal. The developer is encouraged to consult with Natural Resources staff for design input addressing these trees prior to submittal of initial site development plans.
6. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
7. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
8. This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.
9. Water distribution system improvements will need to be completed prior to connection to the County's water system. No building permits that would create demand for water service shall be issued until either the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation or until June 1, 2022, whichever occurs first.
10. As pedestrian cross-access is required between this and the adjacent project to the south, the developer shall construct a minimum a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the existing pedestrian cross-access (sidewalk) stubout, which was previously constructed within folio 77730.0220. Given the need for public access through the project given the proposed publicly accessible dog park, such connection shall be ungated. Prior to the issuance of any commercial building permits, the developer shall provide a paved roadway stub-out to the southern boundary of the PD to accommodate vehicular and pedestrian cross-access with adjacent PD 11-0415, except as otherwise provided below. Relocation of the cross-access shall require minor modification approval for both PDs.
 - 10.1 ~~— If at the time of initial site development plan approval for the commercial portion of the project there is unexpired site development approval in place for Option 5 of adjacent PD 11-0415, the developer shall provide, prior to the issuance of any commercial building permits, a paved sidewalk to the southern boundary of the PD to accommodate pedestrian cross-access with PD 11-0415. In such case, the developer shall not be required to provide a paved roadway stubout.~~
11. ~~Prior to the issuance of building permits for Parcel A, the developer shall provide a paved stubout to the north parcel line to accommodate cross-access with the adjacent property.~~
12. ~~Prior to the issuance of building permits for Parcel B, the developer shall provide a paved stubout to the east parcel line to accommodate cross-access with the adjacent property.~~


- ~~13. The developer shall be required to modify the existing median opening at the project's western driveway on Big Bend Road to allow for right in/right out/left in movements. The developer shall also construct a westbound left turn lane at this modified median opening.~~
- ~~14. The developer shall construct right turn lanes at each project driveway.~~
- ~~15. The developer shall be required to extend the existing eastbound left turn lane at the intersection of Big Bend Road and Simmons Loop Road to accommodate U-turning vehicles from the project.~~
- ~~16. The developer shall be required to extend the existing westbound left turn lane at the intersection of Big Bend Road and Simmons Loop Road to accommodate project traffic entering the site from Big Bend Road.~~
- ~~17. The Hillsborough County MPO's 2040 Long Range Transportation Plan identifies Simmons Loop Road as a 2-lane undivided roadway. Simmons Loop Road is shown on the Hillsborough County Corridor Preservation Plan as a 2-lane roadway. As such, consistent with the Hillsborough County Corridor Preservation Plan, up to 14 feet of additional right of way shall be preserved along the project's Simmons Loop Road frontage in order to accommodate a 2-lane collector roadway within 64 feet of right of way. If right of way is so preserved, the western boundary of the commercial portion of the project, including access drive and common use area, may be moved westward an equal amount.~~
- ~~18. Prior to site plan submittal, the applicant shall submit a traffic analysis (methodology approved by Hillsborough County) identifying the length of the required 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.~~
11. The project shall be permitted one (1) right-in/ right-out connection onto Simmons Loop, and one (1) right-in/right-out connection onto Big Bend Rd. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, in the event the right-in/right-out driveway on Big Bend Rd. is being found to cause or contribute to unsafe conditions on Big Bend Rd. or operational issues at the I-75 and Big Bend Rd. interchange, the property owner shall be required (upon written request by Hillsborough County) to propose corrective measures, which could include but shall not be limited to revised onsite operational plans, revised site design, and/or changes to the external roadway/driveway access. Such measures will be subject to the review and approval of Hillsborough County. In the event an agreement on suitable corrective measures cannot be reached, Hillsborough County may require closure of the Big Ben Rd. access, which shall be at the property owners' sole cost and expense.
12. As generally shown on the PD site plan, the Big Bend Rd. access shall be located a minimum of 400 feet and a maximum of 500 feet west of the Big Bend Rd. and Simmons Loop intersection, and the project access may occur anywhere within this area.
13. As generally shown on the PD site plan, those portions of the internal project driveway and sidewalk system to Simmons Loop that runs along the southern boundary of folio 77730.0100 shall be considered a Shared Access Facility with folio 77730.0100. Prior to or concurrent with the initial increment of development, the developer shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the owner/developer of folio 77730.0100 to construct an utilize the required Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.

14. Since the developer is proposing a publicly accessible dog park which will be privately owned and maintained by the property owner, public access to the property must be ensured. As such, prior to or concurrent with the initial increment of development, the developer shall record in the Official Records of Hillsborough County a public access easement over the sidewalks and driveways which connect the proposed publicly accessible dog park with both vehicular and pedestrian entrances to the project (i.e. Big Bend Rd. and Simmons Loop) as well as the pedestrian cross access connection along the project's southern boundary.
15. The internal driveway throat for the Big Bend Rd. access shall be free of parking spaces, internal connections or other conflicts for a minimum of distance of 150 feet.
16. The developer shall construct the following site access improvements:
- 16.1 The Big Bend Rd. driveway connection shall be designed with a minimum radius of 50 feet; and,
16.2 The developer shall close the existing westbound directional median opening on Big Bend Rd. (located approximately 750 feet west of the intersection of Big Bend Rd. and Simmons Loop).
17. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. 18. 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.
- ~~10.~~ 19. 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.
11. ~~20. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~

1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Oct 11 2021 07:51:30

APPLICATION NUMBER: PD 21-0865

ZHM HEARING DATE: October 18, 2021

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Tim Lampkin

7.0 ADDITIONAL INFORMATION

APPLICATION NUMBER: PD 21-0865

ZHM HEARING DATE: October 18, 2021

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Tim Lampkin

8.0 FULL TRANSPORTATION REPORT

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	MM 21-0865
Hearing date:	October 18, 2021
Applicant:	D. Marguerite Estate/Lin You-Feng
Request:	Major Modification to a Planned Development
Location:	6908 Simmons Loop, Riverview South side of Big Bend Road, west side of Simmons Loop, east of Interstate 75
Parcel size:	12.34 acres +/-
Existing zoning:	PD 11-0415 and PD 16-0209
Future land use designation:	Urban Mixed Use-20 (20 du/ga; 1.0 FAR)
Service area:	Urban
Community planning area:	Riverview, Southshore Areawide Systems Plan

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

PD Modification Application MM 21-0865

Zoning Hearing Master Date:
10/18/2021
BOCC Land Use Meeting Date:
12/14/2021



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: T. Truett Gardener and Gardner
Brewer Martinez Monfort, P.A.

FLU Category: UMU-20

Service Area: Urban

Site Acreage: 11.74 acres

Community Plan Area: Riverview

Overlay: None

Request Major Modification to PD 16-0209



Existing Approvals:

PRS 16-0209, MM 15-0172, PD 11-0415

PRS 16-0209 was approved for a maximum of 40,000-square-feet of floor space for CG (Commercial, General) uses on the eastern portion of the site, excluding gas stations, of which a maximum of 15,000 square feet may be utilized for fast food restaurants. The western portion was to be utilized for passive agricultural uses, storm water management and/or flood plain compensation.

Proposed Modifications:

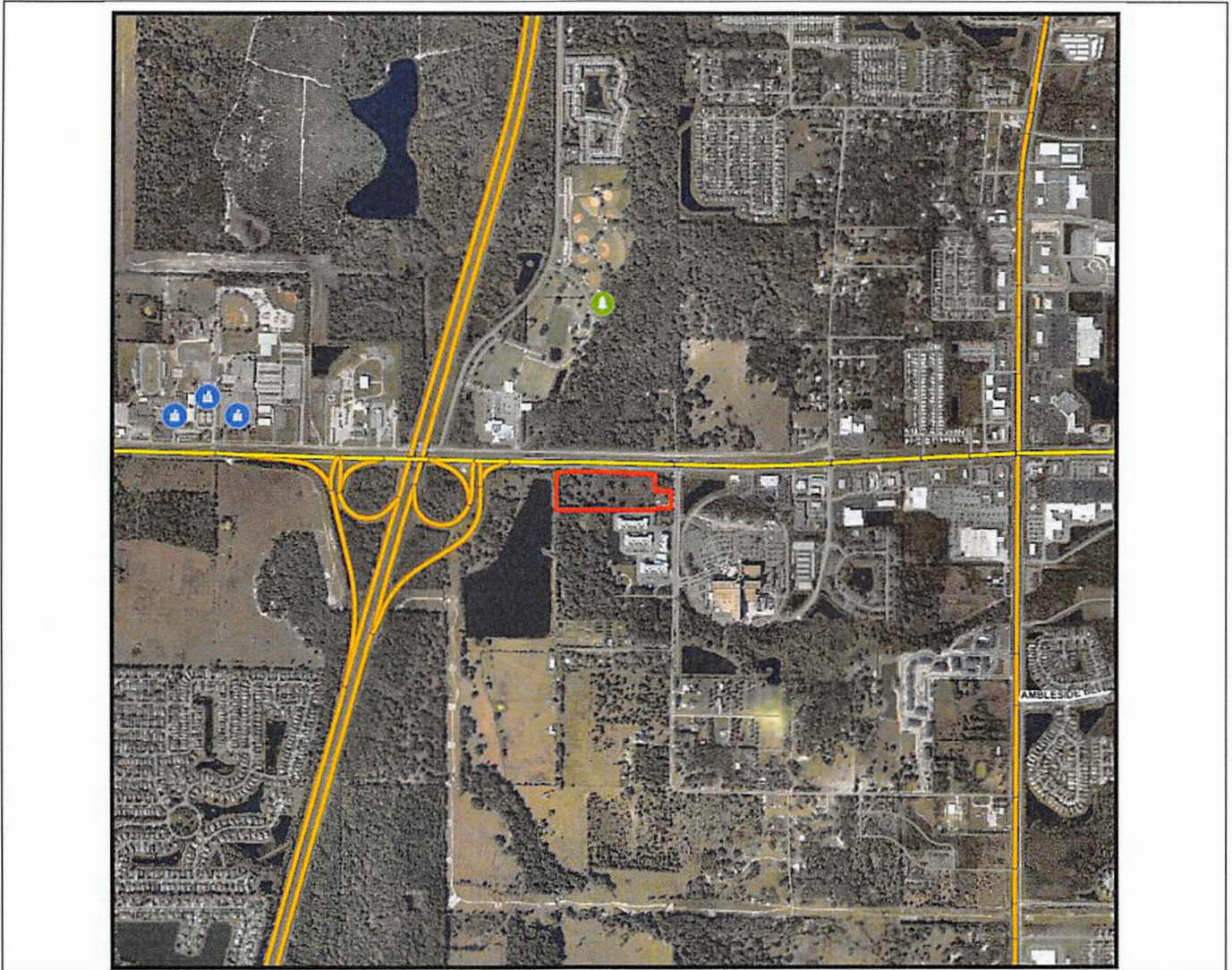
The applicant is seeking a major modification to the existing Planned Development (PD) 16-0209. The development intent includes a multi-family residential development with 211 units based on 10.57 acres at 20 units per acre. The project also proposes a 1.17-acre community dog park located on the western portion of the unified development. The residential building will adhere to a maximum of 300,000 square feet of residential, as well as a maximum height of 58 feet above the base floor elevation and up to four (4) stories.

Additional Information:

PD Variations	Variation to Section 6.06.06 to allow a 5-foot buffer Type A screening in-lieu of a 20-foot buffer with Type B screening on the north side of folio 77734.0000.
Waivers	Waiver of additional setback of 2 feet for every foot over 20 feet for the front, rear and side yard setbacks.
Planning Commission Recommendation	Planning Commission staff finds the proposal consistent with the Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.
Development Services Department Recommendation	Staff finds the proposal APPROVABLE, with conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



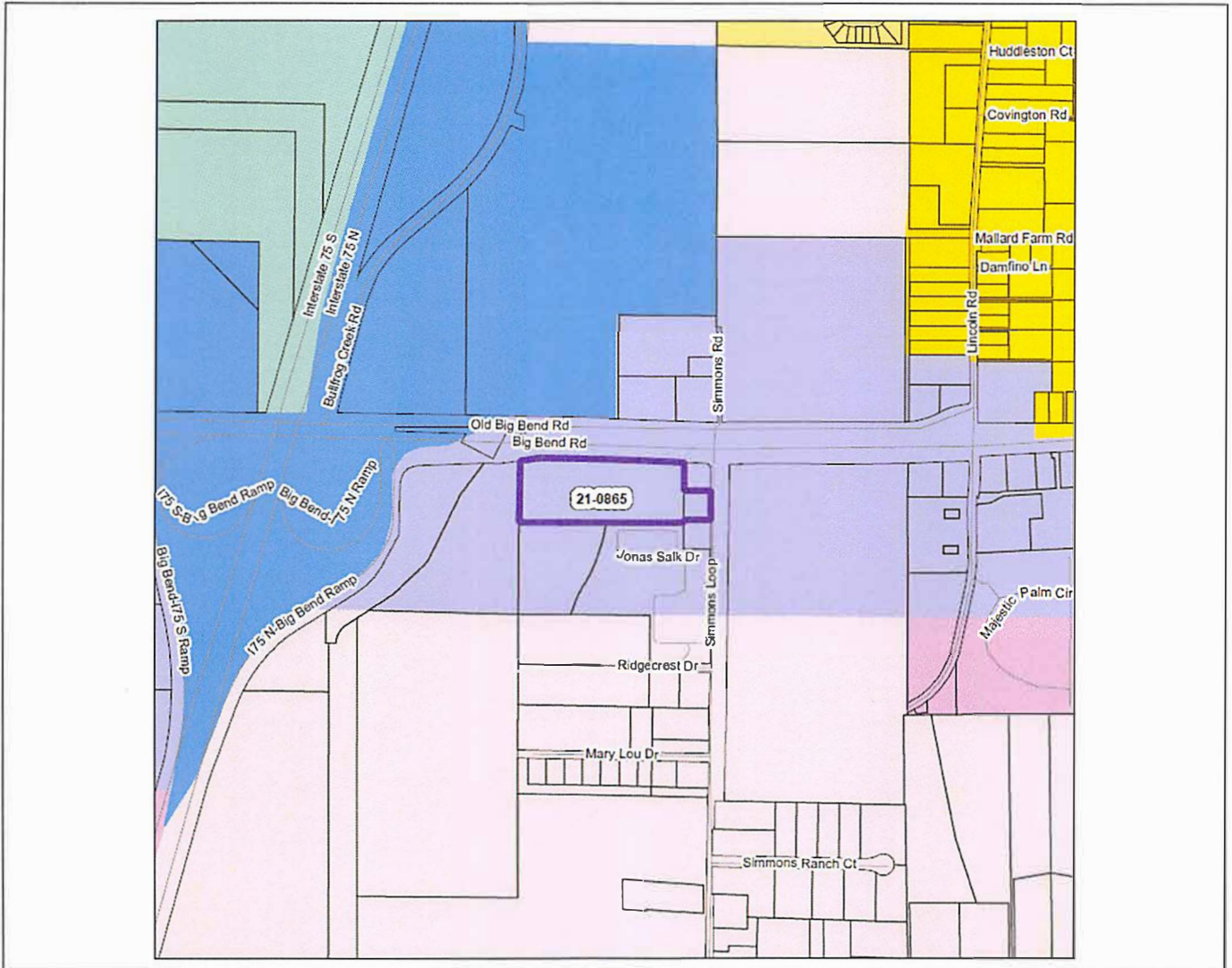
Context of Surrounding Area

The subject site is located off Big Bend Road approximately 900 feet to the west of the subject site is the on/off-ramp to I-75. The site is in the Urban Service Area and within the limits of the Riverview and Southshore Areawide Systems Community Plans. The surrounding area includes a mix of uses including:

- To the northeast is a vacant Commercial, General (CG) zoned property,
- A hospital and medical offices (St. Joseph's Hospital – South) to the east across Simmons Loop,
- A Planned Development (PD 15-0172) to the south was approved for a 400-unit multi-family development,
- To the west is zoned Agricultural Rural (AR) developed with an artificial lake (retention pond) to the west, and
- A County park directly north across Big Bend Road, and northeast across Big Bend Road is vacant agriculturally zoned properties.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category Description:

The site is designated UMU-20 (Urban Mixed Use – 20) on the Future Land Use Map. UMU-20 allows residential, regional commercial, offices, business parks, research park, light industrial, multi-purpose, and mixed-use development. Projects that are 10 acres or greater within the Urban Mixed Use-20 future land use classification must demonstrate a mix of land uses in accordance with Comprehensive Plan Policy 19.1.

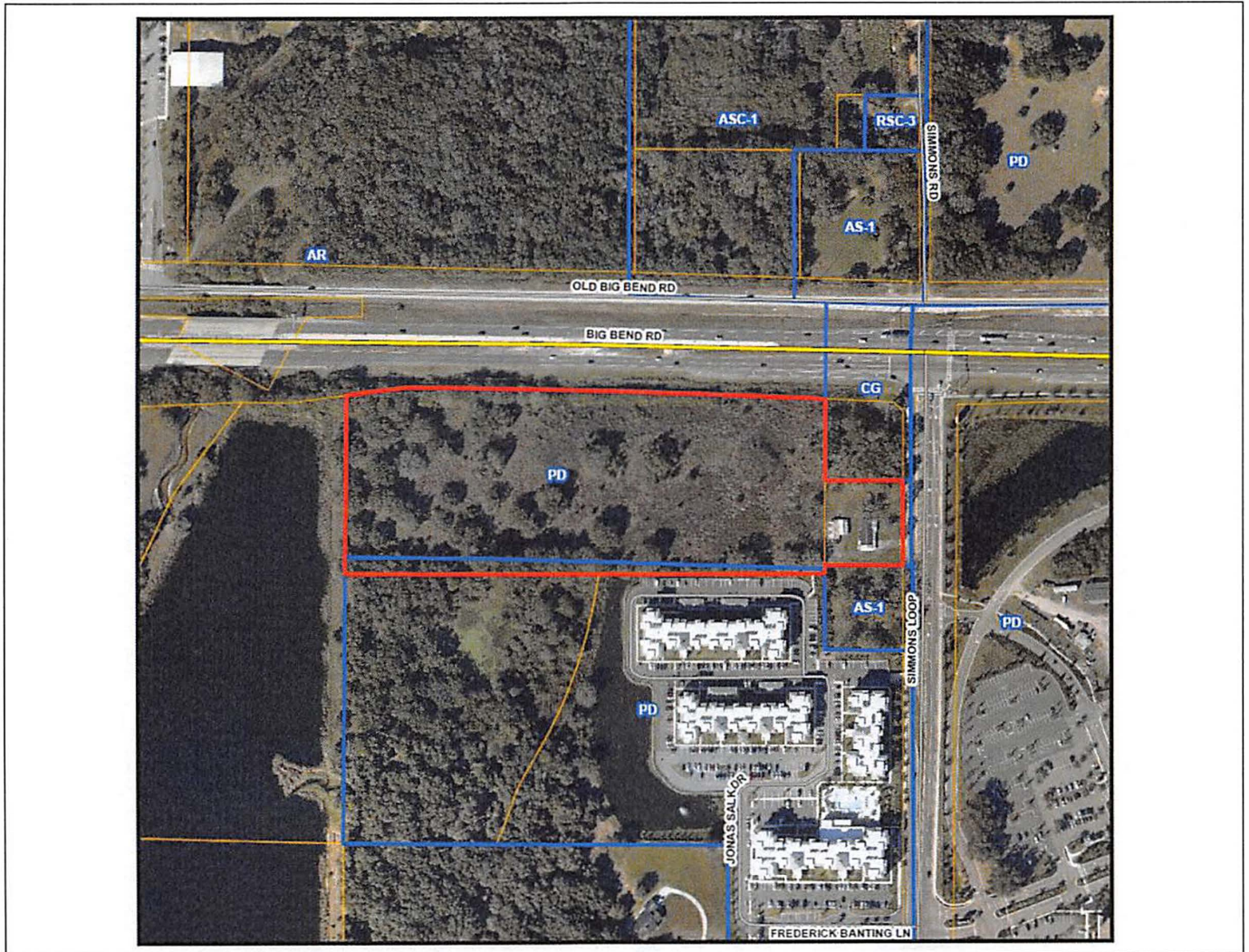
Maximum FAR: 1.0

Maximum Density: 20 dwelling units per acre.

The UMU-20 (Urban Mixed Use – 20) Future Land Use category is located north, south, east and west of the subject property. Further southeast of the site is Community Mixed Use-12 (CMU-12). Along the northside of Big Bend Road there is Residential-6 (RES-6) and Office Commercial-20 (OC-20).

2.0 LAND USE MAP SET AND SUMMARY DATA

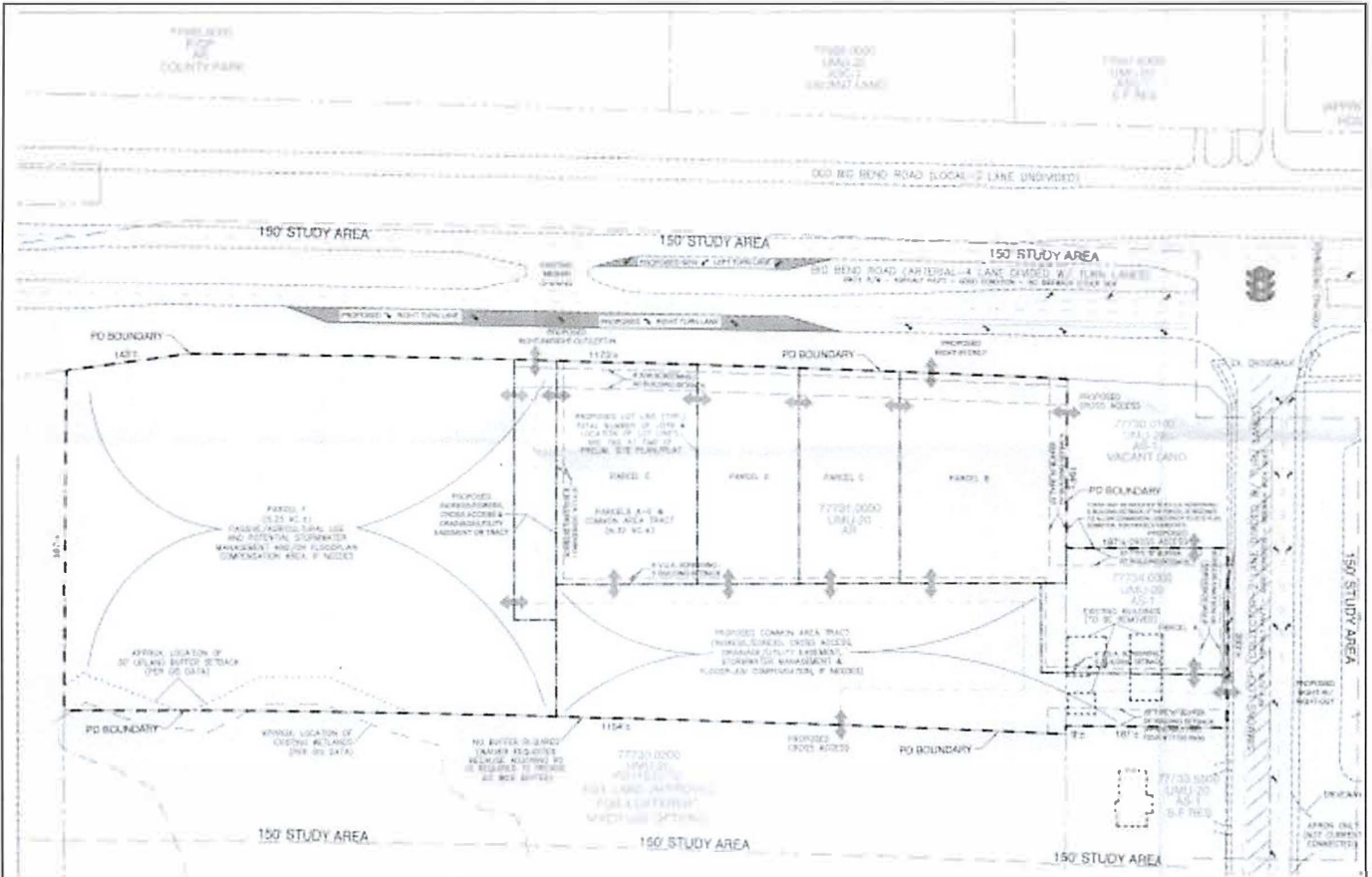
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	AR, PD 04-1820, RSC-2, ASC-1, AS-1	UMU-20 (Urban Mixed Use – 20)	PD FAR: 0.40 ASC-1: 53,560 sq. ft.	Park, Agriculture, SF	Vance Vogel Park & Vacant
South	PD 15-0172	UMU-20 (Urban Mixed Use – 20)	PD: max. 400 multi-family units	Multi-family apartment buildings	Multi-family apartment buildings
West	AR	UMU-20 (Urban Mixed Use – 20)	Retention Pond	Retention Pond	Retention Pond
East	PD 17-0501	UMU-20 (Urban Mixed Use – 20)	FAR: 0.29 (excluding energy plant)	Hospital, medical offices and accessory medical uses.	Hospital, medical offices and accessory medical uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan



PROPOSED USE(S): PARCELS A-E: BUSINESS AND COMMERCIAL USES AND/OR OFFICE AND PROFESSIONAL SERVICES USES, AS ALLOWED WITHIN THE 'CG' ZONING DISTRICT (LIMITED TO A MAXIMUM OF 15,000 SF OF FAST-FOOD RESTAURANT(S))
 PARCEL F: AS ALLOWED WITHIN THE 'AR' ZONING DISTRICT

PERIMETER SETBACKS

- FRONT (NORTH): 30' (MIN. FROM BIG BEND RD)
- FRONT (EAST): 30' (MIN. FROM SIMMONS LOOP)
- SIDE (EAST): 20' (MIN. FROM FOLIO #77730.0100) / MAY BE REDUCED TO 5' (MIN), IF THE PARCEL IS REZONED TO ALLOW COMMERCIAL USES PRIOR TO SITE PLAN SUBMITTAL FOR PARCELS A AND/OR B.
- SIDE (WEST): N/A, UNLESS PARCEL F IS DEVELOPED. THEN SETBACKS SHALL BE PER 'AR' ZONING STANDARDS
- REAR (SOUTH): N/A - NOT REQUIRED FOR COMMON AREA TRACT

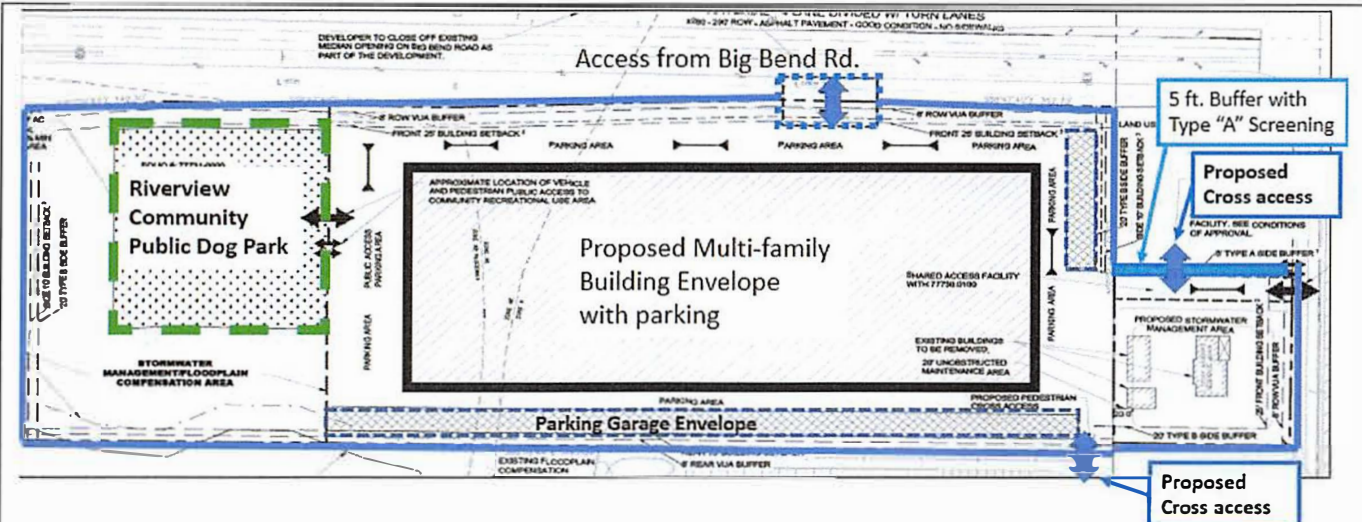
INTERNAL SETBACKS (BETWEEN PROPOSED PARCELS WITHIN THE PD)

SIDE/REAR: 5' (MIN)

BUILDING HEIGHT: 50' MAX (AN ADDITIONAL SETBACK OF 2' FOR EVERY 1' OF HEIGHT OVER 20' SHALL BE ADDED TO PERIMETER SETBACK WHERE ABUTTING A RESIDENTIAL DISTRICT)

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan



PROPOSED DEVELOPMENT STANDARDS

PERIMETER BUILDING SETBACKS

- FRONT (NORTH): 25' (MIN. FROM BIG BEND RD) ⁽²⁾
- FRONT (EAST): 25' (MIN. FROM SIMMONS LOOP) ⁽²⁾
- SIDE (EAST): 10' (MIN. FROM FOLIO #77730-0100) ⁽²⁾
- SIDE (WEST): 10' (MIN. FROM FOLIO #51514-5000) ⁽²⁾
- REAR (SOUTH): 15' (MIN. FROM FOLIO #7773-0200) ⁽²⁾

PERIMETER BUFFERING

- FRONT (NORTH): 8' VUA (FROM BIG BEND)
- FRONT (EAST): 8' VUA (FROM SIMMONS LOOP)
- SIDE (NORTH): 5' TYPE A (FROM FOLIO #77730-0100) ⁽¹⁾
- SIDE (EAST): 20' TYPE B (FROM FOLIO #77730-0100)
- SIDE (WEST): 20' TYPE B (FROM FOLIO #51514-5000)
- REAR (SOUTH): 8' VUA (FROM FOLIO #7773-0200)

PROPOSED USE INFORMATION

PROPOSED BUILDING USE (20 DU PER ACRE)	10.57 AC * 20 = 211 DWELLING UNITS
PROPOSED DOG PARK USE	1.17 AC (MIN. 10% OF TOTAL SITE AREA)

The site plan depicts a single envelope for the location of the proposed multi-family buildings with parking, and proposed stormwater management and/or floodplain compensation areas on both the eastern and the western portions of the site. The west of the development is a proposed public dog park.

There are two access points, one located on Big Bend Road and another on Simmons Loop.

2.5 Variation Requested

The applicant has requested a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements. Per LDC Section 6.06.06, the proposed residential use would require a 20-foot buffer with Type B screening against the adjacent CG zoned parcel to the north (folio no. 77730.0100). The applicant is requesting a variation of this requirement due to the proposed driveway access to Simmons Loop (shown in blue highlighter in the "Proposed Site Plan"). In lieu of the landscape buffer, the applicant proposes a 5-foot buffer with Type "A" screening which will provide both screening and access. There will be no buffer or screening at the proposed cross access between the CG parcel and the development.

Staff has reviewed the justification statement submitted by the applicant for the variations and finds they meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

APPLICATION NUMBER: PD 21-0865

ZHM HEARING DATE: October 18, 2021

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Tim Lampkin

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
Big Bend Rd.	County Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
Simmons Loop	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" 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 type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9,701	424	395
Proposed	1,258	87	104
Difference (+/-)	(-) 8,443	(-) 337	(-) 291

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

Notes: The connection to Simmons Loop also serves as a Shared Access Facility and required vehicular and pedestrian cross access to the folio to the north.

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:

APPLICATION NUMBER: PD 21-0865

ZHM HEARING DATE: October 18, 2021

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Case Reviewer: Tim Lampkin

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	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.
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Per the applicant's site plan, the site contains 1 acre of environmentally sensitive land. This constitutes less than 25% of the site and therefore density calculations are done without the use of the Environmentally Sensitive Land Credit.
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
Public Facilities:			
Transportation <input type="checkbox"/> Design Exception Requested <input checked="" type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" 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 checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.

Impact/Mobility Fees

The project area is located in the Urban Service Area. An 8-inch water main is available approximately 120 feet from the site and is located within the east Right-of-Way of Simmons Loop . The property lies within the Hillsborough County Wastewater Service Area. A 4-inch wastewater force main exists adjacent to the site and is located within the west Right-of-Way of Simmons Loop.

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 3+ story)

- Mobility: \$3,891 * 235 units = \$914,385
- Parks: \$1,316 * 235 units = \$309,260
- School: \$3,891 * 235 units = \$914,385
- Fire: \$249 * 235 units = \$ 58,515
- Total Multi-Family (3+ story) = \$2,196,545

Project Summary/Description:

Urban Mobility, South Park/Fire - 235 Multi-Family Units (two 4-story buildings).

Credit for prior structures may be eligible.

Comprehensive Plan:

Planning Commission			
<input type="checkbox"/> Meets Locational Criteria	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes
<input type="checkbox"/> Locational Criteria Waiver Requested		<input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Minimum Density Met	<input type="checkbox"/> N/A	<input type="checkbox"/> N/A	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The request is to modify Planned Development (PD) 16-0209, associated with two parcels totaling approximately 11.74 acres. The previous PD 16-0209 was approved for up to 40,000 square feet of business and commercial, general uses and/or office and professional services, as allowed within the CG zoning district (limited to a maximum of 15,000 square feet of fast-food restaurants). The applicant proposes a change in use to multi-family development of 211 residential units located on 10.57-acres with a community dog park, located on the 1.17 acres located to the west of the multi-family building. The community dog park will be owned and maintained by the multi-family apartment complex.

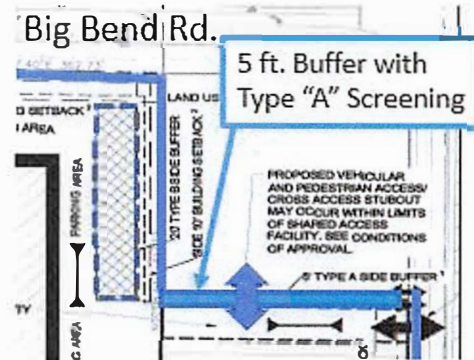
The site is located west of the Big Bend Road and Simmons Loop intersection and is predominantly surrounded by residential with nearby medical uses, and vacant land. The underlying future land use (FLU) category of the subject parcel is Urban Mixed Use – 20 (UMU-20). The subject area consists of two parcels.

- The property is located just east of Interstate-75 within the Riverview Community Base Planning Area,
- Within the Urban Service Area,
- Residential as well as neighborhood serving uses such as a hospital and a park to the northwest across Big Bend Road.

The existing PD 16-0209 requires a 30-foot front setback and allows a 50-foot maximum building height. The current application is proposing a 25-foot front setback and a maximum 58-foot building height with a maximum of 4 stories. The applicant requests a waiver of additional setback of 2 feet for every foot over 20 feet to allow a 25-foot front yard setback, a 15-foot rear yard setback, and a 10-foot setback on the east side yard. Staff finds the waiver request supportable.

Pedestrian cross-access is proposed along the southern property line to the existing multi-family development. Vehicular access is provided via a right-in/right-out driveway on Big Bend Road as well as another right-in/right-out along Simmons Loop. Future cross access is delineated for the adjacent commercially zoned parcel located to the north of the subject parcel. See Transportation Review Comment Sheet for additional transportation review comments and analysis.

The application requests a variation to Land Development Code Parts 6.06.00 (Landscaping/Buffering) to allow driveway access to Simmons Loop. In lieu of the landscape buffer, the applicant proposes a 5-foot buffer with Type "A" screening which will provide both screening and access. The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.



As reflected in the recommended conditions of approval in this report, staff does not object to the requested variation. The hearing master's recommendation for this application is required to include a finding on whether the requested variation meets the criteria for approval, per LDC Section 5.03.06.C.6.

5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. The request would encourage residential development that complements the surrounding character and promotes housing diversity in the Riverview Community Plan area. In compliance with Future Land Use Element (FLUE) Policy 19.1, the applicant is proposing a secondary use that constitutes ten percent of the unified site development. Staff finds the request **APPROVABLE** with conditions, based on the above.

6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted September 28, 2021.

1. ~~Parcels A through E shall be limited to a combined total of 40,000 square feet of floor space for C-G (Commercial, General) district uses in the manner allowed by the Land Development Code the date of rezoning approval, excluding gas stations, subject to the following restrictions:~~
 - 1.1 ~~No more than 15,000 square feet of floor space shall be utilized for fast food restaurants. The floor space may be apportioned among the parcels at the discretion of the developer. Each site development plan that is submitted shall include a table tracking all previous development approvals in the PD by floor space and use.~~
1. Development in Parcels A through E shall be limited to 211 units of multi-family residential, with a 1.17-acre community dog park located on the western portion of the unified site plan.
2. Development shall comply with the following standards:
 - Minimum parcel size: 10,000 square feet.
 - Minimum parcel width: 75 feet.
 - Minimum building setbacks: ~~30~~ 25 feet from Big Bend Road and Simmons Loop Road rights-of-way, measured from the interior edge of right-of-way preservation areas where required; ~~five~~ feet from the internal project roadway, except that on the west side of Parcel E an eight-foot setback from the roadway shall be required; five feet from interior parcel lines; and five feet where adjacent to parcel folio 77730.0100 if no buffer area is required pursuant to Condition 5.3.
 - Maximum building height: ~~50~~ 58 feet.
 - Maximum impervious area: 70 percent project wide.
 - Vehicle Use Area Buffer: 8-foot buffer along Big Bend Road and Simmons Loop
8-foot buffer along Rear Yard adjacent to folio no. 77730.0200.
3. ~~Interior lot lines between Parcels A through E shown on the general site plan may be moved and/or parcels may be consolidated at the discretion of the developer, subject to the minimum parcel dimensions in Condition 2. However, the western and southern boundary of the parcels shall strictly conform to the general site plan.~~
4. ~~Parcel F shall be limited to passive agricultural uses, storm water management and/or floodplain compensation area. Buildings shall be subject to the standards of the AR zoning district.~~
3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
 - 5.1 ~~No buffering or screening shall be required between parcels within the project.~~
 - 5.2 3.1 ~~No buffering or screening shall be required on the south project boundary where adjacent to PD 11-0415.~~
 - 5.3 3.2 ~~No buffering and or screening shall be required adjacent to the southern boundary of parcel folio 77730.0100 shall include a 5-foot buffer with type "A" screening. if that parcel has been rezoned for commercial and/or office uses prior to the submittal of initial site development plans for Parcels A and/or B.~~

4. Buffering and screening for off-street vehicular use areas shall be provided in accordance with the requirements of LDC Section 6.06.04, ~~except that the requirements of Section 6.06.04.E.1 shall not apply between Parcels A through E.~~
5. An evaluation of the property by Natural Resources staff has identified a number of mature trees that may include grand oaks. The potential stature of these trees warrants every effort to minimize their removal. The developer is encouraged to consult with Natural Resources staff for design input addressing these trees prior to submittal of initial site development plans.
6. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
7. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
8. This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.
9. Water distribution system improvements will need to be completed prior to connection to the County's water system. No building permits that would create demand for water service shall be issued until either the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation or until June 1, 2022, whichever occurs first.
10. As pedestrian cross-access is required between this and the adjacent project to the south, the developer shall construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the existing pedestrian cross-access (sidewalk) stubout, which was previously constructed within folio 77730.0220. Given the need for public access through the project given the proposed publicly accessible dog park, such connection shall be ungated. Prior to the issuance of any commercial building permits, the developer shall provide a paved roadway stub out to the southern boundary of the PD to accommodate vehicular and pedestrian cross-access with adjacent PD 11-0415, except as otherwise provided below. Relocation of the cross-access shall require minor modification approval for both PDs.
 - 10.1 ~~If at the time of initial site development plan approval for the commercial portion of the project there is unexpired site development approval in place for Option 5 of adjacent PD 11-0415, the developer shall provide, prior to the issuance of any commercial building permits, a paved sidewalk to the southern boundary of the PD to accommodate pedestrian cross-access with PD 11-0415. In such case, the developer shall not be required to provide a paved roadway stubout.~~
11. ~~Prior to the issuance of building permits for Parcel A, the developer shall provide a paved stubout to the north parcel line to accommodate cross-access with the adjacent property.~~
12. ~~Prior to the issuance of building permits for Parcel B, the developer shall provide a paved stubout to the east parcel line to accommodate cross-access with the adjacent property.~~

- ~~13. The developer shall be required to modify the existing median opening at the project's western driveway on Big Bend Road to allow for right-in/right-out/left-in movements. The developer shall also construct a westbound left turn lane at this modified median opening.~~
- ~~14. The developer shall construct right turn lanes at each project driveway.~~
- ~~15. The developer shall be required to extend the existing eastbound left turn lane at the intersection of Big Bend Road and Simmons Loop Road to accommodate U turning vehicles from the project.~~
- ~~16. The developer shall be required to extend the existing westbound left turn lane at the intersection of Big Bend Road and Simmons Loop Road to accommodate project traffic entering the site from Big Bend Road.~~
- ~~17. The Hillsborough County MPO's 2040 Long Range Transportation Plan identifies Simmons Loop Road as a 2-lane undivided roadway. Simmons Loop Road is shown on the Hillsborough County Corridor Preservation Plan as a 2-lane roadway. As such, consistent with the Hillsborough County Corridor Preservation Plan, up to 14 feet of additional right of way shall be preserved along the project's Simmons Loop Road frontage in order to accommodate a 2-lane collector roadway within 64 feet of right of way. If right of way is so preserved, the western boundary of the commercial portion of the project, including access drive and common use area, may be moved westward an equal amount.~~
- ~~18. Prior to site plan submittal, the applicant shall submit a traffic analysis (methodology approved by Hillsborough County) identifying the length of the required 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.~~
11. The project shall be permitted one (1) right-in/ right-out connection onto Simmons Loop, and one (1) right-in/right-out connection onto Big Bend Rd. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, in the event the right-in/right-out driveway on Big Bend Rd. is being found to cause or contribute to unsafe conditions on Big Bend Rd. or operational issues at the I-75 and Big Bend Rd. interchange, the property owner shall be required (upon written request by Hillsborough County) to propose corrective measures, which could include but shall not be limited to revised onsite operational plans, revised site design, and/or changes to the external roadway/driveway access. Such measures will be subject to the review and approval of Hillsborough County. In the event an agreement on suitable corrective measures cannot be reached, Hillsborough County may require closure of the Big Ben Rd. access, which shall be at the property owners' sole cost and expense.
12. As generally shown on the PD site plan, the Big Bend Rd. access shall be located a minimum of 400 feet and a maximum of 500 feet west of the Big Bend Rd. and Simmons Loop intersection, and the project access may occur anywhere within this area.
13. As generally shown on the PD site plan, those portions of the internal project driveway and sidewalk system to Simmons Loop that runs along the southern boundary of folio 77730.0100 shall be considered a Shared Access Facility with folio 77730.0100. Prior to or concurrent with the initial increment of development, the developer shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the owner/developer of folio 77730.0100 to construct an utilize the required Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.

14. Since the developer is proposing a publicly accessible dog park which will be privately owned and maintained by the property owner, public access to the property must be ensured. As such, prior to or concurrent with the initial increment of development, the developer shall record in the Official Records of Hillsborough County a public access easement over the sidewalks and driveways which connect the proposed publicly accessible dog park with both vehicular and pedestrian entrances to the project (i.e. Big Bend Rd. and Simmons Loop) as well as the pedestrian cross access connection along the project's southern boundary.
15. The internal driveway throat for the Big Bend Rd. access shall be free of parking spaces, internal connections or other conflicts for a minimum of distance of 150 feet.
16. The developer shall construct the following site access improvements:
- 16.1 The Big Bend. Rd. driveway connection shall be designed with a minimum radius of 50 feet; and,
 - 16.2 The developer shall close the existing westbound directional median opening on Big Bend Rd. (located approximately 750 feet west of the intersection of Big Bend Rd. and Simmons Loop).
17. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. 18. 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.
- ~~10.~~ 19. 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.
- ~~11.~~ 20. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

APPLICATION NUMBER: PD 21-0865

ZHM HEARING DATE: October 18, 2021

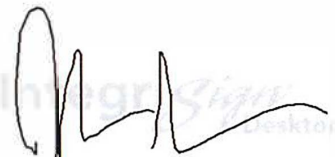
BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Tim Lampkin

1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

Zoning Administrator Sign Off:



J. Brian Grady
Mon/Oct 11 2021 07:51:30

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on October 18, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Truett Gardner spoke on behalf of the applicant. He asked the hearing officer to swear in the speakers, and the hearing officer did so. Mr. Gardner displayed presentation slides and described the location and characteristics of the subject property and surrounding developments. He stated the proposed project is for a 211-unit multi-family development and the surrounding area is lacking in multi-family developments. He stated the applicant is also proposing a 1.4-acre dog park. Mr. Gardner stated the applicant is willing to place a conservation easement over a small onsite wetland once the area is delineated. Mr. Gardner noted Planning Commission staff found the proposed modification consistent with the comprehensive plan, and Development Services Department staff found the proposal approvable with conditions.

Mr. Matt Femal of Kimley-Horn stated the applicant is requesting a variance for a reduction in the buffer width on the northern shared access drive from Simmons Loop Road. He stated the variance request is for a reduction to the 20-foot Type B buffer to a 5-foot Type A buffer to allow for a shared access road to be placed at a location that will serve the future development. He stated the variance is requested where the adjacent parcel abuts the stormwater pond, and not where the adjacent parcel abuts any residential development.

Mr. Femal stated the applicant is also requesting a waiver to the additional building setback of 2 feet for every 1 foot of building height over 20 feet. He stated the building height of 58 feet will not impact any adjacent uses. He explained the subject property is surrounded by submerged lowlands to the west, Big Bend Road to the north, a hospital to the east, and existing multi-family development to the south. He stated the multi-family development south of the subject property was constructed with a building height of 58 feet, which is the same height the applicant is requesting. He stated the subject property is at a lower elevation by 6 to 10 feet from the intersection, which reduces the viewable height of the buildings from the intersection.

Ms. Addy Park of Kimley-Horn stated the applicant proposes two ungated driveways, which consist of one right-in-right-out driveway along Big Bend Road, and one right-in-right-out driveway along Simmons Loop Road. She stated the proposed plan generates far fewer vehicle trips than what is currently allowed by right.

Mr. Gardner stated the dog park will be on the west side of the subject property. He stated the current PD zoning is approved for 40,000 square feet of commercial development on the subject property. He stated the modification will eliminate the commercial use and replace that with 211 multi-family units.

Development Services Department

Mr. Tim Lamkin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record, as revised.

Planning Commission

Ms. Jillian Massey, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application.

Mr. Derek Seckinger stated he was speaking on behalf of the owners of the large parcel, Ms. Lin and Mr. and Ms. Lee. He stated the owners chose the developer carefully, and that the developer builds very nice projects. He stated there is a need for housing in the area, especially multi-family. He stated there has been a lot of commercial development but there was a need for residential. He asked for support of the proposal.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Mr. Grady stated Development Services Department had nothing further but noted he did distribute revisions to the staff report to correct a typographical error regarding the staff recommendation.

Applicant Rebuttal

Mr. Gardner stated the applicant had nothing further, but he enjoyed Mr. Lamkin's addition of the dogs on the site plan.

The hearing officer asked the applicant's representatives to speak about the justification for the reduction in the buffering and screening. Mr. Femal described the applicant's request and justification for the waiver of the additional 2-foot setback for every 1-foot of building height over 20 feet. The hearing officer asked Mr. Femal to speak to the buffer variance. Mr. Femal explained the applicant is required to provide a shared access road or connection to an adjacent commercially zoned property at the northeast corner of the site, and the required buffer is 20 feet. He stated the applicant is requesting a reduction in buffer size to allow the access road to be moved closer to the property. In addition, he stated the 20-foot buffer is determined from a residential use to a commercial use but the proposed project will have a stormwater pond at that location, rather than residential buildings. He stated the LDC buffering and screening matrix shows a zero buffer requirement where a commercial use abuts another commercial use. He stated since the proposed project will not have any residential buildings at that location on the subject

property the applicant is requesting a variance to reduce the buffer, which will allow the road to be placed closer to the commercially zoned parcel and will create a better shared access connection.

Mr. Gardner stated the applicant submitted a memorandum addressing specific criteria related to the variation and the waiver justification. He stated the applicant had nothing further.

The hearing officer closed the hearing on RZ PD 21-0865.

C. EVIDENCE SUBMITTED

Mr. Grady submitted into the record at the hearing a copy of the revised Development Services Department staff report.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 11.74 acres at 6908 Simmons Loop, which is on the south side of Big Bend Road and the west side of Simmons Loop, east of Interstate 75 in Riverview.
2. The Subject Property is currently zoned Planned Development 11-0415 and 16-0209. PD 16-0209 was approved for a maximum of 40,000 square feet of commercial floor space for CG uses, excluding gasoline stations, on the eastern portion of the site, and passive agricultural uses, storm water management, or flood plain compensation on the western portion of the site.
3. The Subject Property is designated Urban Mixed Use-20 on the comprehensive plan Future Land Use Map.
4. The Subject Property is in the Urban Service Area and is within the boundaries of the Riverview Community Plan and the Southshore Areawide Systems Plan.
5. The surrounding area includes a mix of uses, including vacant commercially zoned property to the northeast, hospital and medical offices to the east across Simmons Loop, a PD (15-0172) approved for a 400-unit multi-family development to the south, and AR zoned property developed with a retention pond to the west. There is a county park directly north across Big Bend Road, and agriculturally zoned vacant properties to the northeast across Big Bend Road.
6. The applicant has requested to modify PD 16-209 to allow a 211-unit multi-family residential development on 10.57 acres and a community dog park on 1.17 acres on the western portion of the site.
7. The applicant is requesting a waiver of the additional setback of 2-feet for every 1-foot of building height over 20 feet for the front, rear, and side yard setbacks.

Specifically, the applicant is proposing a maximum 58-foot building height with a maximum of 4 stories. The applicant proposes a 25-foot front yard setback, a 15-foot rear yard setback, and a 10-foot east side yard setback.

8. Development Services Department staff find the additional setback waiver request supportable.
9. The applicant is requesting a variation to LDC section 6.06.06 Buffering and Screening Requirements, to allow a 5-foot buffer and Type A screening in lieu of a 20-foot buffer with Type B screening on the north side of the Subject Property.
10. LDC section 5.03.06.C.6.d. requires the Zoning Hearing Master's recommendation to include a finding regarding whether the variations requested as part of a Planned Development rezoning meet the variance criteria of LDC 5.03.06.C.6.b.

Findings on LDC 5.03.06.C.6.b. variation criteria:

1. **The variation is necessary to achieve creative, innovative, and/or mixed-use development that could not be accommodated by strict adherence to current regulations.** Yes. The variation will provide both buffering and access to Simmons Loop in an area of the Subject Property that abuts a vacant commercially zoned parcel. The design will accommodate a stormwater retention area and access drive aisle. No residential uses will be located within this area.
2. **The variation is mitigated through enhanced design features that are proportionate to the degree of variation.** Yes. The site plan depicts a proposed stormwater management area located east of the residential development adjacent to Simmons Loop, with an access road connecting the residential uses and Simmons Loop just north of the stormwater area. The reduced buffer area abuts a vacant commercially zoned parcel to the north. The access road functions as both a buffer and access.
3. **The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.** Yes. The variation will provide both buffering and access to Simmons Loop in an area of the Subject Property that abuts a vacant commercially zoned parcel. The design will accommodate a stormwater retention area and access drive aisle. No residential uses will be located within this area.
4. **The variation will not substantially interfere with or injure the rights of adjacent property owners.** Yes. The variation is in an area of the Subject Property that abuts a vacant commercially zoned parcel to the north, a stormwater retention area to the south, and Simmons Loop to the east. The variation will not substantially interfere with or injure the rights of any adjacent property owners.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The major modification request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

F. CONCLUSIONS OF LAW


A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2021). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested major modification is consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

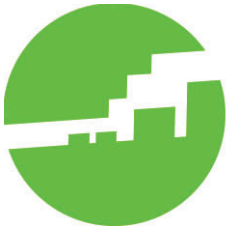
The applicant has requested to modify PD 16-209 to allow a 211-unit multi-family residential development on 10.57 acres and a community dog park on 1.17 acres on the western portion of the site. The applicant is requesting a waiver of the additional setback of 2-feet for every 1-foot of building height over 20 feet for the front, rear, and side yard setbacks. Specifically, the applicant is proposing a maximum 58-foot building height with a maximum of 4 stories. The applicant proposes a 25-foot front yard setback, a 15-foot rear yard setback, and a 10-foot east side yard setback. The applicant is requesting a variation to LDC section 6.06.06 Buffering and Screening Requirements, to allow a 5-foot buffer and Type A screening in lieu of a 20-foot buffer with Type B screening on the north side of the Subject Property.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the major modification request subject to the conditions listed in the revised Development Services Department staff report based on the applicant’s general site plan submitted September 28, 2021.

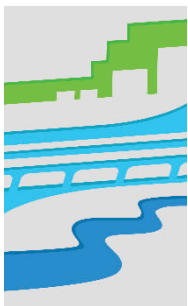

Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

November 3, 2021
Date:



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 18, 2021 Report Prepared: October 7, 2021	Petition: MM 21-0865 6908 Simmons Loop <i>South side of Big Bend Road, west side of Simmons Loop, east of Interstate 75.</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Urban Mixed Use-20 (20 du/ag; 1.0 FAR)
Service Area	Urban
Community Plan:	Riverview and Southshore Areawide Systems
Requested Modification:	Modify Planned Development (PD 16-0209) to permit the development of 211 multi-family residential units and a dog park.
Parcel Size (Approx.):	11.74 +/- acres
Street Functional Classification:	Big Bend Road – Arterial Simmons Loop – Collector
Locational Criteria	N/A
Evacuation Zone	The subject property is in Evacuation Zone E



Context

- The approximately 11.74 ± acres vacant site is located on the south side of Big Bend Road, east of the Interstate 75 and along the west side of Simmons Loop in. The site is in the Urban Service Area and within the limits of the Riverview and Southshore Areawide Systems Community Plans.
- The subject site's Future Land Use designation is Urban Mixed Use-20 (UMU-20). Typical allowable uses in the UMU-20 category include residential, regional scale commercial uses such as a mall, office and business park use, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. Projects that are 10 acres or greater within the Urban Mixed Use-20 future land use classification must demonstrate a mix of land uses in accordance with Policy 19.1.
- The UMU-20 Future Land Use category surrounds the site on all sides. Further southeast of the site is Community Mixed Use-12 (CMU-12). Along the northside of Big Bend Road there is Residential-6 (RES-6) and Office Commercial-20 (OC-20).
- The subject site is currently zoned Planned Development (PD). The site to the south is zoned PD (15-0172). East of the site is also zoned PD and is developed with St. Joseph's Hospital. To the west is zoned Agricultural Rural (AR) and across Big Bend Road to the north are several zoning designations consisting of Agricultural Single Family Conventional -1 (ASC-1) and Agricultural Single Family-1 (AS-1)
- The applicant is requesting a modification of Planned Development (PD 16-0209) to permit a maximum of 211 multi-family residential units and a dog park.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.2: Minimum Density All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

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

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

Neighborhood/Community Development

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

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

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

Policy 16.2: *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.*

Policy 16.3: *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) *the creation of like uses; or*
- b) *creation of complementary uses; or*
- c) *mitigation of adverse impacts; and*
- d) *transportation/pedestrian connections*

Policy 16.10: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Mixed Use Land Use Categories

Objective 19: *All development in the mixed-use categories shall be integrated and interconnected to each other.*

Policy 19.1: *Larger new projects proposed in all mixed-use plan categories shall be required to develop with a minimum of 2 land uses in accordance with the following:*

- *Requirements for 2 land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.*
- *At least 10% of the total building square footage in the project shall be used for uses other than the primary use.*

- *The mix of uses may be horizontally integrated (located in separate building). Horizontal integration may also be achieved by utilizing off-site uses of a different type located within ¼ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.*
- *The land uses that may be included in a mixed-use project include: retail commercial, office, light industrial, residential, residential support uses, and civic uses provided that the use is permitted in the land use category.*
- *These requirements do not apply within ½ of a mile of an identified Community Activity Centers (if other mixed-use standards have been adopted for that area or when the project is exclusively industrial).*

Policy 19.2: *In the mixed-use land use categories, when two or more uses are required on the same project, then the development shall be implemented through a zoning district that demonstrates street connectivity, description of land uses, and site placement, access locations and internal connections at a minimum.*

Objective 35: *Incentive programs and design sensitive regulations shall be developed and implemented that will promote high quality private and public development, and to assure creative and responsive approaches to the review of development within the I-75 mixed use categories.*

Policy 35.4: *Encourage high quality site designs through incentives or specific development standards for on-site lighting, perimeter landscaping, and signage.*

Livable Communities Element

Riverview Community Plan

Goal 2 *Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". (See Figure 10)*

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

5. **Residential** – *Encourage attractive residential development that complements the surrounding character and promotes housing diversity.*

Staff Analysis of Goals, Objectives, and Policies:

The applicant is requesting a modification to PD 16-0209 for the purpose of developing 211 multi-family units and a dog park. With an acreage of 10.57 reserved for the multi-family residential within the Urban Mixed Use-20 category, the site can be considered for up to a maximum of 211 residential units. The density calculation is as follows: (10.57 acres X 20du/ga= 211). The applicant is maximizing the residential units, that can be considered on the site. The requested use can be considered within and is consistent with the UMU-20 Future Land use category.

Future Land Use Element (FLUE) Objective 19 outlines the intent of all Mixed-Use categories in the Comprehensive Plan. FLUE Policy 19.1 specifically states that “Requirements for 2 land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-

6 and NMU-4 land use categories.” Furthermore, according to Policy 19.1 at least 10% of the total square footage of the building must be designated for a second use. The request is meeting the intent of this policy direction by providing a 1.17-acre civic use, specifically a dog park that will be open to the public and multi-family residential uses. Additionally, there are internal vehicular and pedestrian connections between the two uses to meet the intent of this policy. The proposed modification is consistent with the Comprehensive Plan.

The site is located within the Urban Service Area. As per Policy 1.2 of the Future Land Use Element, these sites are to be developed at a minimum of 75% of the allowable density per the land use classification. This request is meeting the intent of Policy 1.2 by providing well over 158 units.

As per conditions, the design of the site will include wayfinding so that the public is aware of the civic use, meeting the intent of Policy 35.4 of the Future Land Use Element.

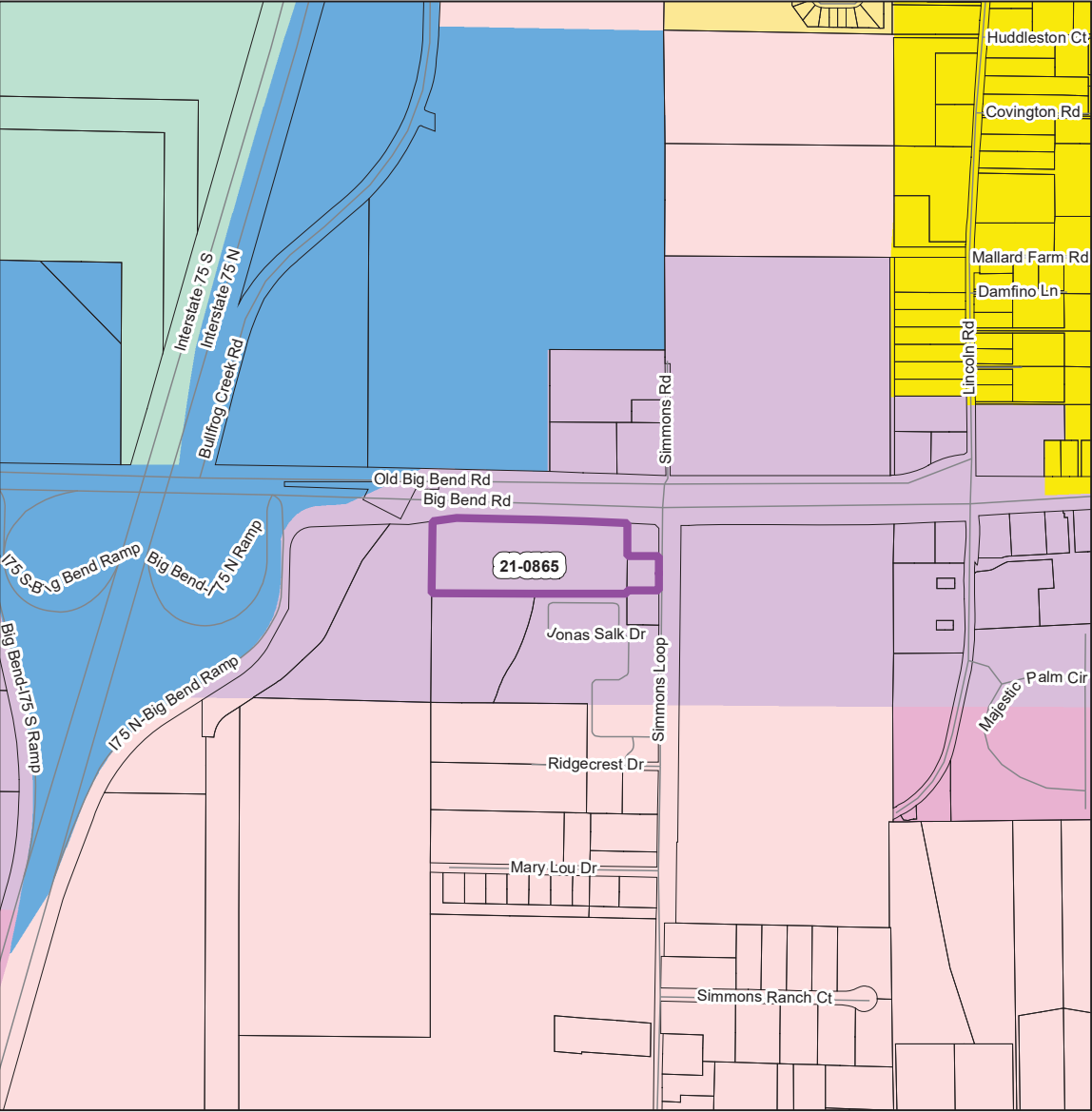
The site is located within the limits of the Riverview Community Plan, specifically within the Residential District. The proposed development would support the vision of the Riverview Community Plan by developing residential uses.

Overall, the proposed major modification would provide for a development pattern that is comparable to the mixed-use development pattern within the surrounding area and meets the intent of the mixed-use policies as well as the vision of the Riverview Community Plan.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed modification **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions proposed by Development Services.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 21-0865

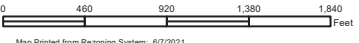


- Rezoning**
- <all other values>
 - STATUS**
 - APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
 - Tampa Service
 - Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Roads
 - Parcels
 - AGRICULTURAL/MINING-1/20 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-1/10 (.25 FAR)
 - AGRICULTURAL/RURAL-1/5 (.25 FAR)
 - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
 - RESIDENTIAL-1 (.25 FAR)
 - RESIDENTIAL-2 (.25 FAR)
 - RESIDENTIAL PLANNED-2 (.35 FAR)
 - RESIDENTIAL-4 (.25 FAR)
 - RESIDENTIAL-6 (.25 FAR)
 - RESIDENTIAL-9 (.35 FAR)
 - RESIDENTIAL-12 (.35 FAR)
 - RESIDENTIAL-16 (.35 FAR)
 - RESIDENTIAL-20 (.35 FAR)
 - RESIDENTIAL-35 (1.0 FAR)
 - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
 - SUBURBAN MIXED USE-6 (.35 FAR)
 - COMMUNITY MIXED USE-12 (.50 FAR)
 - URBAN MIXED USE-20 (1.0 FAR)
 - REGIONAL MIXED USE-35 (2.0 FAR)
 - OC-20
 - RESEARCH CORPORATE PARK (1.0 FAR)
 - ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
 - LIGHT INDUSTRIAL PLANNED (.50 FAR)
 - LIGHT INDUSTRIAL (.50 FAR)
 - HEAVY INDUSTRIAL (.50 FAR)
 - PUBLIC/QUASI-PUBLIC
 - NATURAL PRESERVATION
 - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
 - CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

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ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 6/7/2021
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\Map\Projects\H/C\Greg_hr\Rezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Wingspan-Big Bend

Zoning File: None Modification: MM 21-0865

Atlas Page: None Submitted: 11/22/21

To Planner for Review: 11/22/21 Date Due: ASAP

Contact Person: T Truett Gardner & GBMM Phone: 813-221-9600/ landuse@gbmmlaw.com

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Timothy Lampkin Date: 11/29/2021

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/8/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ Central

PETITION NO: MM 21-0865

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

CONDITIONS OF APPROVAL

Revised Conditions

~~10. Prior to the issuance of any commercial building permits, the developer shall provide a paved roadway stubout to the southern boundary of the PD to accommodate vehicular and pedestrian cross access with adjacent PD 11-0415, except as otherwise provided below. Relocation of the cross access shall require minor modification approval for both PDs.~~

~~10.1 If at the time of initial site development plan approval for the commercial portion of the project there is unexpired site development approval in place for Option 5 of adjacent PD 11-0415, the developer shall provide, prior to the issuance of any commercial building permits, As pedestrian cross access is required between this and the adjacent project to the south, the developer shall construct a minimum 5-foot wide paved sidewalk connection to the southern boundary of the PD to accommodate between the internal sidewalk network and the existing pedestrian cross access (sidewalk) stubout which was previously constructed within folio 77730.0200. Given the need for public access through the project given the proposed publicly accessible dog park, such connection shall be un gated with PD 11-0415. In such case, the developer shall not be required to provide a paved roadway stubout.~~

[Transportation Review Section staff proposes modification of this condition as the revised PD site plan and development program no longer necessitate such vehicular cross-access, although pedestrian cross access is still required pursuant to Section 6.04.03.Q. of the LDC.]

~~11. Prior to the issuance of building permits for Parcel A, the developer shall provide a paved stubout to the north parcel line to accommodate cross access with the adjacent property.~~

[Transportation Review Section staff proposes deletion of this condition as the revised PD site plan and development program no longer necessitate such stubout/cross-access.]

~~12. Prior to the issuance of building permits for Parcel B, the developer shall provide a paved stubout to the east parcel line to accommodate cross access with the adjacent property.~~

[Transportation Review Section staff proposes deletion of this condition as the revised PD site plan and development program no longer necessitate such stubout/cross-access.]

~~13. The developer shall be required to modify the existing median opening at the project's western driveway on Big Bend Road to allow for right in/right out/left in movements. The developer shall also construct a westbound left turn lane at this modified median opening.~~

[Transportation Review Section staff proposes deletion of this condition as the revised access plan no longer supports these improvements. A condition requiring closure of the median opening is being proposed hereinbelow.]

- ~~14. The developer shall construct right turn lanes at each project driveway.~~

[Transportation Review Section staff proposes deletion of this condition as the revised development plan generates substantially less traffic. As such, these improvements are no longer warranted pursuant to Section 6.04.04.D. of the LDC. It is anticipated that developed of the CG zoned commercial parcel which will utilized the Shared Access Facility may trigger a right turn lane on Simmons Loop into the project driveway; however, such turn lane would be the responsibility of the developer of that parcel.]

- ~~15. The developer shall be required to extend the existing eastbound left turn lane at the intersection of Big Bend Road and Simmons Loop Road to accommodate U-turning vehicles from the project.~~

[Transportation Review Section staff proposes deletion of this condition. Modification of this intersection will be undertaken by the County and FDOT as a part of the I-75/Big Bend Rd. interchange project, as further discussed hereinbelow.]

- ~~16. The developer shall be required to extend the existing westbound left turn lane at the intersection of Big Bend Road and Simmons Loop Road to accommodate project traffic entering the site from Big Bend Road.~~

[Transportation Review Section staff proposes deletion of this condition as the revised development plan and access configuration has changed, and the project is anticipated to generate substantially less traffic than the existing approved zoning. As such, these improvements are no longer warranted.]

- ~~17. The Hillsborough County MPO's 2040 Long Range Transportation Plan identifies Simmons Loop Road as a 2 lane undivided roadway. Simmons Loop Road is shown on the Hillsborough County Corridor Preservation Plan as a 2 lane roadway. As such, consistent with the Hillsborough County Corridor Preservation Plan, up to 14 feet of additional right of way shall be preserved along the project's Simmons Loop Road frontage in order to accommodate a 2 lane collector roadway within 64 feet of right of way. If right of way is so preserved, the western boundary of the commercial portion of the project, including access drive and common use area, may be moved westward an equal amount.~~

[Transportation Review Section staff proposes deletion of this condition. Simmons Loop has been built to accommodate its ultimate future configuration (i.e. dual northbound to westbound left turn lanes, one northbound through lane, and one northbound to eastbound right turn lane). As such, no additional right-of-way preservation is needed.]

- ~~18. Prior to site plan submittal, the applicant shall submit a traffic analysis (methodology approved by Hillsborough County) identifying the length of the required 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.~~

[Transportation Review Section staff proposes deletion of this condition as turn lanes are no longer warranted pursuant to Section 6.04.04.D. of the LDC.]

New Conditions

1. The project shall be permitted one (1) right-in/ right-out connection onto Simmons Loop, and one (1) right-in/right-out connection onto Big Bend Rd. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, in the event the right-in/right-out driveway on Big Bend Rd. is being found to cause or contribute to unsafe conditions on Big Bend Rd. or operational issues at the I-75 and Big Bend Rd. interchange, the property owner shall be required (upon written request by Hillsborough County) to propose corrective measures, which could include but shall not be limited to revised onsite operational plans, revised site design, and/or changes to the external roadway/driveway access. Such measures will be subject to the review and approval of Hillsborough County. In the event an agreement on suitable corrective measures

cannot be reached, Hillsborough County may require closure of the Big Ben Rd. access, which shall be at the property owners' sole cost and expense.

2. As generally shown on the PD site plan, the Big Bend Rd. access shall be located a minimum of 400 feet and a maximum of 500 feet west of the Big Bend Rd. and Simmons Loop intersection, and the project access may occur anywhere within this area.
3. As generally shown on the PD site plan, those portions of the internal project driveway and sidewalk system to Simmons Loop that runs along the southern boundary of folio 77730.0100 shall be considered a Shared Access Facility with folio 77730.0100. Prior to or concurrent with the initial increment of development, the developer shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the owner/developer of folio 77730.0100 to construct and utilize the required Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.
4. Since the developer is proposing a publicly accessible dog park which will be privately owned and maintained by the property owner, public access to the property must be ensured. As such, prior to or concurrent with the initial increment of development, the developer shall record in the Official Records of Hillsborough County a public access easement over the sidewalks and driveways which connect the proposed publicly accessible dog park with both vehicular and pedestrian entrances to the project (i.e. Big Bend Rd. and Simmons Loop) as well as the pedestrian cross access connection along the project's southern boundary.
5. The internal driveway throat for the Big Bend Rd. access shall be free of parking spaces, internal connections or other conflicts for a minimum of distance of 150 feet.
6. The developer shall construct the following site access improvements:
 - a. The Big Bend Rd. driveway connection shall be designed with a minimum radius of 50 feet; and,
 - b. The developer shall close the existing westbound directional median opening on Big Bend Rd. (located approximately 750 feet west of the intersection of Big Bend Rd. and Simmons Loop).
7. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Major Modification (MM) to previously approved PD 16-0209, which consists of two parcels totaling +/- 12.34 ac. The approved PD currently has approvals for up to 40,000 s.f. of Commercial General (CG) uses, excluding gas stations. Additionally, there is an existing condition allowing no more than 15,000 s.f. of the 40,000 s.f. total to be utilized as fast food restaurant uses. 147-unit mobile home park. The proposed PD is seeking to replace the existing entitlements to instead allow up to 211 multi-family dwelling units and +/- 1.17 ac. publicly accessible dog park which will be owned and maintained by the multi-family apartments.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is largely based on data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition; however, the Trip Generation Manual does not include data for a community dog park. As such, the applicant studied two Hillsborough County Dog Parks in the p.m. peak hour in order estimate project traffic for the use. This data was utilized in the calculations below, and a.m. peak hour trips were

conservatively assumed to equal p.m. peak hour trips. Average daily traffic was assumed to equal 10 times the peak hour trips.

Approved Uses (PD 16-0209):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
15,000 s.f. Fast Food with Drive-Through (ITE LUC 934)	7,064	603	490
15,000 s.f. Pharmacy with Drive-Through (ITE LUC 881)	1,637	58	154
10,000 s.f. Bank with Drive-Through (ITE LUC 912)	1,000	95	205
Subtotal:	9,701	756	849
<i>Less Internal Capture:</i>	<i>N/A</i>	<i>-12</i>	<i>-120</i>
<i>Less Pass-By Trips:</i>	<i>N/A</i>	<i>-320</i>	<i>-334</i>
Net External Trips:	9,701	424	395

Proposed Uses (MM 21-0865):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
211 Multi-Family Dwelling Units (ITE LUC 221)	1,148	76	93
1.17 ac. Dog Park (Rates by Special Study)	110 (est.)	11 (est.)	11
Subtotal:	1,258	87	104
<i>Less Internal Capture:</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
<i>Less Pass-By Trips:</i>	<i>-0</i>	<i>-0</i>	<i>-0</i>
Net External Trips:	1,258	87	104

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 8,443	(-) 337	(-) 291

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Big Bend Rd. - Today

Big Bend Rd. is a 4-lane, divided, publicly maintained, arterial roadway characterized by +/- 11-foot wide travel lanes in average condition. The roadway lies within a +/- 257-foot wide right-of-way along the project's frontage. There are +/- 5-foot wide bicycle facilities (on paved shoulders) along both sides of Big Bend Rd. in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along the south side of Big Bend Rd. east of the proposed project.

Recently a 5th lane (i.e. eastbound to southbound right-turn drop lane) was added to Big Bend Rd. to connect the turn lane at the Simmons Loop intersection with the I-75 offramp to the project's west.

Big Bend Rd. - Future

There are several projects which are in various stages of planning and construction relative to Big Bend Rd., including the widening of Big Bend Rd. between US 41 and US 301 from 4-lanes to 6-lanes, as well as significant improvements to the interchange which are being funded by FDOT and the County to accelerate improvement of the interchange to its ultimate future configuration. CIP project information

sheets as well as the latest conceptual rendering showing interchange related improvements have been attached to this report.

Other Area Projects

The Apollo Beach Blvd. (Paseo al Mar Blvd.) Flyover Project has been designed and permitted, is currently under construction. This project will result in a 4-lane divided roadway between US 41 and US 301. The Belmont development has constructed Gate Dancer Rd. to its northern project boundary. The Gate Dancer Ext. within two PDs (20-0310 and 20-0311) is a fully developer funded project and has construction plan approval. These projects are anticipated to provide alternative routes throughout the area and significantly reduce traffic on certain segments of Big Bend Rd.

As a part of the FDOT CIGP grant application for the Flyover Project, County staff estimated the reduction in trips on existing area roadways which would result from completion of the Flyover Project and Gate Dancer Extension (collectively referred to as “the Projects”). Staff estimated that construction of the Projects would result in a trip reduction of 16.8% on the segment of Big Bend Rd. between US 41 and I-75, and a trip reduction of 5.7% on Big Bend Rd. between I-75 and US 301. Staff also estimated a 24.9% reduction of trips on 19th Ave. NE west of I-75, and a 10.4% reduction in trips on 19th Ave. NE east of I-75.

Simmons Loop

Simmons Loop is a 2-lane, divided, publicly maintained, collector roadway characterized by +/- 12-foot wide travel lanes in above average condition. The roadway lies within a +/- 95-foot wide right-of-way along the project’s frontage. There are +/- 5 to 6-foot wide sidewalks along both sides of Simmons Loop in the vicinity of the proposed project. There are +/- 4-foot wide bicycle lanes along both sides of Simmons Loop in the vicinity of the proposed project.

Simmons Loop, along the project’s frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. The roadway was recently constructed so as to accommodate its ultimate configuration and will allow for future intersection modifications as needed. As such, no additional right-of-way preservation was required.

SITE ACCESS AND CONNECTIVITY

Generally

The existing PD is approved for access to both Big Bend Rd. and Simmons Loop. The applicant is proposing to modify access locations as shown on the PD site plan. This was necessary in order to reflect changes which have occurred to the proposed design and configuration of Big Bend Rd. improvements, as well as allow the project’s Simmons Loop Rd. access to serve as a Shared Access Facility with the property to its north. Staff is also proposing to remove vehicular cross access requirements, since the new development plan does not trigger vehicular cross access pursuant to Section 6.04.03.Q.; however, pedestrian cross access is still required and being proposed.

Public access easements are being required over project driveways and sidewalks to allow for public access to the privately maintained but publicly accessible dog park which is being proposed.

FDOT Coordination

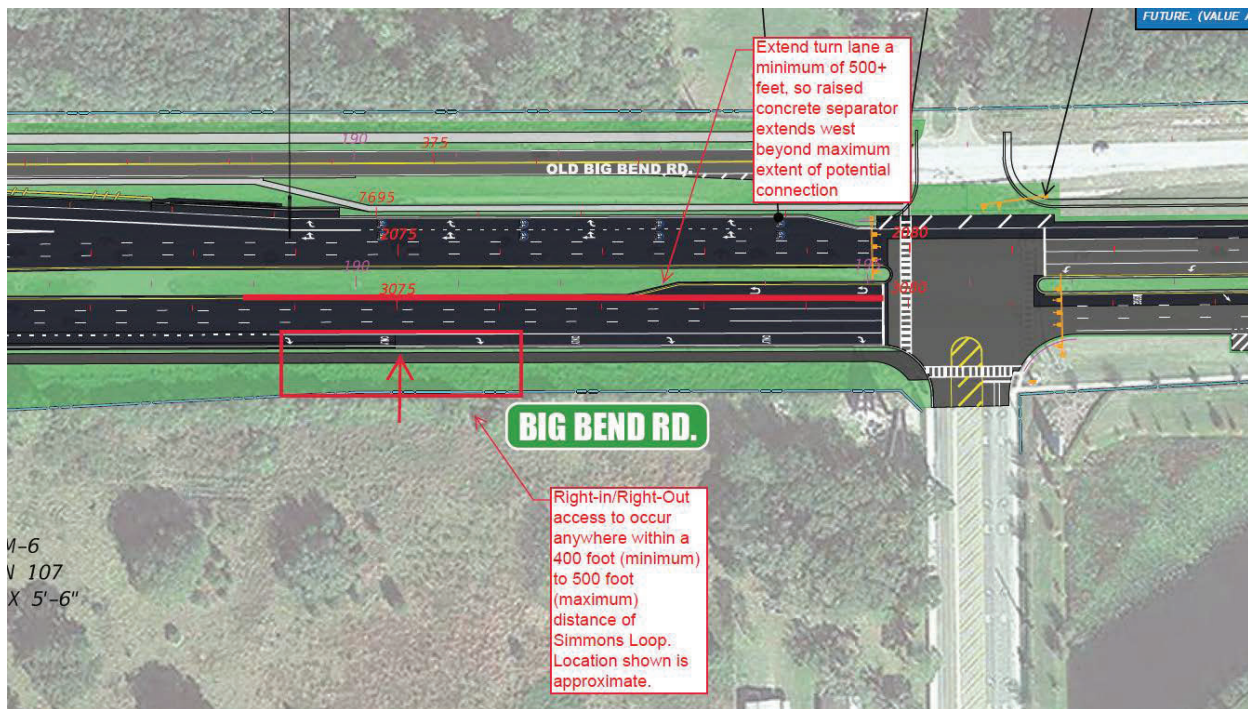
Staff met extensively with County Public Works and Florida Department of Transportation staff regarding the proposed project to work through FDOT concerns regarding the proximity of the proposed access to the interchange. After significant coordination it was agreed that the best solution for project access was to permit a right-in/right-out access to Big Bend Rd. within a 100-foot area located a minimum of 400-feet and a maximum of 500-feet west of the Simmons Loop and Big Bend Rd. intersection.

Given the stage of planning and design efforts for the interchange improvements, FDOT and the County agreed to incorporate improvements which will be needed to allow this access to safely and efficiently operate in proximity to the interchange in the future. Specifically, it was agreed that the County and FDOT

would extend the westbound to northbound left turn (presently u-turn) lane a minimum of 500 ft and installation of concrete separator between the u-turn lane and the innermost through lane to avoid future potential conflicts with the right-in/right-out access. The general location and extent of the separator is shown below (although the graphic does not show the required turn lane extension).

It was also agreed that the right turn arrows for the eastbound drop lane which was recently constructed will start further to the west, close to the end of the Bullfrog Creek bridge. The consensus between FDOT and County staff was to start the arrows +/- 200 feet after the end of the ramp (west side of bridge).

FDOT staff also requested certain conditions, which have been included in the PD at their request. Specifically, conditions were added by staff regarding the minimum throat depth at the Big Bend Rd. access, closure of the existing directional median opening, as well as a condition requiring the developer to propose additional improvements and/or close the access should significant operational or safety problems arise in the future. Although no problems are anticipated, this condition provided FDOT staff will additional assurance that the interchange will continue to operate safety and efficiently once the significant infrastructure investments have been completed and the proposed project developed.



ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Big Bend Rd.	I-75 N Ramp	US 301	D	C

Source: Hillsborough County 2020 Level of Service Report.



Quick Facts

- Community Area: Gibsonton
- Project Type: Roadway Corridor Improvements
- Current Project Phase: Construction
- Commissioner District: District 4

Current Phase



Estimated Project Schedule

- Project Development (Planning) Completion - Early 2020
- Design/Land Acquisition Completion - N/A
- Procurement Completion - N/A
- Construction Duration - Mid 2021 to Mid 2024
- Closeout - Early 2025

Project Cost Estimate

- Total: \$97,218,000
- Planning: \$0
- Design and Land: \$270,499
- Construction: \$96,947,501

This is a joint design-build project between Hillsborough County and FDOT. FDOT will be contributing \$20 million to the County. This estimate includes \$12 million for water and wastewater facilities. Funding sources include: Bonds, FDOT Grant, Financin

Project Description

- Big Bend Rd from Covington Gardens Dr to Simmons Loop will be widened from a 4-lane to a 6-lane divided road with enhanced bike, pedestrian and bus facilities, with reconfiguration and improvements to the ramps. Improvements to be designed and constructed by Florida Department of Transportation (FDOT).
- Other improvements include reconstruction of the bridges on Old Big Bend Rd and Big Bend Rd, signal improvements at Covington Gardens Dr and Simmons Loop, and increasing stormwater drainage.

Project Objectives

- Increase the overall mobility along Big Bend Rd and I-75, while maximizing safety along the corridor.
- Better accommodate growth and traffic volume.

Questions?

Santos, Manuel
Project Manager
(813) 635-5400



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCES: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it is based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Data Date: Aug 2021

Note: The cost and schedule data shown here are the County's current best estimates and are subject to frequent change. Changes (if any) are updated once a month.



Quick Facts

- Community Area: Multiple
- Project Type: Roadway Corridor Improvements
- Current Project Phase: Planning
- Commissioner District: Multiple



Estimated Project Schedule

- Project Development (Planning) Completion - Mid 2021
- Design/Land Acquisition Completion - Early 2023
- Procurement Completion - Mid 2023
- Construction Duration - Mid 2023 to Early 2025
- Closeout - Mid 2025

Project Cost Estimate

- Total: \$35,775,966
- Planning: \$2,516,514
- Design and Land: \$6,000,000
- Construction: \$27,259,452

Funding sources include: Undetermined

Project Description

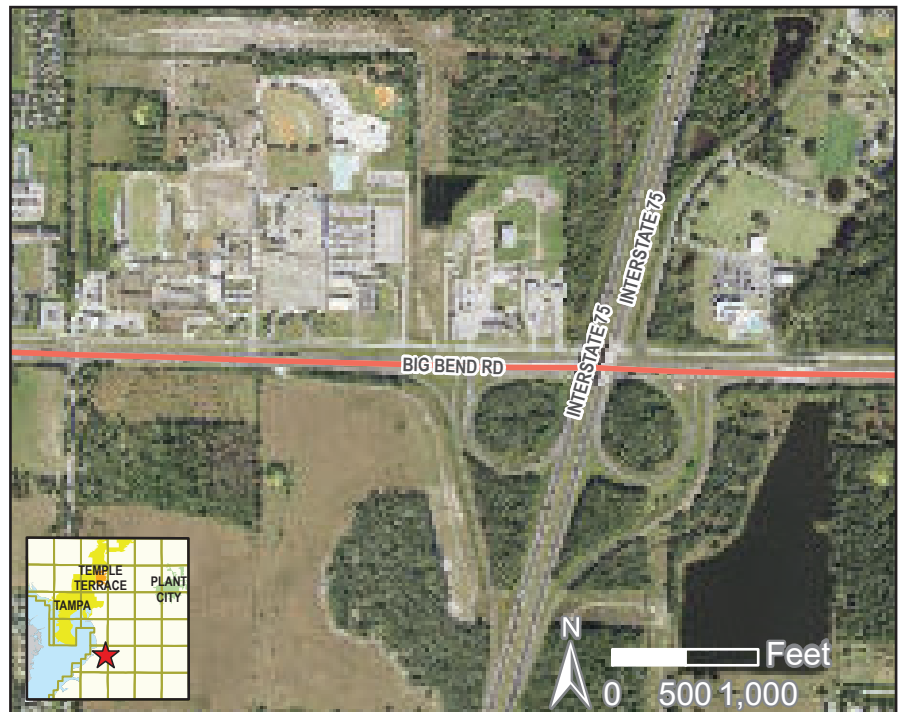
- Corridor improvement for Big Bend Rd from US 41 to Covington Gardens Dr and from Simmons Loop to US 301 from a 4-lane divided road to a 6-lane divided road with enhanced bike, pedestrian and bus facilities.
- Enhance pedestrian safety features, including wide sidewalks and enhanced crosswalks and signals. Stormwater drainage will also be improved.

Project Objectives

- Better accommodate growth and traffic volume.
- Increase the overall mobility along Big Bend Road, while maximizing safety along the corridor.

Questions?

Santos, Manuel
Project Manager
(813) 635-5400



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Quick Facts

- Community Area: Apollo Beach
- Project Type: Potable Water
- Current Project Phase: Planning
- Commissioner District: District 1

Current Phase



Estimated Project Schedule

- Project Development (Planning) Completion - Late 2021
- Design/Land Acquisition Completion - Late 2021
- Procurement Completion -
- Construction Duration - Late 2021 to Early 2022
- Closeout - Early 2022

Project Cost Estimate

- Total: \$
- Planning: \$
- Design and Land: \$0
- Construction: \$0

Project Description

- FDOT Big Bend / I-75 Interchange Improvement Utility Relocation / A sub-project of C31945000

Project Objectives

-
-

Questions?

Majeed, Raji
Project Manager
(813) 635-5400



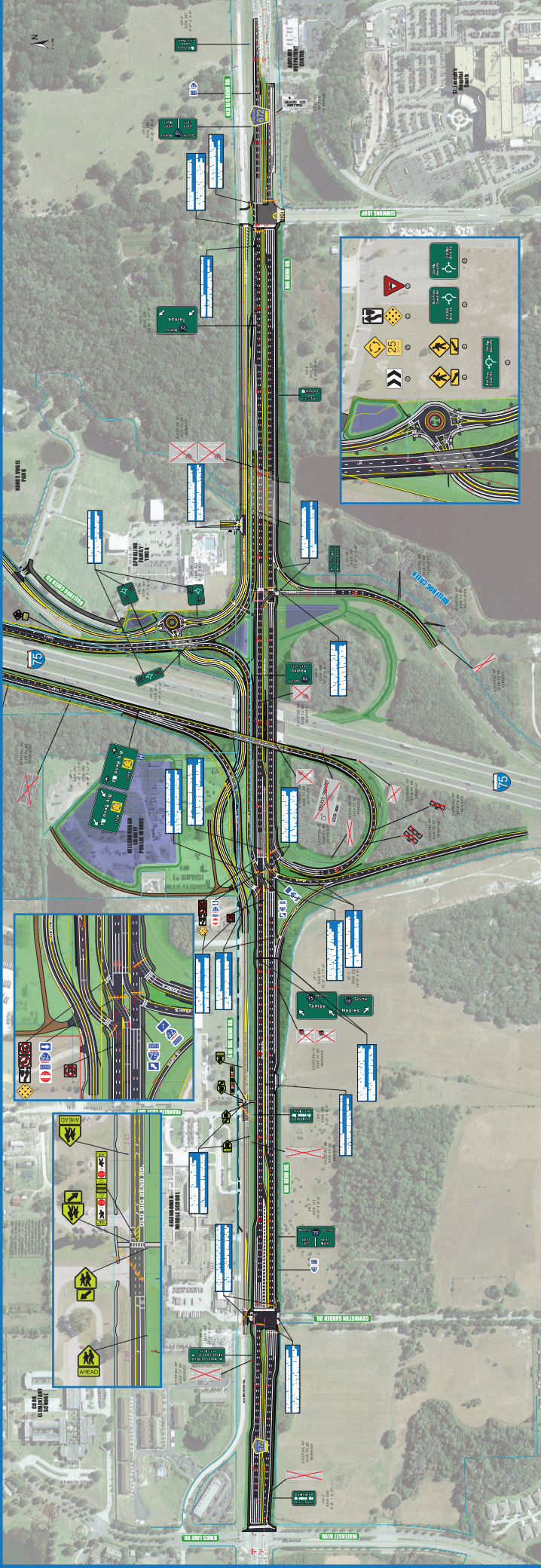
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Data Date: Aug 2021

Note: The cost and schedule data shown here are the County's current best estimates and are subject to frequent change. Changes (if any) are updated once a month.



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
Big Bend Rd.	County Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
Simmons Loop	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" 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 type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9,701	424	395
Proposed	1,258	87	104
Difference (+/-)	(-) 8,443	(-) 337	(-) 291

*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	X	Vehicular & Pedestrian	None	Meets LDC
South		None	Pedestrian	Meets LDC
East	X	Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
West		None	None	Meets LDC
Notes: The connection to Simmons Loop also serves as a Shared Access Facility and required vehicular and pedestrian cross access to the folio to the north.				

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 checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

COMMISSION

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 Harry Cohen
 Ken Hagan
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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: August 16, 2021 PETITION NO.: 21-0865 EPC REVIEWER: Abbie Weeks CONTACT INFORMATION: (813) 627-2600 X1101 EMAIL: weeks@epchc.org	COMMENT DATE: August 4, 2021 PROPERTY ADDRESS: 6908 Simmons Loop & Big Bend Road, Riverview FOLIO #: 077731.0000, 077734.0000 STR: 18-31S-20E
REQUESTED ZONING: Major Modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	6/21/2017
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	ROW ditch may extend onsite. Wetlands located near southwestern property boundary
<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 	

Environmental Excellence in a Changing World

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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.

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

aow/dc

cc: Landuse@GBMMLaw.com
lampkint@hillsboroughcounty.org



Hillsborough County PUBLIC SCHOOLS

Preparing Students for Life

Adequate Facilities Analysis: Rezoning

Date: 10/8/2021	Acreage: 11.77 (+/- acres)
Jurisdiction: Hillsborough County	Proposed Zoning: Planned Development
Case Number: RZ-21-0865	Future Land Use: UMU-20
HCPS #: RZ-388	Maximum Residential Units: 211 Units
Address: 6908 Simmons Loop, Riverview, FL 33578	Residential Type: Multifamily
Parcel Folio Number(s): 077731-0000, 077734-0000	

School Data	Doby Elementary	Eisenhower Middle	Sumner High
FISH Capacity	958	1488	2289
2020-21 Enrollment	636	1247	1893
Current Utilization	66%	84%	83%
Concurrency Reservations	300	212	871
Students Generated	25	9	11
Proposed Utilization	100%	99%	121%

Sources: 2020-21 40th Day Enrollment Count and CSA Tracking Sheet as of 10/8/2021

NOTE: Doby Elementary, Eisenhower Middle, and Sumner High are projected to be near or over capacity. As part of its review, the school district is required by state law to take capacity in adjacent concurrency service areas (i.e., attendance boundaries) into consideration. At this time, additional capacity exists in adjacent areas at the elementary and middle school level to serve the proposed development. However, Sumner High School and adjacent high school concurrency service areas do not have adequate capacity. A proportionate share agreement is unavailable as a mitigation option until a new high school site is approved by Hillsborough County government. The applicant is advised to contact the school district for additional information.

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.

Matthew Pleasant
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: matthew.pleasant@hcps.net
P: 813.272.4429



NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 10/08/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: D Marguerite Estate/Lin You-Feng

PETITION NO: 21-0865

LOCATION: 6908 Simmons Loop and Big Bend

FOLIO NO: 77734.0000 77731.0000

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 3+ story)

Mobility: \$3,891 * 211 units = \$821,001

Parks: \$1,316 * 211 units = \$277,676

School: \$3,891 * 211 units = \$821,001

Fire: \$249 * 211 units = \$ 52,539

Total Multi-Family (3+ story) = \$1,972,217

Project Summary/Description:

Urban Mobility, South Park/Fire - 211 Multi-Family Units (two 4-story buildings).

Credit for prior structures may be eligible.

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

PETITION NO.: MM21-0865 **REVIEWED BY:** Randy Rochelle **DATE:** 5/27/2021

FOLIO NO.: 77734.0000 & 77731.0000

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 8 inch water main exists (adjacent to the site), (approximately 120 feet from the site) and is located within the east Right-of-Way of Simmons Loop.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 4 inch wastewater force main exists (adjacent to the site), (approximately feet from the site) and is located within the west Right-of-Way of Simmons Loop.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER)

HEARINGS)

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY and SUSAN FINCH
Land Use Hearing Master

DATE: Monday, October 18, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 10:33 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
October 18, 2021
ZONING HEARING MASTER: PAMELA JO HATLEY

D3:
Application Number: MM 21-0865
Applicant: D. Marguerite Estate, Lin
You-Feng
Location: SW corner of Big Bend Rd. &
Simmons Loop
Folio Number: 077731.0000 & 077734.0000
Acreage: 12.34 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: PD 11-0415 & 16-0209
Request: Major Modification to a Planned
Development

1 MR. GRADY: The next item is agenda item
2 D-3, Major Mod Application 21-0865. The request is
3 the -- the applicant's D. Marguerite Estate and Lin
4 You-Feng. The request is for a Major Modification
5 to existing Planned Development.

6 Tim Lampkin will provide staff
7 recommendation after presentation by the applicant.

8 HEARING MASTER HATLEY: All right.
9 Applicant.

10 MR. GARDNER: Yes. Good evening,
11 Ms. Hatley. How are you doing?

12 HEARING MASTER HATLEY: Thank you,
13 Mr. Gardner.

14 MR. GARDNER: So we've got a couple of
15 people here that were not sworn, if we need to
16 swear them in.

17 HEARING MASTER HATLEY: Yes. Would you
18 raise your hand, please. Those who need to be
19 sworn, please raise your hand. Thank you.

20 Do you swear or affirm that the testimony
21 you are about to give is the truth, the whole
22 truth, and nothing but the truth?

23 (Witnesses affirmed to the oath.)

24 HEARING MASTER HATLEY: Thank you.

25 MR. GARDNER: Thank you. We've got a

1 PowerPoint that we'll pull up right now.

2 THE CLERK: I do need you to state your name
3 and address for the record, please.

4 MR. GARDNER: Sure. Truett Gardner, 400
5 North Ashley Drive.

6 Next slide. Here on behalf of ABC Capital
7 and Wing Span and then with me is the team from
8 Kimley-Horn and Megan Smith.

9 And we filed this application back in May
10 and revised our site plan in September and here we
11 are tonight. Site details on this one, we are just
12 east of the intersection of 75 and Big Bend.

13 As you may be aware, Big Bend is about to
14 undergo a \$97 million improvement to it, and then
15 Big Bend itself is going to be widened. And so we
16 are west of the intersection of Simmons Loop and
17 south of Big Bend.

18 Our properties comprise of two parcels
19 totalling just under 12 acres. The site is
20 currently vacant. It's in the Urban Service Area,
21 and then surrounding it, which I think is the great
22 opportunity here, is a big employment base with the
23 St. Joe's Hospital immediately to the east of our
24 site.

25 And then if you were to pull the lens back

1 some, there is, especially to the east, a high
2 level of restaurants and other commercial uses and
3 then a multitude of single-family developments.

4 So, really, the one thing that's lacking is
5 multifamily in this area. There is multifamily
6 development to our south that really -- that's the
7 only one in the area. So we feel that with that
8 addition would really provide a sense of community
9 to this area and would really tie it together.

10 Next slide. The proposal is multifamily,
11 and then on the west side of the property, which
12 looking at that aerial is the right side of the
13 property that you're looking at there. We're
14 proposing a 1.4-acre dog park; is that right?
15 211 units total. 58 feet in height.

16 Our front yard setback, which is along Big
17 Bend, is 25 feet, and there is a small -- has not
18 been delineated yet, but a small wetland on the
19 site. And we would be willing -- with respect to
20 that once it is delineated -- to place a
21 conservation easement over it.

22 And the staff recommendation from Planning
23 Commission is consistent, and then from Development
24 Services approvable with conditions. And with
25 that, I'll turn things over to Matt, and he's going

1 to go through the waiver justification. And then
2 we've got Addy on the transportation side, who's
3 going to run through a couple of developments on
4 the site plan.

5 MR. FEMAL: Good evening. My name is Matt
6 Femal with Kimley-Horn and located at 655 North
7 Franklin Street in Tampa, Florida.

8 And we have been working with staff to
9 develop our plan consistent with the Land
10 Development Code. We are requesting a variance for
11 a reduction in the buffer width on the northern
12 shared access drive that comes in from Simmons Loop
13 Road.

14 We requested a variance reduction from 20
15 feet Type B buffer to 5-foot Type A buffer. The
16 buffer reduction will allow for a shared access
17 road to be placed at a location that can serve the
18 future development in the far corner.

19 And the variance is only being requested
20 where the adjacent parcel abuts the stormwater pond
21 and not where the adjacent parcel abuts any type of
22 residential.

23 And the second request, we are requesting a
24 waiver to where the additional building setback of
25 2 feet for every 1 foot of building height over 20

1 feet.

2 The zoning request is a 4-foot structure
3 with the building height of 58 feet, and the
4 building height will not have an impact had on any
5 of the adjacent uses. The site is surrounded by
6 submerged low lands to the west. Big Bend Road to
7 the north. The hospital to the east and existing
8 multifamily development to the south.

9 On that existing multifamily development to
10 the south was constructed a building height of
11 58 feet, which is the same height that we're
12 requesting.

13 In addition, the -- there are elevations
14 that drops across the street. So the site is
15 actually sitting 6 to 10 feet below the height of
16 the intersection, which -- which reduces the
17 viewable height of the buildings as you're going
18 through the intersection.

19 So those are the -- those are the two
20 variances -- or the one variance and waiver request
21 that we have as part of the PD zoning. The -- all
22 the other areas of the site are compatible with the
23 Land Development Code.

24 MS. PARK: Good evening. My name is Addy
25 Park with Kimley-Horn, 655 North Franklin Street in

1 Tampa, Florida.

2 As Matt said, we've been working with staff
3 particularly on the transportation aspect of this
4 site. As you can see here, this is the site plan
5 that we are proposing.

6 We are proposing to have two driveways. One
7 right in, right out driveway along Big Bend Road
8 and one right in, right out driveway along Simmons
9 Loop Road. The driveways will not be gated, and we
10 have met with Hillsborough County and FDOT multiple
11 times regarding these access points.

12 As you can see here, the slide shows the
13 trip generation potential of the currently allowed
14 use of the site, which is in the blue compared to
15 the proposed use of the site, which is the
16 residential dwelling units and the community public
17 dog park. And those are shown in orange.

18 The proposed plan, as you can see, generates
19 far fewer trips than what is the currently allowed
20 by right, as shown on this slide as well as in the
21 staff report. Thank you.

22 MR. GARDNER: And with that, this is the --
23 the dog park that we reference. It's on the west
24 side of the site, a concept of it, and as Addy
25 mentioned, I failed to say that the site is an

1 existing PD zoned for 40,000 square feet of
2 commercial. And so our request is a Major
3 Modification to eliminate the commercial use on --
4 on this property. And in exchange, that
5 40,000 square feet with 211 multifamily units.

6 And with that, we are happy to answer any
7 questions you may have.

8 HEARING MASTER HATLEY: All right. Thank
9 you. I don't have any questions for you just yet.
10 Development Services, please.

11 MR. LAMPKIN: Hello. Tim Lampkin. I'm
12 going to bring up the PowerPoint. All right.
13 You-all can see it? Yes. Okay.

14 The proposal is to modify Planned
15 Development 16-0209. This is to allow a
16 multifamily residential development with 211 units
17 and 1.17-acre community dog park.

18 The location is in red. It's located off of
19 Big Bend and Simmons Loop. It's approximately
20 900 feet west of the I-75 interchange. It's
21 located in the Urban Service Area. It's also
22 located in the Riverview Community Plan area.

23 The Future Land Use designation is Urban
24 Mixed-Use-20. It's surrounded on all sides by
25 UMU-20. Further away, there is RES-6 to the

1 northwest and Office Commercial to the southeast.

2 The maximum density in UMU-20 is 20 dwelling
3 units per acre. Mixed-use development and
4 residential are both typical uses, and the UMU-20
5 is required to have more than one use, which the
6 applicant does.

7 The zoning in surrounding uses to the
8 northeast is a bit commercial. It's CG and that is
9 the location that the applicant is requesting the
10 variance.

11 Directly east of the subject site is
12 St. Joseph's Hospital. To the south is a
13 multifamily PD that was approved in 2015, 400-unit
14 development. And to the west is Agricultural
15 Rural. It developed, as you can see, with an
16 artificial lake.

17 And so here's a close-up of the variation
18 that's being requested of 6.06.00 landscaping and
19 buffering. They're requesting to reduce it from
20 20 feet and Type B screening to a 5-foot and Type A
21 screening, and this is actually where they're
22 proposing an access point from the development to
23 Simmons Loop.

24 And then the waiver is for the additional
25 setback of 2 feet for every foot over 20 feet for

1 the front, rear, and side yard setbacks. And here
2 is the site plan. It will be conditioned -- it's
3 conditioned, if approved, limited to 211
4 multifamily residential units; 1.17-acre dog park
5 that's located on the western portion of the site.

6 You'll notice here are the cross-access
7 points. Cross access to the 400-unit
8 multidevelopment to the south and cross access to
9 the Commercial General when that develops.

10 There are also two access points. Access
11 off of Big Bend and Simmons Loop as shown by the
12 red and the dog park to the left, and the red that
13 just popped up are wave finders because this is --
14 the dog park is a community use that's being
15 proposed that won't be just for the development.

16 Staff does find the request approvable. It
17 satisfies the goals, objectives, and policies of
18 the Hillsborough County Comprehensive Plan. It
19 does -- the proposed development meets the existing
20 scale restrictions may be found to be compatible
21 with nearby development patterns.

22 And the project with the proposed
23 development standards, existing scale and
24 restrictions may be found approvable with
25 conditions.

1 That concludes staff's presentation unless
2 there are any questions.

3 HEARING MASTER HATLEY: No questions for
4 you. Thank you.

5 All right. Planning Commission.

6 MS. MASSEY: Hi. This is Jillian Massey,
7 Planning Commission staff.

8 The subject property is located in the Urban
9 Mixed-Use-20 Future Land Use designation. It's
10 located in the Urban Service Area and within the
11 limits of the Riverview and Southshore Areawide
12 Systems Plan.

13 The applicant is requesting a modification
14 to PD 16-0209 for the purpose of developing 211
15 multifamily units and a dog park with an acreage of
16 10.57 reserved for the multifamily residential
17 within the Urban Mixed-Use-20 category.

18 The site plan can be considered for up to a
19 maximum of 211 residential units. The applicant is
20 maximizing the residential units that can be
21 considered on the site. The requested use can be
22 considered within and is consistent with the UMU-20
23 Future Land Use Category.

24 Future Land Use Element Policy 19.1 states
25 that there is a requirement for two land uses for

1 properties 10 acres or greater in the UMU-20 Land
2 Use category. Furthermore, according to
3 Policy 19.1, at least 10 percent of the total
4 square footage of the building must be designated
5 for a second use.

6 The request is meeting the intent of this
7 policy direction by providing 1.17-acre civic use,
8 specifically a dog park, that will be open to the
9 public and multifamily residential uses.

10 Additionally, there are internal vehicular
11 and pedestrian connections between the two uses to
12 meet the intent of this policy. The proposed
13 modification is consistent with the Comprehensive
14 Plan.

15 The site's located in the Urban Service Area
16 as per Policy 1.2 of the Future Land Use Element.
17 These sites are to be developed at a minimum of
18 75 percent of the allowable density per the Land
19 Use classification.

20 This request is meeting the intent of
21 Policy 1.2 by providing well over 158 units. As
22 per conditions, the design of the site will include
23 weight findings so that the public is aware of the
24 specific use, meeting the intent of Policy 35.4 of
25 the Future Land Use Element.

1 The site's located within the limits of the
2 Riverview Community Plan, specifically within the
3 residential district. The proposed development
4 would support the vision of the Riverview Community
5 Plan by developing residential uses.

6 Overall, the proposed Major Modification
7 would provide for a development pattern that is
8 comparable to the mixed-use development pattern
9 within the surrounding area and meets the intent of
10 the mixed-use policies as well as the vision of the
11 Riverview Community Plan.

12 And based upon those considerations,
13 Planning Commission staff finds the proposal
14 consistent with the Future of Hillsborough
15 Comprehensive Plan for unincorporated Hillsborough
16 County subject to conditions proposed by the
17 Department of Development Services. Thank you.

18 HEARING MASTER HATLEY: Thank you.

19 All right. Is there anyone here tonight or
20 online who wishes to speak in support of this item?

21 MR. SECKINGER: Hi. Derek Seckinger, 12325
22 Terricina Chase Court in Tampa.

23 And I'm here actually to speak on behalf of
24 the current -- the two owners of the large parcel,
25 Mrs. Lin and Mr. and Mrs. Lee. And I'd like to say

1 that there's been a lot of concern and care that
2 has gone into the choosing of the developer.

3 There are a lot of offers on the property,
4 and this is a developer we vetted out, and they
5 build really nice projects in the area. And I
6 think the area is really in need of housing,
7 especially multifamily.

8 There's been so much development that's been
9 down the road further, as far as commercial goes,
10 the hospital development, et cetera, without much
11 development in residential. So there's a high need
12 in the area, and I would ask that staff support it.

13 HEARING MASTER HATLEY: Thank you. All
14 right. Please be sure to sign in with the clerk.
15 Thank you.

16 All right. Is there anyone here who wishes
17 to speak in opposition to this item? Online? No.
18 Don't see anyone or hear anyone.

19 All right. Development Services, do you have
20 anything further?

21 MR. GRADY: Just a note for the record, we
22 did hand out revisions to the report to correct a
23 typo regarding the staff recommendation.

24 HEARING MASTER HATLEY: Thank you. All
25 right.

1 Applicant.

2 MR. GARDNER: The only thing I would add is
3 we really liked Tim's addition of the dogs on the
4 site plan. We plan to amending ours to include
5 this.

6 HEARING MASTER HATLEY: So, Applicant, I
7 have just a question for you. I did follow your
8 presentation, but I didn't quite understand the
9 justification for the reduction in the buffering
10 and screening. So if you could just speak to that
11 briefly, please.

12 MR. FEMAL: Do we have -- did we submit --
13 yeah. So the -- the Code currently requires
14 25-foot building height or 25-foot setback along
15 the front property. Then it requires additional
16 1 -- 2-foot of building setback for every 1-foot of
17 building height over 20 feet.

18 So we're proposing right now a 58-foot
19 building, which would have additional setback in
20 addition to the 25-foot that's already established.
21 Typically, what we've found is that those
22 additional building sites -- building setbacks
23 because of building height is due to the higher
24 building not being compatible with adjacent uses,
25 like it could be in a single-family residential

1 area or it could be in an area with -- with low
2 adjacent properties.

3 This one we're saying that we're compatible
4 with adjacent uses. There's not a use next to us
5 because it's existing artificial stormwater pond.
6 The buildings to the south of us are already at the
7 same height that we're requesting. Those are at
8 58 feet. To the north of us is Big Bend Road and
9 then to the east of us is Simmons Loop Road and
10 then also the hospital.

11 So our building height because -- because of
12 it's compatible with the uses and there's not a low
13 lying property adjacent, that we're requesting a
14 waiver for that additional building setback. And
15 what that would do is that would squeeze the
16 apartment complex to the middle of the site.

17 We are providing an additional setback than
18 what is required by Code. The Code right now is
19 25 feet, and you can see our building envelope in
20 the middle of the site, which restricts us to about
21 70-foot setback from the property.

22 So we are seeking the additional 25 feet,
23 which is requesting a waiver for the 2 feet for
24 each additional foot over the 20-foot height.

25 HEARING MASTER HATLEY: Okay. And,

1 actually, I don't think that was the one I was
2 asking about. It's the 5-foot buffer with Type A
3 screening.

4 MR. FEMAL: So we are required to provide a
5 shared access road or shared access connection to
6 that property to the -- at the northeast corner of
7 the site. It's intended to be a future commercial
8 property, or it has the potential to be a future
9 commercial property.

10 And the required buffer is 20 feet. We're
11 requesting for a reduction in buffer size down to
12 5 feet. That allows us to move that access road
13 closer to the property.

14 In addition, the 20-foot buffer is
15 determined from a residential use to commercial
16 use. We're not putting residential buildings in
17 that property. We're putting a stormwater pond on
18 that property.

19 And the matrix table, when it shows
20 commercial, commercial, although we are
21 residential, when it shows commercial, commercial
22 is actually a zero buffer requirement.

23 So what we're asking is because we're not
24 placing any residential buildings in that property
25 that we don't have to provide the full 20-foot

1 buffer separation. That will also allow us to
2 place that road closer to that future commercial
3 development that will allow us to a better and
4 closer shared access connection.

5 HEARING MASTER HATLEY: Okay. I understand.
6 Thank you. That's what I needed.

7 Anything further, from the applicant?

8 MR. GARDNER: No. Ms. Hatley, the only
9 thing I would say, Matt did a great job of
10 explaining that.

11 But we also have in the record and hopefully
12 in your package as well, a memo dated
13 September 23rd on specific criteria to the
14 variation and the waiver justification. You can
15 look at that too.

16 HEARING MASTER HATLEY: I'm sure I will see
17 it. Thank you.

18 MR. GARDNER: That's all we have. Thank you
19 for your time.

20 HEARING MASTER HATLEY: All right. So that
21 will close the hearing, then, on Major Modification
22 21-0865.

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1 Item A-10, Rezoning-PD 21-0701. This
2 application has been continued by the applicant to
3 the October 18, 2021, Zoning Hearing Master
4 Hearing.

5 Item A-11, Rezoning-PD 21-0744. This
6 application is being continued by the applicant to
7 the November 15th, 2021, Zoning Hearing Master
8 Hearing.

9 Item A-12, Rezoning-PD 21-0745. This
10 application is being continued by the applicant to
11 the October 18, 2021, Zoning Hearing Master
12 Hearing.

13 Item A-13, Rezoning-PD 21-0748. This
14 application has been continued by staff to the
15 October 18, 2021, Zoning Hearing Master Hearing.

16 Item A-14, Rezoning-PD 21-0863. This
17 application is out of order to be heard and is
18 being continued to the October 18, 2021, Zoning
19 Hearing Master Hearing.

20 Item A-15, Rezoning-PD 21-0864. This
21 application is being continued by the applicant to
22 the October 18, 2021, Zoning Hearing Master
23 Hearing.

24 Item A-16, Major Mod Application 21-0865.
25 This application has been continued by the

1 applicant to the October 18, 2021, Zoning Hearing
2 Master Hearing.

3 Item A-17, Major Mod Application 21-0877.
4 This application is out of order to be heard and is
5 being continued to the October 18, 2021, Zoning
6 Hearing Master Hearing.

7 Item A-18, Rezoning-PD 21-0959. This
8 application has been continued by the applicant to
9 the October 18, 2021, Zoning Hearing Master
10 Hearing.

11 Item A-19, Rezoning-PD 21-0961. This
12 application is out of order to be heard and is
13 being continued to the October 18, 2021, Zoning
14 Hearing Master Hearing.

15 Item A-20, Rezoning-PD 21-0962. This
16 application is out of order to be heard and is
17 being continued to the October 18, 2021, Zoning
18 Hearing Master Hearing.

19 Item A-21, Major Mod 21-0963. This
20 application is out of order to be heard and is
21 being continued to the November 15, 2021, Zoning
22 Hearing Master Hearing.

23 Item A-22, Rezoning-PD 21-0969. This
24 application is being continued by the applicant to
25 the October 18, 2021, Zoning Hearing Master

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER (ZHM) )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Zoning Hearing Master

DATE: Monday, August 16, 2021

TIME: Commencing at 6:00 p.m.
Concluding 8/17/21 at 12:04 a.m.

PLACE: Hybrid Meeting/Cisco Webex
R.W. Saunders Sr. Public Library
Ada T. Payne Community Room
1505 Nebraska Avenue
Tampa, Florida

Andrew Mayes
Executive Reporting Service
Ulmerton Business Center, Suite 130
Clearwater, FL 33762

1 Hearing Master hearing.

2 Item A.20., major mod application 21-0865.

3 This application is being continued by staff to
4 the September 13, 2021, Zoning Hearing Master
5 hearing.

6 Item A.21., rezoning PD 21-0867. This
7 application is being continued by the applicant to
8 the September 13, 2021, Zoning Hearing Master
9 hearing.

10 Item A.22., rezoning standard 21-0870. This
11 application is out of order to be heard and is
12 being continued to the September 13, 2021, Zoning
13 Hearing Master hearing.

14 Item A.23., major mod application 21-0877.
15 This application is being continued by the
16 applicant to the September 13, 2021, Zoning
17 Hearing Master hearing.

18 Item A.24., major mod application 21-0944.
19 This application is out of order to be heard and
20 is being continued to the September 13, 2021,
21 Zoning Hearing Master hearing.

22 Item A.25., rezoning standard 21-0951. This
23 application is out of order to be heard and is
24 being continued to the September 13, 2021, Zoning
25 Hearing Master hearing.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 10/18/21 6pm

HEARING MASTER: Pamela So Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 21-0110	PLEASE PRINT NAME <u>Todd Frazzetta</u> MAILING ADDRESS <u>200 N 4th Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-544-1260</u>
APPLICATION # RZ 21-0962	PLEASE PRINT NAME <u>M. D. HORNER, AICP</u> MAILING ADDRESS <u>14502 N. Dye Street</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962-3395</u>
APPLICATION # RZ 20-1266 VS	PLEASE PRINT NAME <u>Truett Gardner</u> MAILING ADDRESS <u>400 N Ashley Dr #1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # RZ 20-1266 VS	PLEASE PRINT NAME <u>Jeff Lazenby</u> MAILING ADDRESS <u>632 E Main St #301</u> CITY <u>Lakeland</u> STATE <u>FL</u> ZIP <u>33801</u> PHONE _____
APPLICATION # RZ 20-1266	PLEASE PRINT NAME <u>DENNIS FACKLER</u> MAILING ADDRESS <u>11808 BALM-RIVERVIEW RD</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>813-599-1526</u>
APPLICATION # RZ 20-1266	PLEASE PRINT NAME <u>Zoe Fackler</u> MAILING ADDRESS <u>11808 Balm Riverview Rd</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>813-679-1993</u> I HAVE photo's that I couldn't send

Did not submit

DATE/TIME: 10/18/21 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>21-0985</u>	PLEASE PRINT NAME <u>Carlos Fuente</u> MAILING ADDRESS <u>23738 Peace Pipe Court</u> CITY <u>Lulu</u> STATE <u>FL</u> ZIP <u>33559</u> PHONE <u>813-598-4224</u>
APPLICATION # <u>RZ</u> <u>21-1085</u>	PLEASE PRINT NAME <u>Anh Nguyen</u> MAILING ADDRESS <u>310 N. Glen Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-226-7366</u>
APPLICATION # <u>RZ</u> <u>21-1099</u>	PLEASE PRINT NAME <u>Ruth Londono</u> MAILING ADDRESS <u>1502 W. Busch Blv. Ste P</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>3360</u> PHONE <u>813 919 7802</u>
APPLICATION # <u>RZ</u> <u>21-1099</u>	PLEASE PRINT NAME <u>Robert Briesacher</u> MAILING ADDRESS <u>7701 ANN BALLARD RD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33621</u> PHONE <u>813-885-3667</u>
APPLICATION # <u>RZ</u> <u>21-1099</u>	PLEASE PRINT NAME <u>MARCIO VICI RA</u> MAILING ADDRESS <u>7703 ANN BALLARD RD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-967-7180</u>
APPLICATION # <u>RZ</u> <u>21-1220</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>400 Oak Ave 7 #495</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-424-1760</u>

DATE/TIME: 10/8/21 6pm HEARING MASTER: Pamela Jozhatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ VS 21-1220</p>	<p>PLEASE PRINT NAME <u>Jacob Goldstein</u> MAILING ADDRESS <u>5817 N. Cameron Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE _____</p>
<p>APPLICATION # RZ 21-0113</p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>J. fele</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-760-1760</u></p>
<p>APPLICATION # MM 21-0313</p>	<p>PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>101 E. KENNEDY BLVD #2800</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813.727.4626</u></p>
<p>APPLICATION # MM VS 21-0865</p>	<p>PLEASE PRINT NAME <u>Truett Gardner</u> MAILING ADDRESS <u>400 N. Ashley Dr #1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # MM VS 21-0865</p>	<p>PLEASE PRINT NAME <u>Matthew Femal</u> MAILING ADDRESS <u>655 N. Franklin St #150</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # MM VS 21-0865</p>	<p>PLEASE PRINT NAME <u>Abby Park</u> MAILING ADDRESS <u>655 N. Franklin St #150</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>

DATE/TIME: 10/18/21 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 21-0865	PLEASE PRINT NAME <u>Derek M. Seckinger</u> MAILING ADDRESS <u>12325 Terracina Chase Ct.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33620</u> PHONE <u>(813) 244-6112</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-690-0530</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>JOE CIMINO</u> MAILING ADDRESS <u>4260 W. LINDBAUGH AVE.</u> CITY TAMPA STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-610-1343</u>
APPLICATION # VS MM 21-0877	PLEASE PRINT NAME <u>Joel Tew</u> MAILING ADDRESS <u>35595 US Hwy 19 N. #921</u> CITY <u>Palm Harbor</u> STATE <u>FL</u> ZIP <u>34684</u> PHONE _____
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Travis THAYER</u> MAILING ADDRESS <u>21733 OTTS WAY</u> CITY <u>LAND O LAKES</u> STATE <u>FL</u> ZIP <u>34639</u> PHONE <u>813-917-9432</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 5 OF 7

DATE/TIME: 10/18/21 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>CHERYL AYRES</u> MAILING ADDRESS <u>18717 GERACI Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813 928 8848</u>
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APPLICATION # MM VS 21-0877	PLEASE PRINT NAME <u>Mary Ann Szejda</u> MAILING ADDRESS <u>18711 Geraci Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE _____
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APPLICATION # MM VS 21-0877	PLEASE PRINT NAME <u>Chuck Carnevale</u> MAILING ADDRESS <u>18109 Geraci Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE _____
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APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>JENNIFER RANKIN</u> MAILING ADDRESS <u>19014 CEDAR Ln</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-240 5492</u>
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APPLICATION # MM- 21-0877	PLEASE PRINT NAME <u>Barbara Brock</u> MAILING ADDRESS <u>1418 May St.</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>(813) 785-4663</u>
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APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Dryan Flynn</u> MAILING ADDRESS <u>2608 Wilson Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>772-633-5300</u>
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PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Bonnie Varon</u> MAILING ADDRESS <u>3302 Del Prado Ct</u> CITY <u>TRA</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-484-8954</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Edward Atzenhofer Atzenhoefer</u> MAILING ADDRESS <u>2308 W Bristol Av</u> CITY <u>Tempe</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-787-9118</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Robert Alexander</u> MAILING ADDRESS <u>2629 Wilson Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-368-7500</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Ann Marie Coats</u> MAILING ADDRESS <u>2618 Wilson Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-690-2339</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>MICHAEL HUSHEA</u> MAILING ADDRESS <u>18211 GRIFFITH RD</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-431-5979</u>
APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>Matthew Miller</u> MAILING ADDRESS <u>4260 W/ Lindahl Ave</u> CITY <u>Tempe</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-265-3130</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 7 OF 7

DATE/TIME: 10/18/21 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 21-0877	PLEASE PRINT NAME <u>David Franklin Faulkner</u> MAILING ADDRESS <u>2734 Conservatory Center Dr</u> CITY <u>TAMM</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-641-8168</u>
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APPLICATION # RZ 21-0961	PLEASE PRINT NAME <u>Michael Horner</u> MAILING ADDRESS <u>14502 N. Dale Mabrey Hwy</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962-2395</u>
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APPLICATION # RZ 21-0961	PLEASE PRINT NAME <u>Michael Yates</u> MAILING ADDRESS <u>PALM TRAFFIC 400 N TAMPA ST, 15th Floor</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 359 8311</u>
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: October 18, 2021

HEARING MASTER: Pamela Jo Hatley

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0113	Brian Grady	1. Revised staff report	Yes (Copy)
RZ 21-0113	Todd Pressman	2. Applicant presentation packet	No
MM 21-0865	Brian Grady	1. Revised staff report	Yes (Copy)
MM 21-0313	Brian Grady	1. Revised staff report	Yes (Copy)
MM 21-0313	Matt Newton	2. Applicant presentation packet	No
RZ 21-1220	Todd Pressman	1. Applicant presentation packet	No
MM 21-0877	Brian Grady	1. Revised staff report	Yes (Copy)
MM 21-0877	Kami Corbett	2. Applicant presentation packet	No
MM 21-0877	Steve Henry	3. Applicant presentation packet	No
MM 21-0877	Barbara Brock	4. Opposition presentation packet	No
MM 21-0877	Brian Flynn	5. Opposition presentation packet	No
MM 21-0877	Ann Marie Coats	6. Opposition presentation packet	No
RZ 21-0961	Michael Horner	1. Applicant presentation packet	No

OCTOBER 18, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 18, 2021, at 6:00 p.m., held virtually.

📄 Pamela Jo Hatley, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

📄 Brian Grady, Development Services, reviewed changes/withdrawals/continuances.

B.2.RZ 21-0110

📄 Brian Grady, Development Services, calls RZ 21-0110.

📄 Todd Pressman applicant rep, presents testimony.

📄 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/continued to December 13, 2021.

D.6. RZ 21-0962

📄 Brian Grady, Development Services, calls RZ 21-0962.

📄 Michael Horner applicant rep, presents testimony.

📄 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/continued to December 13, 2021.

📄 A.16.RZ Lark Ventures, LLC /KISS Properties, LLC / Royce Kroenke - Withdrew.

📄 Brian Grady, Development Services, continues review of changes/withdrawals/continuances.

📄 Pamela Jo Hatley, ZHM, overview of ZHM process.

📄 Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

📄 Pamela Jo Hatley, ZHM, Oath

📄 D.4. MM 21-0877 - will be heard by the BOCC on November 9, 2021, Recommendation due on November 1, 2021.

B. REMANDS


B.1.RZ 20-1266


- ☐ Brian Grady, Development Services, calls RZ 20-1266.
- ☐ Susan Finch, ZHM, introduction.
- ☐ Truett Gardner applicant rep, presents testimony.
- ☐ Jeff Lazenby, applicant rep, presents testimony.
- ☐ Susan Finch, ZHM, questions to applicant rep.
- ☐ Truett Gardner, applicant rep, answers ZHM questions.
- ☐ Brian Grady, Development Services, staff report.
- ☐ Jillian Massey, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents/opponents.
- ☐ Dennis Fackler, opponent, presents testimony.
- ☐ Zoe Fackler, opponent, presents testimony. Made a note on the sign-in sheet about exhibits but did not submit any documents.
- ☐ Susan Finch, ZHM, questions to Development Services Staff, Transportation.
- ☐ James Ratliff, Development Services Staff, Transportation, answers ZHM question.
- ☐ Susan Finch, ZHM, calls for applicant rep.
- ☐ Truett Gardner, applicant rep, provides rebuttal.
- ☐ Susan Finch, ZHM, calls for Development Services/closes RZ 20-1266.

C. REZONING STANDARD (RZ-STD):


C.1. RZ 21-0985


- ☐ Brian Grady, Development Services, calls RZ 21-0985.
- ☐ Carlos Fuentes, applicant rep, presents testimony.
- ☐ Chris Grandlienard, Development Services, staff report.


 Jillian Massey, Planning Commission, staff report.


 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep closes RZ 21-0985.


C.2. RZ 21-1085

 Brian Grady, Development Services, calls RZ 21-1085.


 Anh Nguyen applicant rep, presents testimony.


 Isis Brown, Development Services, staff report.


 Jillian Massey, Planning Commission, staff report.


 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1985.


C.3. RZ 21-1099


 Brian Grady, Development Services, calls RZ 21-1099.


 Ruth Londono, applicant rep, presents testimony.


 Isis Brown, Development Services, staff report.


 Jillian Massey, Planning Commission, staff report.


 Pamela Jo Hatley, ZHM, calls for proponents/opponents.


 Robert Briesacher, opponent, presents testimony.


 Marcio Vieira opponent, presents testimony.


 Pamela Jo Hatley, ZHM, calls for Development Services.


 Brian Grady, Development Services, presents rebuttal.

 Pamela Jo Hatley, ZHM, questions to Development Services.

 Brian Grady, Development Services, answers ZHM questions.

 Pamela Jo Hatley, ZHM, calls for applicant rep.

 Ruth Londono, applicant rep, presents rebuttal.

 Pamela Jo Hatley, ZHM, questions to applicant rep.

☐ Ruth Londono, applicant rep, answers ZHM questions and continues rebuttal.

☐ Pamela Jo Hatley, ZHM, closes RZ 21-1099.

C.4. RZ 21-1220

☐ Brian Grady, Development Services, calls RZ 21-1220.

☐ Todd Pressman, applicant rep, presents testimony and submits exhibits.

☐ Pamela Jo Hatley, ZHM, questions to applicant rep.

☐ Todd Pressman, applicant rep, answers ZHM questions.

☐ Brian Grady, Development Services, responds to ZHM.

☐ Chris Grandlienard, Development Services, staff report.

☐ Jillian Massey, Planning Commission, staff report.

☐ Pamela Jo Hatley, ZHM, questions to Planning Commission.

☐ Jillian Massey, Planning Commission, answers ZHM questions.

☐ Pamela Jo Hatley, ZHM, calls for proponents.

☐ Jacob Goldstein, proponent, presents testimony.

☐ Todd Pressman, applicant rep, called point of order.

☐ Pamela Jo Hatley, ZHM, calls for opponent/Development Services/applicant rep.

☐ Todd Pressman, applicant rep, presents rebuttal.

☐ Pamela Jo Hatley, ZHM, closes RZ 21-1220.

☐ Pamela Jo Hatley, ZHM, breaks.

☐ Pamela Jo Hatley, ZHM, resumes hearing.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 21-0113

☐ Brian Grady, Development Services, calls RZ 21-0113.

☐ Todd Pressman, applicant rep, presents testimony and submits exhibits.

Steve Beachy, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0113.

D.2. MM 21-0313

Brian Grady, Development Services, calls MM 21-0313.

Matt Newton, applicant rep, presents testimony and submits exhibits.

Tim Lampkin, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-0313.

D.3. MM 21-0865

Brian Grady, Development Services, calls MM 21-0865.

Pamela Jo Hatley, ZHM, Oath.

Truett Gardner, applicant rep, presents testimony.

Matthew Femal, applicant rep, presents testimony.

Abby Park, applicant rep, presents testimony.

Truett Gardner, applicant rep, continues testimony.

Tim Lampkin, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents.

Derrick Seckinger, proponent, presents testimony.

Pamela Jo Hatley, ZHM, calls for opponents/Development Services.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Matthew Femal, applicant answers ZHM questions.

Truett Gardner, applicant rep, provided rebuttal.

Pamela Jo Hatley, ZHM, closes MM 21-0865.

D.4. MM 21-0877

Brian Grady, Development Services, calls MM 21-0877.

Kami Corbett, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, Oath

Kami Corbett, applicant rep, continues testimony.

Steve Henry, applicant rep, presents testimony.

Joe Simono, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Joe Cimino, applicant rep, answers ZHM questions and continues testimony.

Michelle Heinrich, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents.

Brian Grady, Development Services, will be heard by the BOCC on November 9, 2021, Recommendation due on November 1, 2021.

Joel Tew, proponent, presents testimony.

Travis Thayer, proponent, presents testimony.

Cheryl Ayres, proponent, presents testimony.

Mary Ann Szeja, proponent, presents testimony.

Chuck Carnevale, proponent, presents testimony.

Jennifer Rankin, proponent, presents testimony.

Pamela Jo Hatley, ZHM, calls for opponents.

Barbara Brock, opponent, presents testimony and submits exhibits.

MONDAY, OCTOBER 18, 2021

- ☐ Bryan Flynn, opponent, presents testimony and submits exhibits.
- ☐ Bonnie Varon, opponent, presents testimony.
- ☐ Edward Atzenhoefer, opponent, presents testimony.
- ☐ Robert Alexander, opponent, presents testimony.
- ☐ Ann Marie Coats, opponent, presents testimony and submits exhibits.
- ☐ Michael Huskey opponent, presents testimony.
- ☐ Pamela Jo Hatley, ZHM, calls for Development Services.
- ☐ Pamela Jo Hatley, ZHM, questions to Development Services.
- ☐ Richard Perez, Development Services, Transportation, answers ZHM questions.
- ☐ Pamela Jo Hatley, ZHM, questions to Development Services.
- ☐ Brian Grady, Development Services, answers ZHM questions.
- ☐ Pamela Jo Hatley, ZHM, calls for applicant rep.
- ☐ Kami Corbett, applicant rep, provides rebuttal.
- ☐ Matthew Miller, applicant rep, provides rebuttal.
- ☐ David Faulkner, applicant rep, provides rebuttal.
- ☐ Joe Cimino, applicant rep, provides rebuttal.
- ☐ Kami Corbett, applicant rep, provides rebuttal.
- ☐ Pamela Jo Hatley, ZHM, closes MM 21-0877.

D.5. RZ 21-0961

- ☐ Brian Grady, Development Services, calls RZ 21-0961.
- ☐ Michael Horner, applicant rep, presents testimony and submits exhibits.
- ☐ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ☐ Michael Horner, applicant rep answers ZHM questions.

MONDAY, OCTOBER 18, 2021

📄 Cameron Clark, Assistant County Attorney, answers ZHM questions and questions to applicant rep.

📄 Michael Horner, applicant rep, answers Assistant County Attorney.

📄 Brian Grady, Development Services, responds to Assistant County Attorney and ZHM.

📄 Cameron Clark, Assistant County Attorney, responds to ZHM.

📄 Michael Yates, applicant rep, presents testimony.

📄 Michelle Heinrich, Development Services, staff report.

📄 Jillian Massey, Planning Commission, staff report.

📄 Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services.

📄 Pamela Jo Hatley, ZHM, called applicant rep.

📄 Michael Horner, applicant rep, answers ZHM questions.

📄 Pamela Jo Hatley, ZHM, closes RZ 21-0961.

ADJOURNMENT

📄 Pamela Jo Hatley, ZHM, adjourns the meeting at 10:33 p.m.

PD Modification Application MM 21-0865

Zoning Hearing Master Date:

10/18/2021

BOCC Land Use Meeting Date:

12/14/2021



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: T. Truett Gardener and Gardner
Brewer Martinez Monfort, P.A.

FLU Category: UMU-20

Service Area: Urban

Site Acreage: 11.74 acres

Community Plan Area: Riverview

Overlay: None

Request Major Modification to PD 16-0209



Existing Approvals:

PRS 16-0209, MM 15-0172, PD 11-0415

PRS 16-0209 was approved for a maximum of 40,000-square-feet of floor space for CG (Commercial, General) uses on the eastern portion of the site, excluding gas stations, of which a maximum of 15,000 square feet may be utilized for fast food restaurants. The western portion was to be utilized for passive agricultural uses, storm water management and/or flood plain compensation.

Proposed Modifications:

The applicant is seeking a major modification to the existing Planned Development (PD) 16-0209. The development intent includes a multi-family residential development with 211 units based on 10.57 acres at 20 units per acre. The project also proposes a 1.17-acre community dog park located on the western portion of the unified development. The residential building will adhere to a maximum of 300,000 square feet of residential, as well as a maximum height of 58 feet above the base floor elevation and up to four (4) stories.

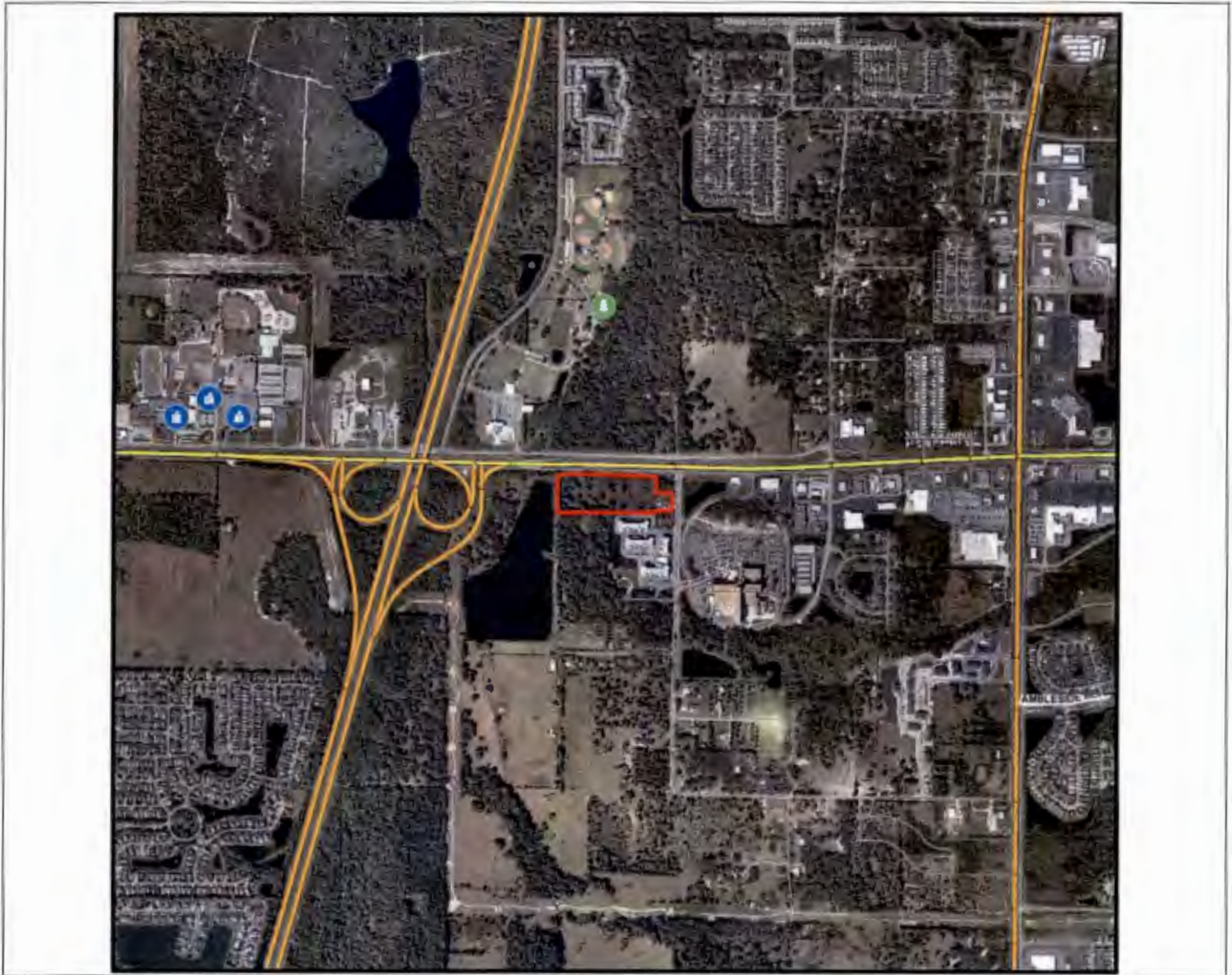
Additional Information:

PD Variations	Variation to Section 6.06.06 to allow a 5-foot buffer Type A screening in-lieu of a 20-foot buffer with Type B screening on the north side of folio 77734.0000.
Waivers	Waiver of additional setback of 2 feet for every foot over 20 feet for the front, rear and side yard setbacks.
Planning Commission Recommendation	Planning Commission staff finds the proposal consistent with the Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.
Development Services Department Recommendation	Staff finds the proposal APPROVABLE, with conditions.

Application No. MM 21-0865
 Name: Brian Grady
 Entered at Public Hearing: ZHM
 Exhibit # 1 Date: 10/18/21

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



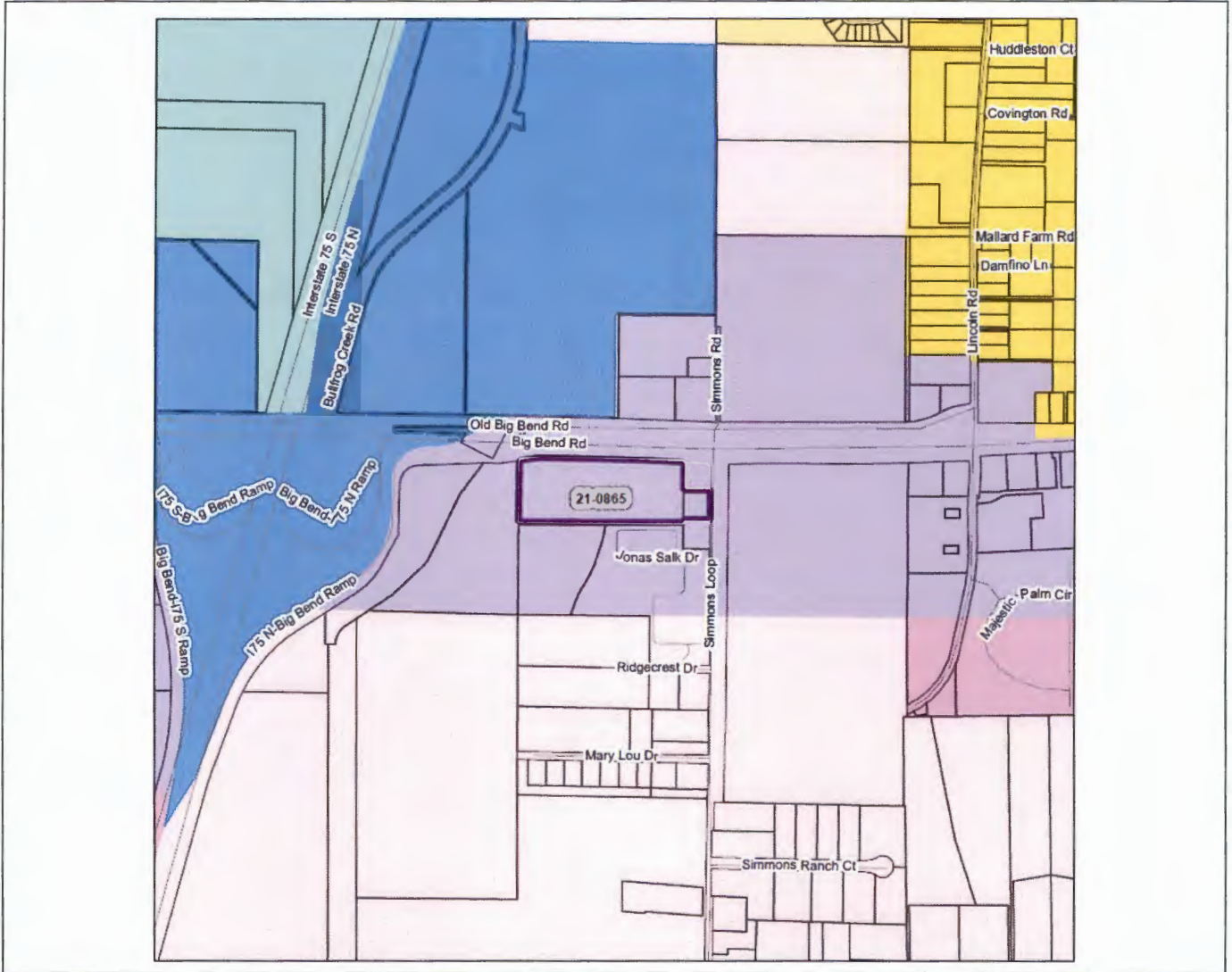
Context of Surrounding Area

The subject site is located off Big Bend Road approximately 900 feet to the west of the subject site is the on/off-ramp to I-75. The site is in the Urban Service Area and within the limits of the Riverview and Southshore Areawide Systems Community Plans. The surrounding area includes a mix of uses including:

- To the northeast is a vacant Commercial, General (CG) zoned property,
- A hospital and medical offices (St. Joseph's Hospital – South) to the east across Simmons Loop,
- A Planned Development (PD 15-0172) to the south was approved for a 400-unit multi-family development,
- To the west is zoned Agricultural Rural (AR) developed with an artificial lake (retention pond) to the west, and
- A County park directly north across Big Bend Road, and northeast across Big Bend Road is vacant agriculturally zoned properties.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category Description:

The site is designated UMU-20 (Urban Mixed Use – 20) on the Future Land Use Map. UMU-20 allows residential, regional commercial, offices, business parks, research park, light industrial, multi-purpose, and mixed-use development. Projects that are 10 acres or greater within the Urban Mixed Use-20 future land use classification must demonstrate a mix of land uses in accordance with Comprehensive Plan Policy 19.1.

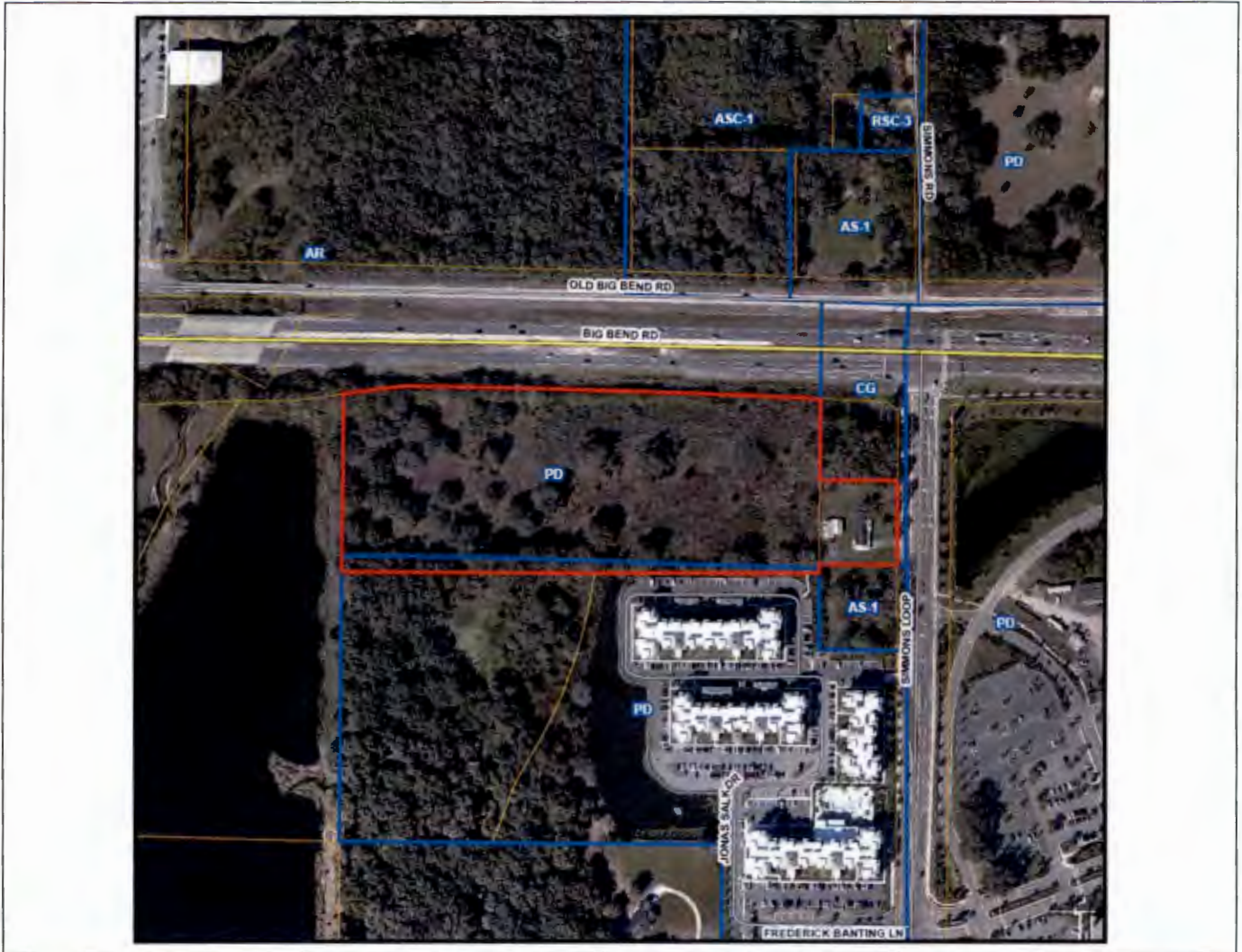
Maximum FAR: 1.0

Maximum Density: 20 dwelling units per acre.

The UMU-20 (Urban Mixed Use – 20) Future Land Use category is located north, south, east and west of the subject property. Further southeast of the site is Community Mixed Use-12 (CMU-12). Along the northside of Big Bend Road there is Residential-6 (RES-6) and Office Commercial-20 (OC-20).

2.0 LAND USE MAP SET AND SUMMARY DATA

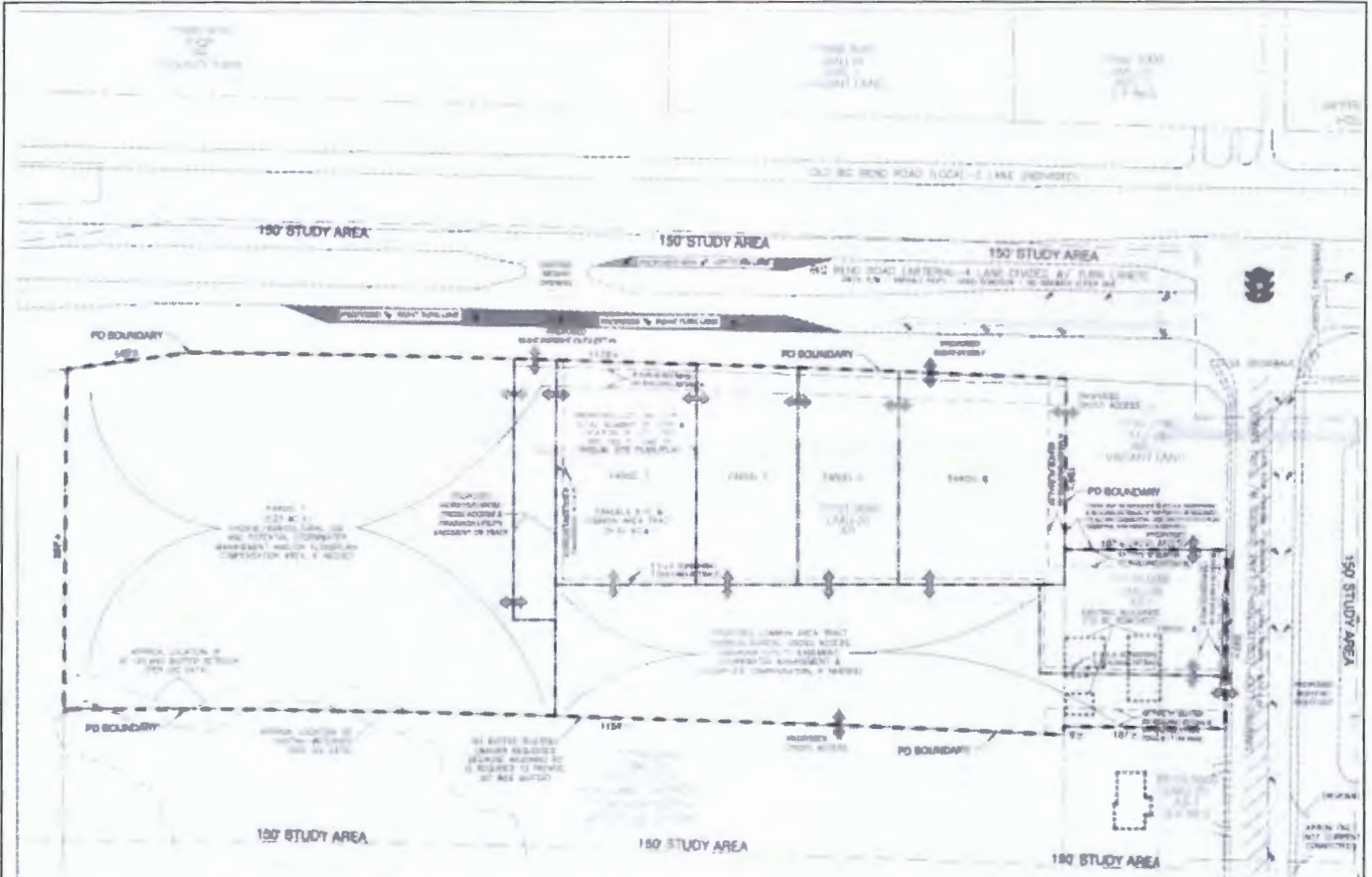
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	AR, PD 04-1820, RSC-2, ASC-1, AS-1	UMU-20 (Urban Mixed Use – 20)	PD FAR: 0.40 ASC-1: 53,560 sq. ft.	Park, Agriculture, SF	Vance Vogel Park & Vacant
South	PD 15-0172	UMU-20 (Urban Mixed Use – 20)	PD: max. 400 multi-family units	Multi-family apartment buildings	Multi-family apartment buildings
West	AR	UMU-20 (Urban Mixed Use – 20)	Retention Pond	Retention Pond	Retention Pond
East	PD 17-0501	UMU-20 (Urban Mixed Use – 20)	FAR: 0.29 (excluding energy plant)	Hospital, medical offices and accessory medical uses.	Hospital, medical offices and accessory medical uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan

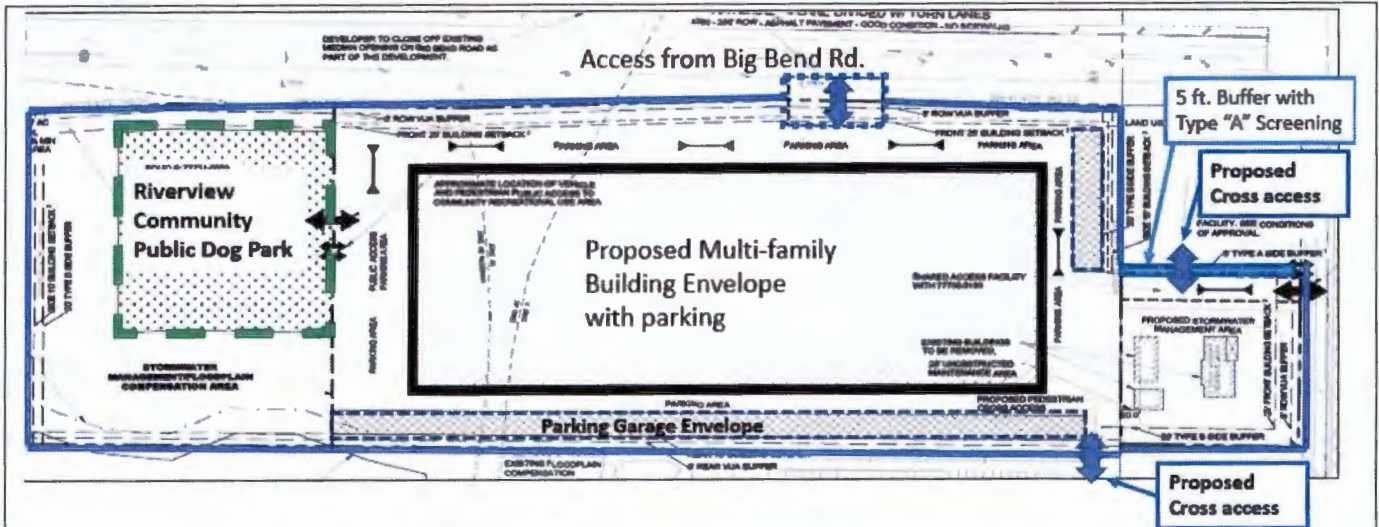


PROPOSED USE(S): PARCELS A-E: BUSINESS AND COMMERCIAL USES AND/OR OFFICE AND PROFESSIONAL SERVICES USES, AS ALLOWED WITHIN THE "CG" ZONING DISTRICT (LIMITED TO A MAXIMUM OF 15,000 SF OF FAST-FOOD RESTAURANT(S))
 PARCEL F: AS ALLOWED WITHIN THE "AR" ZONING DISTRICT

- PERIMETER SETBACKS**
- FRONT (NORTH): 30' (MIN, FROM BIG BEND RD)
 - FRONT (EAST): 30' (MIN, FROM SIMMONS LOOP)
 - SIDE (EAST): 20' (MIN, FROM FOLIO #77730.0100) / MAY BE REDUCED TO 5' (MIN), IF THE PARCEL IS REZONED TO ALLOW COMMERCIAL USES PRIOR TO SITE PLAN SUBMITTAL FOR PARCELS A AND/OR B.
 - SIDE (WEST): N/A, UNLESS PARCEL F IS DEVELOPED, THEN SETBACKS SHALL BE PER "AR" ZONING STANDARDS
 - REAR (SOUTH): N/A - NOT REQUIRED FOR COMMON AREA TRACT
- INTERNAL SETBACKS (BETWEEN PROPOSED PARCELS WITHIN THE PD)**
- SIDE/REAR: 5' (MIN)
- BUILDING HEIGHT:** 50' MAX (AN ADDITIONAL SETBACK OF 2' FOR EVERY 1' OF HEIGHT OVER 20' SHALL BE ADDED TO PERIMETER SETBACK WHERE ABUTTING A RESIDENTIAL DISTRICT)

2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan



PROPOSED DEVELOPMENT STANDARDS

PERIMETER BUILDING SETBACKS

- FRONT (NORTH): 25' (MIN, FROM BIG BEND RD) (2)
- FRONT (EAST): 25' (MIN, FROM SIMMONS LOOP) (2)
- SIDE (EAST): 10' (MIN, FROM FOLIO #77730-0100) (2)
- SIDE (WEST): 10' (MIN, FROM FOLIO #51514-5000) (2)
- REAR (SOUTH): 15' (MIN, FROM FOLIO #7773-0200) (2)

PERIMETER BUFFERING

- FRONT (NORTH): 8' VUA (FROM BIG BEND)
- FRONT (EAST): 8' VUA (FROM SIMMONS LOOP)
- SIDE (NORTH): 5' TYPE A (FROM FOLIO #77730-0100) (1)
- SIDE (EAST): 20' TYPE B (FROM FOLIO #77730-0100)
- SIDE (WEST): 20' TYPE B (FROM FOLIO #51514-5000)
- REAR (SOUTH): 8' VUA (FROM FOLIO #7773-0200)

PROPOSED USE INFORMATION

PROPOSED BUILDING USE (20 DU PER ACRE)	10.57 AC * 20 = 211 DWELLING UNITS
PROPOSED DOG PARK USE	1.17 AC (MIN. 10% OF TOTAL SITE AREA)

The site plan depicts a single envelope for the location of the proposed multi-family buildings with parking, and proposed stormwater management and/or floodplain compensation areas on both the eastern and the western portions of the site. The west of the development is a proposed public dog park.

There are two access points, one located on Big Bend Road and another on Simmons Loop.

2.5 Variation Requested

The applicant has requested a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements. Per LDC Section 6.06.06, the proposed residential use would require a 20-foot buffer with Type B screening against the adjacent CG zoned parcel to the north (folio no. 77730.0100). The applicant is requesting a variation of this requirement due to the proposed driveway access to Simmons Loop (shown in blue highlighter in the "Proposed Site Plan"). In lieu of the landscape buffer, the applicant proposes a 5-foot buffer with Type "A" screening which will provide both screening and access. There will be no buffer or screening at the proposed cross access between the CG parcel and the development.

Staff has reviewed the justification statement submitted by the applicant for the variations and finds they meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

APPLICATION NUMBER: PD 21-0865

ZHM HEARING DATE: October 18, 2021

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Tim Lampkin

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
Big Bend Rd.	County Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
Simmons Loop	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" 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 Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9,701	424	395
Proposed	1,258	87	104
Difference (+/-)	(-) 8,443	(-) 337	(-) 291

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

Notes: The connection to Simmons Loop also serves as a Shared Access Facility and required vehicular and pedestrian cross access to the folio to the north.

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	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	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.
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Per the applicant's site plan, the site contains 1 acre of environmentally sensitive land. This constitutes less than 25% of the site and therefore density calculations are done without the use of the Environmentally Sensitive Land Credit.
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
Public Facilities:			
Transportation <input type="checkbox"/> Design Exception Requested <input checked="" type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" 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 checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.

Impact/Mobility Fees

The project area is located in the Urban Service Area. An 8-inch water main is available approximately 120 feet from the site and is located within the east Right-of-Way of Simmons Loop . The property lies within the Hillsborough County Wastewater Service Area. A 4-inch wastewater force main exists adjacent to the site and is located within the west Right-of-Way of Simmons Loop.

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 3+ story)

Mobility: \$3,891 * 235 units = \$914,385

Parks: \$1,316 * 235 units = \$309,260

School: \$3,891 * 235 units = \$914,385

Fire: \$249 * 235 units = \$ 58,515

Total Multi-Family (3+ story) = \$2,196,545

Project Summary/Description:

Urban Mobility, South Park/Fire - 235 Multi-Family Units (two 4-story buildings).

Credit for prior structures may be eligible.

Comprehensive Plan:

Planning Commission

Meets Locational Criteria N/A

Locational Criteria Waiver Requested

Minimum Density Met N/A

Inconsistent

Consistent

N/A

Yes

No

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The request is to modify Planned Development (PD) 16-0209, associated with two parcels totaling approximately 11.74 acres. The previous PD 16-0209 was approved for up to 40,000 square feet of business and commercial, general uses and/or office and professional services, as allowed within the CG zoning district (limited to a maximum of 15,000 square feet of fast-food restaurants). The applicant proposes a change in use to multi-family development of 211 residential units located on 10.57-acres with a community dog park, located on the 1.17 acres located to the west of the multi-family building. The community dog park will be owned and maintained by the multi-family apartment complex.

The site is located west of the Big Bend Road and Simmons Loop intersection and is predominantly surrounded by residential with nearby medical uses, and vacant land. The underlying future land use (FLU) category of the subject parcel is Urban Mixed Use – 20 (UMU-20). The subject area consists of two parcels.

- The property is located just east of Interstate-75 within the Riverview Community Base Planning Area,
- Within the Urban Service Area,
- Residential as well as neighborhood serving uses such as a hospital and a park to the northwest across Big Bend Road.

The existing PD 16-0209 requires a 30-foot front setback and allows a 50-foot maximum building height. The current application is proposing a 25-foot front setback and a maximum 58-foot building height with a maximum of 4 stories. The applicant requests a waiver of additional setback of 2 feet for every foot over 20 feet to allow a 25-foot front yard setback, a 15-foot rear yard setback, and a 10-foot setback on the east side yard. Staff finds the waiver request supportable.

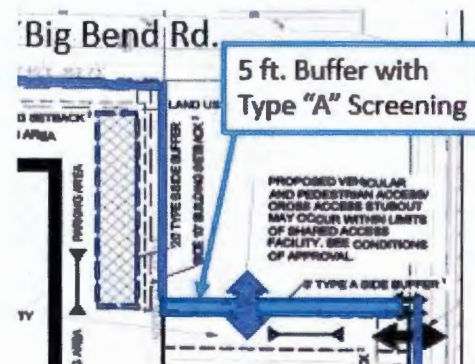
Pedestrian cross-access is proposed along the southern property line to the existing multi-family development. Vehicular access is provided via a right-in/right-out driveway on Big Bend Road as well as another right-in/right-out along Simmons Loop. Future cross access is delineated for the adjacent commercially zoned parcel located to the north of the subject parcel. See Transportation Review Comment Sheet for additional transportation review comments and analysis.

The application requests a variation to Land Development Code Parts 6.06.00 (Landscaping/Buffering) to allow driveway access to Simmons Loop. In lieu of the landscape buffer, the applicant proposes a 5-foot buffer with Type "A" screening which will provide both screening and access. The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

As reflected in the recommended conditions of approval in this report, staff does not object to the requested variation. The hearing master's recommendation for this application is required to include a finding on whether the requested variation meets the criteria for approval, per LDC Section 5.03.06.C.6.

5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. The request would encourage residential development that complements the surrounding character and promotes housing diversity in the Riverview Community Plan area. In compliance with Future Land Use Element (FLUE) Policy 19.1, the applicant is proposing a secondary use that constitutes ten percent of the unified site development. Staff finds the request **APPROVABLE** with conditions, based on the above.



6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted September 28, 2021.

- ~~1. Parcels A through E shall be limited to a combined total of 40,000 square feet of floor space for C-G (Commercial, General) district uses in the manner allowed by the Land Development Code the date of rezoning approval, excluding gas stations, subject to the following restrictions:~~
 - ~~1.1 No more than 15,000 square feet of floor space shall be utilized for fast food restaurants. The floor space may be apportioned among the parcels at the discretion of the developer. Each site development plan that is submitted shall include a table tracking all previous development approvals in the PD by floor space and use.~~
1. Development in Parcels A through E shall be limited to 211 units of multi-family residential, with a 1.17-acre community dog park located on the western portion of the unified site plan.
2. Development shall comply with the following standards:
 - Minimum parcel size: 10,000 square feet.
 - Minimum parcel width: 75 feet.
 - Minimum building setbacks: ~~30~~ 25 feet from Big Bend Road and Simmons Loop Road rights-of-way, measured from the interior edge of right-of-way preservation areas where required; ~~five~~ feet from the internal project roadway, except that on the west side of Parcel E an eight-foot setback from the roadway shall be required; five feet from interior parcel lines; and five feet where adjacent to parcel folio 77730.0100 if no buffer area is required pursuant to Condition 5.3.
 - Maximum building height: ~~50~~ 58 feet.
 - Maximum impervious area: 70 percent project wide.
 - Vehicle Use Area Buffer: 8-foot buffer along Big Bend Road and Simmons Loop
8-foot buffer along Rear Yard adjacent to folio no. 77730.0200.
- ~~3. Interior lot lines between Parcels A through E shown on the general site plan may be moved and/or parcels may be consolidated at the discretion of the developer, subject to the minimum parcel dimensions in Condition 2. However, the western and southern boundary of the parcels shall strictly conform to the general site plan.~~
- ~~4. Parcel F shall be limited to passive agricultural uses, storm water management and/or floodplain compensation area. Buildings shall be subject to the standards of the AR zoning district.~~
3. Buffering and screening between uses shall be provided in accordance with the requirements of LDC Section 6.06.06, except as follows:
 - ~~5.1 No buffering or screening shall be required between parcels within the project.~~
 - ~~5.2 3.1~~ No buffering or screening shall be required on the south project boundary where adjacent to PD 11-0415.
 - ~~5.3 3.2~~ No buffering and or screening shall be required adjacent to the southern boundary of parcel folio 77730.0100 shall include a 5-foot buffer with type "A" screening. if that parcel has been rezoned for commercial and/or office uses prior to the submittal of initial site development plans for Parcels A and/or B.

4. Buffering and screening for off-street vehicular use areas shall be provided in accordance with the requirements of LDC Section 6.06.04, ~~except that the requirements of Section 6.06.04.E.1 shall not apply between Parcels A through E.~~
5. An evaluation of the property by Natural Resources staff has identified a number of mature trees that may include grand oaks. The potential stature of these trees warrants every effort to minimize their removal. The developer is encouraged to consult with Natural Resources staff for design input addressing these trees prior to submittal of initial site development plans.
6. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
7. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
8. This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.
9. Water distribution system improvements will need to be completed prior to connection to the County's water system. No building permits that would create demand for water service shall be issued until either the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation or until June 1, 2022, whichever occurs first.
10. As pedestrian cross-access is required between this and the adjacent project to the south, the developer shall construct a minimum a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the existing pedestrian cross-access (sidewalk) stubout, which was previously constructed within folio 77730.0220. Given the need for public access through the project given the proposed publicly accessible dog park, such connection shall be ungated. Prior to the issuance of any commercial building permits, the developer shall provide a paved roadway stub out to the southern boundary of the PD to accommodate vehicular and pedestrian cross access with adjacent PD 11-0415, except as otherwise provided below. Relocation of the cross access shall require minor modification approval for both PDs.
 - 10.1 If at the time of initial site development plan approval for the commercial portion of the project there is unexpired site development approval in place for Option 5 of adjacent PD 11-0415, the developer shall provide, prior to the issuance of any commercial building permits, a paved sidewalk to the southern boundary of the PD to accommodate pedestrian cross access with PD 11-0415. In such case, the developer shall not be required to provide a paved roadway stubout.
11. Prior to the issuance of building permits for Parcel A, the developer shall provide a paved stubout to the north parcel line to accommodate cross access with the adjacent property.
12. Prior to the issuance of building permits for Parcel B, the developer shall provide a paved stubout to the east parcel line to accommodate cross access with the adjacent property.

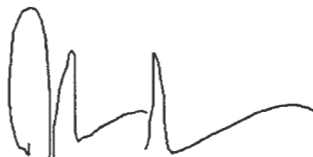
- ~~13. The developer shall be required to modify the existing median opening at the project's western driveway on Big Bend Road to allow for right-in/right-out/left-in movements. The developer shall also construct a westbound left turn lane at this modified median opening.~~
- ~~14. The developer shall construct right turn lanes at each project driveway.~~
- ~~15. The developer shall be required to extend the existing eastbound left turn lane at the intersection of Big Bend Road and Simmons Loop Road to accommodate U turning vehicles from the project.~~
- ~~16. The developer shall be required to extend the existing westbound left turn lane at the intersection of Big Bend Road and Simmons Loop Road to accommodate project traffic entering the site from Big Bend Road.~~
- ~~17. The Hillsborough County MPO's 2040 Long Range Transportation Plan identifies Simmons Loop Road as a 2-lane undivided roadway. Simmons Loop Road is shown on the Hillsborough County Corridor Preservation Plan as a 2-lane roadway. As such, consistent with the Hillsborough County Corridor Preservation Plan, up to 14 feet of additional right-of-way shall be preserved along the project's Simmons Loop Road frontage in order to accommodate a 2-lane collector roadway within 64 feet of right-of-way. If right-of-way is so preserved, the western boundary of the commercial portion of the project, including access drive and common use area, may be moved westward an equal amount.~~
- ~~18. Prior to site plan submittal, the applicant shall submit a traffic analysis (methodology approved by Hillsborough County) identifying the length of the required 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.~~
11. The project shall be permitted one (1) right-in/ right-out connection onto Simmons Loop, and one (1) right-in/right-out connection onto Big Bend Rd. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, in the event the right-in/right-out driveway on Big Bend Rd. is being found to cause or contribute to unsafe conditions on Big Bend Rd. or operational issues at the I-75 and Big Bend Rd. interchange, the property owner shall be required (upon written request by Hillsborough County) to propose corrective measures, which could include but shall not be limited to revised onsite operational plans, revised site design, and/or changes to the external roadway/driveway access. Such measures will be subject to the review and approval of Hillsborough County. In the event an agreement on suitable corrective measures cannot be reached, Hillsborough County may require closure of the Big Ben Rd. access, which shall be at the property owners' sole cost and expense.
12. As generally shown on the PD site plan, the Big Bend Rd. access shall be located a minimum of 400 feet and a maximum of 500 feet west of the Big Bend Rd. and Simmons Loop intersection, and the project access may occur anywhere within this area.
13. As generally shown on the PD site plan, those portions of the internal project driveway and sidewalk system to Simmons Loop that runs along the southern boundary of folio 77730.0100 shall be considered a Shared Access Facility with folio 77730.0100. Prior to or concurrent with the initial increment of development, the developer shall record in the Official Records of Hillsborough County a construction easement and any other easement necessary to permit the owner/developer of folio 77730.0100 to construct an utilize the required Shared Access Facility upon (re)development of the adjacent properties without further consultation. The design and location of all connections shall be subject to the review and approval of Hillsborough County.

14. Since the developer is proposing a publicly accessible dog park which will be privately owned and maintained by the property owner, public access to the property must be ensured. As such, prior to or concurrent with the initial increment of development, the developer shall record in the Official Records of Hillsborough County a public access easement over the sidewalks and driveways which connect the proposed publicly accessible dog park with both vehicular and pedestrian entrances to the project (i.e. Big Bend Rd. and Simmons Loop) as well as the pedestrian cross access connection along the project's southern boundary.
15. The internal driveway throat for the Big Bend Rd. access shall be free of parking spaces, internal connections or other conflicts for a minimum of distance of 150 feet.
16. The developer shall construct the following site access improvements:
- 16.1 The Big Bend. Rd. driveway connection shall be designed with a minimum radius of 50 feet; and,
 - 16.2 The developer shall close the existing westbound directional median opening on Big Bend Rd. (located approximately 750 feet west of the intersection of Big Bend Rd. and Simmons Loop).
17. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. 18. 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.
- ~~10.~~ 19. 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.
- ~~11.~~ 20. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

1.1 SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH COUNTY \$ITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Oct 11 2021 07:51:30

APPLICATION NUMBER: PD 21-0865

ZHM HEARING DATE: October 18, 2021

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Tim Lampkin

7.0 ADDITIONAL INFORMATION

APPLICATION NUMBER: PD 21-0865

ZHM HEARING DATE: October 18, 2021

BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Tim Lampkin

8.0 FULL TRANSPORTATION REPORT



**PARTY OF
RECORD**

NONE