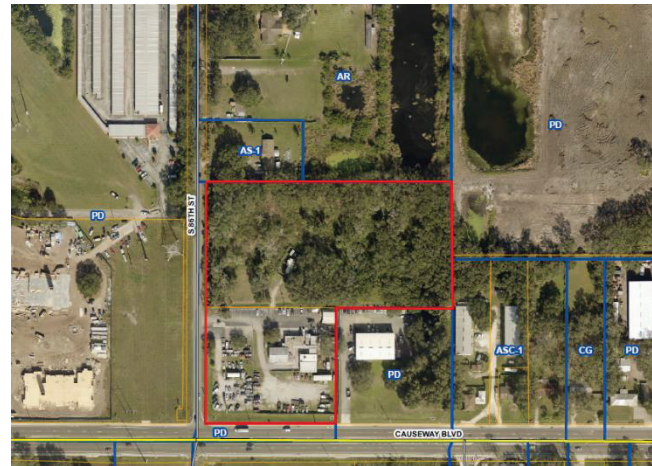


PD Modification Application: MM 23-0883
Zoning Hearing Master Date: December 18, 2023
BOCC Land Use Meeting Date: February 13, 2024

1.0 APPLICATION SUMMARY

Applicant: 86th ST Holdings LLC
FLU Category: Residential-9 (RES-9)
Service Area: Urban
Site Acreage: 7.22 MOL
Community Plan Area: Greater Palm River
Overlay: None



Introduction Summary:

PD 22-0562 was approved in 2022 with two development options: Option 1: 5,000 sf of commercial entitlements with restrictions and 52 townhomes. Option 2: 60 townhome units. The applicant requests a modification to add a third option utilizing a flex of the RES-20 FLU category to develop the site with up to 64 townhomes and a 12,000-sf daycare with up to 200 students max. For Option 3’s residential portion, the RES-20 flex covers 2.2 acres (44 units) and the remaining acreage of 2.26 permits 9 units per acre(20 units).

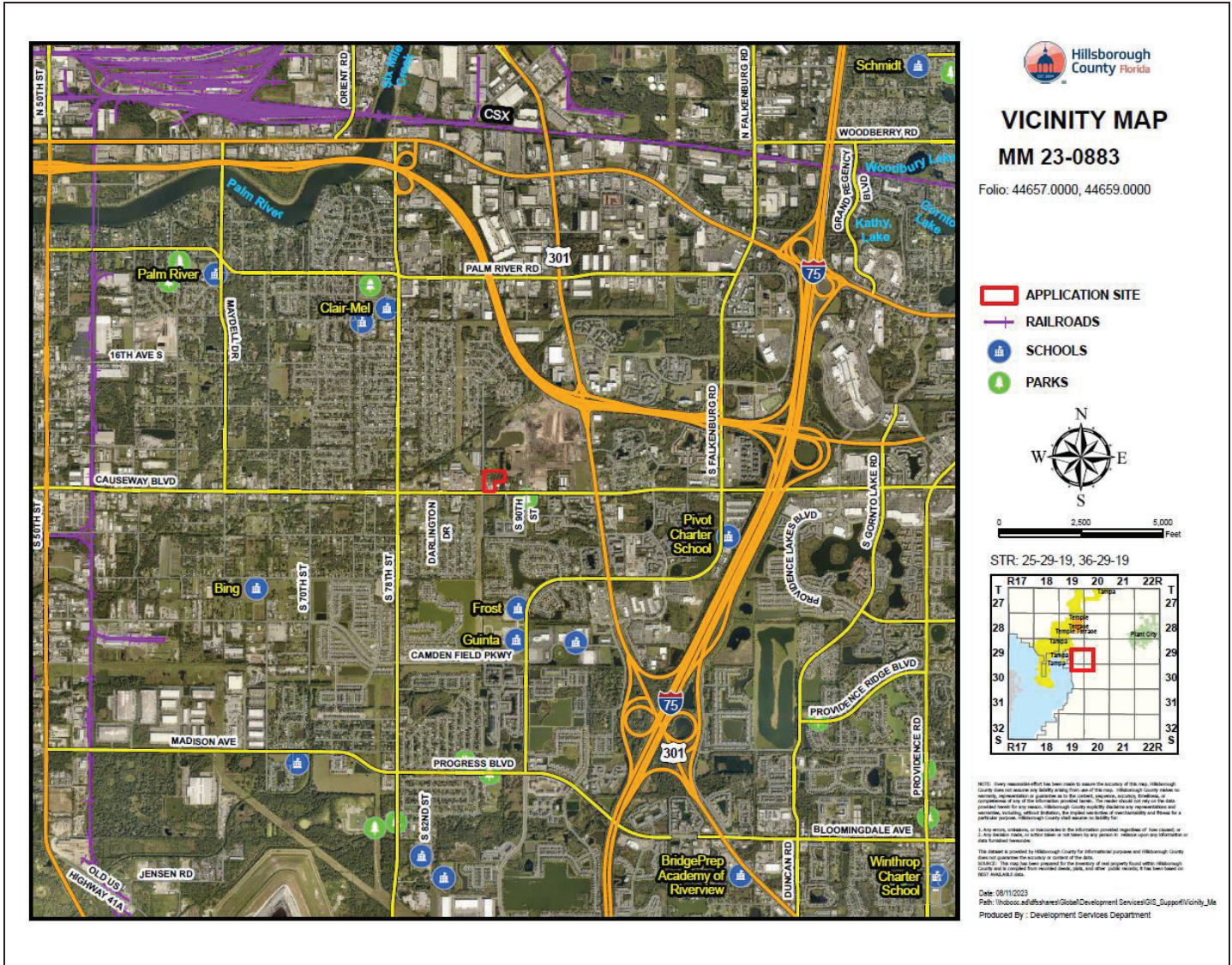
| Existing Approval(s): | Proposed Modification(s): |
|---|---|
| Two Development Options: Option 1: 5,000 sf of commercial entitlements with restrictions and 52 townhomes. Option 2: 60 townhome units. | Add a third option to develop the site with up to 64 townhomes and a 12,000-sf daycare with up to 200 students max. |

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

| | |
|--|---|
| Planning Commission Recommendation: Consistent | Development Services Recommendation: Approvable, subject to proposed conditions |
|--|---|

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



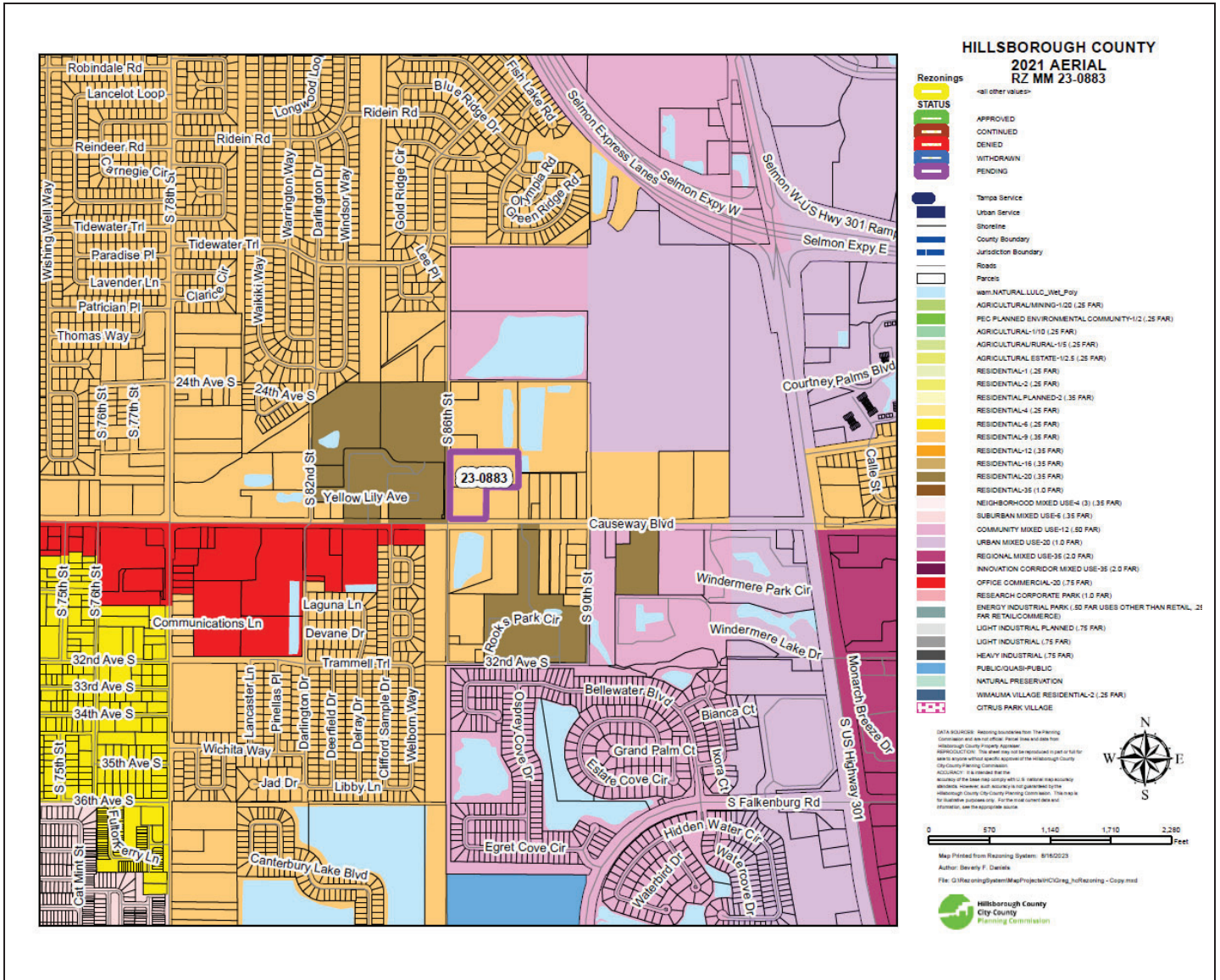
Context of Surrounding Area:

The site is located North of Causeway Boulevard and is located in the Urban Service Area within the limits of the Greater Palm River Community Plan. The surrounding area is predominantly a mixture of residential and commercial uses. Surrounding uses along Causeway Boulevard include commercial, single-family residential, and multifamily residential. There is a church immediately north of the site, and a mini warehouse to the northwest across South 86th Street.

In the general proximity of the subject site is PD zoning to east, south and west, and Agricultural Single-Family (AS-1) and Agricultural Rural (AR) zoning to the north. To the east and southwest are parcels with Agricultural Single-Family Conventional (ASC-1).

2.0 LAND USE MAP SET AND SUMMARY DATA

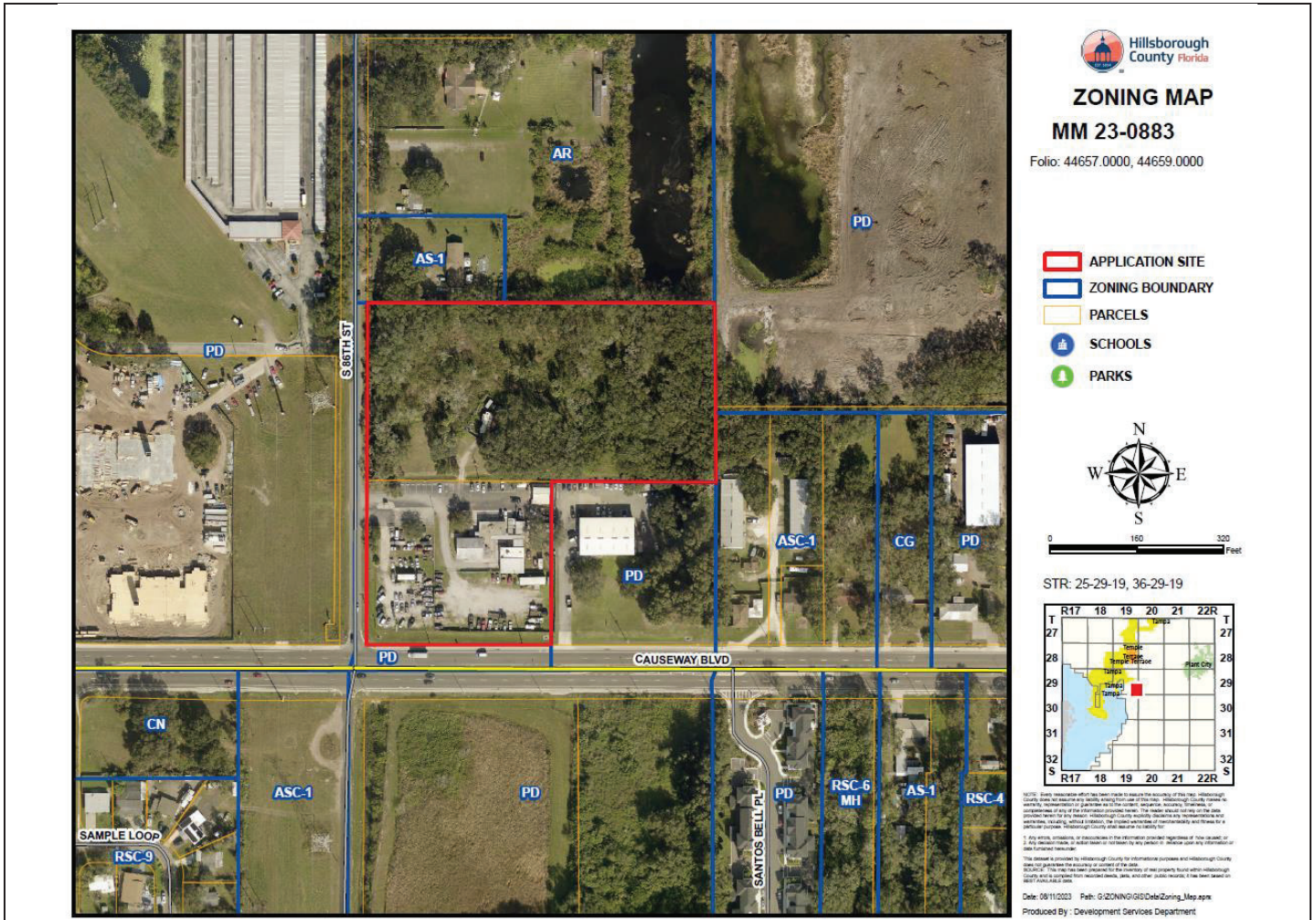
2.2 Future Land Use Map



| | |
|--|--|
| Subject Site Future Land Use Category: | Residential-9 (RES-9) |
| Maximum Density/F.A.R.: | 9.0 dwelling units/0.50 F.A.R. |
| Typical Uses: | Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. |

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

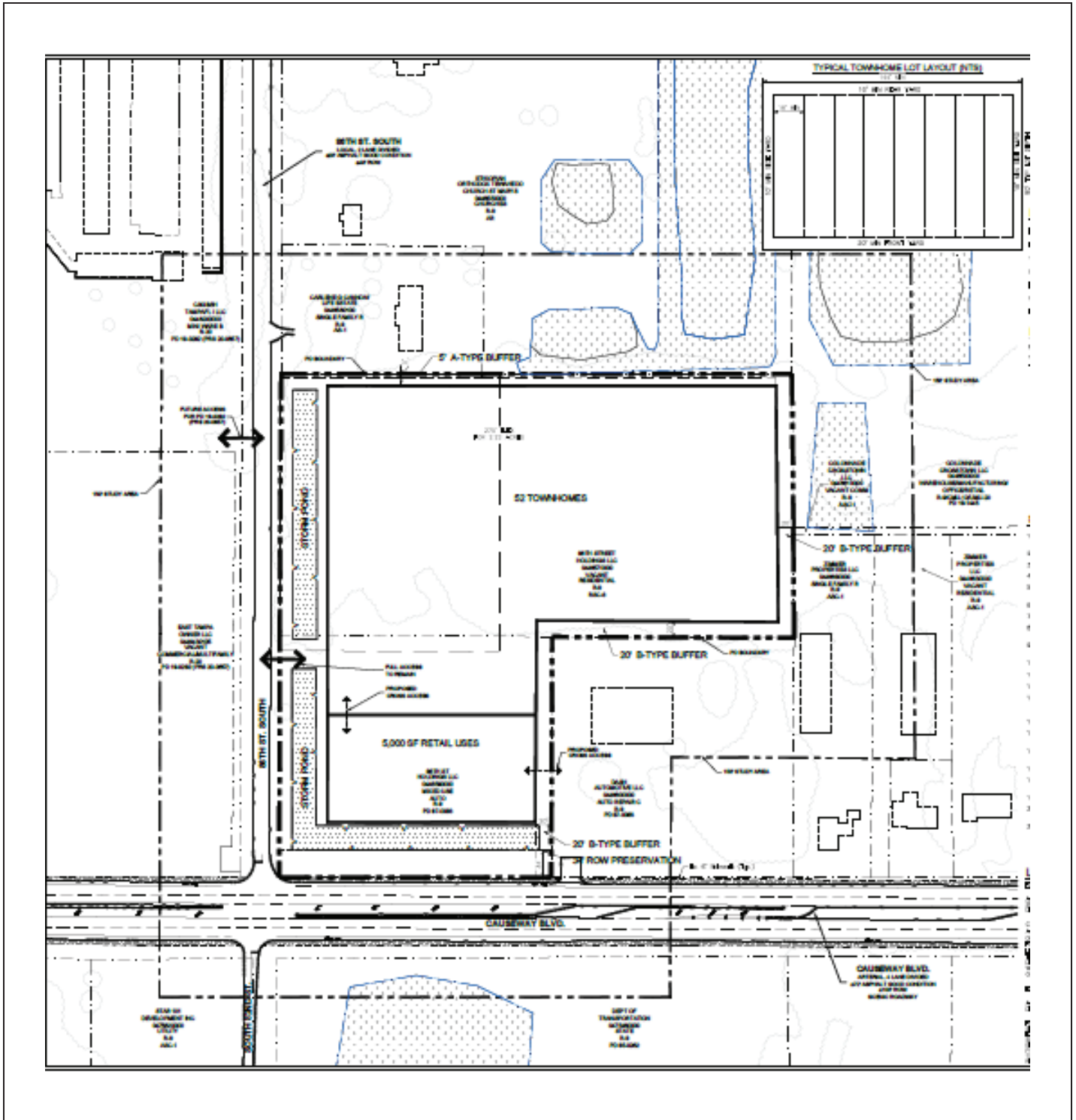


Adjacent Zonings and Uses

| Location: | Zoning: | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use: | Existing Use: |
|-----------|------------------------------|--|---|--|
| North | AS-1, AR | AS-1: Min. 1-ac. lot AR: Min. 5-ac. lot | SF Residential & Agricultural | Single-family Residential & Agricultural |
| South | PD | Per PD 85-0262 | 48 MF dwelling units | Vacant |
| East | PD 87-0083, 19-1445, & ASC-1 | Per PD 87-0083 | Vehicle Repair, and retail. | Auto Shop |
| West | PD | Per 19-0282 | 113,858 sq. ft. commercial & 300 MF units | Mini warehouse |

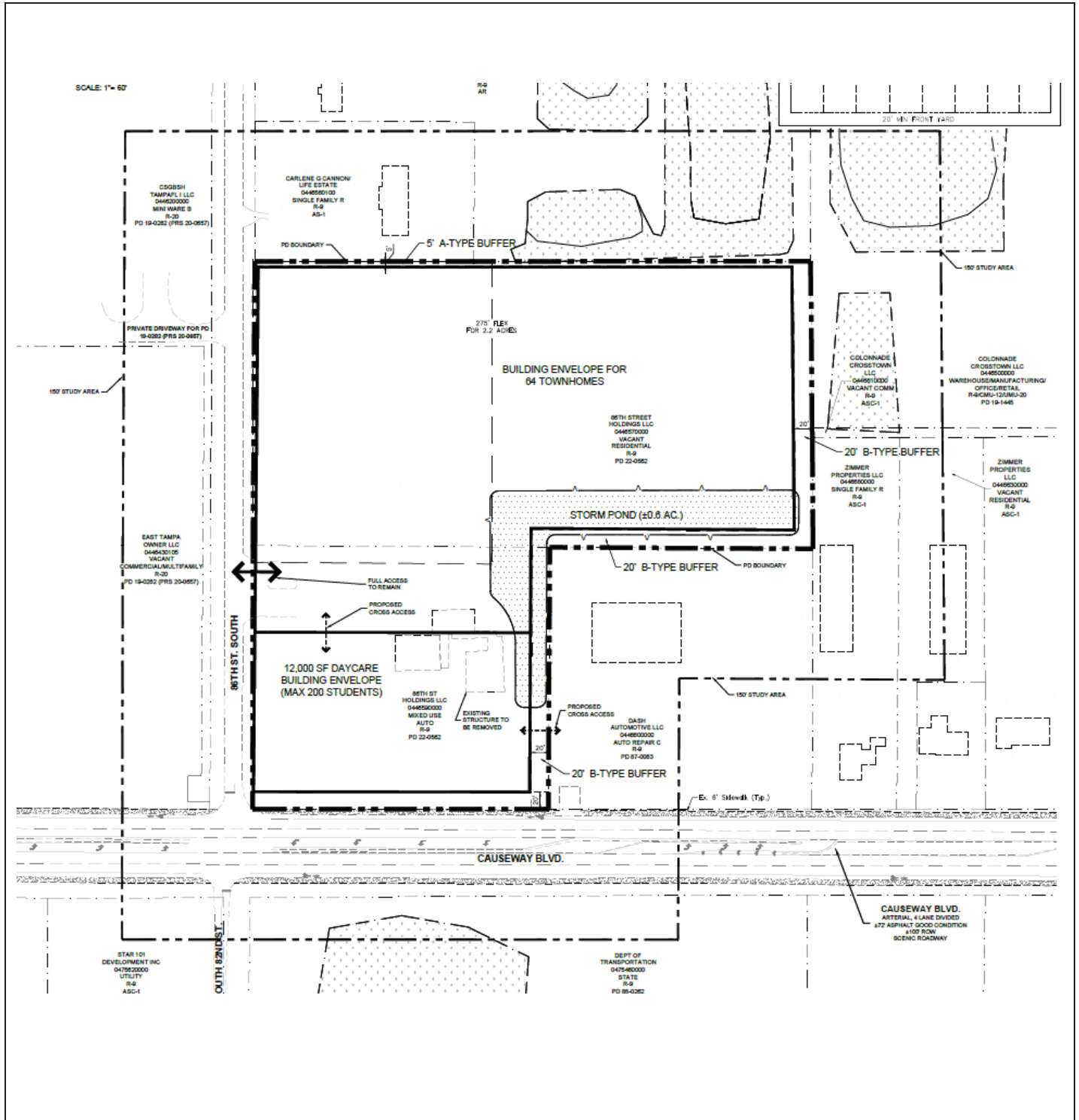
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

| Adjoining Roadways (check if applicable) | | | |
|---|-----------------------|--|--|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| 86 th Street | County Local - Urban | 2 Lanes <input checked="" 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 |
| Causeway Blvd. | FDOT Arterial - Urban | 4 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 | 1,861 | 163 | 132 |
| Proposed | 1,198 | 168 | 168 |
| Difference (+/-) | (-)663 | (-)5 | (-)36 |

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

| Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request | | |
|--|-----------------------------------|-----------------|
| Road Name/Nature of Request | Type | Finding |
| 86 th St. Substandard Roadway | Administrative Variance Requested | Approvable |
| | Choose an item. | Choose an item. |
| Notes: Recent improvements to 86 th St. did not bring the roadway to the full local roadway typical standard. | | |

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 | Wetlands present |
| Environmental Services | <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 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 | |
| Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <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"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property | | | | |
| Public Facilities: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Transportation <input checked="" 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 | See report. |
| Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Daycare (Per unit) (Per 1,000 s.f.) Mobility: \$6,661*64 = \$426,304 Mobility: \$13,156*12 = \$157,872 Parks: \$1,957*64 = \$125,248 Fire: \$95*12 = \$1,140 School: \$7,027*64 = \$449,728 Fire: \$249*64 = \$15,936 Total per Townhouse: \$15,894 Total (x64 units) = \$1,017,216 Retail - Shopping Center (Per 1,000 s.f.) Daycare (Per 1,000 s.f.) Mobility: \$13,562*5 = \$67,810 Mobility: \$13,156*5 = \$65,780 Fire: \$313*5 = \$1,565 Fire: \$95*5 = \$475 | | | | |
| Comprehensive Plan: | Comments Received | Findings | Conditions Requested | Additional Information/Comments |
| Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | See Planning Commission Report |

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 7.22-acre property is zoned PD 22-0562 (Planned Development). PD 22-0562 was approved in 2022 with two development options: Option 1: 5,000 sf of commercial entitlements with restrictions and 52 townhomes. Option 2: 60 townhome units. The applicant requests a modification to add a third option to develop the site with up to 64 townhomes and a 12,000-sf daycare with up to 200 students max. The property contains two parcels and is generally located at the northeast corner of Causeway Boulevard and South 86th Street. The parcel to the north with folio# 44657.0000 is vacant. The parcel to the south with folio# 44659.0000 is currently developed with a church, car dealer and tow truck lot.

The site is located North of Causeway Boulevard and is located in the Urban Service Area within the limits of the Greater Palm River Community Plan. The surrounding area is predominantly a mixture of residential and commercial uses. Surrounding uses along Causeway Boulevard include commercial, single-family residential, and multifamily residential. There is a church immediately north of the site, and a mini warehouse to the northwest across South 86th Street. In the general proximity of the subject site is PD zoning to east, south and west, and Agricultural Single-Family (AS-1) and Agricultural Rural (AR) zoning to the north. The PD to the west is approved for multi-family and commercial. To the east and southwest are parcels with Agricultural Single-Family Conventional (ASC-1).

The buffering and screening to the north was previously approved in PD 22-0562 for a 5-foot buffer and Type A screening. The applicant will revise the site plan prior to certification to meet the 10-foot buffer and Type A screening requirements for the area between the daycare and residential.

The subject property is designated Residential-9 (RES-9) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The current PD 22-0562 is already approved for residential townhomes and commercial general uses. The addition of a third option which includes 64 townhomes and a 12,000-sf daycare (which provides residential support uses) would be consistent with the currently approved PD. Also, the PD to the west is approved for multi-family and commercial. Therefore, the modification of PD 22-0562 to allow for a third option to develop the site with up to 64 townhomes and a 12,000-sf daycare with up to 200 students would be consistent with the existing zoning pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:


1. Remove the right of way (ROW) preservation from all plan sheets.
2. Revise the buffering and screening between the daycare and multi-family to 10’/A (excluding cross access point).

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~September 13, 2022~~ December 5, 2023.

1. The project shall be limited to the following Development Options:
 - a. Option 1: Shall be limited to residential development not exceeding 52 townhomes, and a maximum of 5,000-square-feet of Commercial General uses. The following uses shall be excluded: (1) gas stations, (2) convenience stores, (3) restaurant with drive-thru facilities. Restaurants shall be limited to a maximum of 3,180 square feet.
 - b. Option 2: 60 townhomes.
 - c. Option 3: 64 townhomes and a 12,000 square foot daycare with a maximum of 200 students. Childcare will comply with LDC Section 6.11.24.
2. The options shall comply with the following development standards:
 - a. Commercial Uses:
 - Minimum Front Yard Setback: 30 feet
 - Minimum Side Yard Setback: 20 feet
 - Minimum Rear Yard Setback: 20 feet
 - Maximum Height: 35 feet
3. Residential (Townhome) Development:
 - Minimum Front Yard Setback: 20 feet
 - Minimum Side Yard Setback: 10 feet
 - Minimum Rear Yard Setback: 10 feet
 - Maximum Height: 35 feet
 - The residential development is not subject to the 2 to 1 additional setback requirement in Section 6.01.01 of the Land Development Code except adjacent to folio 44656.0100, where it shall be required.
4. Buffer and screening shall be in accordance with the LDC, Part 6.06.00, unless otherwise specified herein.

5. Parking shall be in compliance with Section 6.05.00 of the Land Development Code.
6. Screening of trash and recycling receptacles, loading docks, service areas, and other similar areas shall be in accordance with Section 3.13.03 of the LDC.
7. The project shall have one full access connection on S. 86th Street.
8. ~~As Causeway Blvd. is identified on the Hillsborough County Corridor Preservation Plan as a future 6-lane improvement, the developer shall designate 34 feet of right of way preservation along the project frontage on Causeway Blvd. as shown on the PD site plan. Building setbacks shall be calculated from the future right of way line.~~
9. ~~If PD 22-0562 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on S. 86th St. The developer shall construct improvements to S. 86th St. consistent with the Design Exception (dated June 21, 2022) and found approvable by the County Engineer (July 15, 2022). Specifically, the developer shall:
 - a. ~~Construct two 10-foot wide travel lanes and one 10-foot left turn lane for a three-lane section.~~
 - b. ~~Provide an urban F curb and gutter section.~~
 - c. ~~Construct a 5-foot sidewalk on the east side of the 86th St. project frontage.~~
 - d. ~~Provide a 3-foot shoulder on the east side of 86th St.~~~~
8. If MM 23-0883 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 16, 2023) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on December 6, 2023. Approval of this Administrative Variance will waive the substandard roadway improvements to 86th Street in association with the proposed development.
10. Vehicular and pedestrian cross access is required to folio# 44660.0000 for Options 1.
11. 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.
12. 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.
13. 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).
14. 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.

- 15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 16. 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.
- 17. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

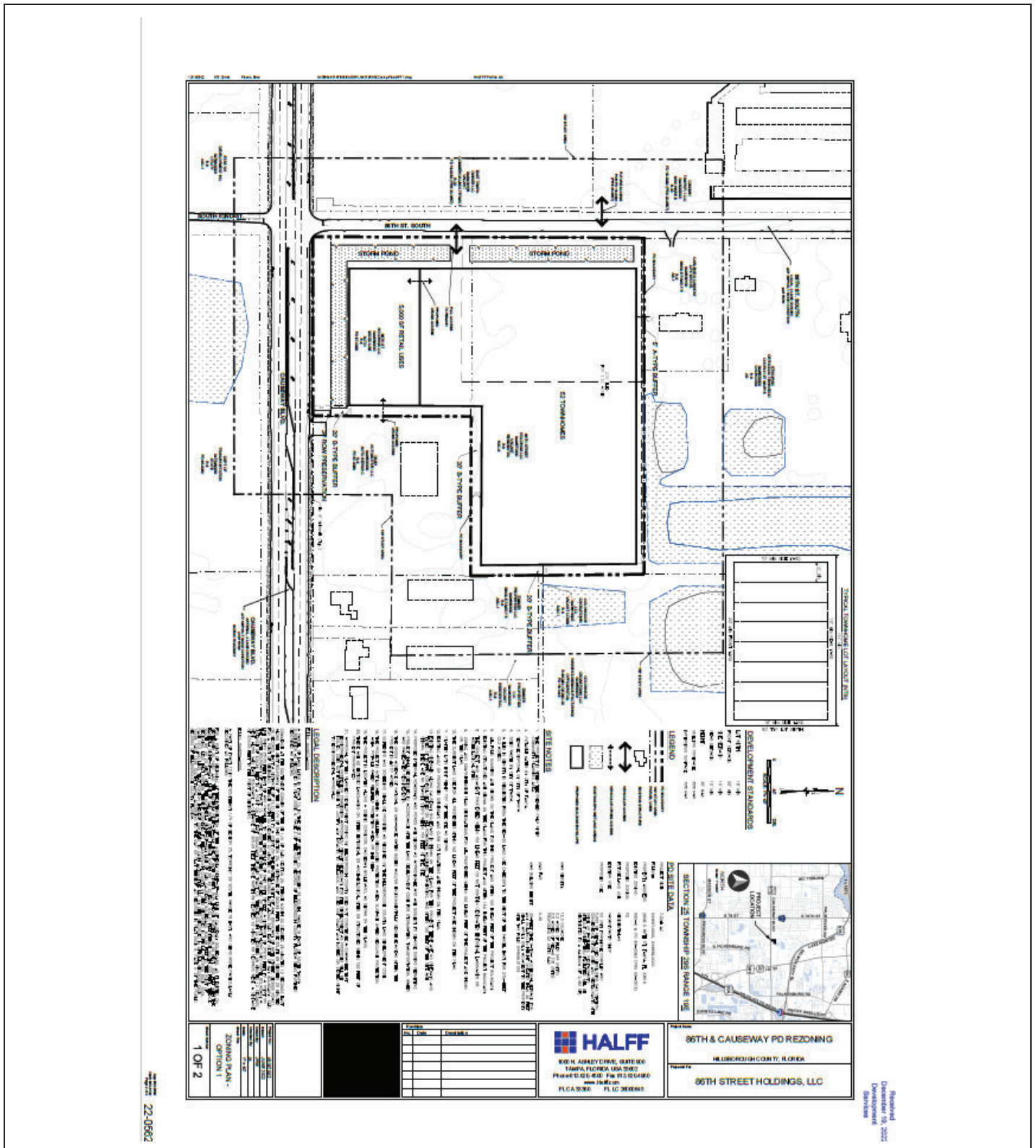
| | |
|---|---|
| <p>Zoning Administrator Sign Off:</p> |  <p>J. Brian Grady Mon Dec 11 2023 15:13:43</p> |
| <p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p> | |

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

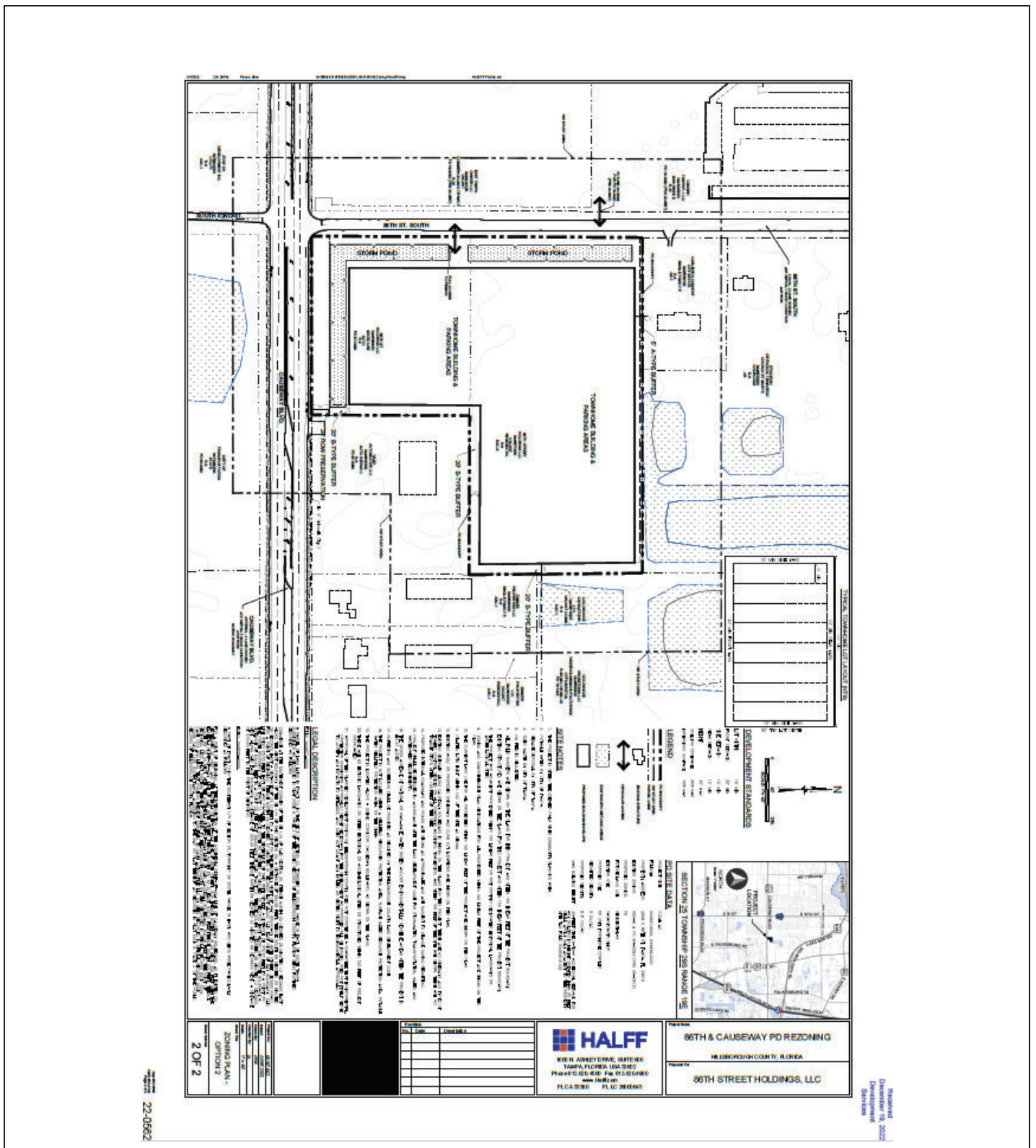
8.0 SITE PLANS (FULL)

8.1.1 Approved Site Plans (Full)



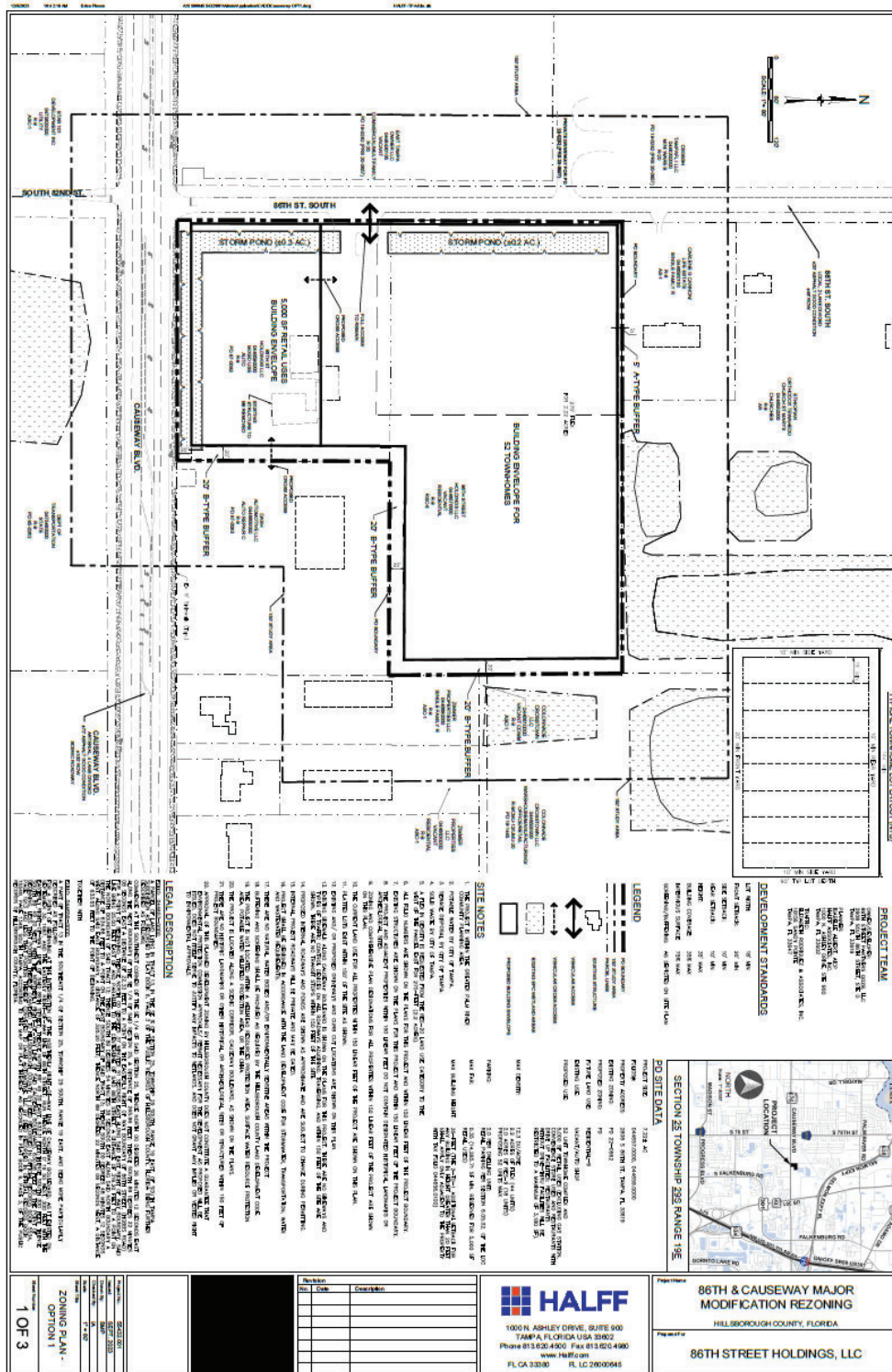
8.0 SITE PLANS (FULL)

8.1.2 Approved Site Plans (Full)



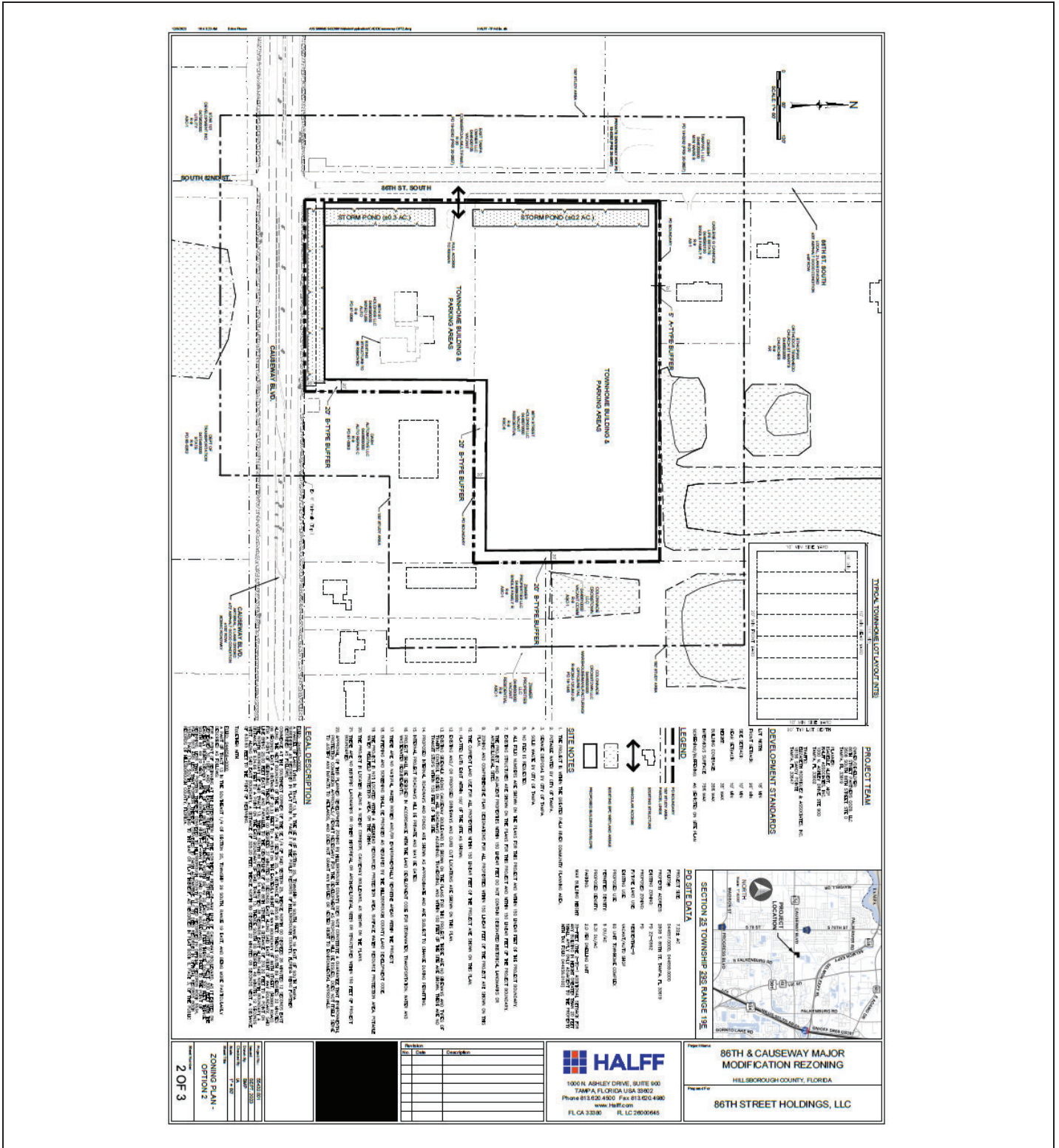
8.0 SITE PLANS (FULL)

8.2.1 Proposed Site Plan (Full)



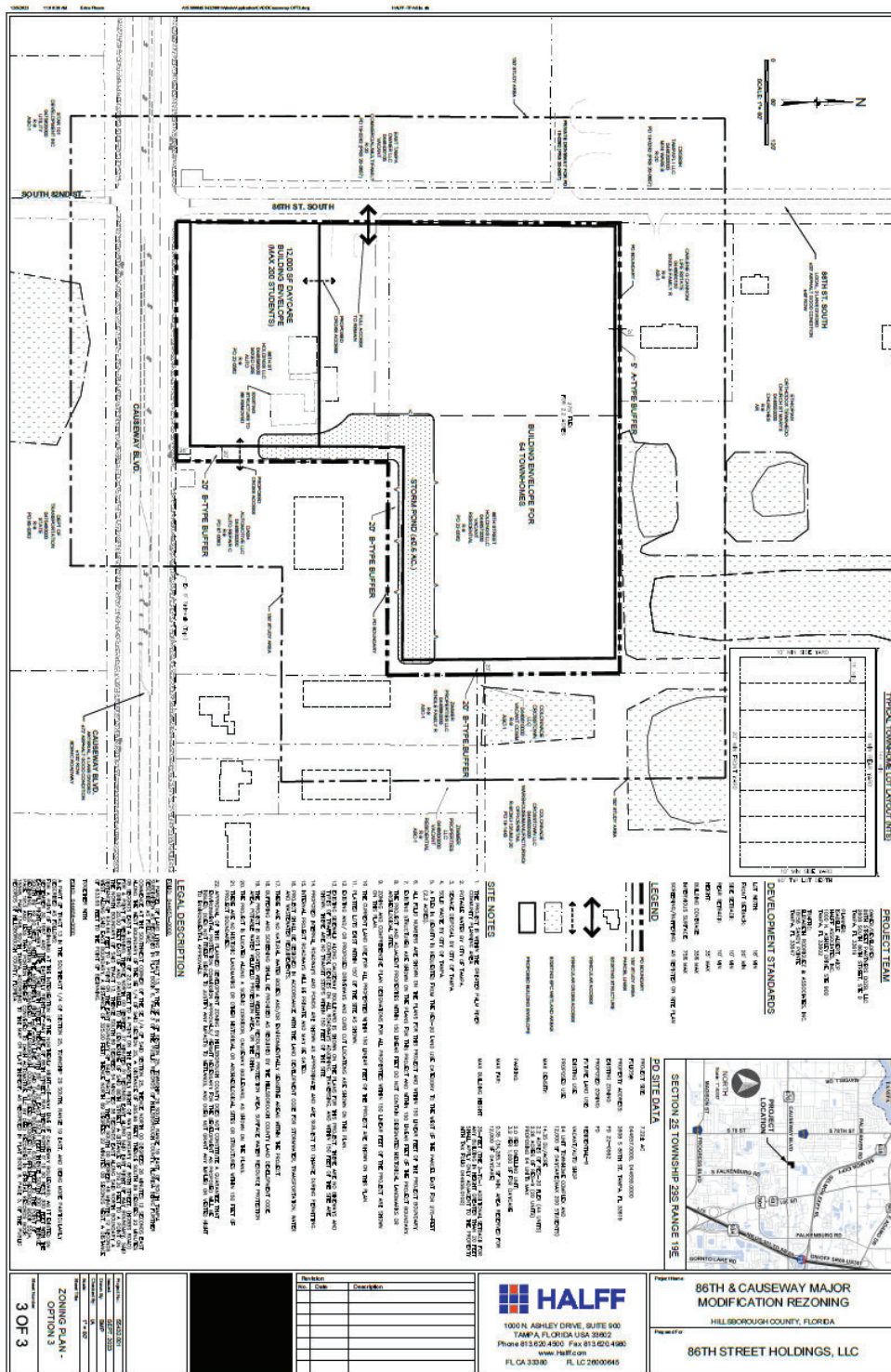
8.0 SITE PLANS (FULL)

8.2.2 Proposed Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2.3 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

| | |
|--|-----------------------------|
| TO: Zoning Technician, Development Services Department | DATE: 12/07/2023 |
| REVIEWER: Richard Perez, AICP | AGENCY/DEPT: Transportation |
| PLANNING AREA: GPR/Central | PETITION NO: MM 23-0883 |

- 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 ZONING APPROVAL

New Conditions:

- Development Option 3 daycare use shall be limited to a maximum of 200 children.

Revise Conditions:

- 8. ~~As Causeway Blvd. is identified on the Hillsborough County Corridor Preservation Plan as a future 6-lane improvement, the developer shall designate 34 feet of right of way preservation along the project frontage on Causeway Blvd. as shown on the PD site plan. Building setbacks shall be calculated from the future right of way line.~~
- 9. ~~If PD 22-0562 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on S. 86th St. The developer shall construct improvements to S. 86th St. consistent with the Design Exception (dated June 21, 2022) and found approvable by the County Engineer (July 15, 2022). Specifically, the developer shall:~~
 - a. ~~Construct two 10-foot wide travel lanes and one 10-foot left turn lane for a three-lane section.~~
 - b. ~~Provide an urban F curb and gutter section.~~
 - c. ~~Construct a 5-foot sidewalk on the east side of the 86th St. project frontage.~~
 - d. ~~Provide a 3-foot shoulder on the east side of 86th St.~~
- 9. If MM 23-0883 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 16, 2023) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on December 6, 2023. Approval of this Administrative Variance will waive the substandard roadway improvements to 86th Street in association with the proposed development.

Other Conditions:

Transportation Review Comments

- Prior to certification, applicant shall revise the PD site plan to remove the right of way (ROW) preservation from all plan sheets.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to PD 22-0562 to allow a third development option to construct 64 townhomes and a 12,000 sf daycare with a capacity up to 200 children on +/-7.22 acres. The approved PD 22-0562 allows for the following two development options:

Development Options:

- Option 1 – 52 Townhome units and 5,000 sf of Commercial General uses, excluding drive-thru facilities, except for drive-thru banks, and limiting restaurants to 3,180 sf.
- Option 2 – 60 Townhome units

The subject site future land use designation is Residential 9 (R-9).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a trip generation analysis of the proposed new third development option (Option 3) in comparison with potential trips generated by approved development option 1 (Option 1), as it is the most intense development scenario of the two approved options, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario for informational purposes.

Staff notes that while the applicant analyzed ITE Land Use Code (LUC) 220 Multi-Family for the proposed townhomes, staff utilized ITE LUC 215 Single Family Attached as it is generally more reflective of the worst-case scenario trip generation.

Approved Uses (Option 1):

| Zoning, Lane Use/Size (ITE LUC) | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|---|------------------------|-----------------------|-----|
| | | AM | PM |
| PD: 52 Units – Townhomes/Single Family Attached (215) | 374 | 21 | 27 |
| PD: 3,180 sf – Restaurant w/o Drive Thru (934) | 1,487 | 142 | 105 |
| Total | 1,861 | 163 | 132 |

Proposed Uses (Option 3):

| Zoning, Lane Use/Size (ITE LUC) | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|---|------------------------|-----------------------|-----|
| | | AM | PM |
| PD: 64 Units – Townhomes/Single Family Attached (215) | 438 | 28 | 34 |
| PD: 200 Children - Daycare (565) | 760 | 140 | 134 |
| Total | 1,198 | 168 | 168 |

Transportation Review Comments

Trip Generation Difference:

| Zoning, Lane Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-----------------------|------------------------------|-----------------------|-------|
| | | AM | PM |
| Difference (+/-) | (-663) | (-5) | (-36) |

The proposed third development option is anticipated to have a decreased maximum trip generation potential of -663 daily trips, -5 am peak hour trips, and -36 pm peak hours trips compared to existing option 1.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

86th St. S is a substandard, 2-lane, local road, characterized by 10-foot travel lanes, curb and gutter, and 5-foot sidewalks on both sides within +/-50 feet of right-of-way. The roadway was recently improved consistent with an approved design exception associated with PD 19-0282 on the westside of the roadway.

According to the Hillsborough County Transportation Technical Manual a TS-3 urban local roadway typical section requires 54 feet of right of way with 12-foot travel lanes, Miami curb, 5-foot sidewalks and 8-foot shoulders. The developer is requesting an administrative variance to waive any further improvements discussed in detail under the section of this report titled *Requested Administrative Variance*.

Causeway Blvd. is a FDOT maintained, 4-lane, divided, arterial roadway, characterized by +/-12-foot lanes and +/-72 feet of pavement within +/-118 feet of right-of-way. There are sidewalks on both sides and 4-foot bikelanes.

Per the adopted Hillsborough County Comprehensive Plan Corridor Preservation Plan (MAP 1), no right of way preservation is required along the segment of Causeway Blvd fronting the subject property. As such staff recommends deleting Condition of Approval #8 and removing all references to ROW Preservation from the PD site plan sheets.

SITE ACCESS

The project is approved for one full access connection on 86th St. South. There are no proposed changes to the project access.

Consistent with Sec. 6.04.03. Q. vehicular and pedestrian cross access is required for development Options 1 and 3 to the existing commercial property to east (folio# 44660.0000) as shown on the respective PD site plans.

REQUESTED ADMINISTRATIVE VARIANCE – S. 86TH ST SUBSTANDARD ROADWAY

The applicant's EOR submitted (on November 27, 2023) a Section 6.04.02.B. Administrative Variance request (dated November 16, 2023) for 86th Street requesting relief from the Section 6.04.03.L requirement to improve the roadway between Causeway Blvd and the project access, to current County standards for a Type TS-3, Non-Residential Subtype Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On December 6, 2023 the County Engineer found the variance approvable. As such, no improvements to that portion of 86th St. would be required.

Transportation Review Comments

ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

86th St. South is not a regulated roadway.

| Generalized Level of Service | | | | |
|------------------------------|---------|------------|----------|-------|
| ROADWAY | FROM | To | LOS | |
| | | | STANDARD | PK HR |
| CAUSEWAY BLVD | 50TH ST | US HWY 301 | D | C |

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Review Comments

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Wednesday, December 6, 2023 5:15 PM
To: Alxazan@gmail.com
CC: Elizabeth Rodriguez [libbytraffic@yahoo.com]; Albert, Isabelle [ialbert@Halff.com]; Pinson, Brice [bpinson@halff.com]; Lampkin, Timothy [LampkinT@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Tirado, Sheida [TiradoS@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]
Subject: FW: MM 23-0883 - Administrative Variance Review
Attachments: 23-0883 AVReq 11-27-23.pdf

Importance: High

Mr. Azan,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0883 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, December 6, 2023 1:59 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Cc: Perez, Richard <PerezRL@hillsboroughcounty.org>
Subject: MM 23-0883 - Administrative Variance Review
Importance: High

Hello Mike,

The attached Administrative Variance is Approvable to me, please copy the following people in your response:

- Alxazan@gmail.com
- libbytraffic@yahoo.com
- ialbert@halff.com
- bpinson@halff.com
- lampkint@hillsboroughcounty.org
- perezrl@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Received November 27, 2023
 Development Services



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

| | |
|--|---|
| Request Type (check one) | <input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) |
| Submittal Type (check one) | <input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information |
| Submittal Number and Description/Running History (check one and complete text box using instructions provided below) | <input checked="" type="checkbox"/> 1. 86th St substandard <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6. |
| <p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p> | |
| Project Name/ Phase | 86th Causeway |
| <p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p> | |
| Folio Number(s) | 044657-0000 |
| <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers | |
| <p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876".</p> | |
| Name of Person Submitting Request | Elizabeth Rodriguez |
| <p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p> | |
| Current Property Zoning Designation | PD |
| <p>Important: For Example, type "Residential Multi-Family Conventional - 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p> | |
| Pending Zoning Application Number | 23-0883 |
| <p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p> | |
| Related Project Identification Number (Site/Subdivision Application Number) | |
| <p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p> | |

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*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*

November 16, 2023

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

RE: Administrative Variance for Substandard Roadway (86th Street) – - FOLIO #s 044659-0000 and 044657-0000/PD 23-0883

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.L(1) of the Hillsborough County Land Development Code (LDC), which states:

“Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.” The “standards for new roadways” to which this section of the LDC refers are included in the Hillsborough County Transportation Technical Manual (TTM).

The TTM mandates Typical Section 3 (TS-3) for this roadway.

The subject property is in for review as PD 22-0883, as is shown on the attached **Site Plan and Location Map**. This variance is to request that the developer not be required to bring 86th Street up to the above-described standards.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: FOLIO #s 044659-0000 and 044657-0000
2. Associated Application Numbers: PD 23-0883
- 3.
4. Type of Request: *Administrative variance to Section 6.04.03.L(1)*
5. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Section 6.04.03.L(1) requires 86th Street to be improved to conform with the TTM. The TTM would mandate that it conform with TS-3.*

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6. Description of what the LDC/zoning conditions require: *Section 6.04.03.L(1) requires 86th Street to be improved to conform with the TTM; the TTM would mandate that it conform with TS-3. TS-3 requires 12 foot travel lanes (non-residential). TS-3 requires 54 feet of right-of-way. Bike lanes are not required. Sidewalks are required.*
7. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *86th Street has recently been upgraded to the attached Typical Section as a developer project for a different development, and includes: (a) Pavement width/lane width – 10 foot lanes. (b) The attached Typical Section exhibit shows a 50 foot right-of-way. (c) There is a 5 foot sidewalk on the east side of the street. (d) 86th Street does not have bike lanes. (e) The pavement is new and is in excellent condition.*
8. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. *There is unreasonable burden on the applicant. Construction was just completed on 86th Street. The development team responsible for the 86th Street construction maximized the improvements within the available right-of-way to the greatest extent possible. No further improvements can be made within the available right-of-way. Right-of-way would have to be dedicated by the subject developer and the roadway would have to be improved only toward the east. However, the attached photograph shows that the sidewalk is elevated on the east side of the segment with a retaining wall. It would be unreasonable to demolish this recent improvement to make further improvements to the roadway, which are not required for the safe and efficient operations of the roadway. In addition, the roadway has been under construction for many months, and was recently re-opened. It would unreasonably burden other users of 86th Street to do further improvements at this juncture to make what would amount to very minor changes.*
 - b. *The variance would not be detrimental to the public health, safety, and welfare. The posted speed on 86th Street is 30 mph, and this is a relatively low speed facility. Crash data were pulled for 86th Street north of Causeway Boulevard. (See attached Hillsborough County Crash Management System polygon.) There were two crashes on this segment, as follows: Report #76638991 (2007) – 16 years ago; and Report #86207375 (2016) – 7 years ago. Both crashes were caused by improper passing. Both crashes were more than five years ago, and this low number of crashes over 16 years is not statistically significant. Because this is a relatively low speed road without a history of crashes, not improving the roadway to TS-3 standards will not be detrimental to the public health, safety, and welfare.*
 - c. *Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. The site takes access from 86th Street, the local roadway, rather than from Causeway Boulevard. This is preferable to creating a new driveway/conflict point on the arterial roadway (Causeway Boulevard). Thus, access to the site from 86th Street is the preferred alternative. 86th Street has already been improved to the maximum extent possible within the existing right-of-way. It*

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would be unreasonable to deny the project access to 86th Street. Therefore, without the variance, reasonable access cannot be provided.

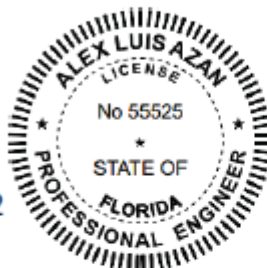
- 8. Documentation/other attachments: *Attached are the current 86th Street Typical Section; site plan and location map, crash information, and Photograph of 86th Street.*

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely

Alex L. Azan

Digitally signed
by Alejandro L
Azan
Date: 2023.11.22
15:50:08 -05'00'



Based upon the information provided by the application, this request is:

Disapproved

Approved with Conditions

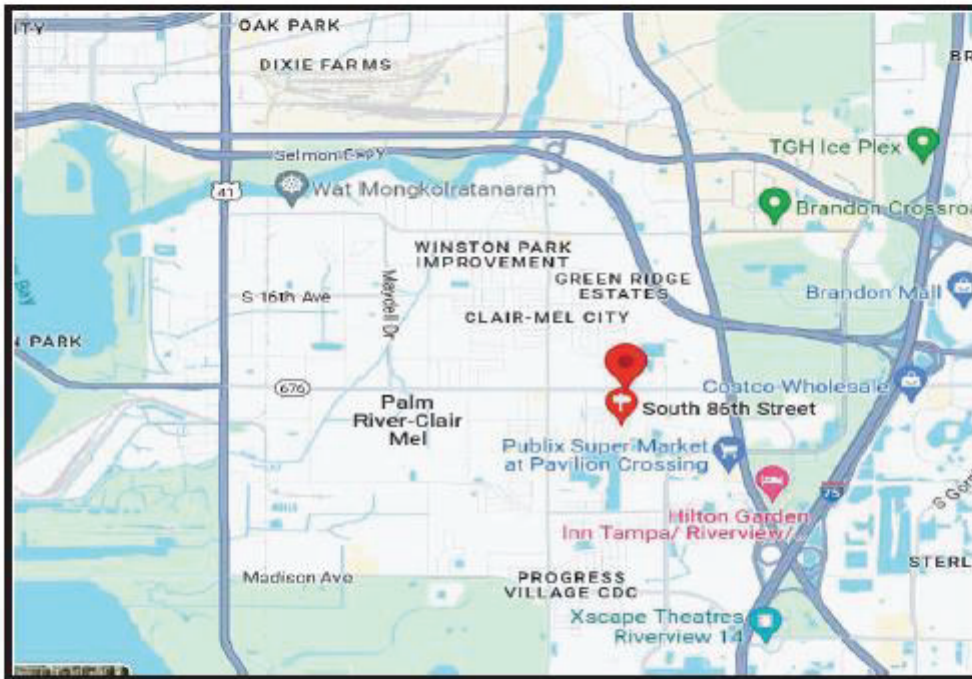
Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

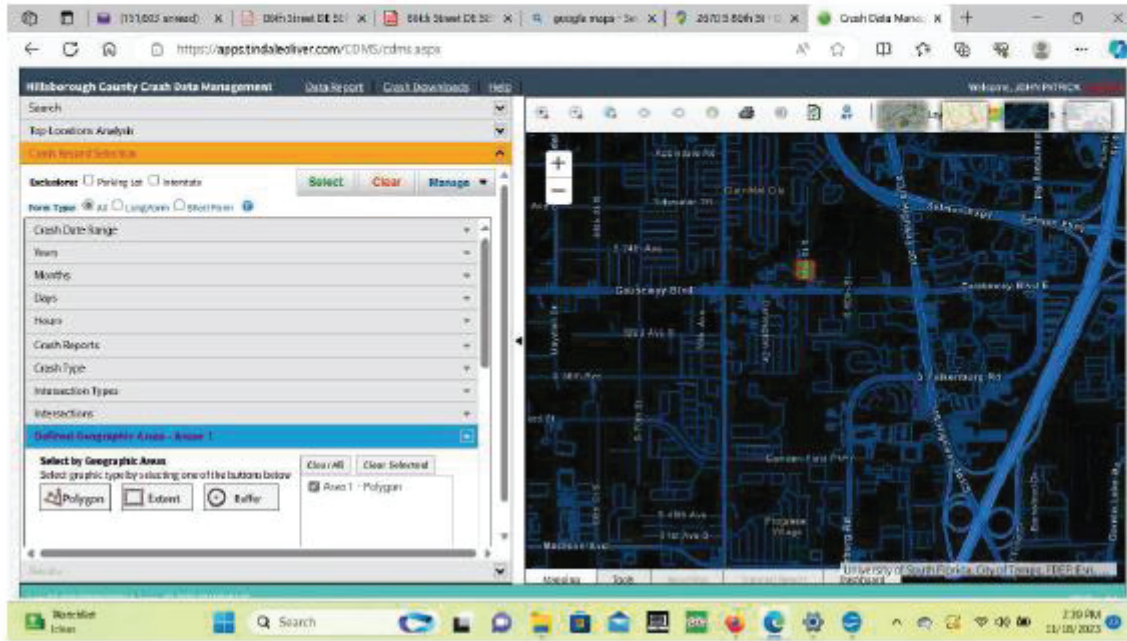
Michael J. Williams, P.E.
Hillsborough County Engineer

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LOCATION MAP

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CRASH DATA POLYGON

Received November 27, 2023
Development Services



**PHOTO OF NEWLY-CONSTRUCTED SECTION OF 86TH STREET –
NOTE ELEVATION AND RETAINING WALL**

12
23-0883

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 23-0883

DATE OF HEARING: December 18, 2023

APPLICANT: 86th St. Holdings, LLC

PETITION REQUEST: The Major Modification request is to modify PD 22-0562 to add a third development option to develop 64 townhomes utilizing a flex and a 12,000 sq. ft. daycare center with a maximum of 200 students

LOCATION: Northeast corner of Causeway Blvd. and S. 86th Street

SIZE OF PROPERTY: 7.22 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 22-0562

FUTURE LAND USE CATEGORY: RES-9

SERVICE AREA: Urban

COMMUNITY PLAN: Greater Palm River

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY



Applicant: 86th ST Holdings LLC

FLU Category: Residential-9 (RES-9)

Service Area: Urban

Site Acreage: 7.22 MOL

Community Plan Area:

Greater Palm River

Overlay: None

Introduction Summary:

PD 22-0562 was approved in 2022 with two development options: Option 1: 5,000 sf of commercial entitlements with restrictions and 52 townhomes. Option 2: 60 townhome units. The applicant requests a modification to add a third option utilizing a flex of the RES-20 FLU category to develop the site with up to 64 townhomes and a 12,000-sf daycare with up to 200 students max. For Option 3's residential portion, the RES-20 flex covers 2.2 acres (44 units) and the remaining acreage of 2.26 permits 9 units per acre(20 units).

| Existing Approval(s): | Proposed Modification(s): |
|---|---|
| Two Development Options: Option 1: 5,000 sf of commercial entitlements with restrictions and 52 townhomes. Option 2: 60 townhome units. | Add a third option to develop the site with up to 64 townhomes and a 12,000-sf daycare with up to 200 students max. |

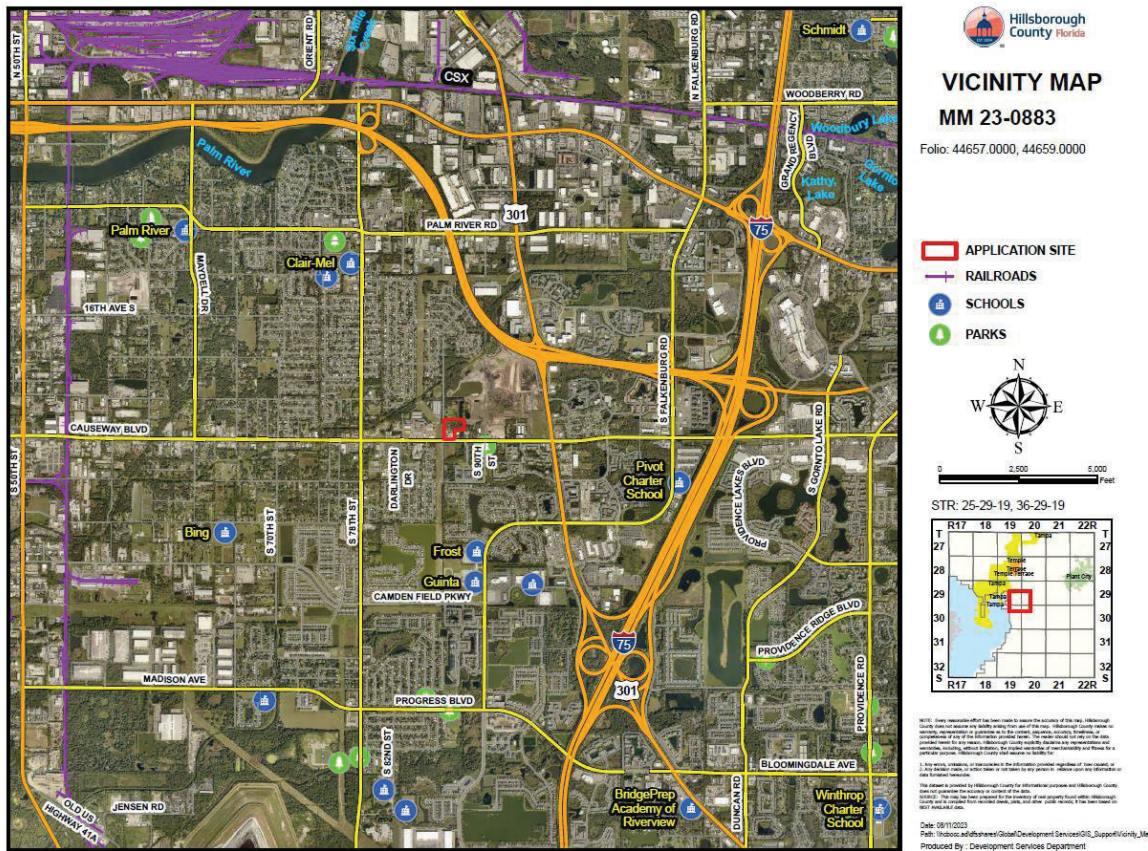
PD Variation(s): None Requested as part of this application

Waiver(s) to the Land Development Code: None requested as a part of this application

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

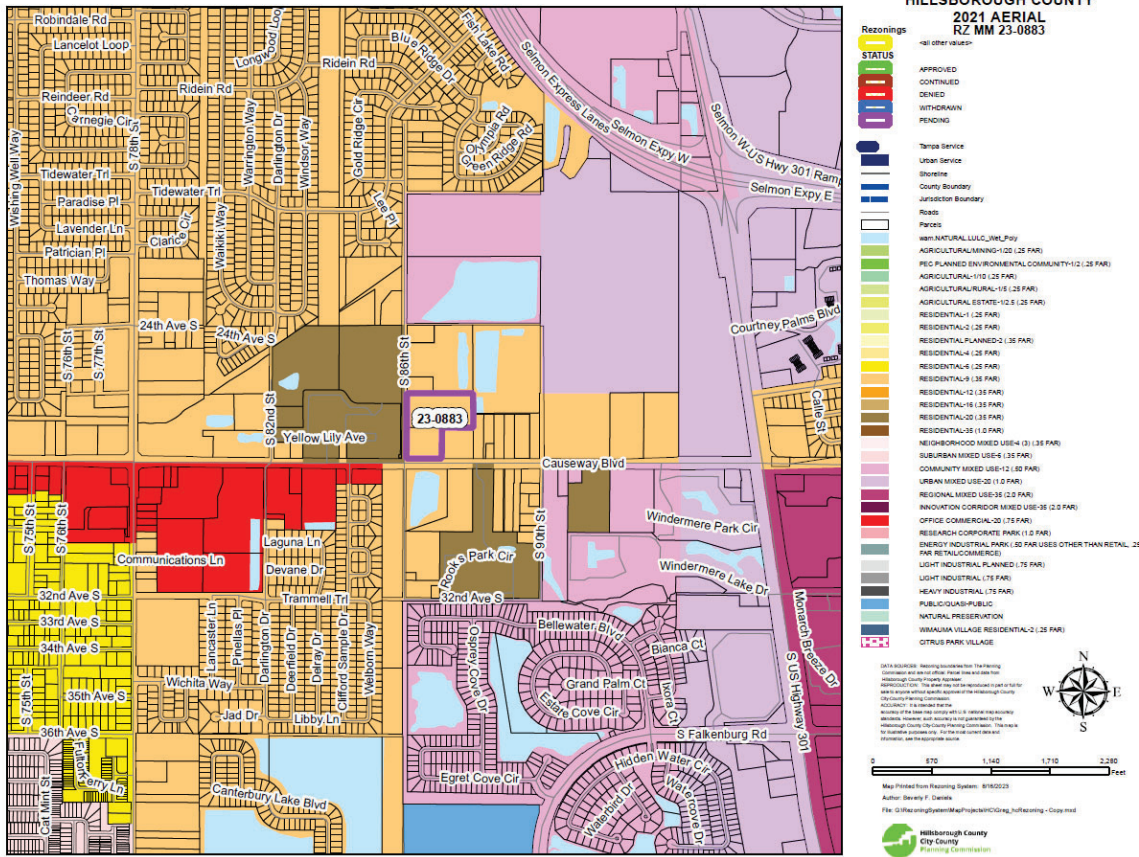


Context of Surrounding Area:

The site is located North of Causeway Boulevard and is located in the Urban Service Area within the limits of the Greater Palm River Community Plan. The surrounding area is predominantly a mixture of residential and commercial uses. Surrounding uses along Causeway Boulevard include commercial, single-family residential, and multifamily residential. There is a church immediately north of the site, and a mini warehouse to the northwest across South 86th Street.

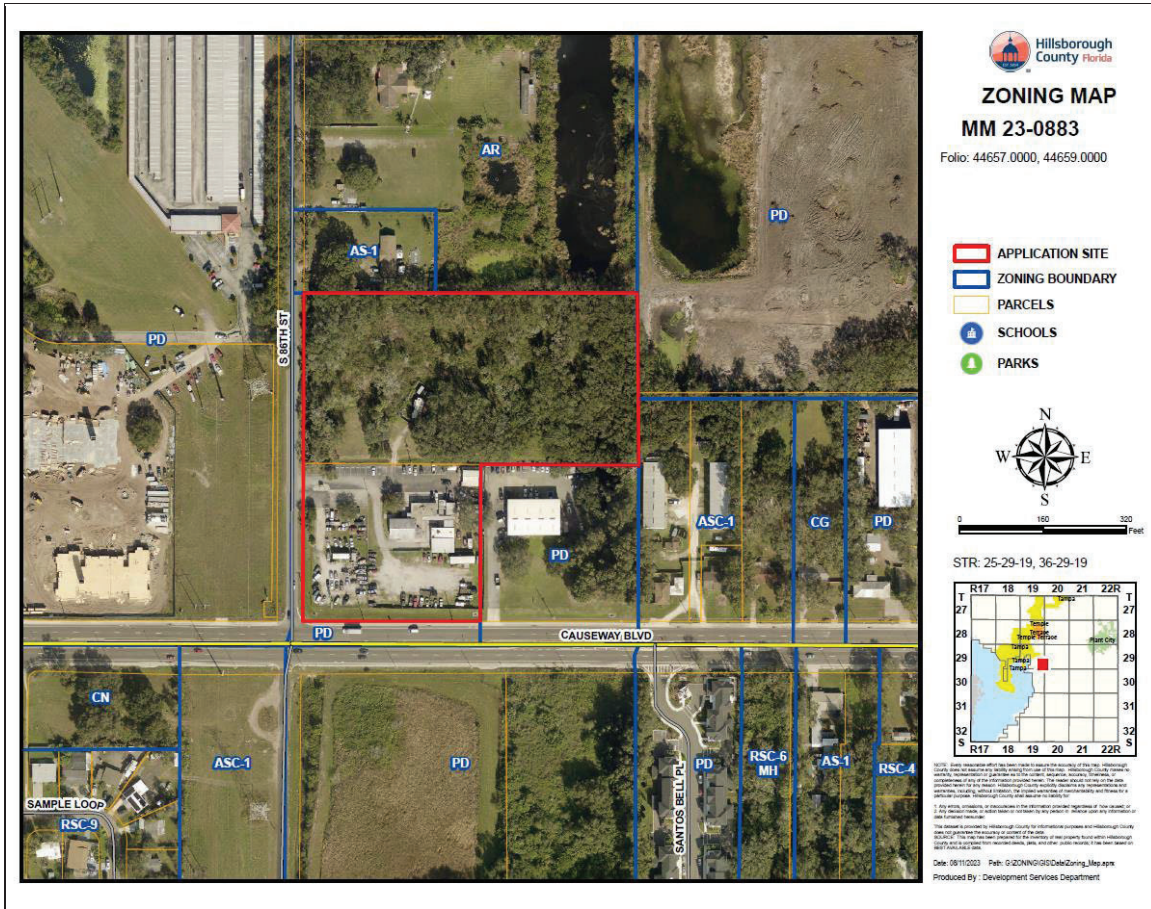
In the general proximity of the subject site is PD zoning to east, south and west, and Agricultural Single-Family (AS-1) and Agricultural Rural (AR) zoning to the north. To the east and southwest are parcels with Agricultural Single-Family Conventional (ASC-1).

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



| | |
|--|---|
| Subject Site Future Land Use Category: | Residential-9 (RES-9) |
| Maximum Density/F.A.R.: | 9.0 dwelling units/0.50 F.A.R. |
| Typical Uses: | Residential, urban scale neighborhood commercial, office uses, multi- purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. |

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



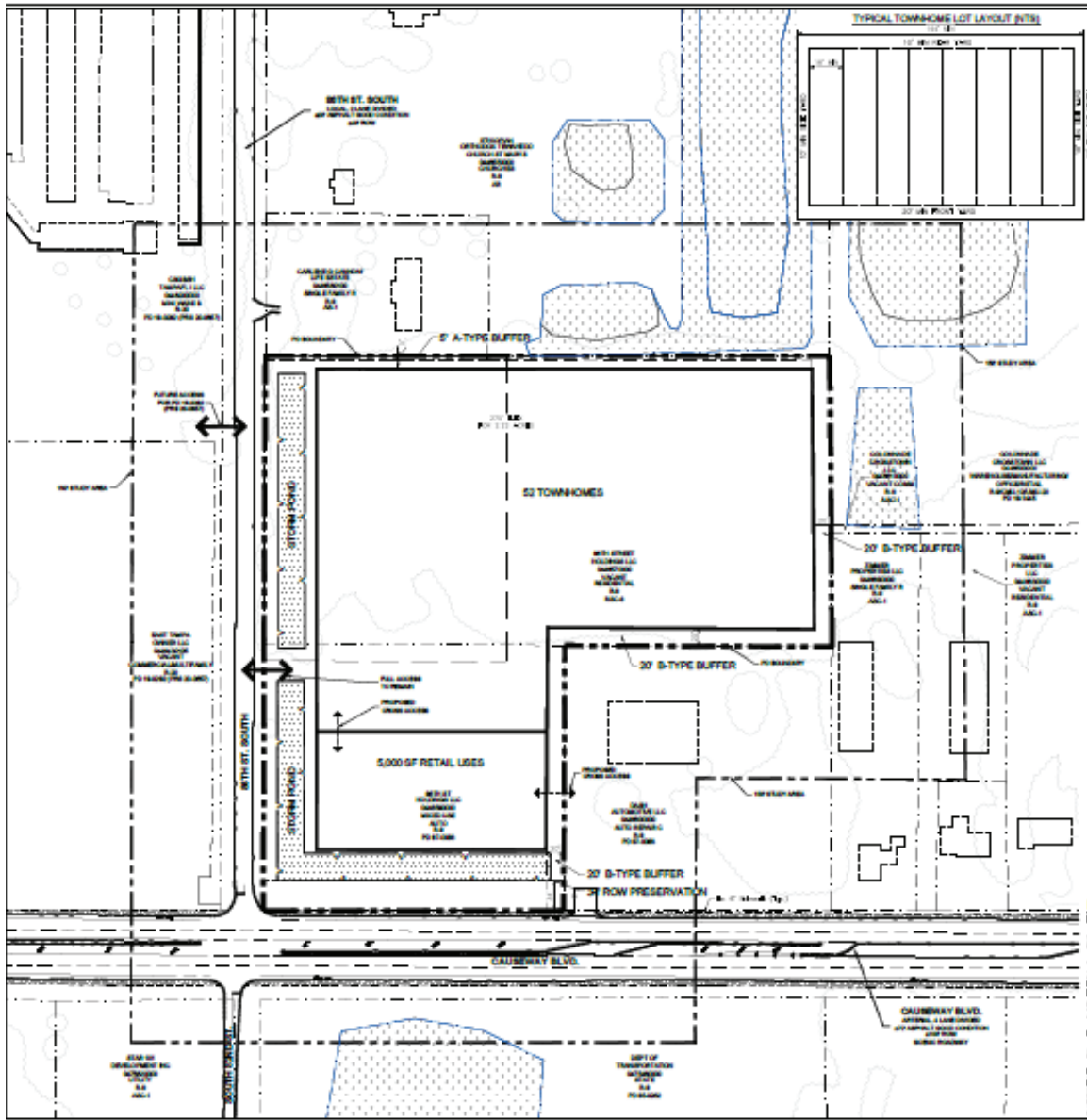
Adjacent Zonings and Uses

| Location : | Zoning: | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use: | Existing Use: |
|------------|----------|--|-------------------------------|--|
| North | AS-1, AR | AS-1: Min. 1-ac. lot AR: Min. 5-ac. lot | SF Residential & Agricultural | Single-family Residential & Agricultural |

| | | | | |
|------|------------------------------|----------------|---|----------------|
| East | PD 87-0083, 19-1445, & ASC-1 | Per PD 87-0083 | Vehicle Repair, and retail. | Auto Shop |
| West | PD | Per 19-0282 | 113,858 sq. ft. commercial & 300 MF units | Mini warehouse |

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

| | | | |
|-------------------------|-----------------------------|--|--|
| 86 th Street | County Local - Urban | 2 Lanes Substandard Road Sufficient ROW Width <input checked="" type="checkbox"/> | Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other |
| Causeway Blvd. | FDOT Arterial - Urban | 4 Lanes Substandard Road Sufficient ROW Width | Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other |

Administrative Variance

Road Name/Nature of Request

86th St. Substandard Roadway

Notes: Recent improvements to 86th St. did not bring the roadway to the full local roadway typical standard.

Administrative Variance Requested

Approvable

| 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY | | | | |
|---|-------------------|------------|----------------------|---------------------------------|
| INFORMATION/REVIEWING AGENCY | | | | |
| Environmental: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |

Environmental Protection Commission Environmental Services
 Conservation & Environ. Lands Mgmt.

| Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <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"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property | | | | |
|---|---|---|---|---------------------------------|
| Public Facilities: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Transportation <input checked="" 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 | See report. |
| Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate | <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 | |

| <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A | | | | |
|--|---|---|---|---------------------------------|
| Impact/Mobility Fees | | | | |
| Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) (Per unit) | | | | |
| Mobility: \$6,661*64 = \$426,304 | | | | |
| Parks: \$1,957*64 = \$125,248 | | | | |
| Daycare (Per 1,000 s.f.) | | | | |
| Mobility: \$13,156*12 = \$157,872 Fire: \$95*12 = \$1,140 | | | | |
| School: \$7,027*64 = \$449,728 | | | | |
| Fire: \$249*64 = \$15,936 | | | | |
| Total per Townhouse: \$15,894 | | | | |
| Retail - Shopping Center (Per 1,000 s.f.) Mobility: \$13,562*5 = \$67,810 | | | | |
| Fire: \$313*5 = \$1,565 | | | | |
| Total (x64 units) = \$1,017,216 Daycare (Per 1,000 s.f.) | | | | |
| Mobility: \$13,156*5 = \$65,780 Fire: \$95*5 = \$475 | | | | |
| Comprehensive Plan: | Comments Received | Findings | Conditions Requested | Additional Information/Comments |
| Planning Commission | | | | |
| <input type="checkbox"/> Meets Locational Criteria | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | See Planning Commission Report |
| <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested | | | | |
| <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A | | | | |

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 7.22-acre property is zoned PD 22-0562 (Planned Development). PD 22-0562 was approved in 2022 with two development options: Option 1: 5,000 sf of commercial entitlements with restrictions and 52 townhomes. Option 2: 60 townhome units. The applicant requests a modification

to add a third option to develop the site with up to 64 townhomes and a 12,000-sf daycare with up to 200 students max. The property contains two parcels and is generally located at the northeast corner of Causeway Boulevard and South 86th Street. The parcel to the north with folio# 44657.0000 is vacant. The parcel to the south with folio# 44659.0000 is currently developed with a church, car dealer and tow truck lot.

The site is located North of Causeway Boulevard and is located in the Urban Service Area within the limits of the Greater Palm River Community Plan. The surrounding area is predominantly a mixture of residential and commercial uses. Surrounding uses along Causeway Boulevard include commercial, single-family residential, and multifamily residential. There is a church immediately north of the site, and a mini warehouse to the northwest across South 86th Street. In the general proximity of the subject site is PD zoning to east, south and west, and Agricultural Single-Family (AS-1) and Agricultural Rural (AR) zoning to the north. The PD to the west is approved for multi-family and commercial. To the east and southwest are parcels with Agricultural Single-Family Conventional (ASC-1).

The buffering and screening to the north was previously approved in PD 22-0562 for a 5-foot buffer and Type A screening. The applicant will revise the site plan prior to certification to meet the 10-foot buffer and Type A screening requirements for the area between the daycare and residential.

The subject property is designated Residential-9 (RES-9) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The current PD 22-0562 is already approved for residential townhomes and commercial general uses. The addition of a third option which includes 64 townhomes and a 12,000-sf daycare (which provides residential support uses) would be consistent with the currently approved PD. Also, the PD to the west is approved for multi-family and commercial. Therefore, the modification of PD 22-0562 to allow for a third option to develop the site with up to 64 townhomes and a 12,000-sf daycare with up to 200 students would be consistent with the existing zoning pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on December 18, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Brice Pinson 1000 North Ashley Drive testified on behalf of the applicant. Ms. Pinson described the location of the property as well as surrounding uses and stated that the request is to keep Options 1 and 2 but add an Option 3 for the development of 64 townhomes with a 12,000 square foot daycare facility with a maximum of 200 students. She described an administrative waiver that was found approvable regarding the 86th Street right-of-way. Ms. Pinson concluded her presentation by stating that the planning staffs support the modification.

Mr. Chris Grandlienard of the Development Services Department testified regarding the County's staff report. He described the approved land uses for PD -0562 and stated that the applicant is requesting a Major Modification to add Option 3 to develop the townhome and daycare facility. Mr. Grandlienard detailed the location of the property and stated that the applicant was previously required to provide a 5-foot buffer and Type A screening to the north but will now provide a 10-foot buffer with Type A screening between the residential and daycare land uses. He stated that staff found the modification approvable subject to the proposed conditions.

Ms. Andrea Papandrew of the Planning Commission testified regarding consistency with the Comprehensive Plan. She stated that the property is located in the Residential-9 Future Land Use category and the Greater Palm River Community Plan. She cited numerous plan policies that the modification complies with and stated that the requests is consistent with the Greater Palm River Community Plan and the Comprehensive Plan.

The Hearing Master asked if there were citizens that wanted to speak in favor or against the modification. No one replied.

County staff and Ms. Pinson did not have additional comments.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 7.22 acres and is zoned Planned Development (22-0562). The property is designated RES-9 by the Comprehensive Plan and located in the Urban Service Area and the Greater Palm River Community Planning Area.

2. The Planned Development (PD) is currently approved for two development options. Option 1 permits 5,000 square feet of commercial with restrictions and 52 townhomes. Option 2 permits 60 townhome dwelling units.
3. The Major Modification requests to add a third development option which would permit 64 townhomes utilizing a flex and 12,000 square foot daycare center with a maximum of 200 students.
4. No Planned Development variations or waivers are requested.
5. The Planning Commission found the request consistent with numerous plan policies. Staff testified that the modification consistent with the Greater Palm River Community Plan and the Comprehensive Plan.
6. No testimony in support or opposition was presented at the Zoning Hearing Master hearing.
7. The Major Modification request is consistent with the Comprehensive Plan and Land Development Code and compatible with the surrounding area.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The Major Modification request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

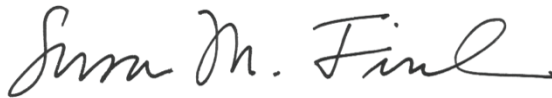
The Planned Development (PD) is currently approved for two development options. Option 1 permits 5,000 square feet of commercial with restrictions and 52 townhomes. Option 2 permits 60 townhome dwelling units.

The Major Modification requests to add a third development option which would permit 64 townhomes utilizing a flex and 12,000 square foot daycare center with a maximum of 200 students.

The request is consistent with the Comprehensive Plan and Land Development Code and compatible with the surrounding area.

RECOMMENDATION

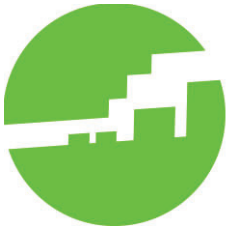
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 22-0562 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



January 11, 2024

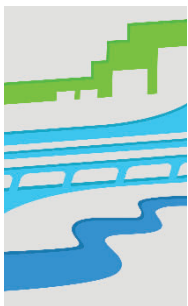
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

| Unincorporated Hillsborough County Rezoning | |
|--|---|
| Hearing Date: December 18, 2023 | Petition: MM 23-0883 |
| Report Prepared: December 6, 2023 | 2608 South 86th Street <i>North side of Causeway Boulevard and east of South 86th Street</i> |
| Summary Data: | |
| Comprehensive Plan Finding: | CONSISTENT |
| Adopted Future Land Use: | Residential-9 (9 du/ga; 0.50 FAR) |
| Service Area: | Urban |
| Community Plan: | Greater Palm River |
| Rezoning Request: | Major Modification to Planned Development (PD 22-0562) to add a third development option of 64 townhomes and a 12,000 square foot daycare |
| Parcel Size (Approx.): | 7.22 +/- acres |
| Street Functional Classification: | Causeway Boulevard – Arterial South 86 th Street – Local |
| Locational Criteria: | N/A |
| Evacuation Area: | D |



Context

- The subject site is approximately 7.22 acres. The site is in the Urban Service Area and within the limits of the Greater Palm River Community Plan.
- The site has a Future Land Use designation of Residential-9 (RES-9), with typical uses such as residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses are required to meet established locational criteria for the specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by RES-9 to the north, east, and south. To the west is Residential-20 (RES-20). To the south and southeast there are RES-20 and RES-9 Future Land Use designations. Further southwest of the site is Office Commercial-20 (OC-20) and further north and east is Community Mixed Use-12 (CMU-12) and Urban Mixed Use-20 (UMU-20). Surrounding uses along Causeway Boulevard include some light and heavy commercial, single family residential, and multifamily residential. There is a church immediately north of the site, and a mini warehouse to the northwest across South 86th Street.
- The subject property is zoned Planned Development (PD 22-0562). The southern parcel is currently developed with an auto shop and the northern parcel is undeveloped and classified as vacant residential land by the Hillsborough County Property Appraiser. In the general vicinity, the site is surrounded by PD zoning to east, south and west, and Agricultural Single-Family (AS-1) and Agricultural Rural (AR) zoning to the north. There are also parcels with Agricultural Single-Family Conventional (ASC-1) zoning to the east and southwest.
- The applicant requests a Major Modification to Planned Development (PD 22-0562) to add a third development option of 64 townhomes and a 12,000 square foot daycare.

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

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.*

Relationship to the Future Land Use Map

Policy 7.3:

The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:

- *Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.*
- *The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.*
- *No new flexes can be extended from an existing flexed area.*
- *All flexes must be parallel to the land use category line.*
- *Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.*
- *Flexes to increase residential density are not permitted in the Coastal High Hazard Area.*
- *Flexes are not permitted from a municipality into the unincorporated county.*
- *A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.*
- *Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined below.*
- *The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above. Prior to the determination by the Board of County Commissioner, the staff of the Planning Commission shall make a recommendation on the consistency of the request with the Comprehensive Plan*

Policy 7.4:

The criteria for consideration of a flex request are as follows:

- *The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;*
- *The compatibility with surrounding land uses and their density and intensity;*
- *The utilization of the flex furthers other goals, objectives and policies of the Future Land Use Element.*

Land Use Categories

Objective 8: *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

Policy 8.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection – *The neighborhood is the 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 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Policy 16.8: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

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.

Objective 17: Neighborhood and Community Serving Uses Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

GOAL 9: Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

Policy 9-1.2: Avoid "strip" development patterns for commercial uses.

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: *Develop commercial areas in a manner which enhances the County's character and ambiance.*

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

LIVABLE COMMUNITIES ELEMENT: GREATER PALM RIVER COMMUNITY PLAN

Planning and Growth /Economic Development

Goal 5a: *Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs*

Strategies

1. *The Vision of Greater Palm River Area Concept Map illustrates the unique qualities and land uses related to distinct areas of the community. Future development and redevelopment is required to comply with the adopted Concept Map.*

3. *Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place.*

5. *Building and site design for new and redeveloped residential and commercial projects will reflect the practices of the Livable Roadways Guidelines to service the needs of the community.*

8. *Support well designed, compatible densities and intensities at appropriate locations.*

14. *Support :*

A. *Design Study for Causeway Boulevard*

2) *To support the Scenic Corridor designation of Causeway Boulevard west of Maydell Drive, and to be compatible with the existing use and zoning patterns, Commercial Intensive should be discouraged east of Maydell Drive.*

E. *Neighborhood Commercial Nodes*

To ensure a sense of place neighborhood scale commercial intersections shall be developed with uses that do not exceed neighborhood commercial scale locational criteria applications. These include:

- *Palm River Road and Maydell Drive*
- *Causeway Boulevard and Maydell Drive*
- *Progress Boulevard/Madison Avenue and 78th Street*

F. *Community Commercial Nodes*

To ensure a sense of place community commercial intersections shall reflect a character compatible with the surrounding neighborhood land use structure and intensity either through actual land use or mitigation of impacts to the adjacent neighborhood. These include:

- *Palm River Road and 78th Street*
- *Causeway Boulevard and 78th Street*

- *Progress Boulevard and Falkenburg Road*

H. New residential or residential redevelopment shall have the following characteristics of desirable growth and design approaches:

- a. Create walkable neighborhoods;*
- b. Support housing choice and affordability*
- c. Expand transportation choices*
- d. Support infrastructure expenditure*
- e. Support the economic health of the community*
- f. Improve security*
- g. Protect the environment*

1) New residential, and where feasible residential redevelopment, with not include exposed utilities in front yard. These should be buried or, at a minimum located behind structures or screened.

Goal 5b: Economic Development - Provide opportunities for business growth and jobs in the Palm River Area.

Strategies

3. Promote commercial development at scales that reflect the character of the community, such as, mixed uses along U.S. Hwy 41/50th Street from Palm River Bridge to south of Causeway Boulevard, commercial nodes for neighborhood and community scale uses at specific intersections with appropriate design features.

4. Support a mix of residential types developed with new urbanism characteristics at appropriate locations.

Staff Analysis of Goals Objectives and Policies:

The subject site is approximately 7.22 acres on the north side of Causeway Boulevard and east of South 86th Street. The site is in the Urban Service Area and within the limits of the Greater Palm River Community Plan. The Planned Development (PD 22-0562) currently allows for two potential development options including 52 Townhomes (utilizing a flex of RES-20 to west) and 5,000 square feet of Commercial General uses, excluding restaurants with drive up facilities, or 60 townhomes. The applicant requests a Major Modification to Planned Development (PD 22-0562) to add a third development option of 64 townhomes (utilizing a 2.2-acre flex of the RES-20 to the west) and a 12,000 square foot daycare.

The subject property is designated Residential-9 (RES-9) on the Future Land Use Map. The intent of the RES-9 Future Land Use category is to designate areas that are suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multipurpose projects, and mixed-use developments when in compliance with the Goals, Objectives, and Policies of the Future Land Use Element (FLUE) and applicable development regulations and locational criteria for specific land use. FLUE Objective 8 and FLUE Policy 8.1 outlines the maximum level of intensity or density and range of permitted land uses allowed and planned for an area, and the character of each land use category. The proposed third development option, which includes residential and residential support use, meets the intent of the RES-9 Future Land Use category.

The subject site is surrounded by RES-9 to the north, east, and south. To the west is Residential-20 (RES-20). RES-20 and RES-9 Future Land Use designations are located to

the south and southeast. Further southwest of the site is Office Commercial-20 (OC-20) and further north and east is Community Mixed Use-12 (CMU-12) and Urban Mixed Use-20 (UMU-20). Surrounding uses along Causeway Boulevard include some light and heavy commercial, single family residential, and multifamily residential. There is a church immediately north of the site, and a mini warehouse to the northwest across South 86th Street.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed development option is compatible and in scale with the character of the area, therefore meeting the intent of Policy 1.4.

FLUE Objective 16 and its associated policies discuss the need to protect existing neighborhoods and communities. The development pattern along this section of Causeway has a mix of uses, including light and heavy commercial consistent with the scale of what is being proposed. The proposed third development option shows site planning techniques such as buffering and screening that would mitigate adverse impacts to the surrounding properties. The third development option is also consistent with the flex provisions outlined in Policies 7.3 and 7.4. The applicant is proposing a flex of 2.2 acres of Residential-20 to the west; therefore, the density calculations are as follows: $2.2 \times 20 = 44$ potential units and $2.26 \times 9 = 20$ potential units totaling 64 maximum potential units. In addition, the site plan reserves a minimum area of 34,285.71 square feet for the 12,000 square foot daycare use, which is below the allowable 0.50 Floor Area Ratio (FAR) in the RES-9 category.

Objective 12-1 and Policy 12-1.4 of the CDC discuss how new development shall be compatible with the established character of the surrounding area. Goal 17 of the CDC encourages commercial developments that enhance the County's character. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful. The site should be developed in accordance with the Community Design Component.

The proposed third development option meets the intent of the Greater Palm River Community Plan. It promotes and provides opportunities for compatible well designed public use, residential, and business growth and jobs. In addition, the proposal promotes infill and redevelopment at scales that reflect the character of the existing community development pattern.

Overall, staff finds that the proposed third development option is compatible with the existing development pattern found within the surrounding area and supports the vision of the Greater Palm River Community Plan. Therefore, overall, the proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Hillsborough County Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 23-0883

Rezoning

STATUS

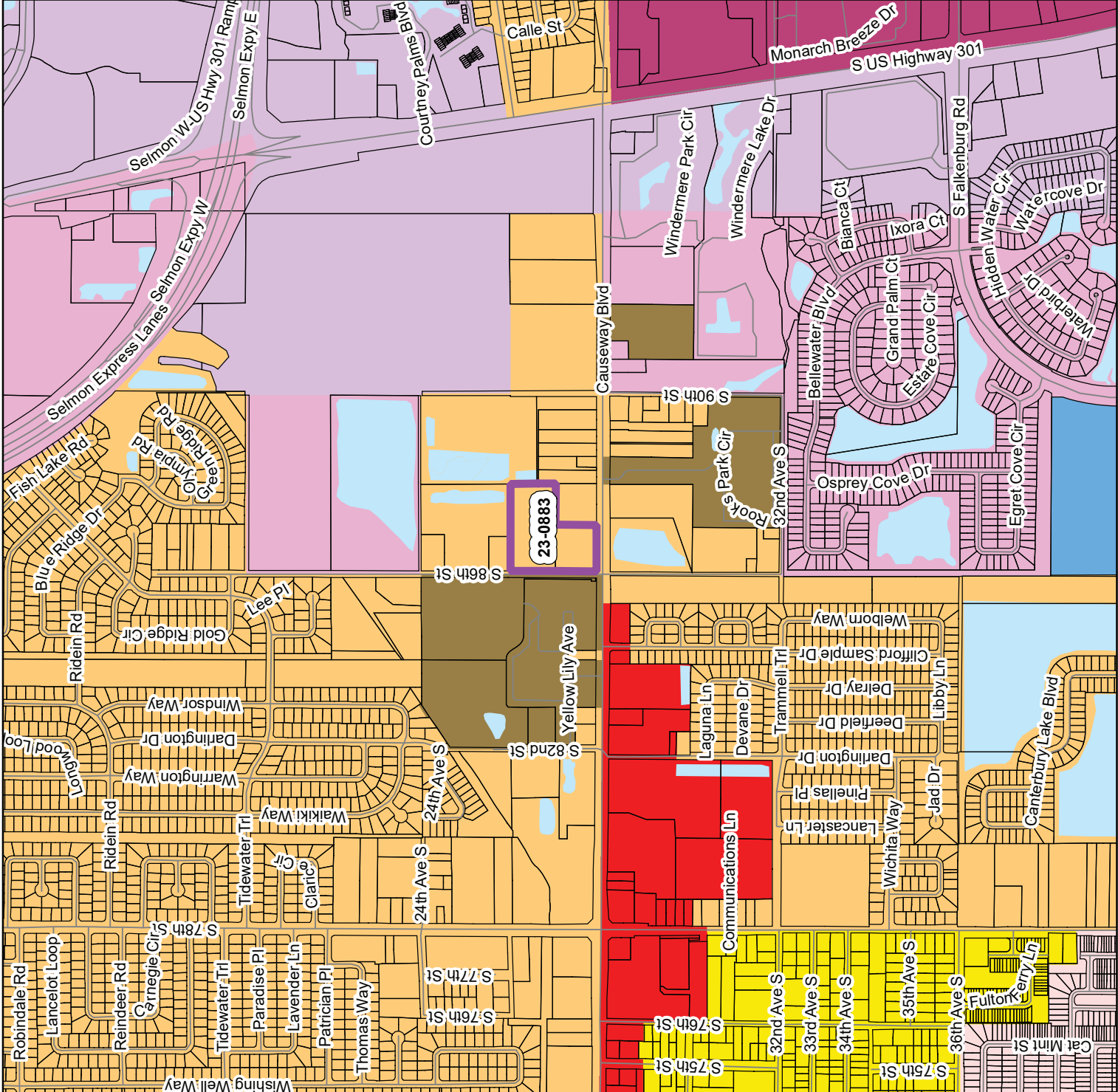
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- warm NATURAL LULC_We_Poly
- AGRICULTURAL/MINING-120 (.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)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- 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. The rezoning is subject to the final approval of the Hillsborough County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 8/16/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HCC\Reg_Inf\Rezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

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**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: 86th & Causeway

Zoning File: PD 22-0562 Modification: MM 23-0883

Atlas Page: None Submitted: 01/22/2024

To Planner for Review: 01/22/2024 Date Due: ASAP

Contact Person: Isabelle Albert Phone: ialbert@halff.com/813.331.0976

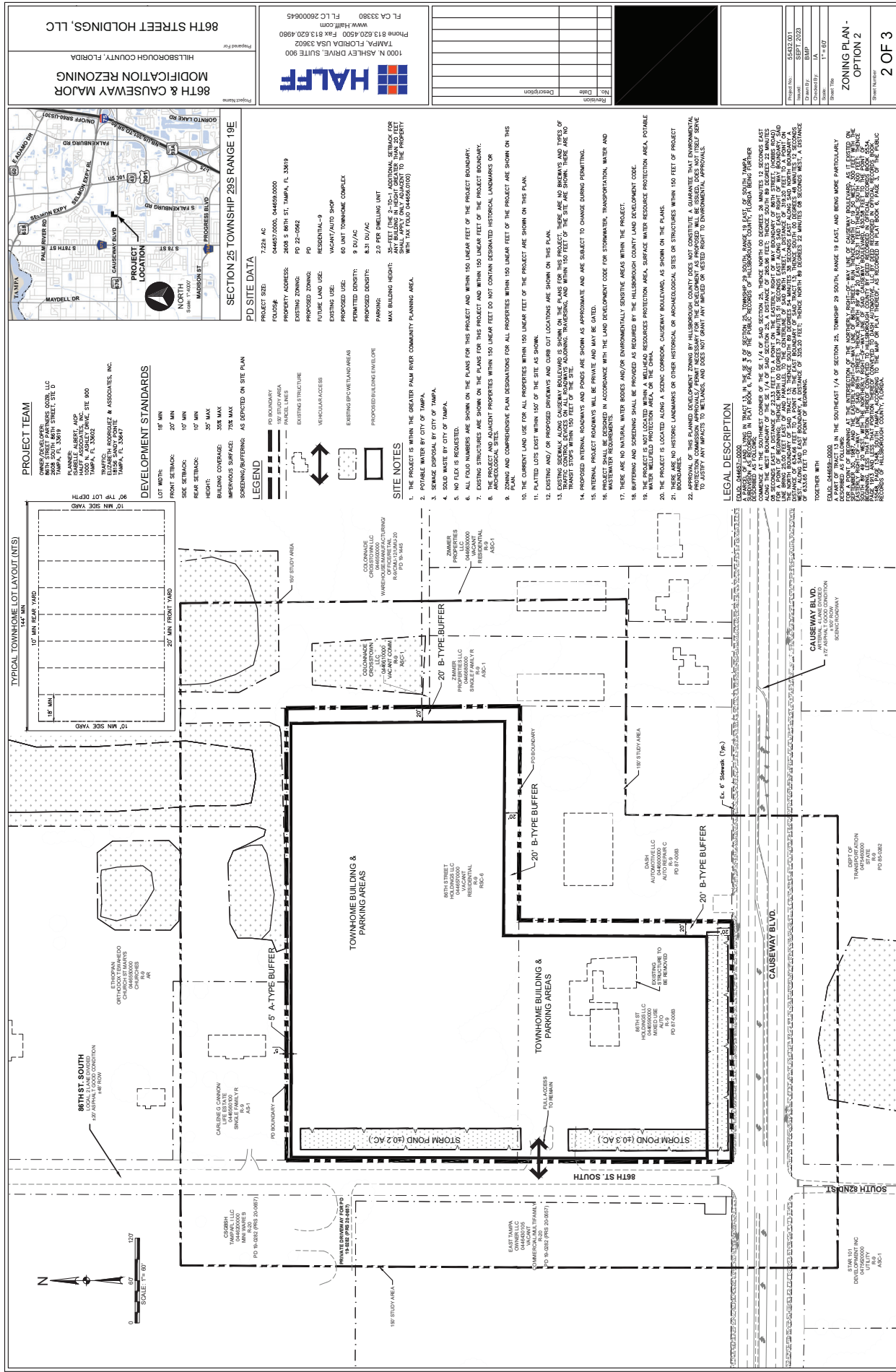
Right-Of-Way or Land Required for Dedication: Yes No

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: Chris Grandlienard Date: 01/22/2024

Date Agent/Owner notified of Disapproval: _____



86TH & CAUSEWAY MAJOR MODIFICATION REZONING
 HILLSBOROUGH COUNTY, FLORIDA
 86TH STREET HOLDINGS, LLC
 Project Name: 86TH & CAUSEWAY MAJOR MODIFICATION REZONING
 Hillsborough County, Florida
 Prepared For: 86TH STREET HOLDINGS, LLC
 Project No: 23-0883
 Revision: No. 01
 Description: 86TH & CAUSEWAY MAJOR MODIFICATION REZONING
 Date: 1/22/2024
 Drawn By: BMP
 Checked By: IA
 Sheet No: 1 of 3
 ZONING PLAN - OPTION 2
 2 OF 3

SECTION 25 TOWNSHIP 28S RANGE 19E
 SECTION 25 TOWNSHIP 28S RANGE 19E
 PROJECT LOCATION
 NORTH
 MERRIS COSLE, LLC
 2008 SOUTH 87TH STREET, STE D
 TAMPA, FL 33613
 HALEY HARRIS, INC.
 1000 N. ALVARADO DRIVE, STE 500
 TAMPA, FL 33604
 1819 SANCTUARY
 TAMPA, FL 33617

PROJECT NO. 23-0883
 REVISION NO. 01
 DESCRIPTION: 86TH & CAUSEWAY MAJOR MODIFICATION REZONING
 DATE: 1/22/2024
 DRAWN BY: BMP
 CHECKED BY: IA
 SHEET NO: 1 OF 3
 ZONING PLAN - OPTION 2
 2 OF 3

FLORIDA REGISTERED PROFESSIONAL ENGINEER
 PROJECT NO. 23-0883
 REVISION NO. 01
 DESCRIPTION: 86TH & CAUSEWAY MAJOR MODIFICATION REZONING
 DATE: 1/22/2024
 DRAWN BY: BMP
 CHECKED BY: IA
 SHEET NO: 1 OF 3
 ZONING PLAN - OPTION 2
 2 OF 3



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/07/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA: GPR/Central

PETITION NO: MM 23-0883

- 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 ZONING APPROVAL

New Conditions:

- Development Option 3 daycare use shall be limited to a maximum of 200 children.

Revise Conditions:

~~8. As Causeway Blvd. is identified on the Hillsborough County Corridor Preservation Plan as a future 6-lane improvement, the developer shall designate 34 feet of right of way preservation along the project frontage on Causeway Blvd. as shown on the PD site plan. Building setbacks shall be calculated from the future right of way line.~~

~~9. If PD 22 0562 is approved, the County Engineer will approve a Design Exception related to the substandard road improvements on S. 86th St. The developer shall construct improvements to S. 86th St. consistent with the Design Exception (dated June 21, 2022) and found approvable by the County Engineer (July 15, 2022). Specifically, the developer shall:~~

~~a. Construct two 10-foot wide travel lanes and one 10-foot left turn lane for a three-lane section.~~

~~b. Provide an urban F curb and gutter section.~~

~~c. Construct a 5-foot sidewalk on the east side of the 86th St. project frontage.~~

~~d. Provide a 3-foot shoulder on the east side of 86th St.~~

9. If MM 23-0883 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated November 16, 2023) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on December 6, 2023. Approval of this Administrative Variance will waive the substandard roadway improvements to 86th Street in association with the proposed development.

Other Conditions:

- Prior to certification, applicant shall revise the PD site plan to remove the right of way (ROW) preservation from all plan sheets.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to PD 22-0562 to allow a third development option to construct 64 townhomes and a 12,000 sf daycare with a capacity up to 200 children on +/-7.22 acres. The approved PD 22-0562 allows for the following two development options:

Development Options:

- Option 1 – 52 Townhome units and 5,000 sf of Commercial General uses, excluding drive-thru facilities, except for drive-thru banks, and limiting restaurants to 3,180 sf.
- Option 2 – 60 Townhome units

The subject site future land use designation is Residential 9 (R-9).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a trip generation analysis of the proposed new third development option (Option 3) in comparison with potential trips generated by approved development option 1 (Option 1), as it is the most intense development scenario of the two approved options, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, utilizing a generalized worst-case scenario for informational purposes.

Staff notes that while the applicant analyzed ITE Land Use Code (LUC) 220 Multi-Family for the proposed townhomes, staff utilized ITE LUC 215 Single Family Attached as it is generally more reflective of the worst-case scenario trip generation.

Approved Uses (Option 1):

| Zoning, Lane Use/Size (ITE LUC) | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|---|------------------------|-----------------------|------------|
| | | AM | PM |
| PD: 52 Units – Townhomes/Single Family Attached (215) | 374 | 21 | 27 |
| PD: 3,180 sf – Restaurant w/o Drive Thru (934) | 1,487 | 142 | 105 |
| Total | 1,861 | 163 | 132 |

Proposed Uses (Option 3):

| Zoning, Lane Use/Size (ITE LUC) | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|---|------------------------|-----------------------|------------|
| | | AM | PM |
| PD: 64 Units – Townhomes/Single Family Attached (215) | 438 | 28 | 34 |
| PD: 200 Children - Daycare (565) | 760 | 140 | 134 |
| Total | 1,198 | 168 | 168 |

Trip Generation Difference:

| Zoning, Lane Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-------------------------|------------------------|-----------------------|--------------|
| | | AM | PM |
| Difference (+/-) | (-)663 | (-)5 | (-)36 |

The proposed third development option is anticipated to have a decreased maximum trip generation potential of -663 daily trips, -5 am peak hour trips, and -36 pm peak hours trips compared to existing option 1.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

86th St. S is a substandard, 2-lane, local road, characterized by 10-foot travel lanes, curb and gutter, and 5-foot sidewalks on both sides within +/-50 feet of right-of-way. The roadway was recently improved consistent with an approved design exception associated with PD 19-0282 on the westside of the roadway.

According to the Hillsborough County Transportation Technical Manual a TS-3 urban local roadway typical section requires 54 feet of right of way with 12-foot travel lanes, Miami curb, 5-foot sidewalks and 8-foot shoulders. The developer is requesting an administrative variance to waive any further improvements discussed in detail under the section of this report titled *Requested Administrative Variance*.

Causeway Blvd. is a FDOT maintained, 4-lane, divided, arterial roadway, characterized by +/-12-foot lanes and +/-72 feet of pavement within +/-118 feet of right-of-way. There are sidewalks on both sides and 4-foot bikelanes.

Per the adopted Hillsborough County Comprehensive Plan Corridor Preservation Plan (MAP 1), no right of way preservation is required along the segment of Causeway Blvd fronting the subject property. As such staff recommends deleting Condition of Approval #8 and removing all references to ROW Preservation from the PD site plan sheets.

SITE ACCESS

The project is approved for one full access connection on 86th St. South. There are no proposed changes to the project access.

Consistent with Sec. 6.04.03. Q. vehicular and pedestrian cross access is required for development Options 1 and 3 to the existing commercial property to east (folio#44660.0000) as shown on the respective PD site plans.

REQUESTED ADMINISTRATIVE VARIANCE – S. 86TH ST SUBSTANDARD ROADWAY

The applicant’s EOR submitted (on November 27, 2023) a Section 6.04.02.B. Administrative Variance request (dated November 16, 2023) for 86th Street requesting relief from the Section 6.04.03.L requirement to improve the roadway between Causeway Blvd and the project access, to current County standards for a Type TS-3, Non-Residential Subtype Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On December 6, 2023 the County Engineer found the variance approvable. As such, no improvements to that portion of 86th St. would be required.

ROADWAY LEVEL OF SERVICE

Below is the roadway level of service. For informational purposes only.

86th St. South is not a regulated roadway.

| Generalized Level of Service | | | | |
|------------------------------|---------|------------|----------|-------|
| ROADWAY | FROM | To | LOS | |
| | | | STANDARD | PK HR |
| CAUSEWAY BLVD | 50TH ST | US HWY 301 | D | C |

Source: 2020 Hillsborough County Level of Service (LOS) Report

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Wednesday, December 6, 2023 5:15 PM
To: Alxazan@gmail.com
CC: Elizabeth Rodriguez [libbytraffic@yahoo.com]; Albert, Isabelle [ialbert@Half.com]; Pinson, Brice [bpinson@half.com]; Lampkin, Timothy [LampkinT@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Tirado, Sheida [TiradoS@hillsboroughcounty.org]; De Leon, Eleonor [DeLeonE@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]
Subject: FW: MM 23-0883 - Administrative Variance Review
Attachments: 23-0883 AVReq 11-27-23.pdf

Importance: High

Mr. Azan,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 23-0883 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>**Sent:** Wednesday, December 6, 2023 1:59 PM**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>**Cc:** Perez, Richard <PerezRL@hillsboroughcounty.org>**Subject:** MM 23-0883 - Administrative Variance Review**Importance:** High

Hello Mike,

The attached Administrative Variance is Approvable to me, please copy the following people in your response:

Alxazan@gmail.com

libbytraffic@yahoo.com

ialbert@half.com

bpinson@half.com

lampkint@hillsboroughcounty.org

perezrl@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647

November 16, 2023

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

RE: Administrative Variance for Substandard Roadway (86th Street) – - FOLIO #s 044659-0000 and 044657-0000/PD 23-0883

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.L(1) of the Hillsborough County Land Development Code (LDC), which states:

“Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.” The “standards for new roadways” to which this section of the LDC refers are included in the Hillsborough County Transportation Technical Manual (TTM).

The TTM mandates Typical Section 3 (TS-3) for this roadway.

The subject property is in for review as PD 22-0883, as is shown on the attached **Site Plan and Location Map**. This variance is to request that the developer not be required to bring 86th Street up to the above-described standards.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: FOLIO #s *044659-0000 and 044657-0000*
2. Associated Application Numbers: *PD 23-0883*
- 3.
4. Type of Request: *Administrative variance to Section 6.04.03.L(1)*
5. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Section 6.04.03.L(1) requires 86th Street to be improved to conform with the TTM. The TTM would mandate that it conform with TS-3.*

6. Description of what the LDC/zoning conditions require: *Section 6.04.03.L(1) requires 86th Street to be improved to conform with the TTM; the TTM would mandate that it conform with TS-3. TS-3 requires 12 foot travel lanes (non-residential). TS-3 requires 54 feet of right-of-way. Bike lanes are not required. Sidewalks are required.*
7. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *86th Street has recently been upgraded to the attached Typical Section as a developer project for a different development, and includes: (a) Pavement width/lane width – 10 foot lanes. (b) The attached Typical Section exhibit shows a 50 foot right-of-way. (c) There is a 5 foot sidewalk on the east side of the street. (d) 86th Street does not have bike lanes. (e) The pavement is new and is in excellent condition.*
8. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is unreasonable burden on the applicant. *Construction was just completed on 86th Street. The development team responsible for the 86th Street construction maximized the improvements within the available right-of-way to the greatest extent possible. No further improvements can be made within the available right-of-way. Right-of-way would have to be dedicated by the subject developer and the roadway would have to be improved only toward the east. However, the attached photograph shows that the sidewalk is elevated on the east side of the segment with a retaining wall. It would be unreasonable to demolish this recent improvement to make further improvements to the roadway, which are not required for the safe and efficient operations of the roadway. In addition, the roadway has been under construction for many months, and was recently re-opened. It would unreasonably burden other users of 86th Street to do further improvements at this juncture to make what would amount to very minor changes.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *The posted speed on 86th Street is 30 mph, and this is a relatively low speed facility. Crash data were pulled for 86th Street north of Causeway Boulevard. (See attached Hillsborough County Crash Management System polygon.) There were two crashes on this segment, as follows: Report #76638991 (2007) – 16 years ago; and Report #86207375 (2016) – 7 years ago. Both crashes were caused by improper passing. Both crashes were more than five years ago, and this low number of crashes over 16 years is not statistically significant. Because this is a relatively low speed road without a history of crashes, not improving the roadway to TS-3 standards will not be detrimental to the public health, safety, and welfare.*
 - c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. *The site takes access from 86th Street, the local roadway, rather than from Causeway Boulevard. This is preferable to creating a new driveway/conflict point on the arterial roadway (Causeway Boulevard). Thus, access to the site from 86th Street is the preferred alternative. 86th Street has already been improved to the maximum extent possible within the existing right-of-way. It*

would be unreasonable to deny the project access to 86th Street. Therefore, without the variance, reasonable access cannot be provided.

- 8. Documentation/other attachments: Attached are the current 86th Street Typical Section; site plan and location map, crash information, and Photograph of 86th Street.

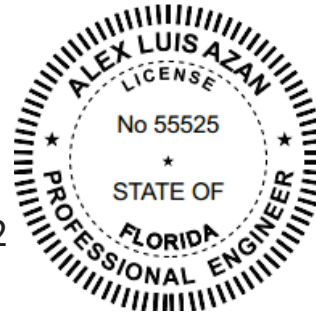
If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely

Alex L. Azan

Alejandro L Azan

Digitally signed
by Alejandro L
Azan
Date: 2023.11.22
15:50:08 -05'00'



Based upon the information provided by the application, this request is:

_____ Disapproved

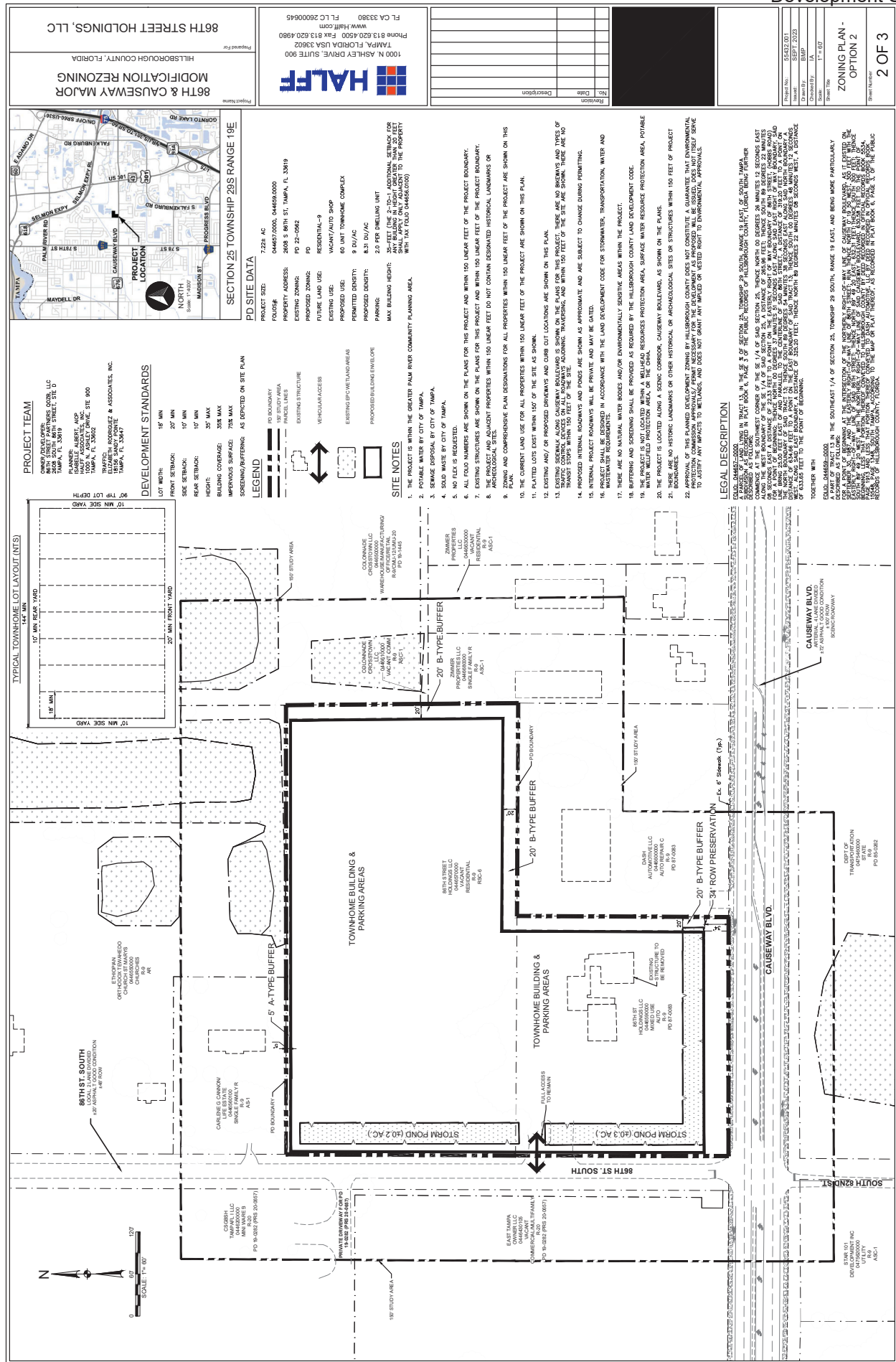
_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer



PROJECT TEAM
 ARCHITECT/ENGINEER: SHERIDAN PARRIS COOBS, LLC
 2008 SOUTH W 8TH STREET, STE D
 TAMPA, FL 33606
 PLANNERS: HILLBROUGH COUNTY PLANNING DEPARTMENT
 1000 N. SHLEBY DRIVE, STE 300
 TAMPA, FL 33606
 TRACTS: 18387, 18388 & ASSOCIATES, INC.
 18387 SANDY POINT
 TAMPA, FL 33617

DEVELOPMENT STANDARDS
 LOT WIDTH: 15' MIN
 FRONT SETBACK: 20' MIN
 SIDE SETBACK: 10' MIN
 REAR SETBACK: 10' MIN
 HEIGHT: 35' MAX
 BUILDING COVERAGE: 20% MAX
 IMPROVEMENT SURFACE: 75% MAX
 SCREENING/BUFFERS: AS DEPicted ON SITE PLAN

LEGEND

- 10' BOUNDARY
- 197' STUDY AREA
- PANEL LINES
- EXISTING STRUCTURE
- VEHICULAR ACCESS
- EXISTING EPIC/SLAND AREAS
- PROPOSED BUILDING ENVELOPE

PD SITE DATA

PROJECT SIZE: 7.22 AC
 FOLDS# 04457-0000, 04458-0000
 PROPERTY ADDRESS: 2008 S 86TH ST, TAMPA, FL 33619
 EXISTING ZONING: PD 22-0962
 PROPOSED ZONING: PD
 EXISTING USE: RESIDENTIAL-9
 FUTURE LAND USE: VACANT/AUTO SHOP
 PROPOSED USE: 60 UNIT TOWNHOME COMPLEX
 PERMITTED DENSITY: 9 DU/AC
 PROPOSED DENSITY: 8.3 DU/AC
 PARKING: 2.0 PER DEDICATED UNIT
 MAX BUILDING HEIGHT: 35'-FEET (THE 2'-10\"/>

SITE NOTES

1. THE PROJECT IS WITHIN THE GREATER PALM RIVER COMMUNITY PLANNING AREA.
2. POTABLE WATER BY CITY OF TAMPA.
3. SEWAGE DISPOSAL BY CITY OF TAMPA.
4. SOLID WASTE BY CITY OF TAMPA.
5. NO FLEX IS REQUESTED.
6. ALL FOLD NUMBERS ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
7. EXISTING STRUCTURES ARE SHOWN ON THE PLANS FOR THIS PROJECT AND WITHIN 150 LINEAR FEET OF THE PROJECT BOUNDARY.
8. ADJACENT PROPERTIES WITHIN 150 LINEAR FEET DO NOT CONTAIN DESIGNATED HISTORICAL LANDMARKS OR ARCHITECTURAL SITES.
9. ZONING AND COMPREHENSIVE PLAN DESIGNATIONS FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
10. THE CURRENT LAND USE FOR ALL PROPERTIES WITHIN 150 LINEAR FEET OF THE PROJECT ARE SHOWN ON THIS PLAN.
11. EXISTING LOTS EXIST WITHIN 150' OF THE SITE AS SHOWN.
12. EXISTING AND/OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
13. EXISTING AND/OR PROPOSED DRIVEWAYS AND CURB CUT LOCATIONS ARE SHOWN ON THIS PLAN.
14. PROPOSED INTERNAL ROADWAYS AND PONDS ARE SHOWN AS APPROXIMATE AND ARE SUBJECT TO CHANGE DURING PERMITTING.
15. INTERNAL PROJECT ROADWAYS WILL BE PRIVATE AND MAY BE GATED.
16. WASTEWATER REQUIREMENTS.
17. THERE ARE NO NATURAL WATER BODIES AND/OR ENVIRONMENTALLY SENSITIVE AREAS WITHIN THE PROJECT.
18. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
19. THE PROJECT IS NOT LOCATED WITHIN A WETLAND RESOURCES PROTECTION AREA, SURFACE WATER RESOURCE PROTECTION AREA, POTABLE WATER WETLAND PROTECTION AREA, OR THE CHINA.
20. THE PROJECT IS LOCATED ALONG A SCenic CORridor, CAUSEWAY BOULEVARD, AS SHOWN ON THE PLANS.
21. REMAINING HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHITECTURAL SITES OR STRUCTURES WITHIN 150 FEET OF PROJECT BOUNDARY ARE SHOWN ON THIS PLAN.
22. APPROVAL OF THIS PLANNED DEVELOPMENT ZONING BY HILLSBOROUGH COUNTY DOES NOT CONSTITUTE A GUARANTEE THAT ENVIRONMENTAL APPROVALS WILL BE OBTAINED FROM ALL APPLICABLE AGENCIES. THE APPLICANT SHALL OBTAIN ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES TO JUSTIFY ANY IMPACTS TO WETLANDS, AND DOES NOT GRANT ANY IMPLIED OR VESTED RIGHT TO ENVIRONMENTAL APPROVALS.

LEGAL DESCRIPTION

LOCAL PARCELS 0000
 SECTION 25, TOWNSHIP 29 SOUTH, RANGE 19 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 25, THENCE NORTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 230 FEET EAST A DISTANCE OF 230 FEET TO A POINT ON THE EASTERN BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO A POINT ON THE EASTERN BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
 LOCAL PARCELS 0000
 SECTION 25, TOWNSHIP 29 SOUTH, RANGE 19 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 25, THENCE NORTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 230 FEET EAST A DISTANCE OF 230 FEET TO A POINT ON THE EASTERN BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO A POINT ON THE EASTERN BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 25, THENCE SOUTH 90 DEGREES 30 MINUTES 12 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING.

86TH & CAUSEWAY MAJOR MODIFICATION REZONING

HILLSBOROUGH COUNTY, FLORIDA
 Prepared For: 86TH STREET HOLDINGS, LLC
 Project Name: 86TH & CAUSEWAY MAJOR MODIFICATION REZONING

1000 N. SHLEBY DRIVE, SUITE 300
 TAMPA, FLORIDA USA 33602
 Phone 813.620.4500 Fax 813.620.4980
 FL CA 33388 FL LC 26000645

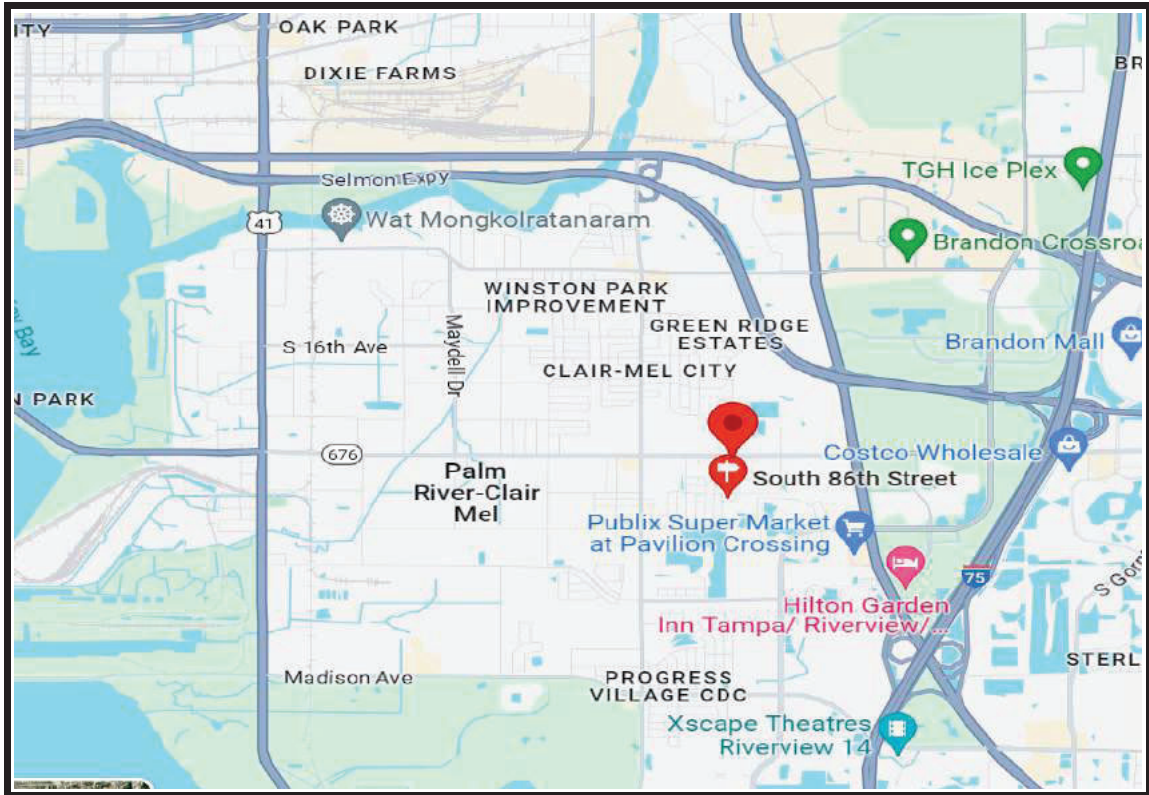
DATE: 11/23/2023
 DRAWN BY: BMP
 CHECKED BY: IA
 SHEET NO: T-1007
 SHEET SIZE: 11 X 17
 ZONING PLAN - OPTION 2
 SHEET NUMBER: 2 OF 3

| No. | Date | Description |
|-----|------|-------------|
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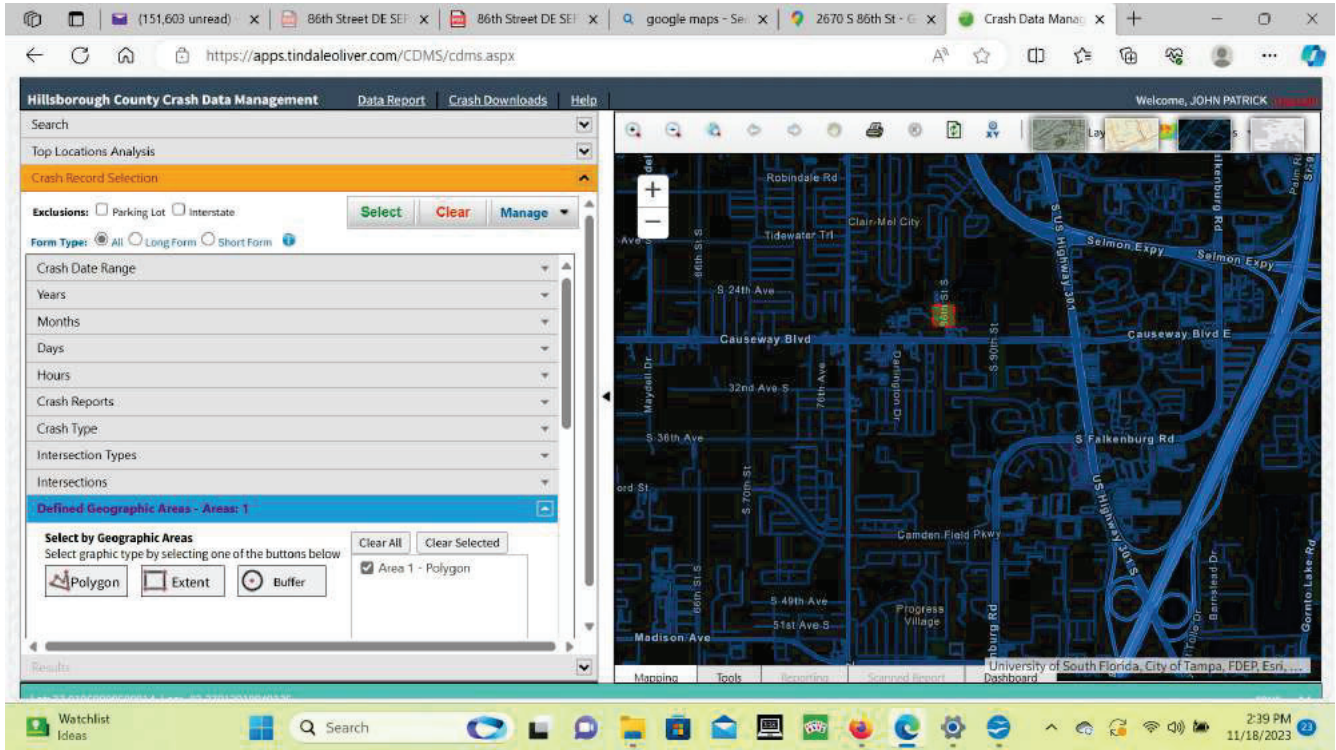
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LOCATION MAP



CRASH DATA POLYGON



**PHOTO OF NEWLY-CONSTRUCTED SECTION OF 86TH STREET –
NOTE ELEVATION AND RETAINING WALL**

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 |
| 86 th Street | County Local - Urban | 2 Lanes <input checked="" 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 |
| Causeway Blvd. | FDOT Arterial - Urban | 4 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 | 1,861 | 163 | 132 |
| Proposed | 1,198 | 168 | 168 |
| Difference (+/-) | (-)663 | (-)5 | (-)36 |

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

| Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request | | |
|--|-----------------------------------|-----------------|
| Road Name/Nature of Request | Type | Finding |
| 86 th St. Substandard Roadway | Administrative Variance Requested | Approvable |
| | Choose an item. | Choose an item. |
| Notes: Recent improvements to 86 th St. did not bring the roadway to the full local roadway typical standard. | | |

| 4.0 Additional Site Information & Agency Comments Summary | | | |
|---|---|--|---------------------------------|
| Transportation | Objections | Conditions Requested | Additional Information/Comments |
| <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided | <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | See report. |

COMMISSION

Joshua Wostal CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Gwendolyn "Gwen" W. Myers
 Michael Owen



DIRECTORS

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

AGENCY COMMENT SHEET

| REZONING | |
|--|---|
| <p>HEARING DATE: November 13, 2023</p> <p>PETITION NO.: 23-0883</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 18, 2023</p> <p>PROPERTY ADDRESS: 2608 South 86th Street, Tampa</p> <p>FOLIO #: 0446570000 and 0446590000</p> <p>STR: 29-29S-19E</p> |
| <p>EXAMPLE FROM: Modification to and existing to PD</p> | |
| FINDINGS | |
| <p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p> | <p>YES</p> <p>March 16-2022</p> <p>NA</p> <p>Wetlands/OSWs are located on the east and central portion of the project</p> |
| <p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland | |

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.
- 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.

kmh / app

ec: Isabelle Albert, Agent - ialbert@halff.com



Adequate Facilities Analysis: Rezoning

Date: December 7, 2023

Acreage: 7.22 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: MM 23-0883

Future Land Use: RES-9

HCPS #: RZ 577

Maximum Residential Units: 64

Address: Northeast Corner of Causeway Blvd and 86th Street

Residential Type: Single Family Attached

Parcel Folio Number(s): 44657.0000 & 44659.0000

| School Data | Frost Elementary | Giunta Middle | Spoto High |
|---|------------------|---------------|------------|
| FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH) | 966 | 1558 | 2460 |
| 2023-2 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions | 561 | 825 | 1916 |
| Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity | 58% | 53% | 78% |
| Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 12/7/2023 | 35 | 149 | 173 |
| Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019 | 8 | 4 | 5 |
| Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application | 63% | 63% | 85% |

Notes: At this time, adequate capacity exists at Frost Elementary, Giunta Middle, and Spoto High School for the proposed rezoning.

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

Andrea A. Stingone

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



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: 11/01/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: 86th St Holdings LLC

PETITION NO: 23-0883

LOCATION: 2608 S 86th St

FOLIO NO: 44659.0000 44657.0000

Estimated Fees:

| | |
|--|-----------------------------------|
| Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) (Per unit) | Daycare (Per 1,000 s.f.) |
| Mobility: \$6,661*64 = \$426,304 | Mobility: \$13,156*12 = \$157,872 |
| Parks: \$1,957*64 = \$125,248 | Fire: \$95*12 = \$1,140 |
| School: \$7,027*64 = \$449,728 | |
| Fire: \$249*64 = \$15,936 | |
| Total per Townhouse: \$15,894 | Total (x64 units) = \$1,017,216 |

| | |
|---|---------------------------------|
| Retail - Shopping Center (Per 1,000 s.f.) | Daycare (Per 1,000 s.f.) |
| Mobility: \$13,562*5 = \$67,810 | Mobility: \$13,156*5 = \$65,780 |
| Fire: \$313*5 = \$1,565 | Fire: \$95*5 = \$475 |

Project Summary/Description:

Urban Mobility, Central Parks/Fire - 64 townhomes and 12,000 sq ft Daycare; OR 64 townhomes and 5,000 sq ft Daycare/5,000 sq ft retail

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 30 Aug. 2023

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Isabelle Albert

PETITION NO: MM 23-0883

LOCATION: Not listed

FOLIO NO: 44659.0000 & 44657.0000

SEC: _____ TWN: _____ RNG: _____

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

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

PETITION NO.: MM 23-0883 REVIEWED BY: Clay Walker, E.I. DATE: 8/28/2023

FOLIO NO.: 44659.0000 & 44657.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located west of the subject property within the east Right-of-Way of South 86th Street. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 6 inch wastewater force main exists (adjacent to the site), (approximately 2,100 feet from the site) and is located north of the subject property within the south Right-of-Way of Gold Ridge Circle. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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



Agency Review Comment Sheet

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

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

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/10/2023

APPLICANT: 86TH ST HOLDINGS LLC **PID:** 23-0883

LOCATION: 2608 S 86th St Tampa, FL 33619

FOLIO NO.: 44659.0000 and 44657.0000

AGENCY REVIEW COMMENTS:

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



VERBATIM TRANSCRIPT

1 (On the record at 8:08 p.m.)

2 HEARING MASTER: All right. We're back for the last
3 case of the December 18, 2023, Zoning Hearing Master Hearing.

4 So, Ms. Heinrich, if you could call the last item,
5 please.

6 MS. HEINRICH: That item is Item D.3, Major Mod
7 Application 23-0883. This is a Major Modification request to
8 Planned development 22-0562. Chris Grandlienard with
9 Development Services will provide staff findings after the
10 applicant's presentation.

11 HEARING MASTER: All right.

12 Good evening.

13 MS. PINSON: Hello. My name is Brice Pinson with
14 Halff Associates, here on behalf of the client; 1000 North
15 Ashley Drive, Tampa, Florida.

16 So the location of the site is off of Causeway
17 Boulevard and 86th Street. It's 7.22 acres in the Greater Palm
18 River Area Community Plan and within the Urban Service Area.
19 The surrounding area is a mixture of residential and commercial
20 uses.

21 To the northwest of the subject site, there is one
22 single-family residential house which we provide buffering,
23 which you'll see on the plan. To the east is a PD approved to
24 be developed with warehouse, manufacturing, office, and retail
25 uses. Also to the southeast is an existing automotive shop. To

1 the west across 86th Street is a PD approved for multifamily,
2 commercial, and mini warehouses currently under construction.

3 The Future Land Use is Residential-9, which is
4 approved for low-medium density residential, urban scale
5 neighborhood commercial, office, some mixed-use developments,
6 and an F.A.R. up to 0.5. The current approved PD was approved
7 last year in 2022 for two development options. The first Option
8 is for 52 townhomes using a flex of RES-20 from the west and
9 then 5000 square feet of retail uses. Option 2 is for 60
10 townhomes not using any flex.

11 So the proposed request is to keep Options 1 and 2 but
12 to add an Option 3 that would be for 64 townhomes using the flex
13 to the west and also for a 12,000 square foot daycare for a max
14 number of 200 students.

15 There was an administrative variance found approvable
16 by staff for 86th Street because it was recently upgraded and
17 just finished construction and reopened to have 10-foot lanes
18 and a 50-foot right-of-way. The TTM would require 86th Street
19 to have 12-foot lanes and 54 feet of right-of-way. So that's
20 what the design exception is for because it -- it wouldn't make
21 sense to make changes to it now that it was just recently
22 redeveloped to make those small changes.

23 Staff findings: Planning Commission found the request
24 consistent with the Future Land Use category and the Community
25 Plan. And Development Services also found the request

1 approvable.

2 And I'm here if you have any questions.

3 HEARING MASTER: Thank you so much. No questions at
4 this time. Thank you. If you could please sign in with the
5 clerk's office, though. Thank you.

6 Development Services.

7 MR. GRANDLIENARD: Good evening. Chris Grandlienard,
8 Development Services, here to present Major Modification
9 23-0883, the approximate 7.22 acre property zoned PD 22-0562.

10 PD 22-0562 was approved in 2022 with two development
11 options. Option 1 has 5000 square feet of commercial
12 entitlements and restrictions and 52 townhomes. Option 2 has 60
13 townhome units. The applicant requests a modification to add a
14 third option to develop the site with up to 64 townhomes and a
15 12,000 square foot daycare with up to 200 students.

16 The property contains two parcels and is generally
17 located at the northeast corner of Causeway Boulevard and
18 southeast -- and South 86th Street. The parcel to the north is
19 vacant. The parcel to the south is developed with a church, car
20 dealership, and a tow truck lot.

21 The site is located north of Causeway Boulevard and
22 located in the Urban Service Area within the limits of Greater
23 Palm River Community Plan. The surrounding area is
24 predominantly a mixture of residential and commercial uses.
25 Surrounding uses along Causeway Boulevard include commercial,

1 single-family residential, and multifamily residential. There
2 is a church immediately north of the site and a mini warehouse
3 to the northwest across South 86th Street.

4 In the general proximity of the subject side is PD
5 zoning to the east, south, and west; and agricultural
6 single-family and agricultural rural zoning to the north. The
7 PD to the west is approved for single-family -- or, I'm sorry.
8 The PD to the west is approved for multifamily and commercial.
9 To the east and southwest are parcels with agricultural
10 single-family conventional.

11 The buffering and screening to the north was
12 previously approved in PD 22-0562 for a five-foot buffer and
13 Type A screening. The applicant will revise the site plan prior
14 to certification to meet the 10-foot buffer and Type A screening
15 requirements for the area between the daycare and residential.

16 The subject property is designated Residential-9 on
17 the Future Land Use Map. The Planning Commission found the
18 proposed use consistent with the Comprehensive Plan. The
19 current PD 22-0562 is already approved for residential townhomes
20 and commercial general uses. The addition of a third option,
21 which includes 64 townhomes and 12,000 square feet daycare which
22 provides additional residential support uses would be consistent
23 with the currently approved PD. Also, the PD to the west is
24 approved for multifamily and commercial.

25 Therefore, the modification of PD 22-0562 to allow for

1 a third option to develop the site with up to 64 townhomes and
2 12,000 square foot daycare with up to 200 students would be
3 consistent with the existing zoning pattern of the area.

4 Based on the Residential-9 Future Land Use
5 classification, the surrounding zoning and development pattern,
6 and the proposed uses for the modified plan development
7 district, staff finds the request approvable subject to proposed
8 conditions.

9 That concludes my staff report. I'll be glad to
10 answer any questions.

11 HEARING MASTER: None at this time. Thank you so
12 much.

13 MR. GRANDLIENARD: Thank you.

14 HEARING MASTER: Planning Commission.

15 MS. PAPANDREW: Andrea Papandrew, Planning Commission
16 staff. The site is in the Residential-9 Future Land Use
17 category and is within the Greater Palm River Community Plan.

18 Subject property is designated Residential-9, and the
19 intent of this Future Land Use category is to designate areas
20 that are suitable for low-medium density residential, as well as
21 urban scale neighborhood commercial, office, multipurpose
22 projects, and mixed-use developments. The proposed third
23 development option, which includes residential and residential
24 support use, meets the intent of the Residential-9 Future Land
25 Use category Objective 8 and Policy 8.1.

1 The site is surrounded by Residential-9 to the north,
2 east, and south. To the west is Residential-20. Residential-20
3 and Residential-9 are located to the south and southeast.
4 Further southwest of the site is Office Commercial-20 and
5 further north and east is Community Mixed Use-12 and Urban Mixed
6 Use-20. Along Causeway Boulevard, uses include light and heavy
7 commercial, single family residential, and multifamily
8 residential. There is a church immediately north and a mini
9 warehouse to the northwest across South 86th Street.

10 Policy 1.4 requires all new developments to be
11 compatible with the surrounding area. The proposed development
12 option is compatible and in scale with the character of the area
13 and meets the intent of Policy 1.4.

14 Objective 16 and its policies protect existing
15 neighborhoods and communities. The development pattern along
16 Causeway Boulevard has a mix of uses consistent with the scale
17 of what is proposed. The third development option shows
18 buffering and screening that would mitigate adverse impacts to
19 the surrounding properties. The third development option is
20 also consistent with the flex provisions outlined in Policies
21 7.3 and 7.4. The applicant is proposing a flex of 2.2 acres of
22 Residential-20 to the west. In addition, the site plan reserves
23 a minimum area of 34,285.71 square feet for the proposed daycare
24 use, which is below the allowable 0.50 Floor Area Ratio for the
25 Residential-9.

1 The proposed meets the intent of the Greater Palm
2 River Community Plan. It promotes and provides opportunities
3 for compatible, well-designed public use, residential and
4 business growth, and jobs. The proposal promotes infill and
5 redevelopment at scales that reflect the character of the
6 existing community.

7 Based upon the above considerations, Planning
8 Commission staff finds the proposed Major Modification
9 consistent with the Unincorporated Hillsborough County
10 Comprehensive Plan, subject to the conditions proposed by the
11 Hillsborough County Development Services Department.

12 HEARING MASTER: Thank you so much. I appreciate it.

13 Is there anyone in the room or online that would like
14 to speak in support? Seeing no one.

15 Anyone in opposition to this request? No one.

16 Ms. Heinrich, anything else?

17 MS. HEINRICH: No, ma'am.

18 HEARING MASTER: The Applicant, you have any last
19 word? Okay. Thank you for that. I appreciate it.

20 All right. With that, we'll close Major Modification
21 23-0883.

22 Wishing everyone Happy Holidays. And we will adjourn
23 the hearing. Thank you so much for your time.

24 (Off the record at 8:18 p.m.)

25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, November 13, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 9:07 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654

1 December 18, 2023 ZHM hearing.

2 Item A.20, PD 23-0848. This application is out of
3 order to be heard and is being continued to the January 16, 2024
4 ZHM hearing.

5 Item A.21, Major Mod 23-0881. This application is
6 being continued by the applicant to the December 18, 2023 ZHM
7 hearing.

8 Item A.22, PD 23-0882. This application is out of
9 order to be heard and is being continued to the
10 December 18, 2023 ZHM hearing.

11 Item A.23, Major Mod 23-0883. This application is out
12 of order to be heard and is being continued to the
13 December 18, 2023 ZHM hearing.

14 Item A.24, Major Mod 23-0887. This application is out
15 of order to be heard and is being continued to the
16 January 18, 2023 (sic) ZHM hearing.

17 Item A.25, Standard Rezoning 23-0902. This
18 application is out of order to be heard and is being continued
19 to the December 18, 2023 ZHM hearing.

20 And item A.26, PD 23-0918. This application is out of
21 order to be heard and is being continued to the
22 December 18, 2023 ZHM hearing.

23 And that concludes our continuances.

24 HEARING MASTER: All right. Thank you, Ms. Heinrich.

25 All right. The agenda tonight consists of items that



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE