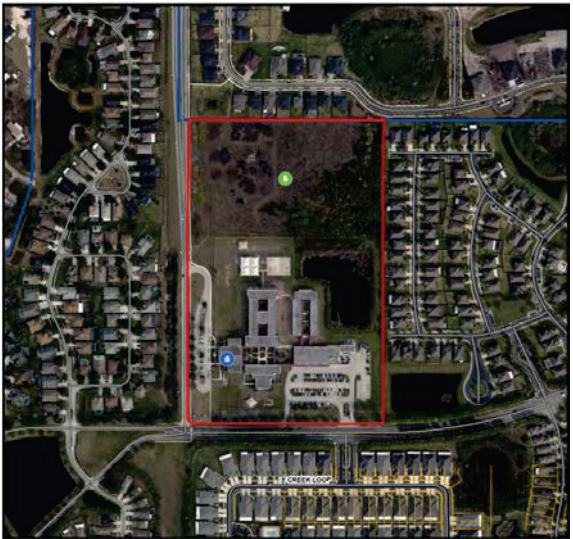


1.0 APPLICATION SUMMARY

Applicant: Isabelle Albert, Halff Associates
 FLU Category: Residential-4 (RES-4)
 Service Area: Urban
 Site Acreage: 26.13 acres
 Community Plan Area: Brandon
 Overlay: None
 Request: Minor Modification to PD



Introduction:

PD 85-0139 (PRS 20-1307) is 794 acres under a regulatory site plan encompassing a combination of single-family, multi-family, and commercial uses, as well as public uses. The area subject to this PRS request is P3 and P4 only, comprising 26.13 acres (shown on Figure 1 located on page entitled, "2.3 Approved Site Plan") of public uses including an elementary school and park area.

Existing Approval(s):	Proposed Modification(s):
Condition no. 13 of PRS 20-1307, which allows for "one elementary school" on a 15.97-acre property approved for a school ("P3 School").	1. Expand the grade levels from a <u>K thru 4</u> elementary school to a <u>K thru 8</u> elementary and middle school campus. <ul style="list-style-type: none"> a. Add a school building along the western portion of the site to accommodate the expanded student population.
Existing student population capacity is 972 seats.	2. Proposed increase of 594 seats for a total of 1,566 seats.
A 10.16-acre property designated "P4 Neighborhood Park".	3. Add community use facilities (15,000 square feet) including a track & field, outdoor play area and recreational facility to utilize it for a joint use between the school and public.

Proposed Modification(s):

The School Board of Hillsborough County requests to modify condition no. 13 of PRS 20-1307, which allows for “one elementary school.” The applicant proposes to modify the school (Collins Elementary School) by expanding the grade levels from a **K thru 4** elementary school to a **K thru 8** elementary and middle school campus. The applicant also proposes adding a school building along the western portion of the site to accommodate the expanded student population. The area of modification is for the 15.97-acre property approved for the school (“P3 School”) and the 10.16-acre property designated “P4 Neighborhood Park”. The applicant also proposes community use facilities including a track & field, outdoor play area and recreational facility to utilize the neighborhood park for a joint use between the school and public for a total project area encompassing approximately 26.13 total acres.

Staff finds the proposal meets the overall intent of the Hillsborough County Interlocal Agreement for School Facilities Planning, Siting and Concurrency adopted August 23, 2016. As outlined in greater detail in the compatibility section, the proposal is consistent with Section 3.1.2, School Facilities Location Considerations, which recommends when possible, that existing schools be expanded or renovated to support community redevelopment and revitalization. The proposal also meets the intent regarding the location of the multi-use community facilities within the neighborhood park and the intent that schools become a focal point for developments via improvements including parks and related recreational uses. Adequate infrastructure to serve the facility will be in place, pursuant to the results of the School Board’s site analysis and recommended conditions of approval.

Additional Information:

PD Variations	None requested.
Waiver(s) to the Land Development Code	None requested.

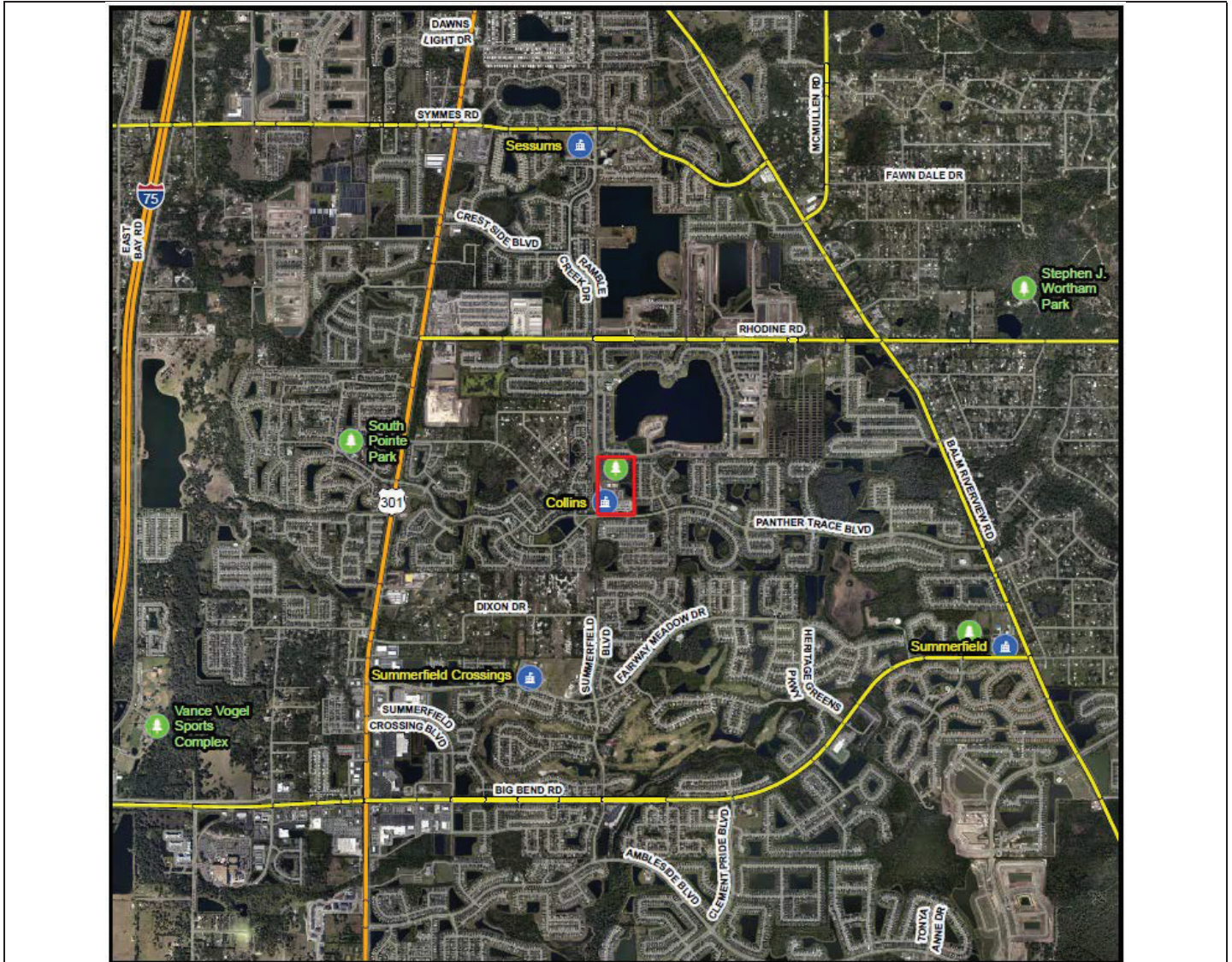
Planning Commission Recommendation	The Planning Commission had no comments.
Development Services Department Recommendation	Approvable, with conditions.

Previous Approvals:

PD 85-0139 (PRS 20-1307) is 794 acres under a regulatory site plan.
 Additional PRS: 08-0792, 04-0957, 03-1579, 08-1011, 02-1192, 00-1332, 99-1366, 90-0068, 87-0088, 14-0610
 Additional MM: 09-1094, 16-1207

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The property located to the south, east and west is subject to the conditions of approval for PD 85-0139 (PRS 20-1307) and is located within 794 acres under a regulatory site plan (PD 85-0139) encompassing a combination of single-family, multi-family, and commercial uses, as well as public uses including an existing elementary school campus on the subject property. To the west of the subject site are single-family homes. East of the subject property is developed with single-family residential. South of the property is designated for multi-family and developed with duplex villas. Development north of the vacant park area (folio no. 77435.0020) consists of single-family homes and subject to PD 04-1593 (16-1353).

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning	Allowable Use:	Existing Use:
North	PD 04-1593 (PRS 16-1353)	Single family consistent with RSC-9 standards	Residential	Residential: Single-family
South	PD 85-0139 (PRS 20-1307)	MF III: 18 dwelling units per acre	Residential	Residential: Duplex villas
East	PD 85-0139 (PRS 20-1307)	MF III: 18 dwelling units per acre	Residential	Residential: Single-family
West	PD 85-0139 (PRS 20-1307)	M II: 14 dwelling units per acre	Residential	Residential: Single-family

2.0 LAND USE MAP SET AND SUMMARY DATA

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

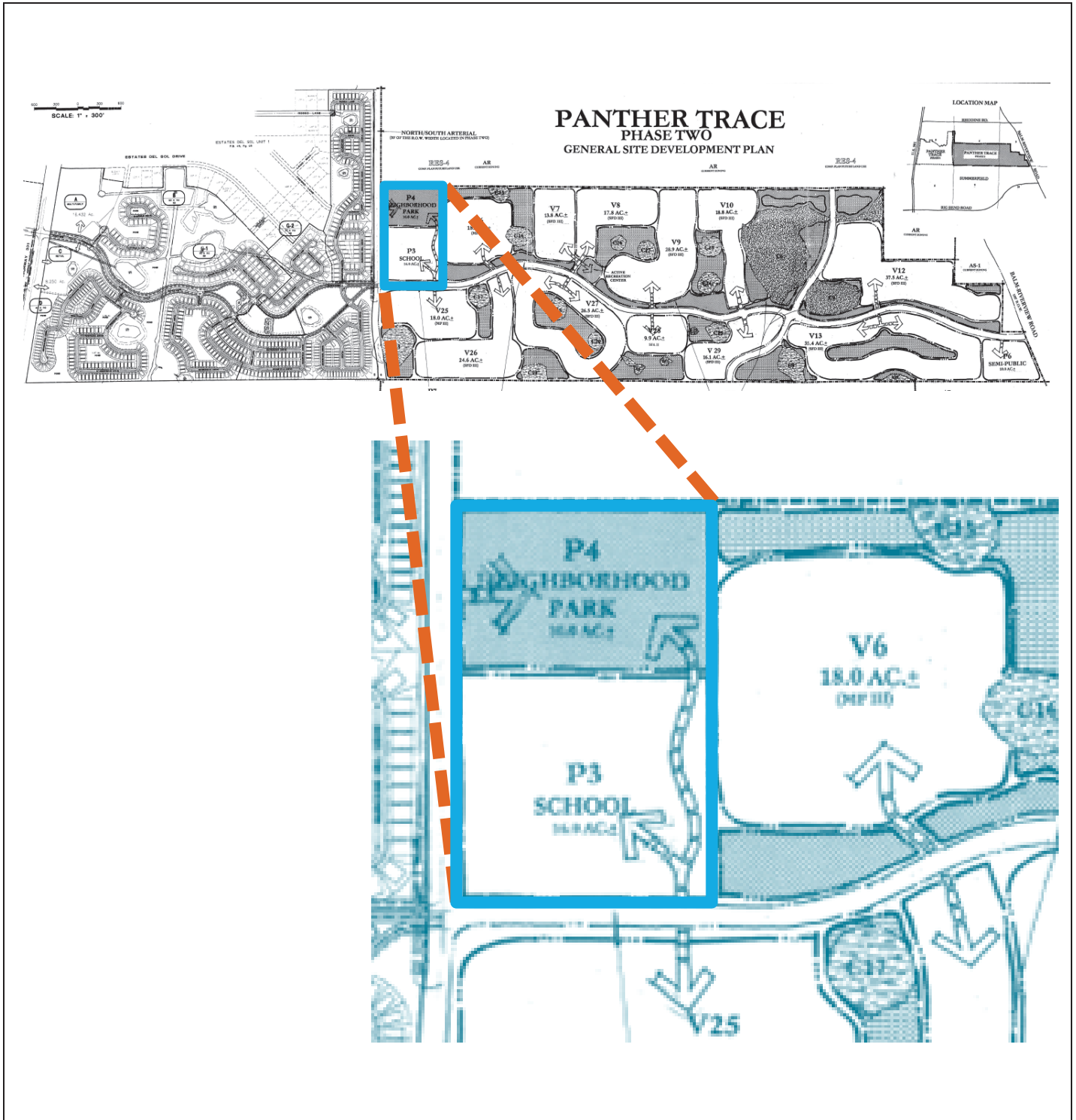


Figure 1

2.0 LAND USE MAP SET AND SUMMARY DATA

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

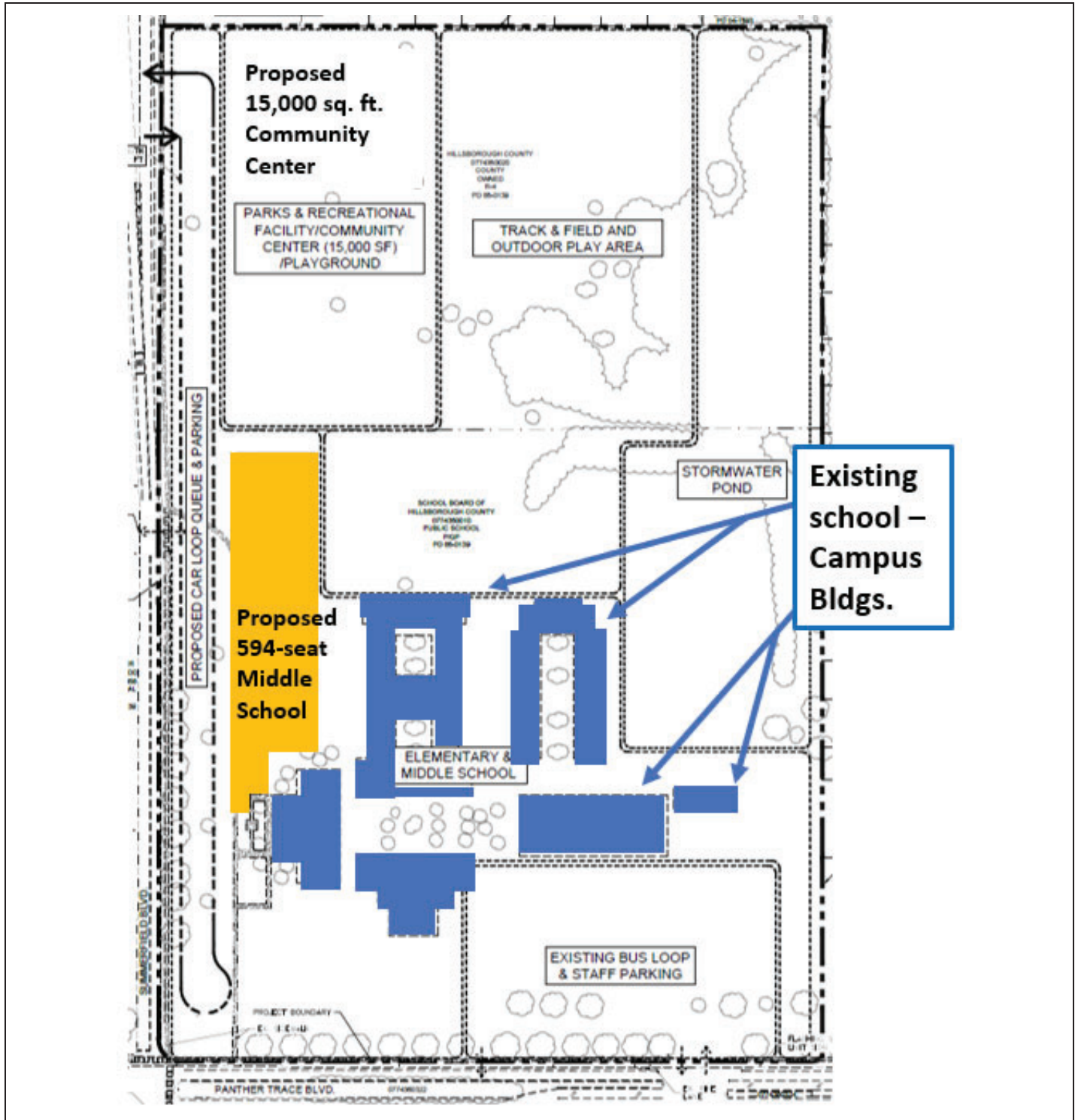


Figure 2

APPLICATION NUMBER: PRS 21-1041

ZHM HEARING DATE: n/a

BOCC LUM MEETING DATE: September 8, 2021

Case Reviewer: Tim Lampkin

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Summerfield Blvd.	County Collector - Urban	2 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
Panther Trace Blvd.	County Collector - Urban	2 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

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,894	671	170
Proposed	3,521	1,027	301
Difference (+/-)	(+) 1,627	(+) 356	(+) 131

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 Additional Site Information & Agency Comments Summary

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	Site access, intersection and other off-site roadway improvements proposed.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	Planning Commission had no comments.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The School Board of Hillsborough County requests to modify condition no. 13 of PRS 20-1307, which in part states, *“The developer shall dedicate to the County, upon request of the County usable land for one 15-acre elementary school site...”*. The applicant proposes to modify the school by expanding the grade levels from a K thru 4 elementary school to a K thru 8, elementary and middle school campus. The applicant also proposes adding a school building along the western portion of the site to accommodate the expanded student population. The area of modification is for the 15.97-acre property approved for the school (“P3 School”) and the 10.16-acre property designated “P4 Neighborhood Park”. The applicant also proposes community use facilities including a track & field, outdoor play area and recreational facility to utilize the 10.6-acre neighborhood park for a joint use between the school and public for a total project area encompassing approximately 26.13 total acres.

The southern parcel owned by the School Board is the location of Collins Elementary School and is developed with six buildings including classrooms, an administration office, and other buildings in association with the elementary school on site. The northern parcel owned by Hillsborough County is vacant and designated as a park. The subject site is directly adjacent to single-family residential to the north and to the east. Across Summerfield Boulevard to the west and across Panther Trace Boulevard to the south are also developed with single-family residential.

The request is to construct a single-story, 594-seat addition to the existing 972-seat campus and convert the school from an elementary school to pre-kindergarten through eighth grade school. With this addition, the total student capacity will be 1,566. This expansion will accommodate middle school students. The request also includes the addition of shared park and recreational facilities comprising a 15,000-square-foot community center and recreational facility and an outdoor track & field outdoor play area, located directly north of the school and utilized by the school and public.

Staff finds the proposal meets the overall intent of the Hillsborough County Interlocal Agreement for School Facilities Planning, Siting and Concurrency adopted August 23, 2016. Interlocal Agreement, *Section 1.5, Co-location and Shared Use* recommends co-location of shared use of facilities and creating focal points. The school campus is located near the center of the conceptual attendance boundary creating an opportunity for it to be a focal point of the surrounding neighborhood. A separate agreement may be developed for each instance of co-location and shared use which addresses legal liability, operating and maintenance costs, scheduling use of the facilities, and facility supervision or any other issues that may arise from co-location and shared use.

The School Board’s school site analysis was used as the basis for determining additional site access, intersection and other off-site roadway improvements needed to serve the combined school and community center facility ensuring adequate infrastructure is in place. As a result of that analysis, transportation improvements are proposed as conditions of approval. These conditions include, but not limited to the following transportation conditions promoting sufficient transportation-related infrastructure:

- site access improvements,
- an extension of the existing 185 feet eastbound left turn to a minimum of 245 feet at the full access project entrance at Panther Trace Blvd.
- a 300-foot westbound to northbound right turn lane from Panther Trace Blvd. to Summerfield Blvd.
- a 375-foot eastbound to northbound left turn lane from Panther Trace Blvd. to Summerfield Blvd., and
- a 525-foot southbound to westbound right turn lane from Summerfield Blvd. to Panther Trace Blvd.
- Additionally, the developer shall install prior to the issuance of any Certificates of Occupancy, Rectangular Rapid Flashing Beacons at the intersection of Summerfield Blvd. and Panther Trace Blvd.

Per Section 3.1.3 School Facilities Location Considerations of the Hillsborough County Interlocal Agreement for School Facilities Planning, Siting and Concurrency, 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. There is an 8-inch wastewater gravity main exists (adjacent to the site) and is located within the north Right-of-Way of Panther Trace Boulevard. A 12-inch water main exists (adjacent to the site) and is located within the north Right-of-Way of Panther Trace Boulevard.

5.2 Recommendation

Staff finds that the project with the proposed development standards, existing scale and restrictions is compatible with the area. Hillsborough County, Comprehensive Plan Policy 1.4 defines compatibility as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development. Staff finds the proposal for an expansion of an existing elementary school campus to include a middle school and to add shared facilities located on the park property for the school and the public meets the overall intent of the Hillsborough County Interlocal Agreement for School Facilities Planning, Siting and Concurrency adopted August 23, 2016. In particular, the Interlocal Agreement, *Section 1.5, Co-location and Shared Use* recommends co-location of shared use of facilities and creating focal points. Therefore, based on the above considerations, staff finds the minor modification request approvable, with conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below and the site plan stamped received July 1, 2021, the applicant must submit prior to site plan certification.

1. The residential portion of the project is approved for 2,220 units in two phases as follows:
 - Phase I - a minimum of 916 units -and a maximum of 1,050 units
 - Phase II - a minimum of 1,086 units and a maximum of 1,304 units

2. The residential development standards for Phase I and Phase II shall be as follows, unless otherwise specified herein:

LOCATION OF USES BY TYPE IN PHASE I

VILLAGE	MULTI-FAMILY	DUPLEX/VILLA/TOWNHOME	SINGLE FAMILY DETACHED			
			40' X 100'	50' X 100'	60' X 100'	70' X 100'
V-2			X	X	X	X
V-3				X	X	X
V-4			X	X	X	X
V-5			X	X	X	X
V-19		X	X	X	X	X
V-20	X	X	X	X	X	X
V-21				X	X	X
V-22		X	X	X	X	X
V-23			X	X	X	X
V-24			X	X	X	X

LOCATION OF USES BY TYPE IN PHASE II

VILLAGE	MULTI-FAMILY	TOWN-HOUSE/VILLA	DUPLEX	SINGLE FAMILY DETACHED			
				40' X 100'	50' X 100'	60' X 100'	70' X 100'
V-6	X	X	X	X	X	X	X
V-7				X	X	X	X
V-8				X	X	X	X
V-9				X	X	X	X
V-10				X	X	X	X
V-12				X	X	X	X
V-13						X	X
V-29				X	X	X	X
V-28			X	X	X	X	X
V-27				X	X	X	X
V-26				X	X	X	X
V-25	X	X	X	X	X	X	X

MINIMUM LOT DEVELOPMENT STANDARDS IN PHASE I AND PHASE II

	Front Yard Setback	Side Yard Setback	Rear Yard	Porch	Pool Enclosure	Maximum Bldg. Cover
Multi-Family						
Town-Home						
Duplex/Villa 15'						
SF 40' X 100'						
SF 50' X 100'						
SF 60' X 100'						
SF 70' X 100'						

NOTES: (1) 20-foot separation between buildings
 (2) 30-foot setback from all exterior parcel boundaries. 20-foot building setback from internal parcel boundaries
 (3) Within Village 10, a 15 rear yard setback shall be permitted

Densities within Villages shall be as follows, unless otherwise specified herein:

- Areas designated MF 1: 6.5 units/acre
- Areas designated MF II: 14 units/acre
- Areas designated MF III: 18 units/acre
- Areas designated SFD 1: 2 units/acre
- Areas designated SFD II: 3.5 units/acre
- Areas designated SFD III: 6.5 units/acre
- Areas designated SFA 1: 6.5 units/acre
- Areas designated SFA II: 9.0 units/acre

3. The height of all structures on site shall not exceed two (2) stories or 35 feet above finished grade, whichever shall be more restrictive, excepting multi-family residential structures within Village 20 which shall not exceed three (3) stories or 48 feet above finished grade, whichever is more restrictive and phase 2 of the church structure located on parcel 77430.0050 which shall not exceed 49 feet above finished grade. All multi-family structures with a permitted height of greater than twenty (20) feet shall be set back an additional two (2) feet for every one (1) foot of structure height over twenty (20) feet.
4. The commercial portion of the project shall be limited to a maximum of 65,000 square feet on 8.25 acres as located and shown on the General Site Plan.
5. All street-facing garages and carports shall be set back a minimum of 20 feet from the sidewalk. All lots with street-facing garages and/or carports shall provide driveways a minimum of 20 feet in depth.
6. There shall be a minimum 25-foot building setback from property boundaries, except for multi-family structures with a permitted height greater than twenty (20) feet. Multifamily structures with a permitted height greater than twenty (20) feet shall be set back an additional two (2) feet for every one (1) foot of structure height over twenty (20) feet.
7. The minimum distance between multi-family structures shall be 20 feet.
8. In the commercial and multi-family portions of the project, the developer shall screen, prior to the issuance of

Certificates of Occupancy, all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etcetera's from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.

9. A 30-foot setback/buffer, to be maintained as a drainage area and/or vegetated buffer, shall be located on the northern portion of the project between Villages 2, 3, 4 and 5 and the adjacent residential development. This area shall be subject to an easement allowing maintenance by the developer, a homeowners association or similar entity. The area shall only be occupied by vegetative screening, underground utilities, retention areas and landscaping materials, or by undisturbed or appropriately managed vegetation. Fences or other barriers that would interfere with such maintenance shall be prohibited. This area shall be clearly shown on future subdivision plats.
 - 9.1. In Village 12, if lots less than 60 feet in width are developed adjacent to Folio numbers 077432.0445, 077432.0430, 077432.0110, 077432.0420, 077432.0425, 077432.0470, 077432.0300, 077432.0200 or 077432.0075, the developer shall provide a 40-foot setback along such property boundaries. Screening in the setback area shall be installed by the developer prior to issuance of certificates of occupancy for any lot adjacent to the above folio numbers per Screening Standard "C," with two (2) trees minimum per lot, provided that a fence may be utilized in lieu of a wall at the project boundary. No structures, except for privacy fence/walls, shall be permitted within the setback area. The setback area shall be clearly shown on future subdivision plats, and subject to an easement allowing enforcement and maintenance of the screening standard by the developer, a homeowners association or similar entity. For purposes of calculating minimum lot size and area, the setback area shall be in addition to the minimum required lot size required pursuant to Condition 2, provided that the minimum lot depth of 100 feet may be reduced up to 5 feet as long as a minimum lot size of 4,000 square feet is maintained.
10. Where Villages 19 and 20 are contiguous with United States Highway 301 and where the northern borders of Village 20 extend along the property boundary, the project boundary shall be buffered and screened from United States Highway 301 and from neighboring land uses by a combination of berming and vegetation including trees. Berming and vegetation shall create screening that is a minimum of 6-feet high at the time of planting and 75 percent opaque within two years of planting. The trees shall be shade trees, eight feet tall, at time of planting, and spaced a maximum of thirty feet apart. A monument entrance sign shall be permitted within the required buffer area at the project entrance along U.S. 301 provided the sign meets all applicable sign regulations.
11. In the commercial portion of the development, signage may be permitted pursuant to a Master Sign Plan in accordance with Section 7.04.04.A.3. of the Land Development Code.
12. The developer shall dedicate to Hillsborough County a park site of 15.3 acres of usable land. The developer shall also be required to develop the park or provide cash contributions for the development of the park. The amount of both options, the development and the contribution, shall be calculated in conformance with the Hillsborough County Park Site Improvement Program Ordinance. The amount of park acreage may be reduced from 15.3 acre to 10 acres if a co-location agreement is executed between the County and the Hillsborough County School Board.
13. The developer shall dedicate to the County, upon request of the County usable land for one 15-acre elementary and middle school site. If ever it shall be determined that the school site shall not be used for a school, said action shall be considered a conceptual modification.
14. The developer shall construct, prior to the issuance of any Certificates of Occupancy, a 125-foot left-turn lane on the United States Highway 301 for southbound to east left turns into the site subject to Florida Department

of Transportation approval.


15. In the multi-family portion of the project, the developer shall provide parking pursuant to the following requirements: (a) 1.5 parking spaces for each 1-bedroom unit, (b) 2.0 parking spaces for each 2-bedroom unit, and (c) 2.5 parking spaces for each 3-bedroom unit. The size of each parking space on site shall be nine feet-by-eighteen feet. The location and total number of parking spaces shall be subject to approval of the County Department of Development Coordination prior to Detailed Site Plan/Site Plan certification.
 - 15.1 In the single-family portion of the project, the developer shall provide two parking spaces per unit, which shall be provided on the individual lot, and 15.3 In the commercial portion of the project, the developer shall meet the requirements of the Hillsborough County and Development Code.
16. All roadway construction shall be completed with proper transitions from the widened section to the existing roadway pavement and in compliance with Florida Department of Transportation requirements.
17. When the traffic volumes of the intersection of the main entrance and United States Highway 301 increase to a degree that a traffic signal is warranted and at the request of the County, the developer shall pay for the design and installation of said traffic signal including interconnect to the nearest adjacent signals as required by Florida Department of Transportation.
18. The west north-south road through the site shall be relocated to the west such that its centerline coincides with the east boundary of the parcel, which is identified on the General Site Plan as Section V-5.
19. Vehicular cross access between the Estates Del Sol subdivision and the project shall, at a minimum, be maintained at Rodeo Lane. Pedestrian cross access shall be provided at Pajaro Drive.
20. Any change to the existing general design, location, and number of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and the Florida Department of Transportation (FDOT). Final design, if approved by Hillsborough County Planning and Growth Management Department and the Florida Department of Transportation may include, but not be limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).
21. The developer shall submit an access analysis at the time of preliminary site plan or construction plan submittal that includes full build out of the commercial/ office parcel. The analysis will evaluate the access improvements required at full buildout of the commercial/ office parcel. As an alternative to the full build out analysis of the commercial/ office parcel, with each increment of development, the developer shall submit a trip generation and site access analysis that examines the cumulative impacts of trips generated within the commercial/office tract of the project. This analysis will be used to determine when and the extent to which any site access improvements may be warranted.
22. The right-in only access to Panther Trace Blvd. shall be located a minimum of 220 feet east of US 301 and provide an eastbound right turn lane in accordance with the Transportation Technical Manual.
23. ~~Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.~~ 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.

24. The developer shall construct, prior to the issuance of any Certificates of Occupancy, the following site access improvements:
 - a 245-foot southbound left turn lane and a 675-foot northbound left turn lane at the project entrance on Summerfield Blvd.; and
 - an extension of the existing 185 feet eastbound left turn to a minimum of 245 feet at the full access project entrance at Panther Trace Blvd.
25. The developer shall construct, prior to the issuance of any Certificates of Occupancy, the following improvements at the intersection of Summer field Blvd. and Panther Trace Blvd.:
 - o a 300-foot westbound to northbound right turn lane from Panther Trace Blvd. to Summerfield Blvd.;
 - a 375-foot eastbound to northbound left turn lane from Panther Trace Blvd. to Summerfield Blvd.; and
 - a 525-foot southbound to westbound right turn lane from Summerfield Blvd. to Panther Trace Blvd.
26. The developer shall install, prior to the issuance of any Certificates of Occupancy, bike lanes, consistent with existing bike lanes, from the existing project entrance on Summerfield Blvd. to the intersection with Panther Trace Blvd.
27. The developer shall install prior to the issuance of any Certificates of Occupancy, Rectangular Rapid Flashing Beacons at the intersection of Summerfield Blvd. and Panther Trace Blvd.
28. ~~24.~~ 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.
29. ~~25.~~ Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, and land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
30. ~~26.~~ Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphics of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
31. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
32. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
33. Prior to the issuance of any building or land alteration permits or other development, the approved wetland /

other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Thu Aug 26 2021 14:46:46</p>
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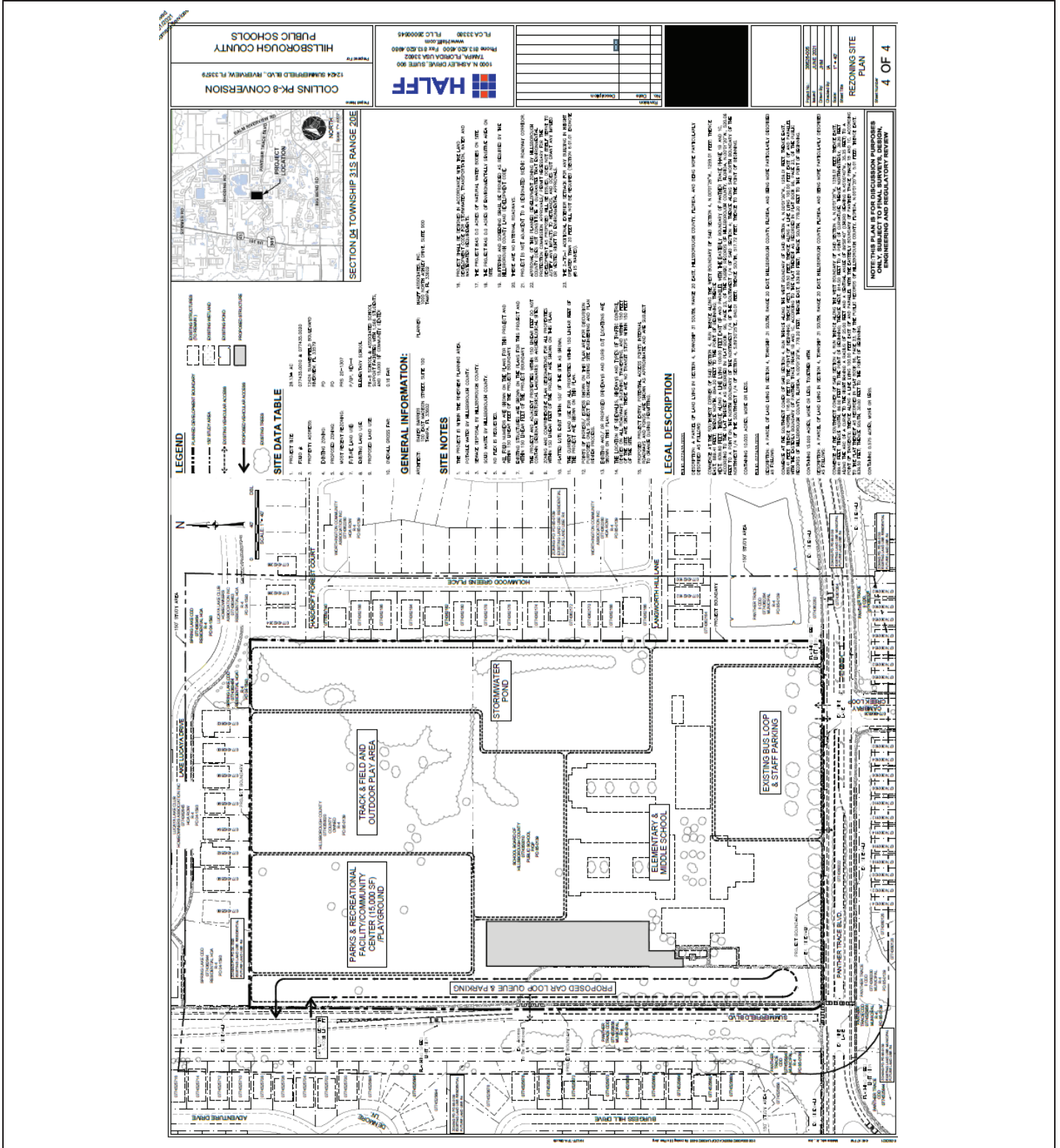
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



Collins PK-8 Conversion
 1524 S. HARRISON HALL BLVD., INVERNESS, FL 33709
 HILLSBOROUGH COUNTY PUBLIC SCHOOLS

HALFF
 1000 N. ASHLEY DRIVE, SUITE 300
 TAMPA, FLORIDA 33602
 Phone: 813.830.8800 Fax: 813.830.4850
 FL CA 22380 FL LC 2000045

REZONING SITE PLAN
 4 OF 4

SECTION 04 TOWNSHIP 31S RANGE 20E

LEGEND

SITE DATA TABLE

GENERAL INFORMATION:

SITE NOTES

LEGAL DESCRIPTION

NOTES:

9.0 FULL TRANSPORTATION REPORT (see following pages)



**CURRENTLY
APPROVED**

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Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 23, 2020.

1. The residential portion of the project is approved for 2,220 units in two phases as follows:
 - Phase I - a minimum of 916 units and a maximum of 1,050 units
 - Phase II - a minimum of 1,086 units and a maximum of 1,304 units
2. The residential development standards for Phase I and Phase II shall be as follows, unless otherwise specified herein:

LOCATION OF USES BY TYPE IN PHASE I

VILLAGE	MULTI-FAMILY	DUPLEX/VILLA/TOWNHOME	SINGLE FAMILY DETACHED			
			40'X100'	50'X100	60'X100	70'X100
V-2			X	X	X	X
V-3				X	X	X
V-4			X	X	X	X
V-5			X	X	X	X
V-19		X	X	X	X	X
V-20	X	X	X	X	X	X
V-21				X	X	X
V-22		X	X	X	X	X
V-23			X	X	X	X
V-24			X	X	X	X

LOCATION OF USES BY TYPE IN PHASE II

VILLAGE	MULTI-FAMILY	TOWN-HOUSE/VILLA	DUPLEX	SINGLE FAMILY DETACHED			
				40'X100	50'X100	60'X100	70'X100
V-6	X	X	X	X	X	X	X
V-7				X	X	X	X
V-8				X	X	X	X
V-9				X	X	X	X
V-10				X	X	X	X
V-12				X	X	X	X
V-13						X	X
V-29				X	X	X	X
V-28			X	X	X	X	X
V-27				X	X	X	X
V-26				X	X	X	X
V-25	X	X	X	X	X	X	X

MINIMUM LOT DEVELOPMENT STANDARDS IN PHASE I AND PHASE II

	Front Yard Setback	Side Yard Setback	Rear Yard	Porch	Pool Enclosure	Maximum Bldg. Cover
Multi-Family						
Town-Home						
Duplex/Villa 15'						
SF 40'X100'						
SF 50'X100'						
SF 60'X100'						
SF 70'X100'						
<p>NOTES: (1) 20-foot separation between buildings (2) 30-foot setback from all exterior parcel boundaries. 20-foot building setback from internal parcel boundaries (3) Within Village 10 a 15 rear yard setback shall be permitted</p> <p>Densities within Villages shall be as follows, unless otherwise specified herein:</p> <ul style="list-style-type: none"> • Areas designated MF 1: 6.5 units/acre • Areas designated MF II: 14 units/acre • Areas designated MF III: 18 units/acre • Areas designated SFD 1: 2 units/acre • Areas designated SFD II: 3.5 units/acre • Areas designated SFD III: 6.5 units/acre • Areas designated SFA 1: 6.5 units/acre • Areas designated SFA II: 9.0 units/acre 						

3. The height of all structures on site shall not exceed two (2) stories or 35 feet above finished grade, whichever shall be more restrictive, excepting multi-family residential structures within Village 20 which shall not exceed three (3) stories or 48 feet above finished grade, whichever is more restrictive and phase 2 of the church structure located on parcel 77430.0050 which shall not exceed 49 feet above finished grade. All multi-family structures with a permitted height of greater than twenty (20) feet shall be set back an additional two (2) feet for every one (1) foot of structure height over twenty (20) feet.
4. The commercial portion of the project shall be limited to a maximum of 65,000 square feet on 8.25 acres as located and shown on the General Site Plan.
5. All street-facing garages and carports shall be set back a minimum of 20 feet from the sidewalk. All lots with street-facing garages and/or carports shall provide driveways a minimum of 20 feet in depth.
6. There shall be a minimum 25-foot building setback from property boundaries, except for multi-family structures with a permitted height greater than twenty (20) feet. Multifamily structures with a permitted height greater than twenty (20) feet shall be set back an additional two (2) feet for every one (1) foot of structure height over twenty (20) feet.

7. The minimum distance between multi-family structures shall be 20 feet.
8. In the commercial and multi-family portions of the project, the developer shall screen, prior to the issuance of Certificates of Occupancy, all mechanical equipment (for example, air conditioners), service areas, trash receptacles, dumpsters, etcetera's from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
9. A 30-foot setback/buffer, to be maintained as a drainage area and/or vegetated buffer, shall be located on the northern portion of the project between Villages 2, 3, 4 and 5 and the adjacent residential development. This area shall be subject to an easement allowing maintenance by the developer, a homeowners association or similar entity. The area shall only be occupied by vegetative screening, underground utilities, retention areas and landscaping materials, or by undisturbed or appropriately managed vegetation. Fences or other barriers that would interfere with such maintenance shall be prohibited. This area shall be clearly shown on future subdivision plats.
 - 9.1 In Village 12, if lots less than 60 feet in width are developed adjacent to Folio numbers 077432.0445, 077432.0430, 077432.0110, 077432.0420, 077432.0425, 077432.0470, 077432.0300, 077432.0200 or 077432.0075, the developer shall provide a 40-foot setback along such property boundaries. Screening in the setback area shall be installed by the developer prior to issuance of certificates of occupancy for any lot adjacent to the above folio numbers per Screening Standard "C," with two (2) trees minimum per lot, provided that a fence may be utilized in lieu of a wall at the project boundary. No structures, except for privacy fence/walls, shall be permitted within the setback area. The setback area shall be clearly shown on future subdivision plats, and subject to an easement allowing enforcement and maintenance of the screening standard by the developer, a homeowners association or similar entity. For purposes of calculating minimum lot size and area, the setback area shall be in addition to the minimum required lot size required pursuant to Condition 2, provided that the minimum lot depth of 100 feet may be reduced up to 5 feet as long as a minimum lot size of 4,000 square feet is maintained.
10. Where Villages 19 and 20 are contiguous with United States Highway 301 and where the northern borders of Village 20 extend along the property boundary, the project boundary shall be buffered and screened from United States Highway 301 and from neighboring land uses by a combination of berming and vegetation including trees. Berming and vegetation shall create screening that is a minimum of 6-feet high at the time of planting and 75 percent opaque within two years of planting. The trees shall be shade trees, eight feet tall, at time of planting, and spaced a maximum of thirty feet apart. A monument entrance sign shall be permitted within the required buffer area at the project entrance along U.S. 301 provided the sign meets all applicable sign regulations.
11. In the commercial portion of the development, signage may be permitted pursuant to a Master Sign Plan in accordance with Section 7.04.04.A.3. of the Land Development Code.
12. The developer shall dedicate to Hillsborough County a park site of 15.3 acres of usable land. The developer shall also be required to develop the park or provide cash contributions for the development of the park. The amount of both options, the development and the contribution, shall be calculated in conformance with the Hillsborough County Park Site Improvement Program Ordinance. The amount of park acreage may be reduced from 15.3 acre to 10 acres if a co-location agreement is executed between the County and the Hillsborough County School Board.

13. The developer shall dedicate to the County, upon request of the County usable land for one 15-acre elementary school site. If ever it shall be determined that the school site shall not be used for a school, said action shall be considered a conceptual modification.
14. The developer shall construct, prior to the issuance of any Certificates of Occupancy, a 125-foot left-turn lane on the United States Highway 301 for southbound to east left turns into the site subject to Florida Department of Transportation approval.
15. In the multi-family portion of the project, the developer shall provide parking pursuant to the following requirements: (a) 1.5 parking spaces for each 1-bedroom unit, (b) 2.0 parking spaces for each 2-bedroom unit, and (c) 2.5 parking spaces for each 3-bedroom unit. The size of each parking space on site shall be nine feet-by-eighteen feet. The location and total number of parking spaces shall be subject to approval of the County Department of Development Coordination prior to Detailed Site Plan/Site Plan certification.
 - 15.1 In the single-family portion of the project, the developer shall provide two parking spaces per unit, which shall be provided on the individual lot, and 15.3 In the commercial portion of the project, the developer shall meet the requirements of the Hillsborough County and Development Code.
16. All roadway construction shall be completed with proper transitions from the widened section to the existing roadway pavement and in compliance with Florida Department of Transportation requirements.
17. When the traffic volumes of the intersection of the main entrance and United States Highway 301 increase to a degree that a traffic signal is warranted and at the request of the County, the developer shall pay for the design and installation of said traffic signal including interconnect to the nearest adjacent signals as required by Florida Department of Transportation.
18. The west north-south road through the site shall be relocated to the west such that its centerline coincides with the east boundary of the parcel, which is identified on the General Site Plan as Section V - 5.
19. Vehicular cross access between the Estates Del Sol subdivision and the project shall, at a minimum, be maintained at Rodeo Lane. Pedestrian cross access shall be provided at Pajaro Drive.
20. Any change to the existing general design, location, and number of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and the Florida Department of Transportation (FDOT). Final design, if approved by Hillsborough County Development Services Department and the Florida Department of Transportation may include, but not be limited to: left turn lanes, acceleration lane(s) and deceleration lane(s).
21. The developer shall submit an access analysis at the time of preliminary site plan or construction plan submittal that includes full build out of the commercial/ office parcel. The analysis will evaluate the access improvements required at full buildout of the commercial/ office parcel. As an alternative to the full build out analysis of the commercial/ office parcel, with each increment of development, the developer shall submit a trip generation and site access analysis that examines the cumulative impacts of trips generated within the commercial/office tract of the project. This analysis will be used to determine when and the extent to which any site access improvements may be warranted.

22. The right-in only access to Panther Trace Blvd. shall be located a minimum of 220 feet east of US 301 and provide an eastbound right turn lane in accordance with the Transportation Technical Manual.
23. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
24. 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.
25. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, and land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
26. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphics of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.

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AGENCY COMMENTS

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/19/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: PRS 21-1041

- 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.

REPORT SUMMARY AND CONCLUSIONS

- The proposed change includes the expansion of an existing elementary school to include a new middle school with new shared use recreational facilities and community center.
- The proposed change will result in an increase in the maximum trip generation potential of the subject property by 1,627 daily trips, 356 AM peak trips, and 131 PM peak trips.
- The applicant conducted a comprehensive schoolsiting analysis that includes proposed site access, intersection and other off-site roadway improvements.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

New Conditions:

- The developer shall construct, prior to the issuance of any Certificates of Occupancy, the following site access improvements:
 - a 245-foot southbound left turn lane and a 675-foot northbound left turn lane at the project entrance on Summerfield Blvd.; and
 - an extension of the existing 185 feet eastbound left turn to a minimum of 245 feet at the full access project entrance at Panther Trace Blvd.
- The developer shall construct, prior to the issuance of any Certificates of Occupancy, the following improvements at the intersection of Summer field Blvd. and Panther Trace Blvd.:
 - a 300-foot westbound to northbound right turn lane from Panther Trace Blvd. to Summerfield Blvd.;
 - a 375-foot eastbound to northbound left turn lane from Panther Trace Blvd. to Summerfield Blvd.; and
 - a 525-foot southbound to westbound right turn lane from Summerfield Blvd. to Panther Trace Blvd.
- The developer shall install, prior to the issuance of any Certificates of Occupancy, bike lanes, consistent with existing bike lanes, from the existing project entrance on Summerfield Blvd. to the intersection with Panther Trace Blvd.

- The developer shall install prior to the issuance of any Certificates of Occupancy, Rectangular Rapid Flashing Beacons at the intersection of Summerfield Blvd. and Panther Trace Blvd.

PROJECT SUMMARY AND ANALYSIS

The applicant is seeking to modify the existing Planned Development (PD 85-0139) to convert the existing Collins Elementary school to a pre-kindergarten through eighth grade school with a shared park and recreational facilities, including a 15,000-square foot community center. The existing elementary school has a capacity of 1,002 students. The proposed change will allow for a capacity of 1,566 students. The future land use is Public/Quasi-Public (P/QP) and Residential (R-4).

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Elementary School – 1,002 students (ITE LUC 520)	1,894	671	170

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: Elementary School – 1,031 students (ITE LUC 520)	1,949	691	175
PD: Middle School – 535 students (ITE LUC 522)	1,140	310	91
PD: Community Center – 15,000 sf (ITE LUC 495)	432	26	35
Total Trips	3,521	1,027	301

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 1,627	(+) 356	(+) 131

The proposed change will result in an increase in the maximum trip generation potential of the subject property by 1,627 daily trips, 356 AM peak trips, and 131 PM peak trips.

PROPOSED IMPROVEMENTS

The Hillsborough County staff and the School Board, referred to in this report generally as “the applicant” have conducted an extensive school siting analysis. The school site analysis was used as the basis for determining the scope of work for the additional site access, intersection and other off-site roadway improvements needed to serve the combined school and community center facility. The proposed improvements are addressed throughout this report and made a condition of approval.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The project is located at the northeast corner of Summerfield Blvd. and Panther Trace Blvd.

Summerfield Boulevard is a 2-lane, undivided, collector roadway characterized by +/- 10-foot travel lanes. The pavement is +/- 30 feet wide and in good condition. There is a +/- 5-foot sidewalk on the east side. There are +/- 5-foot wide bike lanes along both sides of Summerfield Blvd. end at the project's entrance. There are no bike lanes along +/- 727-foot the segment of roadway between the project's entrance and Panther Trace Blvd. Along the project's frontage, Summerfield Blvd. lies within a +/- 100 feet of right of way.

Summerfield Blvd. is identified on the Hillsborough County Corridor Preservation Plan to be improved to a 2-lane collector roadway standard. There is sufficient existing right-of-way along the project's frontage to accommodate future improvements.

The applicant is proposing to extend the existing bike lanes on Summerfield Blvd. south, approximately 727 feet, from where they currently terminate at the existing project entrance to the intersection with Panther Trace Blvd.

Panther Trace Boulevard is a 2-lane, divided, collector roadway characterized by +/- 11-foot travel lanes and +/- 7-foot bike lanes in good condition. There are +/- 5-foot sidewalks on both sides of the roadway. The right of way is +/- 86 feet wide.

SITE ACCESS AND CONNECTIVITY

The project has one existing full access connection on Summerfield Blvd, used for student drop-off/visitor parking, and one existing full access connection on Panther Trace Blvd, used for school buses and facility. A restricted right-out egress is located on Panther Trace Blvd., east of the full access entrance. The full access connection on Panther Trace Blvd. is served by an eastbound left turn lane into the project site.

The PD modification proposes to move the full access connection on Summerfield Blvd to the north to serve as access for the parent drop-off/visitor parking and the community center. Based on the estimated project traffic, a southbound left turn lane and a northbound right turn lane are warranted. The applicant is proposing to construct a 245-foot southbound left turn lane and a 675-foot northbound left turn lane.

The existing full access connection on Panther Trace Blvd. will remain in the same location. However, based on the estimated project traffic, the existing eastbound left turn lane is required to be extended from 185 feet to a minimum of 245 feet. A westbound right turn lane is not warranted.

Additional operational improvements are proposed for the intersection of Summerfield Blvd. and Panther Trace Blvd. to facilitate safe access to the subject property. The applicant is proposing to construct a 300-foot westbound to northbound right turn lane from Panther Trace Blvd. to Summerfield Blvd., a 375-foot eastbound to northbound left turn lane from Panther Trace Blvd. to Summerfield Blvd., and a 525-foot southbound to westbound right turn lane from Summerfield Blvd. to Panther Trace Blvd.

SIGNAL WARRANT ANALYSIS

The applicant performed signal warrant analysis for Summerfield Blvd and Panther Trace Boulevard in accordance with the MUTCD 2009 Edition. The analysis concluded that warrants were met for a school crossing with 64 pedestrians crossing Panther Trace Boulevard from 7:00am to 8:00am. The minimum criteria for students crossing Panther Trace Blvd is 20 per hour. While the existing school crossing is served by crossing guards during school hours, and meets minimum requirements per the applicant's traffic study, Rectangular Rapid Flashing Beacons (RRFB) are proposed to be installed at the intersection.

The applicant performed signal warrant analysis for Summerfield Blvd and Rhodine Rd. and concluded that, based on 48-hour approach counts, several of the warrants were determined to be met. The applicant is recommending that a full signal warrant analysis using 12-hour turning movement counts be conducted to verify the results. The recommended signal warrant analysis will be proposed as a separate CIP project to be programmed in the County’s Capital Improvement Plan at a future date to be determined by the Hillsborough County Public Works Department.

ROADWAY LEVEL OF SERVICE

The segment of Summerfield Blvd. from Rhodine Road to Panther Trace Boulevard is not included in the Hillsborough County Level of Service Report.

Generalized Level of Service				
ROADWAY	FROM	To	LOS	
			STANDARD	PK HR
PANTHER TRACE BLVD	US HWY 301	BALM RIVERVIEW RD	D	D

Source: 2019 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Summerfield Blvd.	County Collector - Urban	2 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
Panther Trace Blvd.	County Collector - Urban	2 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

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	1,894	671	170
Proposed	3,521	1,027	301
Difference (+/-)	(+) 1,627	(+) 356	(+) 131

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

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

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input 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	Site access, intersection and other off-site roadway improvements proposed.

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn "Gwen" W. Myers
 Kimberly Overman
 Stacy White



DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: September 8, 2021</p> <p>PETITION NO.: 21-1041</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: August 26, 2021</p> <p>PROPERTY ADDRESS: 12402 and 12424 Summerfield Boulevard, Riverview</p> <p>FOLIO #s: 0774350010 and 0774350020</p> <p>STR: 04-31S-20E</p>
<p>REQUESTED ZONING: Personal Appearance for a minor modification to a Planned Development</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	August 12, 2021
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	The northeastern portion of the project area
<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

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

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.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for the construction of a stormwater pond and activity fields. 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. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- 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.

knh / app

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

PETITION NO.: PD21-1041 REVIEWED BY: Randy Rochelle DATE: 7/12/2021

FOLIO NO.: 77435.0010

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 12 inch water main exists (adjacent to the site), (approximately feet from the site) and is located within the north Right-of-Way of Panther Trace Boulevard.
- 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 8 inch wastewater gravity main exists (adjacent to the site), (approximately feet from the site) and is located within the north Right-of-Way of Panther Trace Boulevard.
- 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.