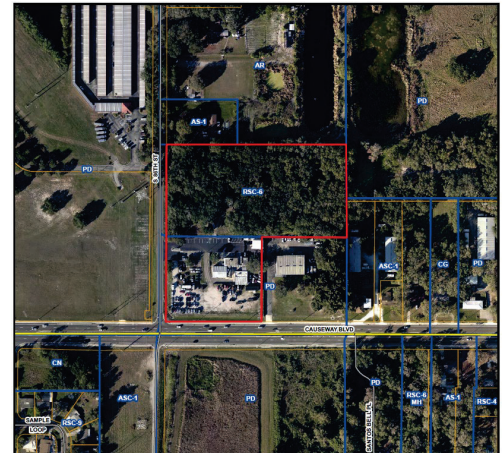




Rezoning Application: PD 22-0562
Zoning Hearing Master Date: October 17, 2022
BOCC Land Use Meeting Date: December 13, 2022

1.0 APPLICATION SUMMARY

Applicant: Isabelle Albert, AICP
 Halff Associates, Inc.
FLU Category: Residential-9
Service Area: Urban
Site Acreage: Approximately 7.22 acres
Community Plan Area: Greater Palm River
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 7.22-acre unified development consisting of two folios. Concurrently, the applicant is requesting to both expand the PD boundary north, and concurrently remove folio 44659.0000 44660.0000 to the immediate west east from PD 87-0083, through the PRS process. The request is to rezone from Planned Development (PD 87-0083) and RSC-6 to PD to allow for a unified development comprising 2 possible development options.

- Option 1 is to allow 5,000-sq.-ft. of commercial general uses with restrictions and 52 townhomes (utilizing a FLEX of RES-20 to the west);
- Option 2 is to develop the entire site with 60 townhome units.

The PD is currently approved for minor vehicle repair shop, car sales, church, contractor’s office, enclosed storage, professional office and services, and all uses permitted in the CG zoning district, with a maximum FAR of 0.25, or 28,925 square feet. The 4.85-acre parcel to the north is currently zoned RSC-6 which allows single-family residential development. The 2.09 parcel to the immediate east will remain in the ~~is required to be concurrently removed from~~ the existing PD through the PRS process while the subject parcel associated with PD 22-0562 will be removed.

Zoning:		Existing	Proposed
District(s)		PD 87-0083 and RSC-6	Proposed PD Option 1 Proposed PD Option 2
Typical General Use(s)		General Commercial, Office and Personal Services & SF Residential (RSC-6)	Option 1: CG retail uses with restrictions and 52 Townhomes (with FLEX of RES-20 from the west). 60 Townhomes
Acreage		7.22 acres	7.22 acres 7.22 acres
Density/Intensity		RSC-6: Min. 7,000 sq. ft. lot PD 87-0083: 0.25 FAR	0.25 FAR / 52 Townhomes 60 Townhomes

Development Standards:		Existing	Proposed
District(s)		RSC-6 and PD 87-0083	PD Option 1 PD Option 2 (Townhomes)

APPLICATION NUMBER: PD 22-0562

ZHM HEARING DATE: October 17, 2022

BOCC LUM MEETING DATE: December 13, 2022

Case Reviewer: Tim Lampkin, AICP

Setbacks/Buffering and Screening	RSC-6 Front: 25ft Side: 7.5 ft. Rear: 25 ft.	Commercial: Front: Min. 30 ft. Side & Rear Yard: Min. 20 ft.	Residential: Front Yard Setback: Min. 20 ft. Side and Rear Setback: Min. 10 ft.
Height	RSC-6: 35 ft. Max. Ht.	35'	Up to 35' with waiver

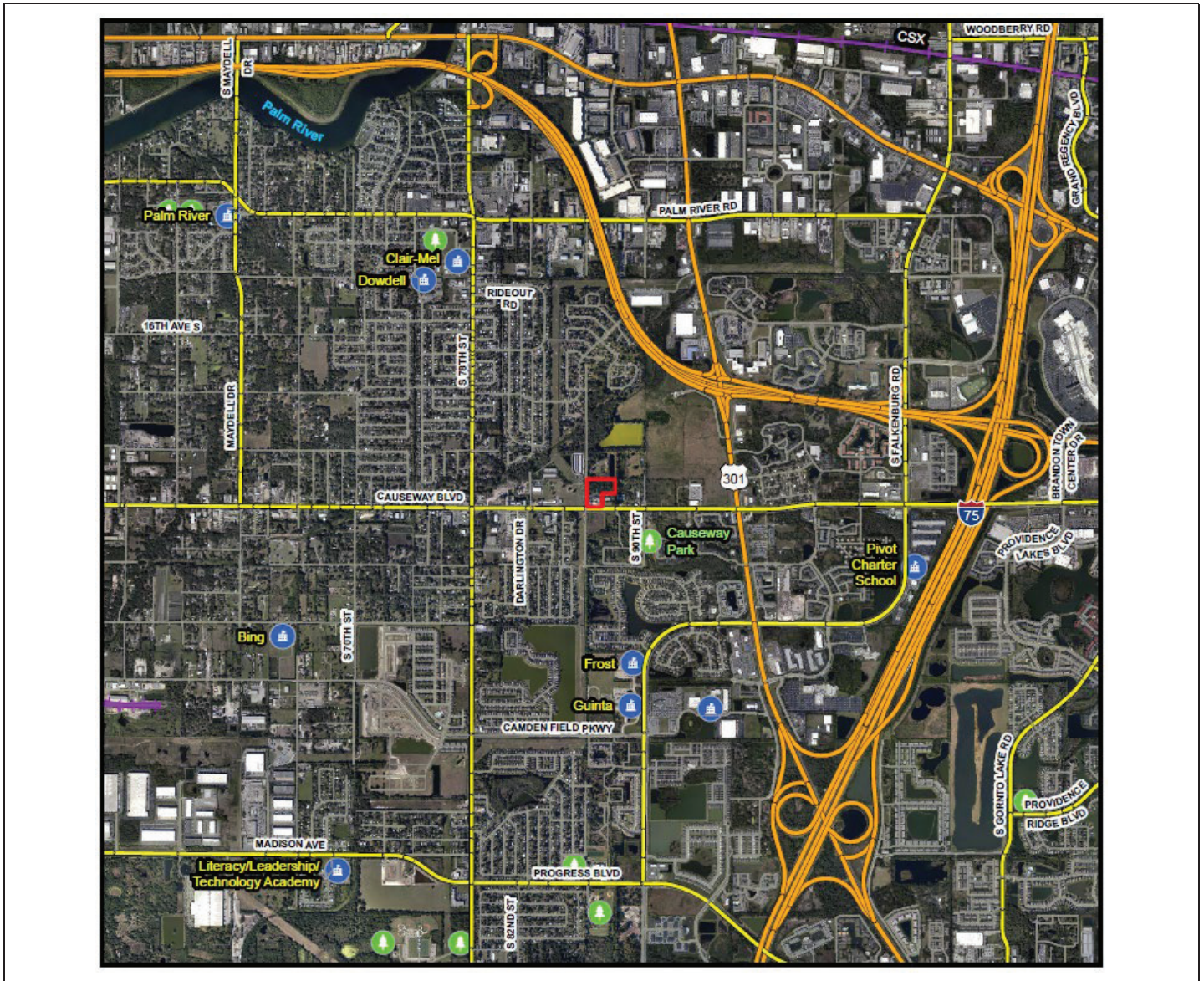
Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	Waiver of additional setback of 2 feet for every foot over 20 feet, except adjacent to folio 044656.0000.

Planning Commission Recommendation: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



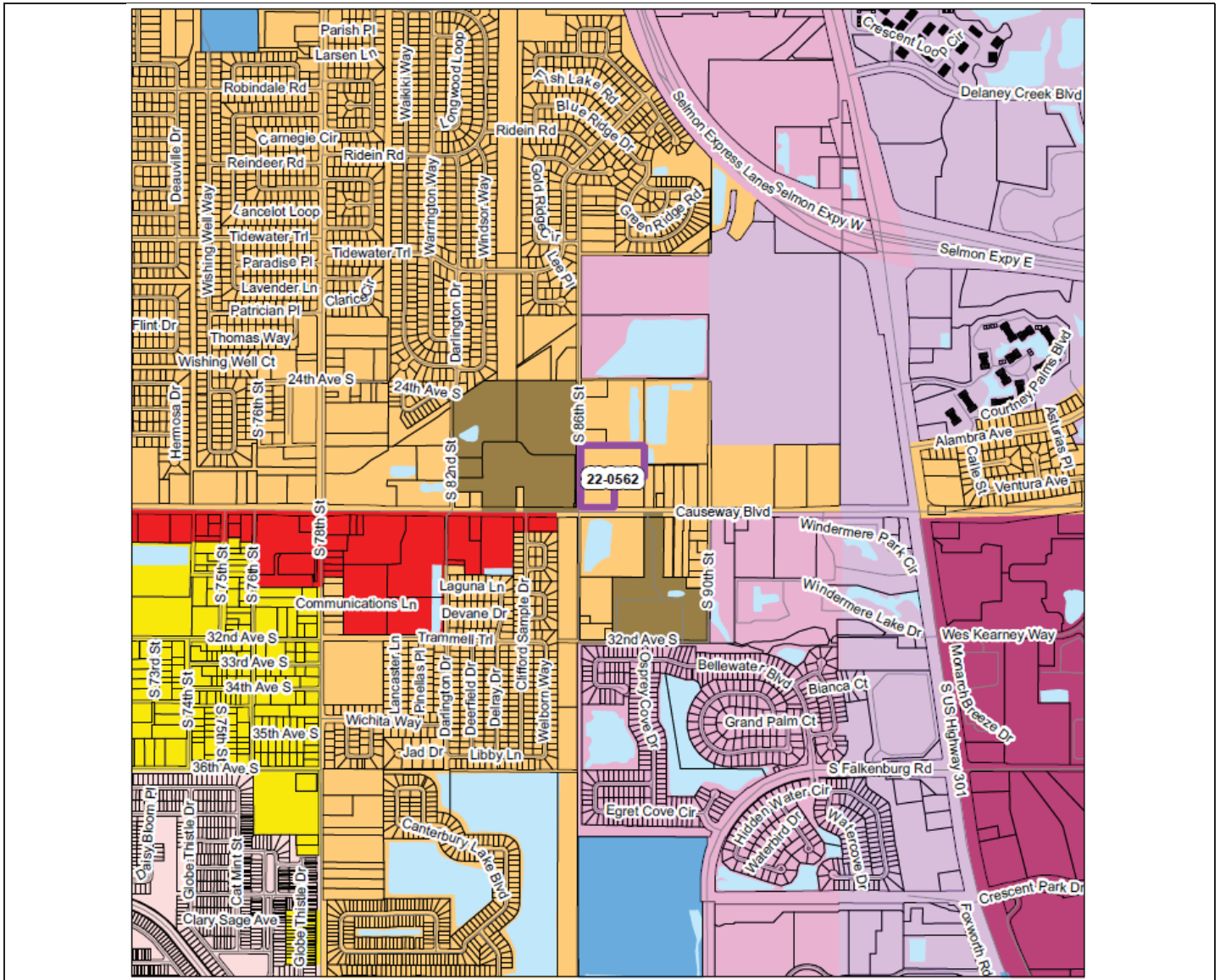
Context of Surrounding Area:

The site is located 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

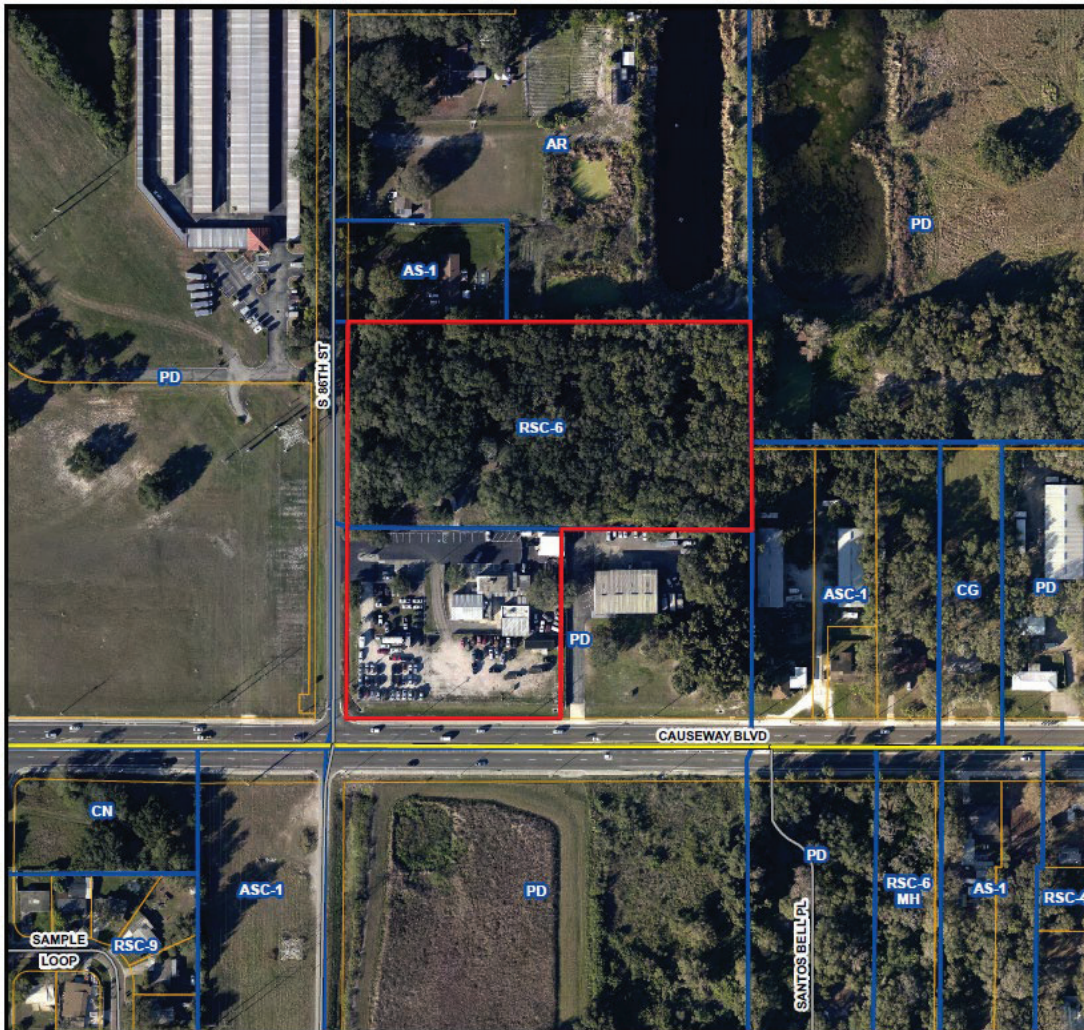
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-9 (Residential - 9)
Maximum Density/F.A.R.:	9 dwelling per acre (R-20) / 0.50 Maximum FAR
Typical Uses:	<p>Typical uses in the RES-9 include residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development.</p> <p>Nonresidential uses are required to meet established locational criteria for the specific land use. The site does not meet Commercial Locational Criteria.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

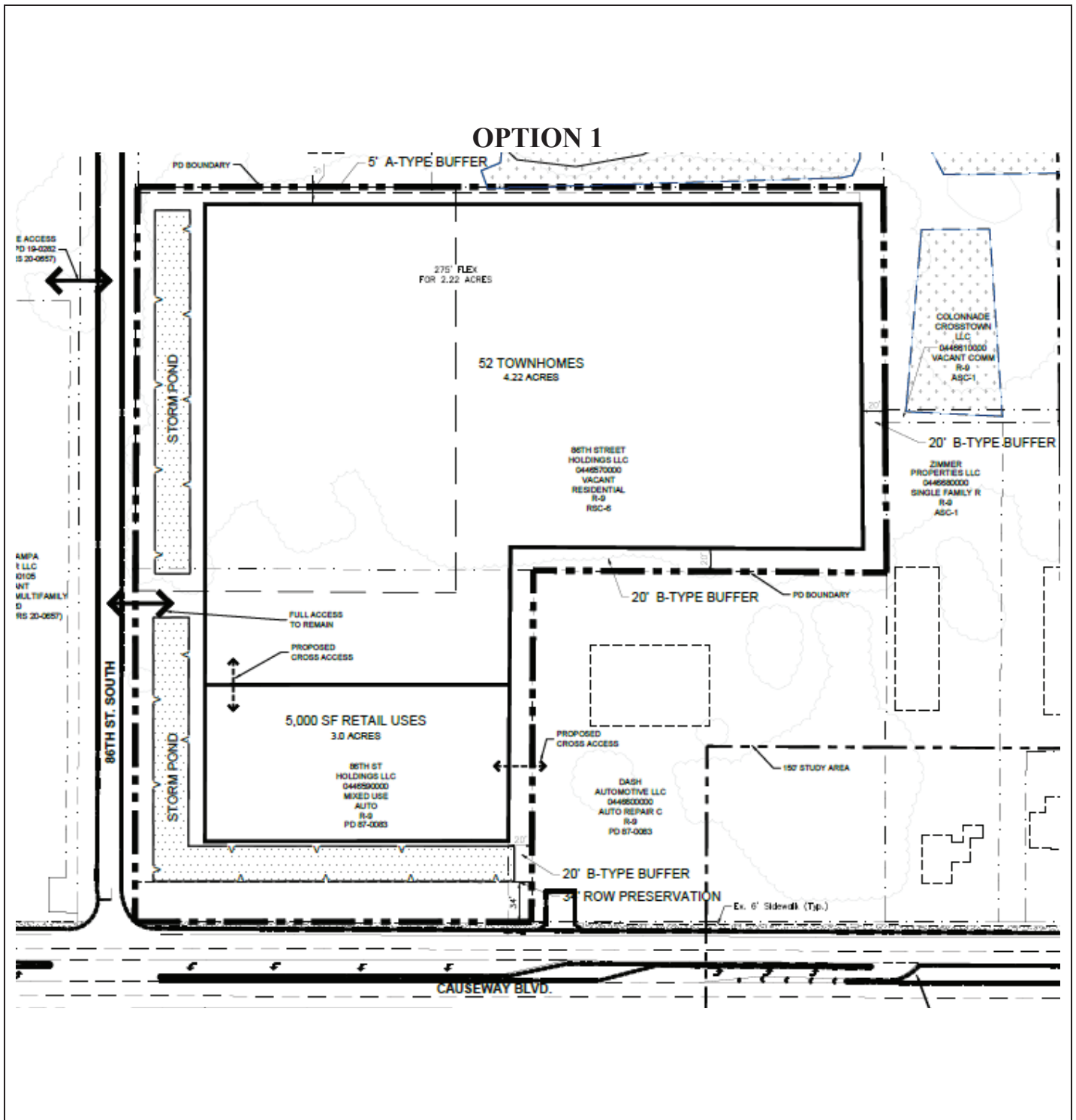
2.3 Immediate Area Map



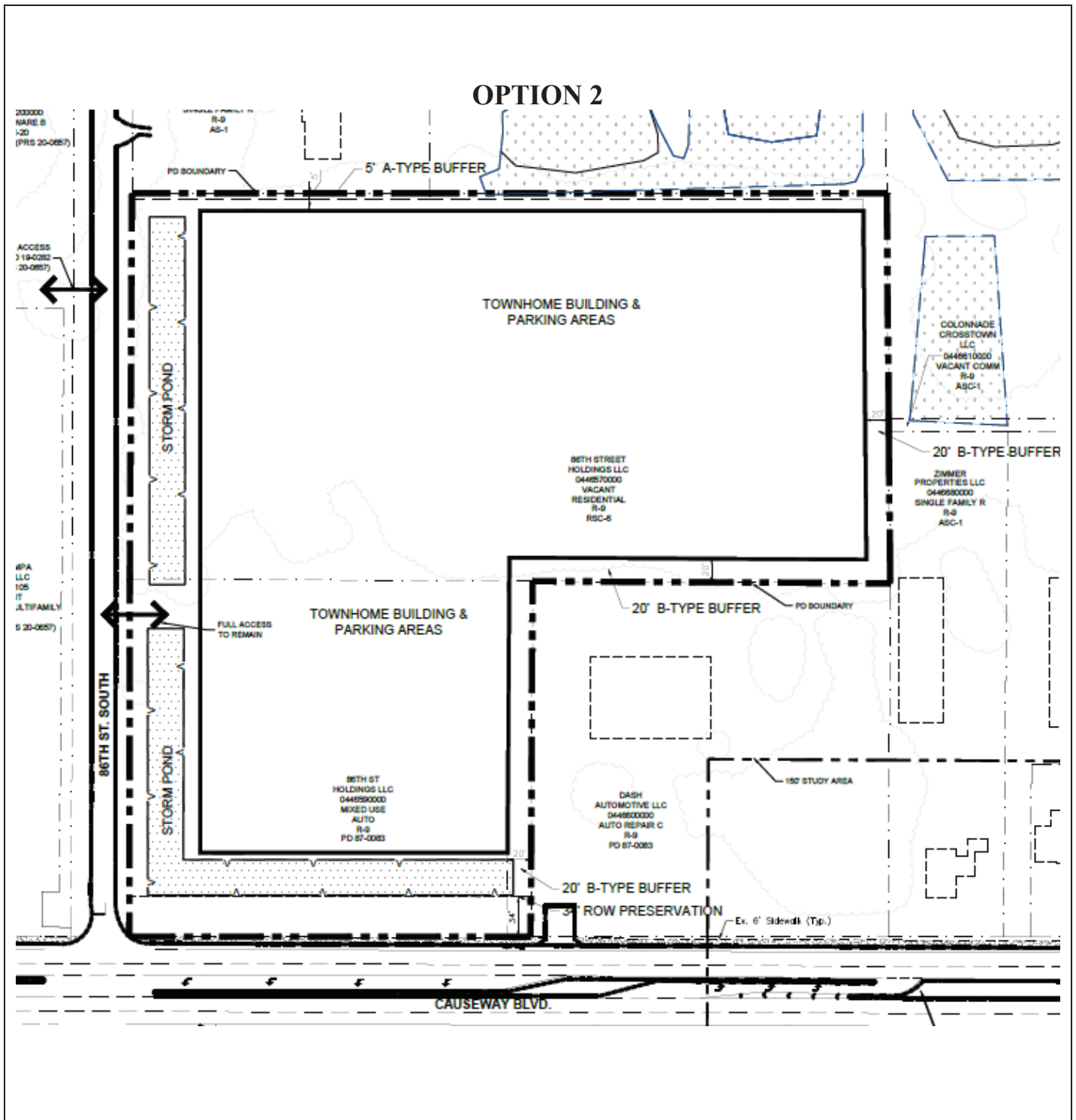
Adjacent Zonings and Uses

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

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Causeway Blvd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	2,591	119	107
Proposed	1,482	96	109
Difference (+/-)	-1,109	-23	+2

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

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

Notes: Cross access is required for Options 1 and 2 only.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
86 th St. Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes:

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.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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 Transportation 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	See School Board "Adequate Facilities Analysis: Rezoning"
Impact/Mobility Fees (Various use types allowed. Estimates are a sample of potential development)				
Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57	Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313	Warehouse (Per 1,000 s.f.) Mobility: \$1,377 Fire: \$34		

Retail - Fast Food w/Drive Thru (Per 1,000 s.f.)	Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)
Mobility: \$104,494	Mobility: \$6,661 * 60 = \$399,660 *52 = \$346,372
Fire: \$313	Parks: \$1,957 * 60 = \$117,420 *52 = \$101,764
	School: \$7,027 * 60 = \$421,620 *52 = \$365,404
	Fire: \$249 * 60 = \$14,940 *52 = \$12,948
	Total Townhouse: \$953,640 total: \$826,488

Urban Mobility, Central Fire - up to 20,000 s.f. Commercial General - non-specific, OR up to 60 townhomes
 revised for fees as of Oct 1, 2022

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" 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 applicant seeks to develop an approximately 7.22-acre unified development consisting of two folios. The applicant is requesting to both expand the PD boundary north, and concurrently remove folio 44660.0000 to the immediate east from PD 87-0083, through the PRS process. The request is to rezone from Planned Development (PD 87-0083) and RSC-6 to PD to allow for a unified development comprising 3 possible development options.

- Option 1 is to allow 5,000-sq.-ft. of commercial general uses with restrictions and 52 townhomes (utilizing a FLEX of RES-20 to the west);
- Option 2 is to develop the entire site with 60 townhome units.

The PD is currently approved for minor vehicle repair shop, car sales, church, contractor's office, enclosed storage, professional office and services, and all uses permitted in the CG zoning district, with a maximum FAR of 0.25, or 28,925 square feet. The 4.85-acre parcel to the north is currently zoned RSC-6 which allows single-family residential development. The 2.09 parcel to the immediate east is required to ~~be concurrently removed from the existing PD~~ go through the PRS process and be a vestige PD, subject to PD 87-0083. If PRS 22-1487 is continued then the proposed PD 22-0562 will be continued, to remain concurrent with the proposed PRS.

Immediately east of the proposed PD, is folio no. 44660.0000, which ~~is will still be subject to PD 87-0083, and 2.09-acre property that is part of the same PD 87-0083, as folio no. 44659.0000~~. Folio 44660.0000 is currently developed with a vehicle repair shop. It is also approved for retail space located in a 2,800-sq. ft. structure and a 6,000 one-story retail space, equating to a total of 8,800-sq. ft. of retail. To the immediate north is property designated RSC-6, which is undeveloped, and proposed to be incorporated into the new PD boundary. South across Causeway Blvd. if a PD approved for up to 48 multi-family dwellings, which is currently not developed.

The Planning Commission has determined that the proposed rezoning does not meet FLUE Objective 22 and FLUE Policy 22.2, relating to Commercial Locational Criteria (CLC). The applicant's waiver request states that given the surrounding development, being in the Urban Service Area, having adequate public facilities, and adequate roadway adjacent to the site, they are requesting a waiver to the CLC. The applicant notes that typical uses along this corridor tends to be non-residential uses with commercial zoning and Planned Developments. Based on this information, and infill Policy 25.3, Planning Commission staff recommends that the CLC waiver be granted.

The currently approved PD allows commercial and proposed Option 1 illustrates commercial on folio 44659.0000, with residential proposed on folio no. 44657.0000, to the north. Immediately west and northwest is property designated PD 19-0282 (PRS 20-0657) which is approved for 300 multi-family units on 17.81 acres located on Causeway Boulevard, and 113,858 square feet of existing commercial on the northern 10.46 acres, located northwest of the subject site.

The development from the subject site intersection of Causeway Boulevard and S. 86th Street is a continuous stretch of Commercial General zoned property with a PD immediately to the west approved for multi-family and commercial. Therefore, from a compatibility standpoint the proposal is similar to the development pattern extending from the subject site westward to S. 78th Street.

Waiver Requested:

The applicant requests a waiver of the additional setback of 2 feet for every foot over 20 feet for Option 3 to allow the proposed 60 townhomes. The applicant is proposing a maximum 35-foot building height. Staff find the waiver supportable. The applicant has not requested a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements.

Design Exceptions:

As S. 86th Street is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated June 21, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 15, 2022). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, urban local roadways) the developer has proposed the following:

1. Construct two 10-foot-wide travel lanes and one 10-foot left turn lane for a three-lane section.
2. Provide an urban F curb and gutter section.
3. Construct a 5-foot sidewalk on the east side of the 86th St. project frontage.
4. Provide a 3-foot shoulder on the east side of 86th St.

If this zoning is approved, the County Engineer will approve the Design Exception request.

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. A 12-inch water main exists adjacent to the site and is located within the east right-of-way of S. 86th Street. A 4-inch wastewater force main exists approximately 1,500 feet from the site and is located west of the subject property within the east right-of-way of S. 82nd Street.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

5.2 Recommendation

Based on the above consideration, including the existing development pattern, staff finds the request **APPROVABLE**.

Prior to site plan certification, the applicant shall revise the PD site plan Option 1 to include the exclusion of gas station and convenience store uses; and restrict restaurants without drive-thru facilities to a maximum of 3,180 square feet where is states proposed uses in the PD Site Data table.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 13, 2022.

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.
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.
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

Zoning Administrator Sign Off:



IntegriSign[®]
Desktop

J. Brian Grady
Fri Oct 28 2022 08:47:03

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

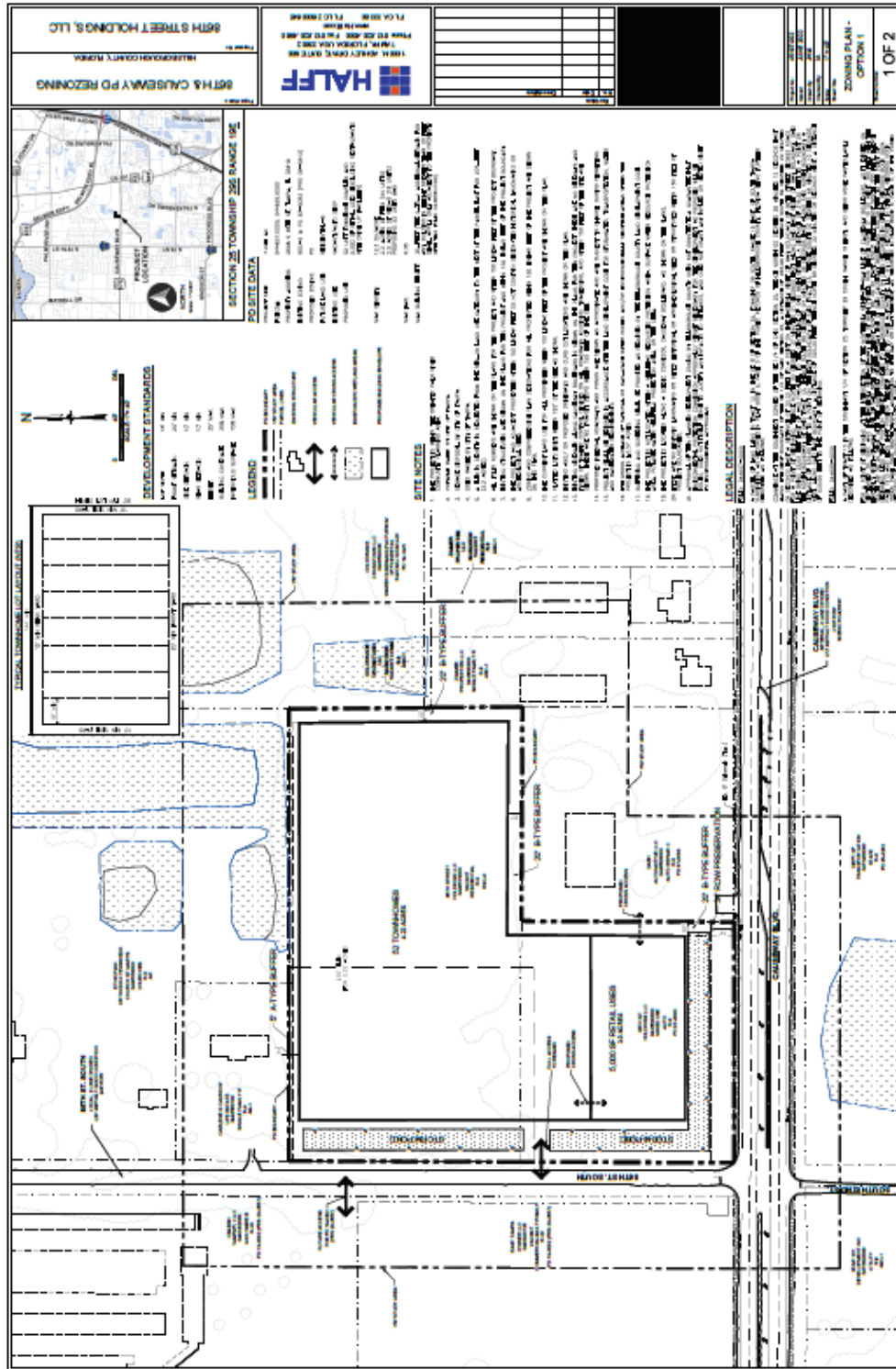
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

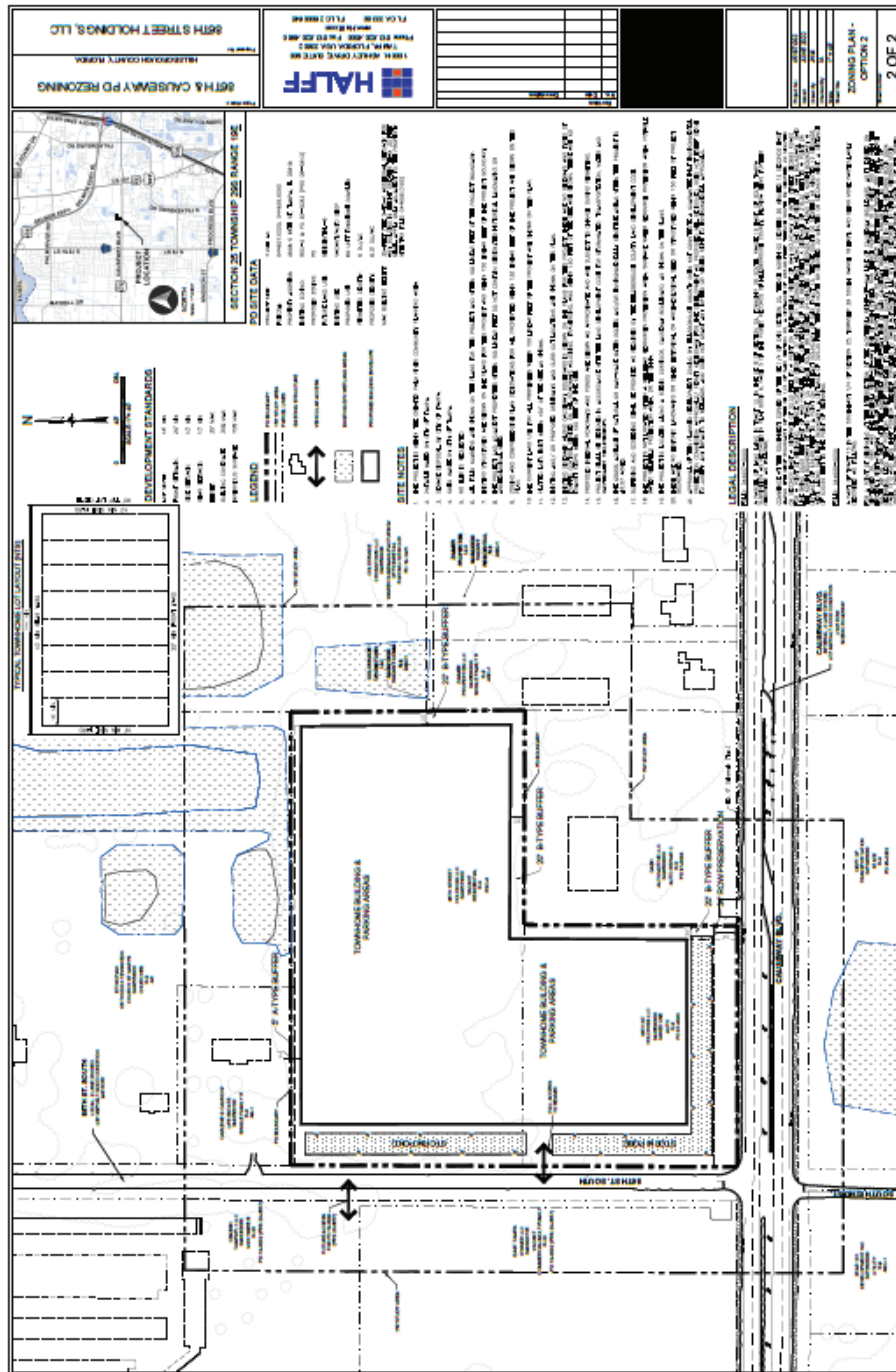
8.0 PROPOSED SITE PLAN (FULL)

OPTION 1



8.0 PROPOSED SITE PLAN (FULL)

OPTION 2



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

REVIEWER: Richard Perez, AICP

PLANNING AREA: GPR/Central

DATE: 7/07/2022

Revised: 10/04/2022

AGENCY/DEPT: Transportation

PETITION NO: PD 22-0562

- 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

- The project shall have one full access connection on S. 86th Street.
- 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.
- 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.
- Vehicular and pedestrian cross access is required to folio# 44660.0000 for Option 1.
- CG retail uses is Option 1 shall exclude restaurants with drive thru facilities, gas station and convenience store uses. Restaurants without drive thru facilities shall be limited to a maximum of 3,180 square feet.

Other Conditions:

- Prior to certification, applicant shall revise the PD site plan Option 1 to include the exclusion of gas station and convenience store uses; and restrict restaurants without drive-thru facilities to a maximum of 3,180 square feet where is states proposed uses in the PD Site Data table.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a rezoning from PD 87-0083, as amended PRS 09-0913, and Residential Suburban Conventional 6 (RSC-6) to Planned Development (PD) to allow three (3) development options on +/-7.22 acres. Staff notes, that only a portion (2.37 acres) of the existing PD 87-0083, amended by PRS 09-0913, is proposed to be included in this request.

Development Options:

Option 1 – 52 Townhome units and 5,000 sf of Commercial General uses, excluding fast food restaurants and drive-thru facilities, except for drive-thru banks

- Option 2 – 60 Townhome units

The approved PD zoning currently allows a +/-10,500 sf mix of office and retail uses. The subject site future land use designation is Residential 9 (R-9).

Trip Generation Analysis

The applicant submitted a trip generation analysis, as required by the Development Review Procedures Manual (DRPM), and additional transportation analysis requested by staff to evaluate the functional classification of the project access, as further described below in the “Site Access” section of this report.

As shown in the applicant’s analysis, the proposed Option 1 is the most trip intense development scenario.

Staff has prepared an analysis of the potential trips generated by Development Option 1, as it is the most intense development scenario of the two options, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, utilizing a generalized worst-case scenario for informational purposes.

The applicant’s transportation analysis includes a trip generation calculation of Option 1 (the most intense development scenario) utilizing a maximum of 3,180 sf restaurant without drive thru to limit the impacts to the project’s site access on S. 86th St. This is intended to be representative of a worst-case scenario build out for the proposed CG retail uses. All other CG retail uses generate a lower number of trips per 1,000 square feet, except for gas station/convenience store uses, that would allow for construction of up to 5,000 square feet. The applicant’s initial request/submittal failed to exclude gas station/convenience store uses from the proposed PD site plan and proposed conditions but the applicant since has concurred with staff’s position that said uses would exceed the maximum trips studied in the submitted transportation analysis. Therefore, staff will be recommending a condition of approval that limits restaurants to a maximum of 3,180 sf and excludes gas station/convenience store uses in addition to restaurants with drive thru facilities.

Approved Uses:

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5,730 sf - General Office (710)	56	7	7
PD: 4,800 sf - Fast Food w/ Drive Thru (934)	2,261	193	157
RSC-6: 29 units - Single-family dwelling (210)	274	21	29
Subtotal	2,591	221	193
Internal Capture	N/A	10	10
Pass-By Trips	N/A	92	76
Net External Trips	2,591	119	107

Proposed Uses (Option 1):

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 52 Units – Townhomes (220)	381	24	29
PD: 3,180 sf – Restaurant w/o Drive Thru (934)	1,101	80	90
Subtotal	1,482	104	119
Internal Capture	N/A	8	10
Pass-By Trips	N/A	0	0
Net External Trips	1,482	96	109

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-1,109	-23	+2

The proposed rezoning is anticipated to have a decreased maximum trip generation potential of 1,109 daily trips and 23 am peak hour trips; however, the pm peak hours trips will increase by 2 trips.

Note, the applicant’s traffic study only analyzes 3,180 square feet of restaurant without drive thru facilities and does not analyze other high trip generators such as gas stations and convenience stores. As such staff is recommending that the restaurant without drive thru facilities be limited to 3,180 sf and that gas stations and convenience stores be prohibited and the PD site plan be revised at the time of site plan certification to state these restrictions.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

86th St. S is a substandard, 2-lane, local road, characterized by +/-26 feet of pavement in good condition within +/-50 feet of right-of-way. There are sidewalks on both sides and no bike lanes within the vicinity of the project. The applicant’s traffic study indicated that with existing and project traffic the roadway will not exceed the 5,000 AADT traffic capacity for a local roadway (after which it would be considered to be a collector roadway). Correspondingly, the applicant is proposing certain retail use restrictions and staff is recommending additional use restrictions to ensure the proposed PD will not exceed the trip threshold for the existing residential 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 a design exception to construct certain improvements discussed in detail under the section of this report titled *Requested Design Exception*.

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.

Causeway Blvd. is identified on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. Per FDOT’s request the applicant is proposing to designate 34 feet of right of way preservation along the project’s Causeway Blvd. frontage as shown on the PD site plan. Building setbacks shall be calculated from the future right-of-way line.

SITE ACCESS

The project proposed one full access connection on 86th St. South.

Consistent with Sec. 6.04.03. Q. vehicular and pedestrian cross access is required for development Options 1 and 2 to the existing commercial property to east (folio# 44660.0000) as shown on the respective PD site plans.

REQUESTED DESIGN EXCEPTION – S. 86TH STREET

As S. 86th Street. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated June 21, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 15, 2022). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, urban local roadways) the developer has proposed the following:

- 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.

If this zoning is approved, the County Engineer will approve the Design Exception request.

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

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	2,591	119	107
Proposed	1,482	96	109
Difference (+/-)	-1,109	-23	+2

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

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

Notes: Cross access is required for Options 1 and 2 only.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
86 th St. Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes:

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.

From: Williams, Michael
Sent: Friday, July 15, 2022 10:31 AM
To: Micahel Yates (myates@palmtraffice.com); Vicki Castro
Cc: Tirado, Sheida; PW-CEIntake; Steady, Alex; Lampkin, Timothy
Subject: FW: RZ PD 22-0562 - Design Exception Review
Attachments: 22-0562 DEReq 07-14-22.pdf

Importance: High

Michael/Vicki,

I have found the attached Design Exception (DE) for PD 22-0562 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with Transportation staff 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



June 21, 2022
Revised July 14, 2022

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Causeway Blvd and S. 86th Street - (22-0562)
Folios: 0446259-0000, 044657-0000
Design Exception – 86th Street
Palm Traffic Project No. T22005

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of one of three options on the property located east of 86th Street and north of Causeway Boulevard, as shown in Figure 1:

- Option 1 – up to 52 townhomes and 5,000 square feet of retail
- Option 2 – 90,000 square feet of mini-warehouse and 5,000 square feet of retail
- Option 3 – up to 60 townhomes

This request is made based on our virtual meeting on June 10, 2022 with Hillsborough County staff.

The project proposes to have one (1) full access to 86th Street. 86th Street is identified in the Hillsborough County Comprehensive Plan as a local roadway and was identified during our meeting as a substandard road. 86th Street has a posted speed limit of 30 mph. The roadway currently has 10-foot travel lanes, open ditch drainage and no sidewalks or bike lanes in approximately 50 feet of right of way.

This request is a design exception to the Hillsborough County Transportation Technical Manual for 86th Street from Causeway Boulevard to the proposed property boundary. The requested exceptions to the TS-3 typical section and the justification are as follows:

1. The typical TS-3 section for a local urban two-lane undivided roadway requires a minimum of 54 feet of ROW with 12-foot travel lanes, 8-foot shoulders, Miami curb and 5-foot sidewalks.
2. The request is to maintain the 10-foot travel lanes instead of 12-foot, add a 10-foot left turn lane, type F curb instead of Miami curb, a 3-foot shoulder instead of the 8-foot shoulder and a 5-foot sidewalk on the east side within the existing 50-foot ROW. Based on Table 3-20 of the Florida Green Book, the 10-foot travel lanes are identified as acceptable.

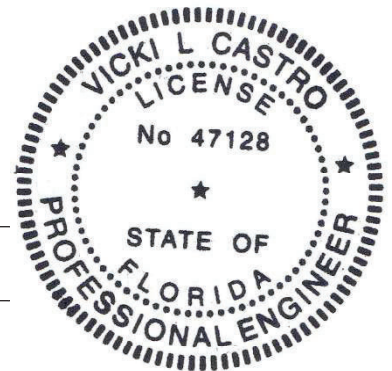
The proposed typical section is shown in Figure 2. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro, P.E.
Principal

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2022.07.14 14:35:19 -04'00'



Based on the information provided by the applicant, this request is:

_____ Disapproved _____ Approved with Conditions _____

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

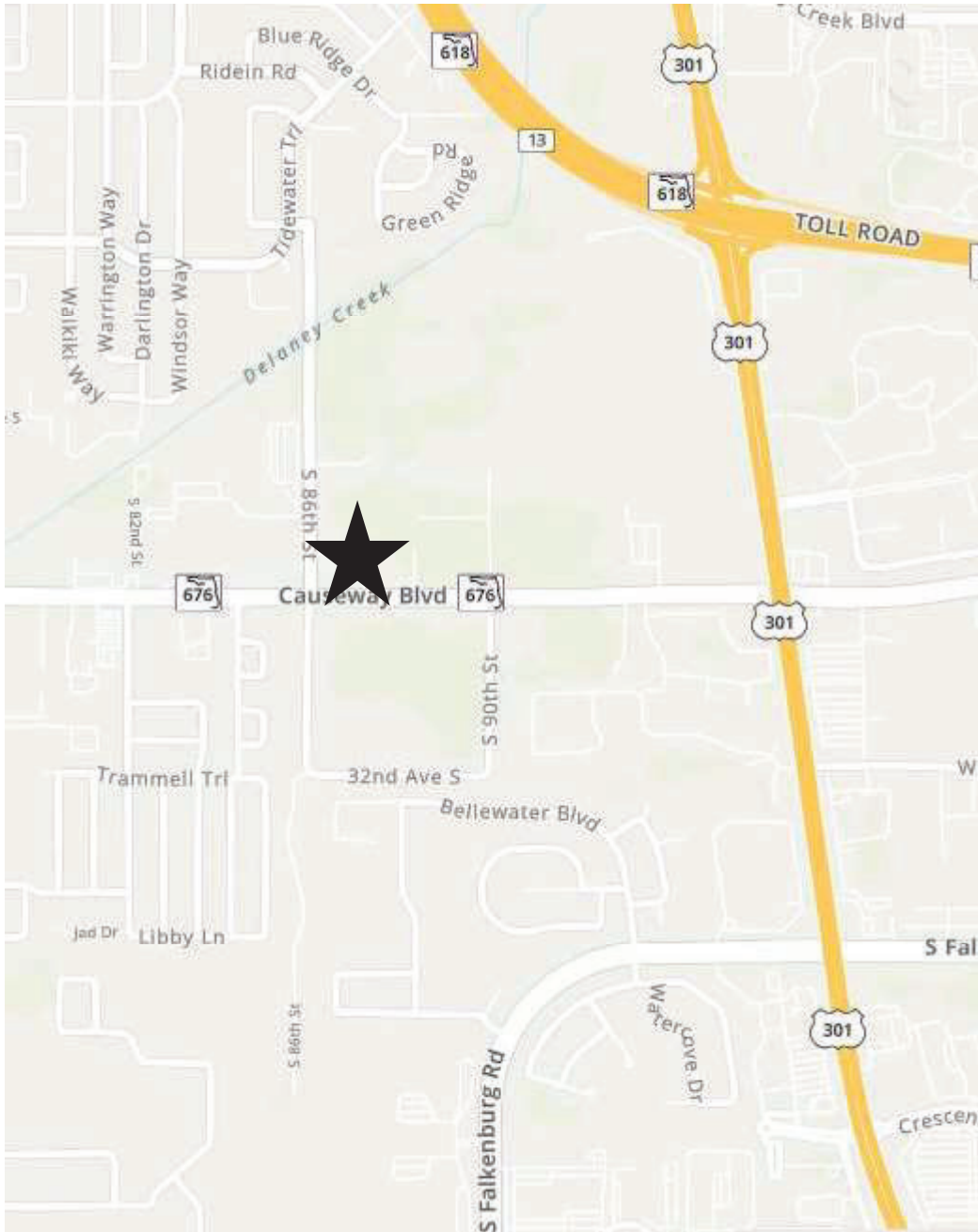
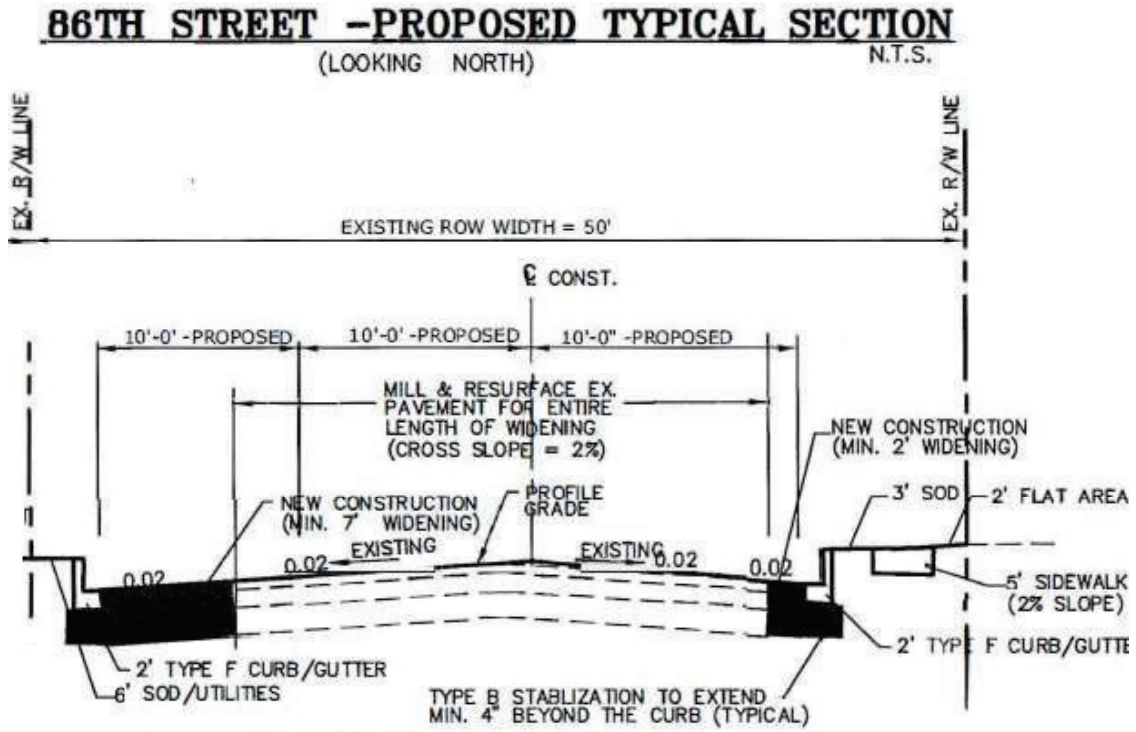


FIGURE 2. PROPOSED TYPICAL SECTIONS



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

Application number:	RZ-PD 22-0562
Hearing date:	October 17, 2022
Applicant:	86th Street Holdings, LLC
Request:	Rezone to Planned Development
Location:	2608 South 86th Street, Tampa Northeast corner of Causeway Boulevard and South 86th Street
Parcel size:	7.22 acres +/-
Existing zoning:	RSC-6 and PD 87-0083
Future land use designation:	Res-9
Service area:	Urban Services Area
Community planning area:	Greater Palm River Community Plan

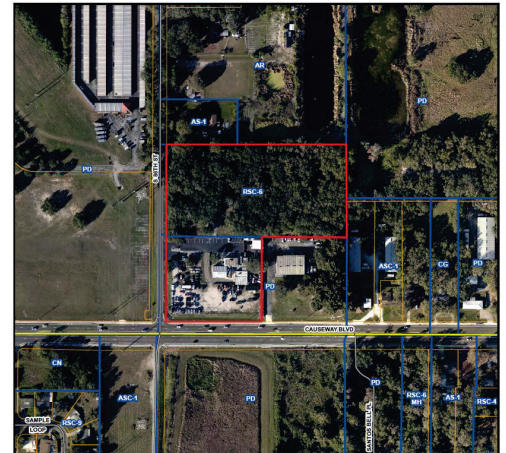
A. APPLICATION REVIEW

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

Rezoning Application: PD 22-0562
Zoning Hearing Master Date: October 17, 2022
BOCC Land Use Meeting Date: December 13, 2022

1.0 APPLICATION SUMMARY

Applicant: Isabelle Albert, AICP
 Halff Associates, Inc.
FLU Category: Residential-9
Service Area: Urban
Site Acreage: Approximately 7.22 acres
Community Plan Area: Greater Palm River
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 7.22-acre unified development consisting of two folios. Concurrently, the applicant is requesting to both expand the PD boundary north, and concurrently remove folio 44659.0000 44660.0000 to the immediate west east from PD 87-0083, through the PRS process. The request is to rezone from Planned Development (PD 87-0083) and RSC-6 to PD to allow for a unified development comprising 2 possible development options.

- Option 1 is to allow 5,000-sq.-ft. of commercial general uses with restrictions and 52 townhomes (utilizing a FLEX of RES-20 to the west);
- Option 2 is to develop the entire site with 60 townhome units.

The PD is currently approved for minor vehicle repair shop, car sales, church, contractor’s office, enclosed storage, professional office and services, and all uses permitted in the CG zoning district, with a maximum FAR of 0.25, or 28,925 square feet. The 4.85-acre parcel to the north is currently zoned RSC-6 which allows single-family residential development. The 2.09 parcel to the immediate east will remain in the ~~is required to be concurrently removed from~~ the existing PD through the PRS process while the subject parcel associated with PD 22-0562 will be removed.

Zoning:		Existing	Proposed
District(s)		PD 87-0083 and RSC-6	Proposed PD Option 1 Proposed PD Option 2
Typical General Use(s)		General Commercial, Office and Personal Services & SF Residential (RSC-6)	Option 1: CG retail uses with restrictions and 52 Townhomes (with FLEX of RES-20 from the west). 60 Townhomes
Acreage		7.22 acres	7.22 acres 7.22 acres
Density/Intensity		RSC-6: Min. 7,000 sq. ft. lot PD 87-0083: 0.25 FAR	0.25 FAR / 52 Townhomes 60 Townhomes

Development Standards:		Existing	Proposed
District(s)		RSC-6 and PD 87-0083	PD Option 1 PD Option 2 (Townhomes)

APPLICATION NUMBER: PD 22-0562

ZHM HEARING DATE: October 17, 2022

BOCC LUM MEETING DATE: December 13, 2022

Case Reviewer: Tim Lampkin, AICP

Setbacks/Buffering and Screening	RSC-6 Front: 25ft Side: 7.5 ft. Rear: 25 ft.	Commercial: Front: Min. 30 ft. Side & Rear Yard: Min. 20 ft.	Residential: Front Yard Setback: Min. 20 ft. Side and Rear Setback: Min. 10 ft.
Height	RSC-6: 35 ft. Max. Ht.	35'	Up to 35' with waiver

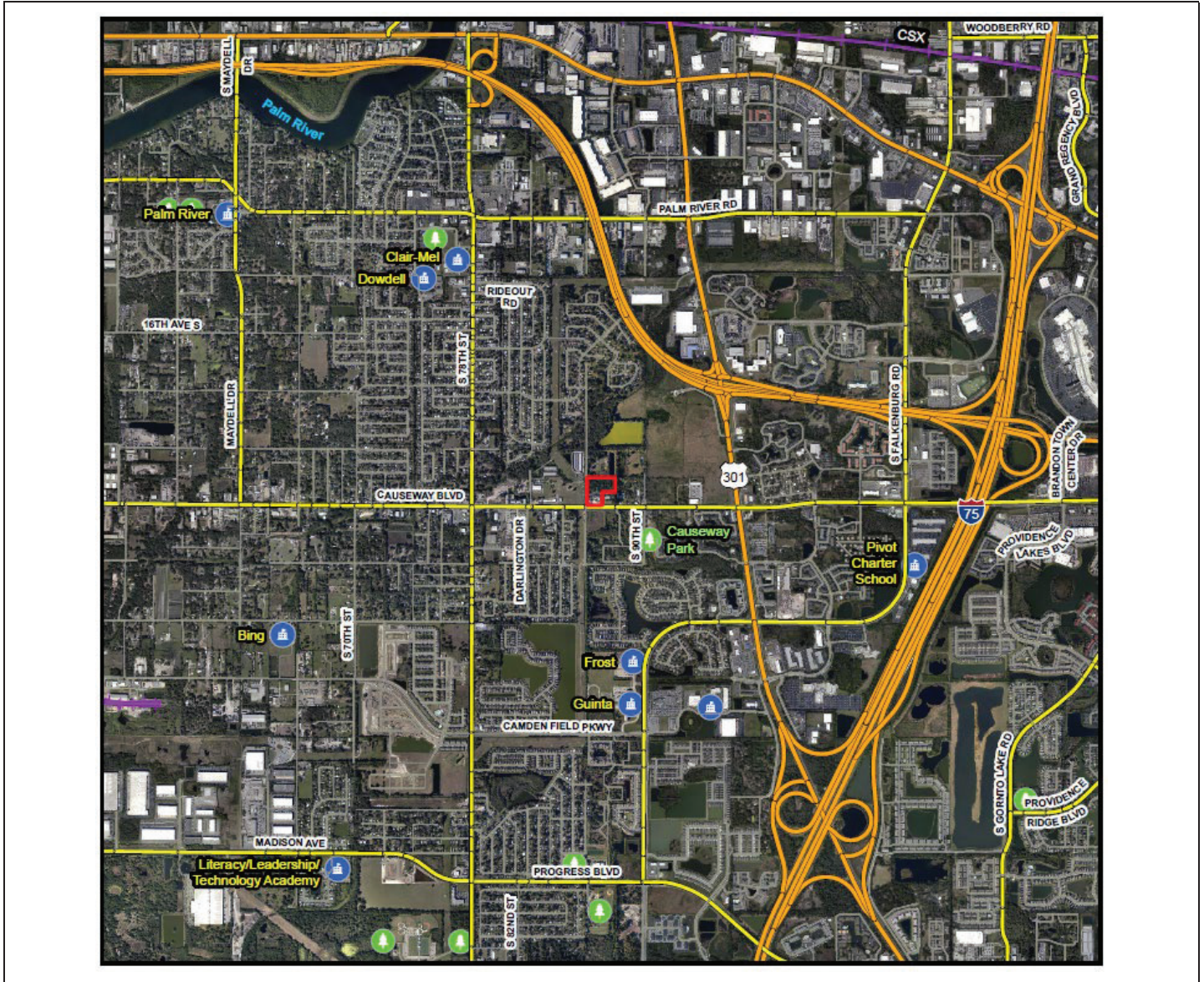
Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	Waiver of additional setback of 2 feet for every foot over 20 feet, except adjacent to folio 044656.0000.

Planning Commission Recommendation: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



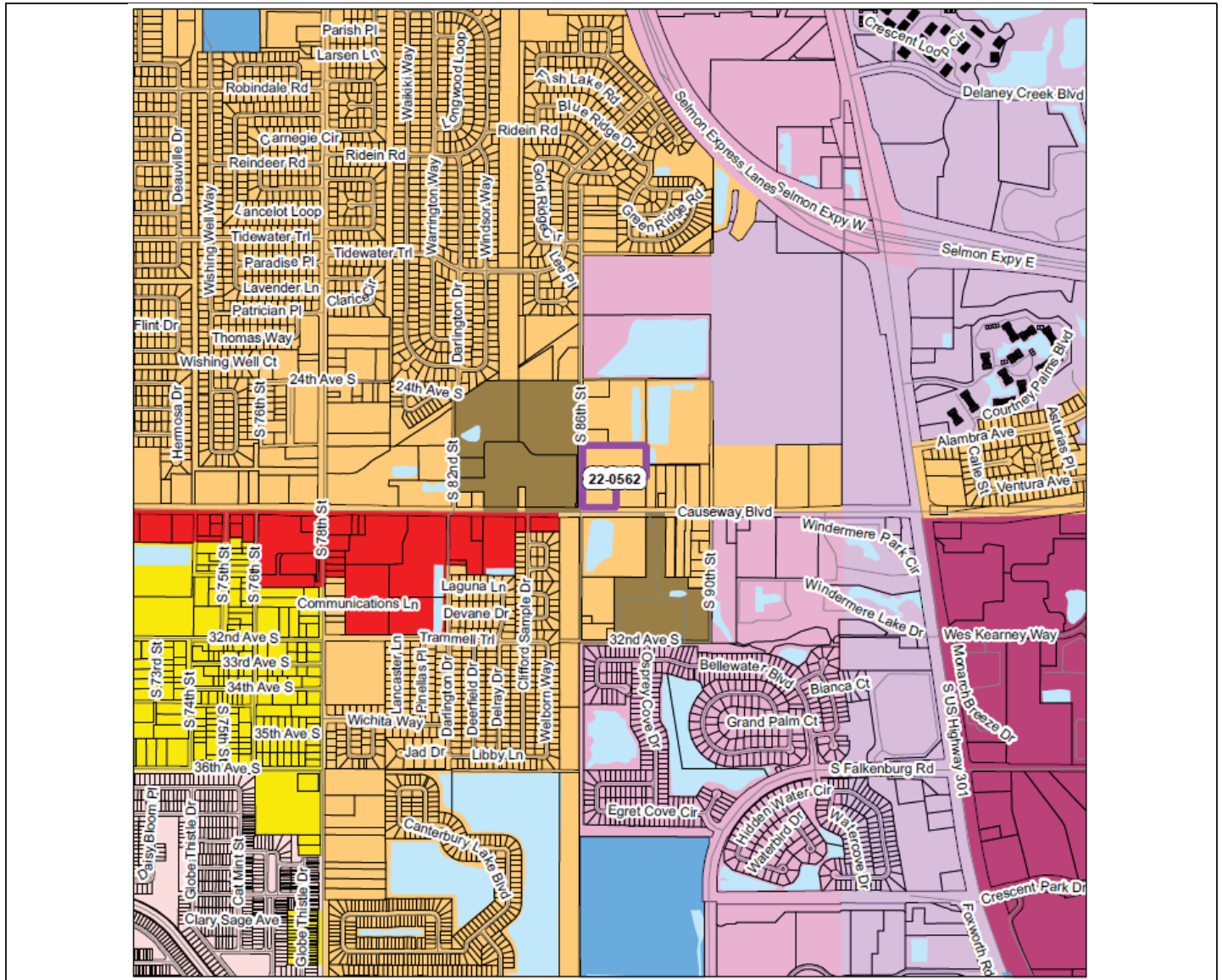
Context of Surrounding Area:

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

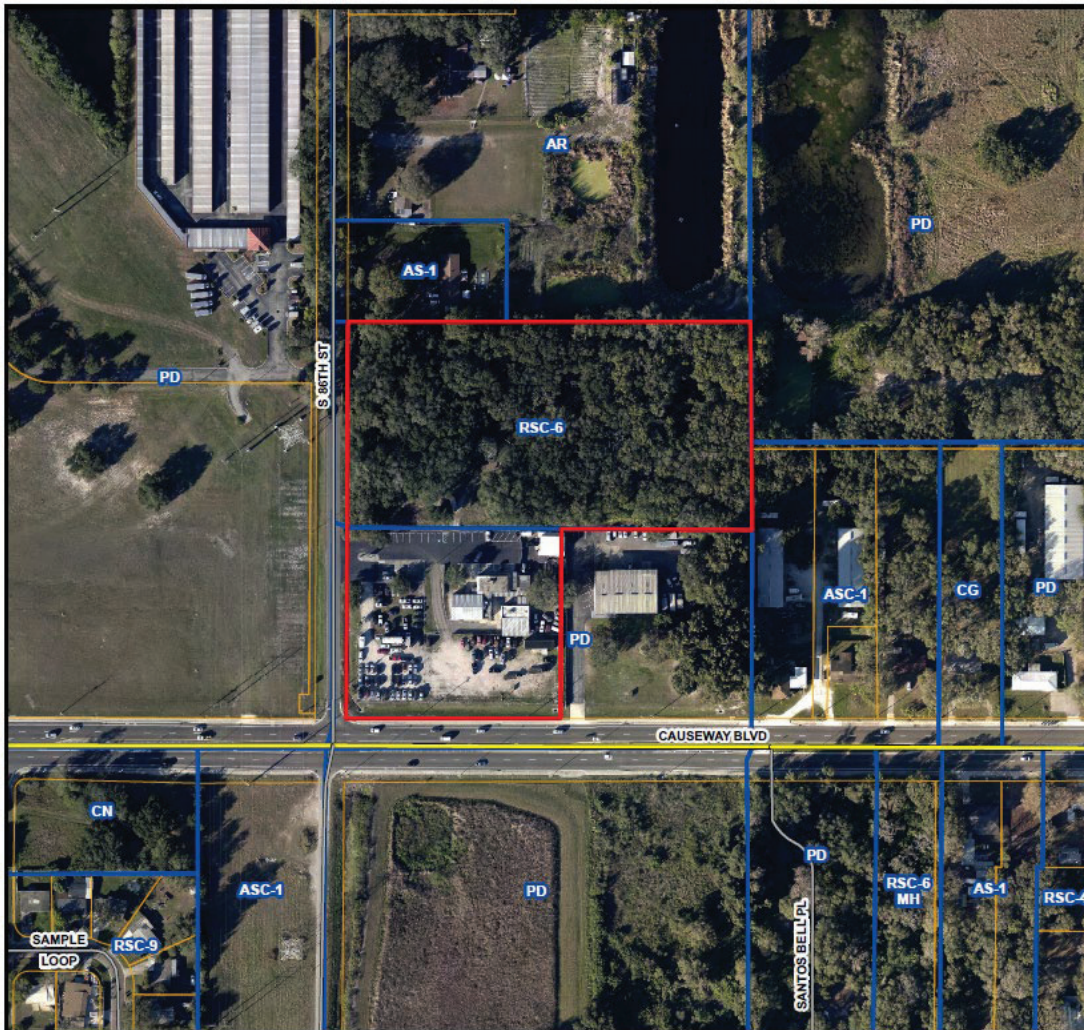
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-9 (Residential - 9)
Maximum Density/F.A.R.:	9 dwelling per acre (R-20) / 0.50 Maximum FAR
Typical Uses:	<p>Typical uses in the RES-9 include residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development.</p> <p>Nonresidential uses are required to meet established locational criteria for the specific land use. The site does not meet Commercial Locational Criteria.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

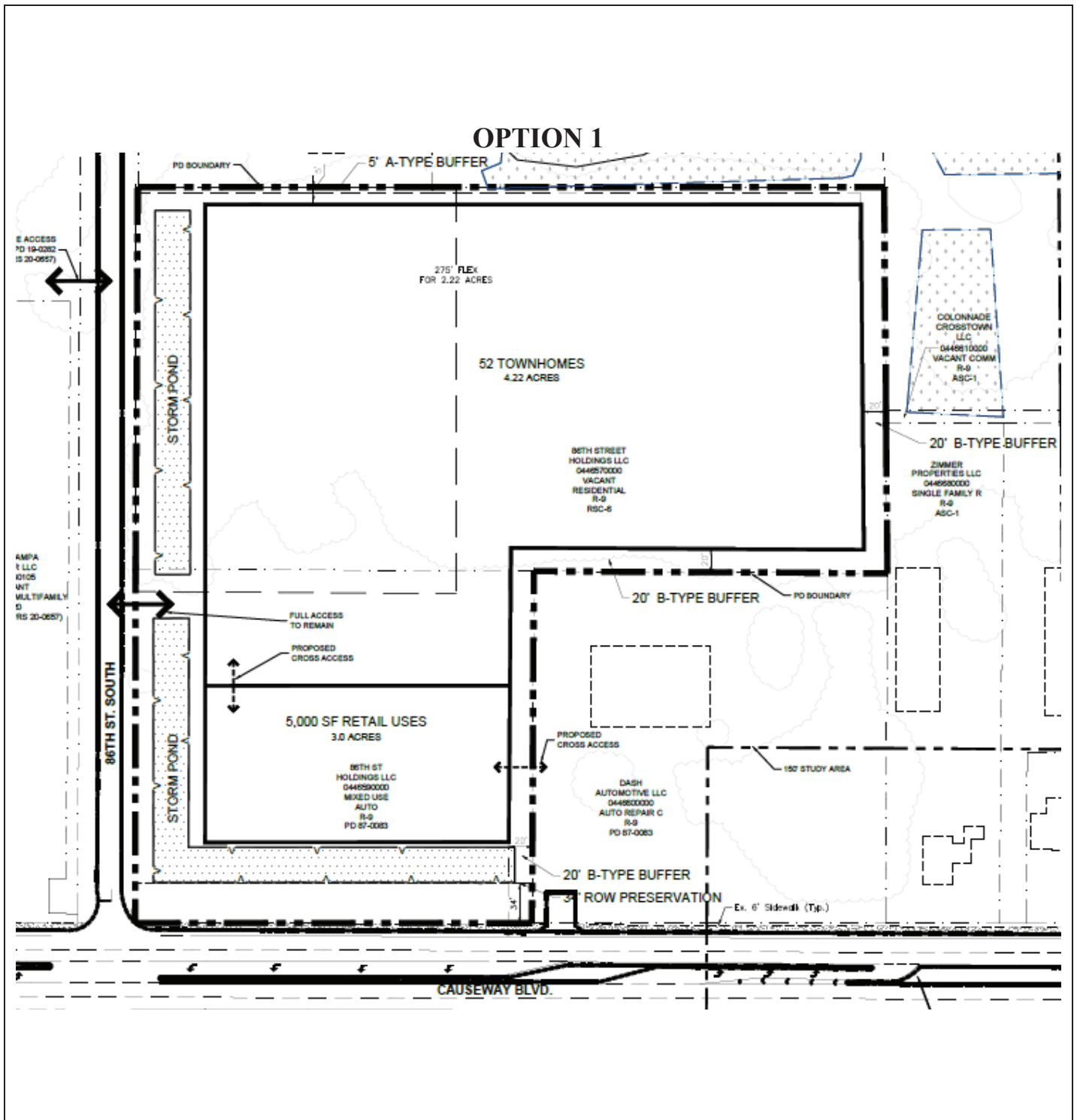
2.3 Immediate Area Map



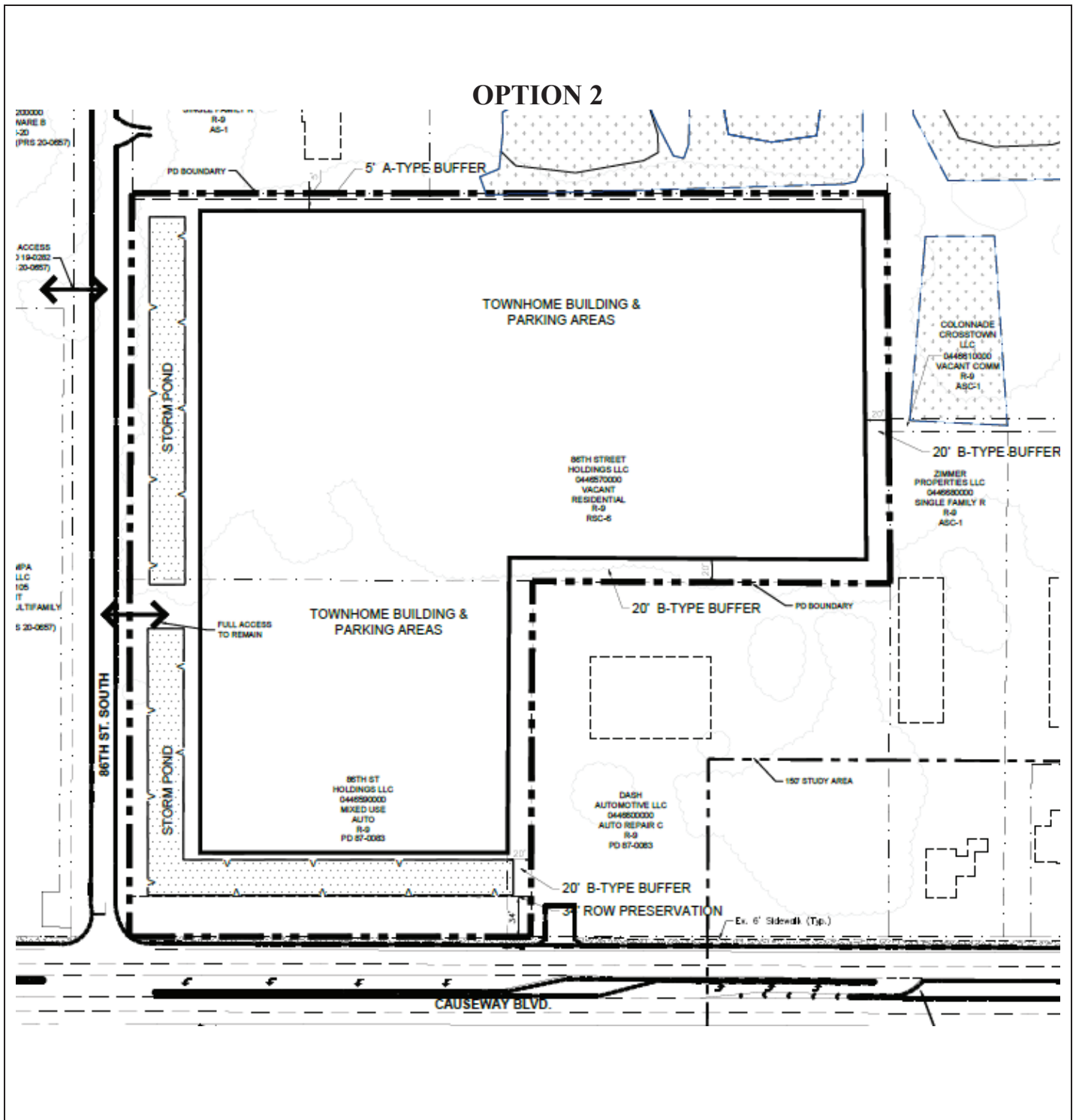
Adjacent Zonings and Uses

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

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Causeway Blvd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	2,591	119	107
Proposed	1,482	96	109
Difference (+/-)	-1,109	-23	+2

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

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

Notes: Cross access is required for Options 1 and 2 only.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
86 th St. Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes:

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.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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 Transportation 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	See School Board "Adequate Facilities Analysis: Rezoning"
Impact/Mobility Fees (Various use types allowed. Estimates are a sample of potential development)				
Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57	Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313	Warehouse (Per 1,000 s.f.) Mobility: \$1,377 Fire: \$34		

Retail - Fast Food w/Drive Thru (Per 1,000 s.f.)	Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)	
Mobility: \$104,494	Mobility: \$6,661 * 60 = \$399,660	*52 = \$346,372
Fire: \$313	Parks: \$1,957 * 60 = \$117,420	*52 = \$101,764
	School: \$7,027 * 60 = \$421,620	*52 = \$365,404
	Fire: \$249 * 60 = \$14,940	*52 = \$12,948
	Total Townhouse: \$953,640	total: \$826,488

Urban Mobility, Central Fire - up to 20,000 s.f. Commercial General - non-specific, OR up to 60 townhomes
 revised for fees as of Oct 1, 2022

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" 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 applicant seeks to develop an approximately 7.22-acre unified development consisting of two folios. The applicant is requesting to both expand the PD boundary north, and concurrently remove folio 44660.0000 to the immediate east from PD 87-0083, through the PRS process. The request is to rezone from Planned Development (PD 87-0083) and RSC-6 to PD to allow for a unified development comprising 3 possible development options.

- Option 1 is to allow 5,000-sq.-ft. of commercial general uses with restrictions and 52 townhomes (utilizing a FLEX of RES-20 to the west);
- Option 2 is to develop the entire site with 60 townhome units.

The PD is currently approved for minor vehicle repair shop, car sales, church, contractor's office, enclosed storage, professional office and services, and all uses permitted in the CG zoning district, with a maximum FAR of 0.25, or 28,925 square feet. The 4.85-acre parcel to the north is currently zoned RSC-6 which allows single-family residential development. The 2.09 parcel to the immediate east is required to ~~be concurrently removed from the existing PD~~ go through the PRS process and be a vestige PD, subject to PD 87-0083. If PRS 22-1487 is continued then the proposed PD 22-0562 will be continued, to remain concurrent with the proposed PRS.

Immediately east of the proposed PD, is folio no. 44660.0000, which ~~is will still be subject to PD 87-0083, and 2.09-acre property that is part of the same PD 87-0083, as folio no. 44659.0000~~. Folio 44660.0000 is currently developed with a vehicle repair shop. It is also approved for retail space located in a 2,800-sq. ft. structure and a 6,000 one-story retail space, equating to a total of 8,800-sq. ft. of retail. To the immediate north is property designated RSC-6, which is undeveloped, and proposed to be incorporated into the new PD boundary. South across Causeway Blvd. if a PD approved for up to 48 multi-family dwellings, which is currently not developed.

The Planning Commission has determined that the proposed rezoning does not meet FLUE Objective 22 and FLUE Policy 22.2, relating to Commercial Locational Criteria (CLC). The applicant's waiver request states that given the surrounding development, being in the Urban Service Area, having adequate public facilities, and adequate roadway adjacent to the site, they are requesting a waiver to the CLC. The applicant notes that typical uses along this corridor tends to be non-residential uses with commercial zoning and Planned Developments. Based on this information, and infill Policy 25.3, Planning Commission staff recommends that the CLC waiver be granted.

The currently approved PD allows commercial and proposed Option 1 illustrates commercial on folio 44659.0000, with residential proposed on folio no. 44657.0000, to the north. Immediately west and northwest is property designated PD 19-0282 (PRS 20-0657) which is approved for 300 multi-family units on 17.81 acres located on Causeway Boulevard, and 113,858 square feet of existing commercial on the northern 10.46 acres, located northwest of the subject site.

The development from the subject site intersection of Causeway Boulevard and S. 86th Street is a continuous stretch of Commercial General zoned property with a PD immediately to the west approved for multi-family and commercial. Therefore, from a compatibility standpoint the proposal is similar to the development pattern extending from the subject site westward to S. 78th Street.

Waiver Requested:

The applicant requests a waiver of the additional setback of 2 feet for every foot over 20 feet for Option 3 to allow the proposed 60 townhomes. The applicant is proposing a maximum 35-foot building height. Staff find the waiver supportable. The applicant has not requested a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements.

Design Exceptions:

As S. 86th Street is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated June 21, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 15, 2022). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, urban local roadways) the developer has proposed the following:

1. Construct two 10-foot-wide travel lanes and one 10-foot left turn lane for a three-lane section.
2. Provide an urban F curb and gutter section.
3. Construct a 5-foot sidewalk on the east side of the 86th St. project frontage.
4. Provide a 3-foot shoulder on the east side of 86th St.

If this zoning is approved, the County Engineer will approve the Design Exception request.

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. A 12-inch water main exists adjacent to the site and is located within the east right-of-way of S. 86th Street. A 4-inch wastewater force main exists approximately 1,500 feet from the site and is located west of the subject property within the east right-of-way of S. 82nd Street.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

5.2 Recommendation

Based on the above consideration, including the existing development pattern, staff finds the request **APPROVABLE**.

Prior to site plan certification, the applicant shall revise the PD site plan Option 1 to include the exclusion of gas station and convenience store uses; and restrict restaurants without drive-thru facilities to a maximum of 3,180 square feet where is states proposed uses in the PD Site Data table.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 13, 2022.

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.
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.
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

Zoning Administrator Sign Off:



IntegrSign[®]
Desktop
J. Brian Grady
Fri Oct 28 2022 08:47:03

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on October 17, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Isabelle Albert spoke on behalf of the applicant. Ms. Albert presented the rezoning request, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

Mr. Tim Lampkin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record, and responded to the hearing officer's questions as reflected in the hearing transcript attached to and made a part of this recommendation.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

Mr. Grady stated a corrected staff report would be submitted to reflect the applicant is requesting, through a separate PRS process, to remove folio 044659.0000 from PD 87-0083. He stated Development Services Department had nothing further.

Applicant Rebuttal

Ms. Albert stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 22-0562.

C. EVIDENCE SUBMITTED

Ms. Albert submitted into the record at the hearing a copy of the applicant's presentation slides.

D. FINDINGS OF FACT

1. The Subject Property consists of two folios with approximately 7.22 acres at the northeast corner of Causeway Boulevard and South 86th Street in Tampa.
2. The Subject Property is designated Res-9 on the Future Land Use Map and is zoned RSC-6 and PD 87-0083.
3. The subject Property is located within the boundaries of the Greater Palm River Community Plan and is within the Urban Services Area.
4. The Subject Property's folio 044657.0000 is vacant. The RSC-6 zoning on folio 044657.0000 allows single-family residential development. The Subject Property's folio 044659.0000 is improved and in use as self-storage facility. The PD 87-0083 zoning on folio 044659.0000 allows a minor vehicle repair shop, car sales, church, contractor's office, enclosed storage, professional office and services, and all uses allowed in the CG zoning district, with a maximum FAR of 0.25 or 28,925 square feet.
5. The general area surrounding the Subject Property consists of a mix of residential and commercial uses. To the north is a property zoned AS-1 in residential use and a property zoned AR in use as a place of worship. To the northwest across South 86th Street is a self-storage facility; to the west across South 86th Street is a property zoned PD 19-0282/PRS 20-1193 approved for multi-family, commercial, and mini-warehouse uses. Immediately east of the Subject Property is folio 44660.0000 under PD 87-0083 in use as an automotive shop. Further east are properties zoned ASC-1, CG, and PD 13-0419 in residential, commercial, and mixed use. Still further east is a vacant parcel zoned 19-1445 approved for warehouse, manufacturing, office, and retail uses. South of the Subject Property is a stormwater retention area owned by FDOT, to the southwest are residential uses, and to the southeast is a multi-family apartment complex.
6. The applicant is requesting to rezone the Subject Property to a unified Planned Development to allow two development options as follows:
 - a. Option 1 is to allow 5,000 square feet of commercial general uses with restrictions and 52 townhomes (using a Flex of Res-20 to the west);
 - b. Option 2 to is to develop the entire Subject Property with 60 townhome units.

7. Through a separate PRS process, the applicant is requesting to remove folio 044659.0000 from PD 87-0083.
8. For Option 2, the applicant is requesting a waiver of the LDC requirement for additional setback of two feet for every foot of building height over twenty feet except adjacent to folio 044656.0100 to the north. The applicant is proposing a maximum 35-foot building height. Development Services Department staff found the waiver supportable.
9. The applicant is requesting a waiver of Future Land Use Element Objective 22 and Policy 22.2 relating to Commercial Locational Criteria. Planning Commission staff recommended the waiver be granted.
10. The applicant requested a Design Exception for substandard local roadway improvements on South 86th Street, which the County Engineer found approvable. To mitigate deviations from the TS-3 Typical Section for 2-lane urban local roadways, the applicant has proposed to (1) construct two 10-foot-wide travel lanes and one 10-foot left turn lane for a three-lane section; (2) provide an urban F curb and gutter section; (3) construct a 5-foot sidewalk on the east side of the 86th Street project frontage; and (4) provide a 3-foot shoulder on the east side of 86th Street.
11. Development Services staff found the proposed Planned Development options approvable subject to the revisions and conditions set forth in the staff report, based on the applicant's site plan submitted September 13, 2022.
12. Planning Commission staff found the proposed Planned Development options are compatible with the existing development pattern in the surrounding area and support the vision of the Greater Palm River Community Plan. Staff found the proposed Planned Development consistent with the comprehensive plan.

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

The proposed Planned Development rezoning request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services

Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested Planned Development is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to a unified Planned Development to allow two development options as follows:

- a. Option 1 is to allow 5,000 square feet of commercial general uses with restrictions and 52 townhomes (using a Flex of Res-20 to the west);
- b. Option 2 to is to develop the entire Subject Property with 60 townhome units.

Through a separate PRS process, the applicant is requesting to remove from PD 87-0083 folio 44660.0000, which is adjacent to the Subject Property to the east and in use as an automotive shop.

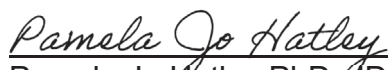
For Option 2, the applicant is requesting a waiver of the LDC requirement for additional setback of two feet for every foot of building height over twenty feet except adjacent to folio 044656.0100. The applicant is proposing a maximum 35-foot building height. Development Services Department staff found the waiver supportable.

The applicant is requesting a waiver of Future Land Use Element Objective 22 and Policy 22.2 relating to Commercial Locational Criteria. Planning Commission staff recommended the waiver be granted.

The applicant requested a Design Exception for substandard local roadway improvements on South 86th Street, which the County Engineer found approvable.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development request subject to the revisions and conditions set forth in the Development Services staff report based on the applicant's general site plan submitted September 13, 2022.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

November 7, 2022

Date:

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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LAND USE HEARING OFFICER)
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LAND USE HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, October 17, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 9:10 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter
U.S. Legal Support

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HILLSBOROUGH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

LAND USE HEARING OFFICER HEARINGS
October 17, 2022

ZONING HEARING MASTER: PAMELA JO HATLEY

D.1

Application Number: RZ-PD 22-0562
Applicant: 86th Street Holdings, LLC.
Location: NE corner of Causeway Blvd. &
S. 86th St.
Folio Number: 044657.0000 & 044659.0000
Acreage (+/-): 7.22 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: RSC-6 & PD 87-0083
Request: Rezone to Planned Development

1 MR. GRADY: The next item then is agenda
2 item D.1, Rezoning PD 22-0562. The applicant is
3 86th Street Holdings, LLC. The request is rezone
4 from RSC-6 in a planned development, to a planned
5 development. Tim Lampkin with County Staff will
6 provide staff recommendation after the presentation
7 by the applicant.

8 MS. ALBERT: Thank you. Good evening, Isabel
9 Albert with Halff Associates, 1000 North Ashley
10 Drive. I have been sworn in and I do have a
11 presentation, please. Thank you. Next please.
12 Thank you.

13 So the location of the site, it's a 7.22 acre
14 site. It's on Causeway Boulevard and 86th Street.
15 It is in the Greater Palm River area and in the
16 urban service area. Just to give you an idea, it's
17 about a half a mile west of U.S. 301. Next,
18 please.

19 This is overview of the general area. Thank
20 you. The overview of the area, to the north of us
21 we have a single-family residential with a church.
22 To the east of us, we have all along the Causeway
23 Boulevard different commercial retail uses there.
24 To the northeast of us, we have a large, planned
25 development which is approved for a recycling

1 facility, utilities at that location, and a wide
2 range of manufacturer and distribution center.

3 To the south of us, we have the --, but we
4 also have a larger multi-family development. And
5 to the west of us, we have a large multi-family
6 development as well as over a hundred thousand
7 square feet of storage use, and 150-foot wide TECO
8 easement that's immediately adjacent to us. And
9 this is the Causeway Boulevard. It's a pretty
10 large boulevard at that location. Next, please.

11 So future land use, we have Residential-9,
12 with Residential-20 to the west of us. Next,
13 please.

14 And this is the zoning. We are -- a portion
15 of it is the planned development and to the north
16 of us is RSC-6. Obviously, in connection with
17 this, we are going to be applying for a minor
18 change, minor modification to remove this portion
19 of the site of the development out of the overall
20 planned development. But as you can see, all the
21 way to the east of us, the majority is commercial,
22 general uses, as well as some to the south, which
23 is a bit hard to see. Next, please.

24 So this is the zoning. It's two phases. And
25 it's approved for a wide range of commercial uses

1 and the request is basically to maintain some of
2 that. Next, please.

3 So this is the first option. The first option
4 is to retain the 5,000 square feet of retail use
5 along Causeway Boulevard. And the remainder of the
6 property would be for townhomes. Part of the
7 request does need a flex of the Residential-20 from
8 the west in order to get the 52 townhomes.

9 The main connection is going to be from 86th
10 Street, which is already an approved access from
11 the original planned development. We have all the
12 required buffers and screening all around it. And
13 we have also a second option. Next, please.

14 Second option is for all townhomes. No flex
15 requested, but it would be up to 60 townhome units
16 for the site. Next, please.

17 So part of this, although there's been
18 commercial approved there for a very long time as
19 well as commercial all along this corridor, our
20 site specifically does not meet the commercial
21 location criteria. Therefore, we're requesting a
22 waiver.

23 But in discussion with staff and the
24 documentation that are provided, considering the,
25 you know, intensive development in the area,

1 there's adequate public facilities as well as
2 adequate roadway adjacent to the site.

3 And it also meets the in-field policy that at
4 least 50 percent of the block is commercial, and
5 this actually surpasses it. And so, therefore,
6 staff felt like they were able to recommend
7 approval supportable to waive this commercial
8 location criteria requirements. Next, please.

9 Part of it is a design exception for 86th
10 Street. The County Engineer has reviewed this and
11 has reviewed the proposed exception design. And
12 found it, you know, once we -- if we get zoning
13 approval, that that would be part of it, that they
14 would approve the design exception. Next, please.

15 And finally, the staff findings, Planning
16 Commission reviewed the request. They found it
17 consistent with the Greater Palm River Community
18 Plan and the livable community element, as well as
19 the future land use element. Development Services
20 staff found the request approvable and compatible
21 with the surroundings, subject to conditions of
22 approval. And we had no objections from reviewing
23 agencies.

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

25 HEARING MASTER HATLEY: I have a question for

1 you.

2 MS. ALBERT: Sure.

3 HEARING MASTER HATLEY: On the slide that you
4 showed where you mentioned part of the property was
5 being removed from the existing PD.

6 MS. ALBERT: Correct.

7 HEARING MASTER HATLEY: And so, what's a
8 little confusing about that is when I read the
9 staff report, it appears that the portion of the PD
10 to the east, that other adjacent parcel, is being
11 removed from the PD. Did you say part of this
12 subject property is being removed from the PD, or
13 that one? Do you understand what I mean?

14 MS. ALBERT: I do understand. So if you look
15 at number -- okay, so this is the currently
16 approved planned development, phase one and phase
17 two.

18 HEARING MASTER HATLEY: Okay.

19 MS. ALBERT: Our area is phase two. It's
20 highlighted. And just to the north of there, sort
21 of like the L-shape, the forested area, that's part
22 of our site, too. Since we're creating a new
23 planned development to include these two parcels,
24 we do have to request PRS basically to remove phase
25 two as part of the planned development. So

1 therefore, the plan development is only going to
2 remain with phase one.

3 HEARING MASTER HATLEY: Uh-hmm (affirmative).
4 So phase one then, that parcel will remain in the
5 existing PD, 87-0083.

6 MS. ALBERT: Correct.

7 HEARING MASTER HATLEY: That'll be its zoning.

8 MS. ALBERT: Correct.

9 HEARING MASTER HATLEY: And then if this
10 zoning is approved, phase two and the forested area
11 north of there will be the new PD.

12 MS. ALBERT: Correct.

13 HEARING MASTER HATLEY: Is that correct?
14 Okay.

15 MS. ALBERT: Exactly right.

16 HEARING MASTER HATLEY: It's -- the staff
17 report doesn't seem to reflect that same scenario.
18 But we'll --

19 MS. ALBERT: I think Brian concurs.

20 HEARING MASTER HATLEY: Okay.

21 MR. GRADY: That is the --

22 MS. ALBERT: That's how --

23 MR. GRADY: -- the effect of the change and --

24 HEARING MASTER HATLEY: Yeah, that makes sense
25 to me. Okay. That's the only question I had for

1 you. Thank you.

2 MS. ALBERT: Thank you.

3 HEARING MASTER HATLEY: All right.

4 MR. LAMPKIN: Hello. Ready for Tim Lampkin,
5 Development Services?

6 HEARING MASTER HATLEY: Uh-hmm (affirmative).

7 MR. LAMPKIN: A revised report was submitted
8 to reflect the school board comments added to Page
9 of the staff report. As the applicant stated,
10 they're seeking to develop approximately 7.22-acre
11 unified development consisting of two folios.
12 Consequently, the applicant is requesting, as was
13 just discussed, to expand the PD boundary north and
14 concurrently remove folio 44660.0000 --

15 HEARING MASTER HATLEY: Okay.

16 MR. LAMPKIN: -- to the immediate east.

17 HEARING MASTER HATLEY: Yeah, that's the
18 question I had, Mr. Lampkin. I don't think that's
19 accurate.

20 MR. LAMPKIN: Oh, I can look it up really
21 quick, if you bear with me.

22 HEARING MASTER HATLEY: I think the applicant
23 just testified that the -- that folio 44660.0000 is
24 being -- is going to remain in PD 87-0083. And the
25 folio that's coming out is the folio that is a

1 portion of this subject property application.

2 MR. LAMPKIN: No, I just looked it up. I have
3 the zoning information sheet. I looked up GIS. I
4 looked up -- hold on, 44660.000, is the phase that
5 now has a garage on it. I could share my screen.
6 That might be easier. We haven't done that for a
7 bit, but let me do that really quickly, if I can
8 remember how to share the screen.

9 Okay. Here we go. Sorry, I think this will
10 answer the question now. Okay. Can everyone -- so
11 this is -- and so right here you'll see, I'm going
12 to highlight to the left 44660.0000, that's this
13 one here. That's the one that's part of the PRS
14 that's being pulled out. And this is the parcel
15 that's remaining in the new PD and then the RSC-6,
16 this parcel here. So --

17 MR. GRADY: Madam Hearing Officer, I think
18 it's the matter of semantics. Again, Mr. Lampkin
19 noted that, Again, the parcel to the west and the
20 other parcel north is going to be in a new PD. And
21 the prs is to basically recognize that area that's
22 shaded, it's going to be the only area left in the
23 PD. So I think it's just --

24 HEARING MASTER HATLEY: Okay.

25 MR. GRADY: Yeah.

1 HEARING MASTER HATLEY: I understand, but
2 that's not what the staff report says.

3 MR. GRADY: Understood.

4 HEARING MASTER HATLEY: Okay.

5 MR. GRADY: And we can certainly clarify that.

6 HEARING MASTER HATLEY: All right.

7 MR. GRADY: But that's the intent and the
8 effect of these changes.

9 HEARING MASTER HATLEY: Thank you.

10 MR. LAMPKIN: Okay. Let's see. I'm sorry,
11 I'm looking in the staff report. But --

12 MR. GRADY: At this point, Mr. Lampkin, just
13 proceed with your presentation.

14 MR. LAMPKIN: Okay.

15 MR. GRADY: And we can clarify that later.
16 Thank you.

17 MR. LAMPKIN: Okay. So option one, they're
18 proposing two possible development options. Option
19 one is to allow 5,000 square foot of commercial
20 general uses with restrictions and 52 townhomes.
21 Option two is to develop the entire site with 60
22 townhome units. The site is located north of
23 Causeway Boulevard and is located in an urban
24 service area within the limits of the Greater Palm
25 River Community Plan.

1 The surrounding use is predominately a
2 mixture of residential and commercial uses.
3 Surrounding uses along Causeway Boulevard include
4 commercial, single-family residential, and multi-
5 family residential. There's a church immediately
6 north of the site and a mini-warehouse to the
7 northwest across South 86th Street.

8 The PD is currently approved for minor vehicle
9 repair shop, car sales, church, contractor's
10 office, enclosed storage, professional office and
11 services, and all uses permitted in the CG zoning
12 district with a maximum FAR of 0.25 or 28,925
13 square feet.

14 The 4.85-acre parcel to the north is currently
15 zoned RSC-6, which allows single-family residential
16 development. The 2.09 parcel to the immediate east
17 is required to be concurrently removed from the
18 existing PD through the PRS process. And this will
19 happen concurrently. If the PRS moves slower, then
20 the rezone will move slower, so they can both be
21 heard at the board together.

22 Immediately east of the proposed PD is folio
23 no. 44660.0000, which again is the 2.09-acre
24 property that's part of the same PD that currently
25 exists 87-0083. Folio 44660.000 is currently

1 developed with a vehicle repair shop. It is
2 approved for retail space located in the 28,000
3 square foot structure and a 6,000 one-story retail
4 space.

5 And to the immediate north is property
6 designated RSC-6, which is undeveloped and proposed
7 to be incorporated into the new PD boundary. South
8 across Causeway Boulevard is a PD-approved for up
9 to 48 multi-family dwelling units, excuse me, which
10 is currently not developed. The applicant
11 requested a waiver of the additional setback of two
12 feet for every feet over 20 for option -- for the
13 second option to allow the proposed 60 townhomes.

14 The applicant is proposing a maximum 35-foot
15 building height. Staff finds the waiver
16 supportable. The applicant has not requested
17 variation from the general site development
18 requirements found in part 6.06.06, Buffering and
19 Screening Standards. As South 86th Street is a
20 substandard local roadway, the applicant's engineer
21 of record submitted a design exception which the
22 applicant just went into detail, so I will not.
23 She did a great job.

24 The site will comply with and conform to all
25 applicable policies and regulations, including but

1 not limited to the Hillsborough County Land
2 Development Code Site Development Tech manuals
3 based upon the above, including the existing
4 development pattern. Staff finds the request
5 approvable.

6 And that concludes my presentations, unless
7 there are any questions.

8 HEARING MASTER HATLEY: No more questions for
9 you other than that we discussed earlier. All
10 right. Planning Commission?

11 MS. LLANOS: Karla Llanos, Senior Planner of
12 Planning Commission staff. The subject site is
13 approximately 7.22 acres in the urban service area
14 within the limits of the Greater Palm River
15 Community Plan. The applicant is requesting to
16 rezone two parcels from RSC-6 and PD -- to PD, to
17 allow for two potential development options.

18 So again, option one is 52 townhomes,
19 utilizing a flex of the Residential-20 to the west,
20 and 5,000 square feet of commercial general uses,
21 excluding restaurants with drive-up facilities.

22 Option two is 60 townhomes. So the site has a
23 future land use designation of Residential-9, with
24 typical uses such as residential, urban scale
25 neighborhood commercial, office uses, multipurpose

1 projects and mixed-used development. Non-
2 residential uses are subject to locational
3 criteria.

4 The subject site is surrounded by Residential-
5 9 to the north, east and south. To the west is
6 Residential-20. And to the south and southeast are
7 Residential-20 and Residential-9 future land use
8 designations.

9 Further southwest of the site is office
10 commercial 20 and further north and east is
11 community mixed-use 12 and urban mixed-use 20.
12 Surrounding uses along Causeway Boulevard include
13 some light and heavy commercial, single-family
14 residential, multi-family residential. There is a
15 church, single-family home immediately to the north
16 of the site.

17 To the northwest is a very large mini-
18 warehouse. To the west is a vacant commercial
19 building. To the south is Causeway Boulevard and
20 further south of that is land owned by the
21 Department of Transportation. To the east and
22 northeast are single-family residential uses.

23 The proposed development options are
24 compatible and in scale with the character of the
25 area, meeting the intent of Policy 1.4, which

1 directs growth into the urban service area.

2 Future land use element objective 16 and its
3 associated policies discuss the need to protect
4 existing neighborhoods and communities. The
5 development pattern along this section of the
6 Causeway has a mix of uses including light to heavy
7 commercial consistent with the scale of what is
8 being proposed under option one.

9 The two proposed development options show site
10 planning techniques such as buffering and screening
11 that would mitigate for adverse impacts to the
12 surrounding properties.

13 Can you hear me okay?

14 HEARING MASTER HATLEY: We can hear you.

15 MS. LLANOS: Okay. Just checking. The
16 applicant is proposing a flex per Policy 7.3 and
17 7.4 to option one. Staff finds that the flex
18 request is consistent with the flex provision. And
19 with the flex, the property will have a maximum of
20 62 potential units. The applicant is only
21 proposing 52.

22 So the subject site does not meet locational
23 criteria. The nearest qualifying intersection is
24 Causeway Boulevard and 78th Street, and Causeway
25 Boulevard and U.S. Highway 301. Both intersections

1 are approximately 3,300 feet away. The
2 applicant has submitted a waiver requesting
3 accordance with Policy 22.8 and has stated that the
4 corridor intends to be non-residential uses with
5 commercial zoning. And that the request is
6 compatible with the surrounding development being
7 in an urban service area, having adequate public
8 facilities and adequate roadway.

9 Planning Commission staff has reviewed the
10 regular request and recommends that the waiver is
11 granted. The proposal meets the intent of the in-
12 field Policy 25.3 which allows for in-field when
13 properties are blocked with more than 50 percent of
14 the block facing either commercial zoning or with
15 commercial uses. The proposed development option
16 meets that intent of the Greater Palm River
17 Community Plan as well. Both development options
18 promote and provide opportunities for compatible
19 well-designed public use residential and business
20 growth and jobs.

21 Overall, staff finds that the proposed
22 development options are compatible with the
23 existing development pattern found within the
24 surrounding area. And it supports the vision of
25 the Greater Palm River Community Plan.

1 Therefore, the proposed planned development
2 would allow for a development that is consistent
3 with the goals, objectives and policies of
4 Unincorporated Hillsborough County Comprehensive
5 Plan. Based upon those consideration, Planning
6 Commission staff finds the proposed plan
7 development consistent with the Unincorporated
8 Hillsborough County Comprehensive Plan, subject to
9 the conditions proposed by the Hillsborough County
10 Development Services Department.

11 I will be glad to answer any questions you may
12 have.

13 HEARING MASTER HATLEY: All right. Thank you
14 very much. Okay. Is there anyone here or online
15 who wishes to speak in support of this application?
16 Don't hear anyone. Is there anyone here or online
17 who wishes to speak in opposition to this
18 application? All right. Don't hear anyone.
19 Development Services?

20 MR. LAMPKIN: Nothing further.

21 HEARING MASTER HATLEY: All right. I just
22 want to make sure we're going to get --

23 MR. GRADY: We'll correct their part. Thank
24 you.

25 HEARING MASTER HATLEY: All right. Thank you

1 so much. Applicant? Nothing further? Okay.
2 So this will close the hearing on Rezoning PD 22-
3 0562.

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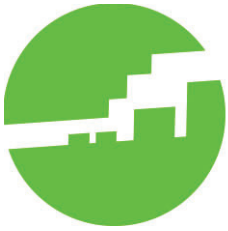
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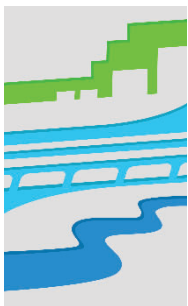
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 17, 2022 Report Prepared: October 5, 2022	Petition: PD 22-0562 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:	Rezone from Residential Single-Family Conventional-6 (RSC-6) and Planned Development (PD) to PD for two development options
Parcel Size (Approx.):	7.22 +/- acres
Street Functional Classification:	Causeway Boulevard – Arterial South 86 th Street – Local
Locational Criteria:	Does not meet; waiver requested
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. The site does not meet Commercial Locational Criteria and a waiver request has been submitted for review. 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) and Residential Single-Family Conventional (RSC-6). 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 to rezone two parcels from RSC-6 and PD to PD to allow for two potential development options:
 - **Option 1:** 52 Townhomes (utilizing a flex of RES-20 to west) and 5,000 square feet of Commercial General (CG) uses, excluding restaurants with drive up facilities
 - **Option 2:** 60 townhomes

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.

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.

Commercial-Locational Criteria

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.1: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

Policy 22.2:

The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is

based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Objective 25: The County shall implement commercial redevelopment strategies to concentrate commercial uses, revitalize older commercial areas, and encourage mixed use projects that include commercial development.

Policy 25.3: To assist in the revitalization of rundown areas, commercial infill development may be considered in areas where over 50% of a given block is already zoned or used for commercial uses in all land use categories, otherwise new commercial development should be located at existing or planned activity centers or at appropriate locations within larger planned developments. The intensity of the new zoning district should be of a comparable intensity of the zoning and development on the surrounding parcels. Typically, a block is defined as the road frontage on one side of a street between two public road rights-of-way. In some cases, another boundary will be more reasonable to define a given block, such as a creek, or railroad.

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 applicant requests to rezone two parcels from RSC-6 and PD to PD to allow for two potential development options:

- Option 1: 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
- Option 2: 60 townhomes

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 development options which include residential and commercial components, 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 options are 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 discusses 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 in Option 1. The two proposed development options show site planning techniques such as buffering and screening that would mitigate for adverse impacts to the surrounding properties. Option 1 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 for Option 1: $2.2 \times 20 = 44$ potential units and $2.0 \times 9 = 18$ potential units totaling 62 maximum potential units. The applicant is proposing a maximum of 52 units.

The proposed rezoning does not meet FLUE Objective 22 and FLUE Policy 22.2, relating to Commercial Locational Criteria (CLC). The subject site is not located within the required 1,000-foot distance from the closest qualifying intersections of Causeway Boulevard and 78th Street and Causeway Boulevard and US Highway 301. The site is located almost immediately between the two qualifying intersections, approximately 3,000 to 3,330 feet away, respectively. The applicant has submitted a waiver request in accordance with FLUE Policy 22.8. The applicant's waiver request states that given the surrounding development, being in the Urban Service Area, having adequate public facilities, and adequate roadway adjacent to the site, they are requesting a waiver to the CLC. The applicant notes that typical uses along this corridor tends to be non-residential uses with commercial zoning and Planned Developments. Based on this information, and infill Policy 25.3, staff recommends that the waiver is granted.

As previously noted, the proposal meets the intent of infill Policy 25.3. More than 50% of the block face where the subject site is located is either commercially zoned or being used for commercial. The 5,000 SF of CG uses excluding restaurants with drive throughs in Option 1 is comparable in intensity and scale to the surrounding development on the block.

Objective 12-1 and Policy 12-1.4 of the CDC discusses 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 development options meet the intent of the Greater Palm River Community Plan. Both development options promote and provide for 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 Planned Development options are 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 Planned Development 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 Planned Development **CONSISTENT** with the Unincorporated Hillsborough County Comprehensive Plan, subject to the conditions proposed by the Hillsborough County Development Services Department.



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Causeway Blvd & 86th Street

Zoning File: RZ-PD (22-0562) Modification: None

Atlas Page: None Submitted: 11/08/22

To Planner for Review: 11/08/22 Date Due: ASAP

Contact Person: Isabelle Albert, AICP, Half Associates, Inc. Phone: 813-331-0976/ialbert@half.com

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

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

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

Reviewed by: Tim Lampkin Date: 11-15-22

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

REVIEWER: Richard Perez, AICP

PLANNING AREA: GPR/Central

DATE: 7/07/2022

Revised: 10/04/2022

AGENCY/DEPT: Transportation

PETITION NO: PD 22-0562

- 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

- The project shall have one full access connection on S. 86th Street.
- 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.
- 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.
- Vehicular and pedestrian cross access is required to folio# 44660.0000 for Option 1.
- CG retail uses is Option 1 shall exclude restaurants with drive thru facilities, gas station and convenience store uses. Restaurants without drive thru facilities shall be limited to a maximum of 3,180 square feet.

Other Conditions:

- Prior to certification, applicant shall revise the PD site plan Option 1 to include the exclusion of gas station and convenience store uses; and restrict restaurants without drive-thru facilities to a maximum of 3,180 square feet where is states proposed uses in the PD Site Data table.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a rezoning from PD 87-0083, as amended PRS 09-0913, and Residential Suburban Conventional 6 (RSC-6) to Planned Development (PD) to allow three (3) development options on +/-7.22 acres. Staff notes, that only a portion (2.37 acres) of the existing PD 87-0083, amended by PRS 09-0913, is proposed to be included in this request.

Development Options:

Option 1 – 52 Townhome units and 5,000 sf of Commercial General uses, excluding fast food restaurants and drive-thru facilities, except for drive-thru banks

- Option 2 – 60 Townhome units

The approved PD zoning currently allows a +/-10,500 sf mix of office and retail uses. The subject site future land use designation is Residential 9 (R-9).

Trip Generation Analysis

The applicant submitted a trip generation analysis, as required by the Development Review Procedures Manual (DRPM), and additional transportation analysis requested by staff to evaluate the functional classification of the project access, as further described below in the “Site Access” section of this report.

As shown in the applicant’s analysis, the proposed Option 1 is the most trip intense development scenario.

Staff has prepared an analysis of the potential trips generated by Development Option 1, as it is the most intense development scenario of the two options, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, utilizing a generalized worst-case scenario for informational purposes.

The applicant’s transportation analysis includes a trip generation calculation of Option 1 (the most intense development scenario) utilizing a maximum of 3,180 sf restaurant without drive thru to limit the impacts to the project’s site access on S. 86th St. This is intended to be representative of a worst-case scenario build out for the proposed CG retail uses. All other CG retail uses generate a lower number of trips per 1,000 square feet, except for gas station/convenience store uses, that would allow for construction of up to 5,000 square feet. The applicant’s initial request/submittal failed to exclude gas station/convenience store uses from the proposed PD site plan and proposed conditions but the applicant since has concurred with staff’s position that said uses would exceed the maximum trips studied in the submitted transportation analysis. Therefore, staff will be recommending a condition of approval that limits restaurants to a maximum of 3,180 sf and excludes gas station/convenience store uses in addition to restaurants with drive thru facilities.

Approved Uses:

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5,730 sf - General Office (710)	56	7	7
PD: 4,800 sf - Fast Food w/ Drive Thru (934)	2,261	193	157
RSC-6: 29 units - Single-family dwelling (210)	274	21	29
Subtotal	2,591	221	193
Internal Capture	N/A	10	10
Pass-By Trips	N/A	92	76
Net External Trips	2,591	119	107

Proposed Uses (Option 1):

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 52 Units – Townhomes (220)	381	24	29
PD: 3,180 sf – Restaurant w/o Drive Thru (934)	1,101	80	90
Subtotal	1,482	104	119
Internal Capture	N/A	8	10
Pass-By Trips	N/A	0	0
Net External Trips	1,482	96	109

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-1,109	-23	+2

The proposed rezoning is anticipated to have a decreased maximum trip generation potential of 1,109 daily trips and 23 am peak hour trips; however, the pm peak hours trips will increase by 2 trips.

Note, the applicant’s traffic study only analyzes 3,180 square feet of restaurant without drive thru facilities and does not analyze other high trip generators such as gas stations and convenience stores. As such staff is recommending that the restaurant without drive thru facilities be limited to 3,180 sf and that gas stations and convenience stores be prohibited and the PD site plan be revised at the time of site plan certification to state these restrictions.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

86th St. S is a substandard, 2-lane, local road, characterized by +/-26 feet of pavement in good condition within +/-50 feet of right-of-way. There are sidewalks on both sides and no bike lanes within the vicinity of the project. The applicant’s traffic study indicated that with existing and project traffic the roadway will not exceed the 5,000 AADT traffic capacity for a local roadway (after which it would be considered to be a collector roadway). Correspondingly, the applicant is proposing certain retail use restrictions and staff is recommending additional use restrictions to ensure the proposed PD will not exceed the trip threshold for the existing residential 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 a design exception to construct certain improvements discussed in detail under the section of this report titled *Requested Design Exception*.

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.

Causeway Blvd. is identified on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. Per FDOT’s request the applicant is proposing to designate 34 feet of right of way preservation along the project’s Causeway Blvd. frontage as shown on the PD site plan. Building setbacks shall be calculated from the future right-of-way line.

SITE ACCESS

The project proposed one full access connection on 86th St. South.

Consistent with Sec. 6.04.03. Q. vehicular and pedestrian cross access is required for development Options 1 and 2 to the existing commercial property to east (folio# 44660.0000) as shown on the respective PD site plans.

REQUESTED DESIGN EXCEPTION – S. 86TH STREET

As S. 86th Street. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated June 21, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 15, 2022). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, urban local roadways) the developer has proposed the following:

- 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.

If this zoning is approved, the County Engineer will approve the Design Exception request.

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

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	2,591	119	107
Proposed	1,482	96	109
Difference (+/-)	-1,109	-23	+2

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

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

Notes: Cross access is required for Options 1 and 2 only.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
86 th St. Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes:

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.

From: Williams, Michael
Sent: Friday, July 15, 2022 10:31 AM
To: Micahel Yates (myates@palmtraffice.com); Vicki Castro
Cc: Tirado, Sheida; PW-CEIntake; Steady, Alex; Lampkin, Timothy
Subject: FW: RZ PD 22-0562 - Design Exception Review
Attachments: 22-0562 DEReq 07-14-22.pdf

Importance: High

Michael/Vicki,

I have found the attached Design Exception (DE) for PD 22-0562 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with Transportation staff 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



June 21, 2022
Revised July 14, 2022

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Causeway Blvd and S. 86th Street - (22-0562)
Folios: 0446259-0000, 044657-0000
Design Exception – 86th Street
Palm Traffic Project No. T22005

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of one of three options on the property located east of 86th Street and north of Causeway Boulevard, as shown in Figure 1:

- Option 1 – up to 52 townhomes and 5,000 square feet of retail
- Option 2 – 90,000 square feet of mini-warehouse and 5,000 square feet of retail
- Option 3 – up to 60 townhomes

This request is made based on our virtual meeting on June 10, 2022 with Hillsborough County staff.

The project proposes to have one (1) full access to 86th Street. 86th Street is identified in the Hillsborough County Comprehensive Plan as a local roadway and was identified during our meeting as a substandard road. 86th Street has a posted speed limit of 30 mph. The roadway currently has 10-foot travel lanes, open ditch drainage and no sidewalks or bike lanes in approximately 50 feet of right of way.

This request is a design exception to the Hillsborough County Transportation Technical Manual for 86th Street from Causeway Boulevard to the proposed property boundary. The requested exceptions to the TS-3 typical section and the justification are as follows:

1. The typical TS-3 section for a local urban two-lane undivided roadway requires a minimum of 54 feet of ROW with 12-foot travel lanes, 8-foot shoulders, Miami curb and 5-foot sidewalks.
2. The request is to maintain the 10-foot travel lanes instead of 12-foot, add a 10-foot left turn lane, type F curb instead of Miami curb, a 3-foot shoulder instead of the 8-foot shoulder and a 5-foot sidewalk on the east side within the existing 50-foot ROW. Based on Table 3-20 of the Florida Green Book, the 10-foot travel lanes are identified as acceptable.

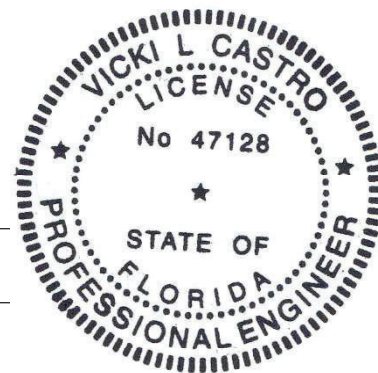
The proposed typical section is shown in Figure 2. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro, P.E.
Principal

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2022.07.14 14:35:19 -04'00'



Based on the information provided by the applicant, this request is:
_____ Disapproved _____ Approved with Conditions _____
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

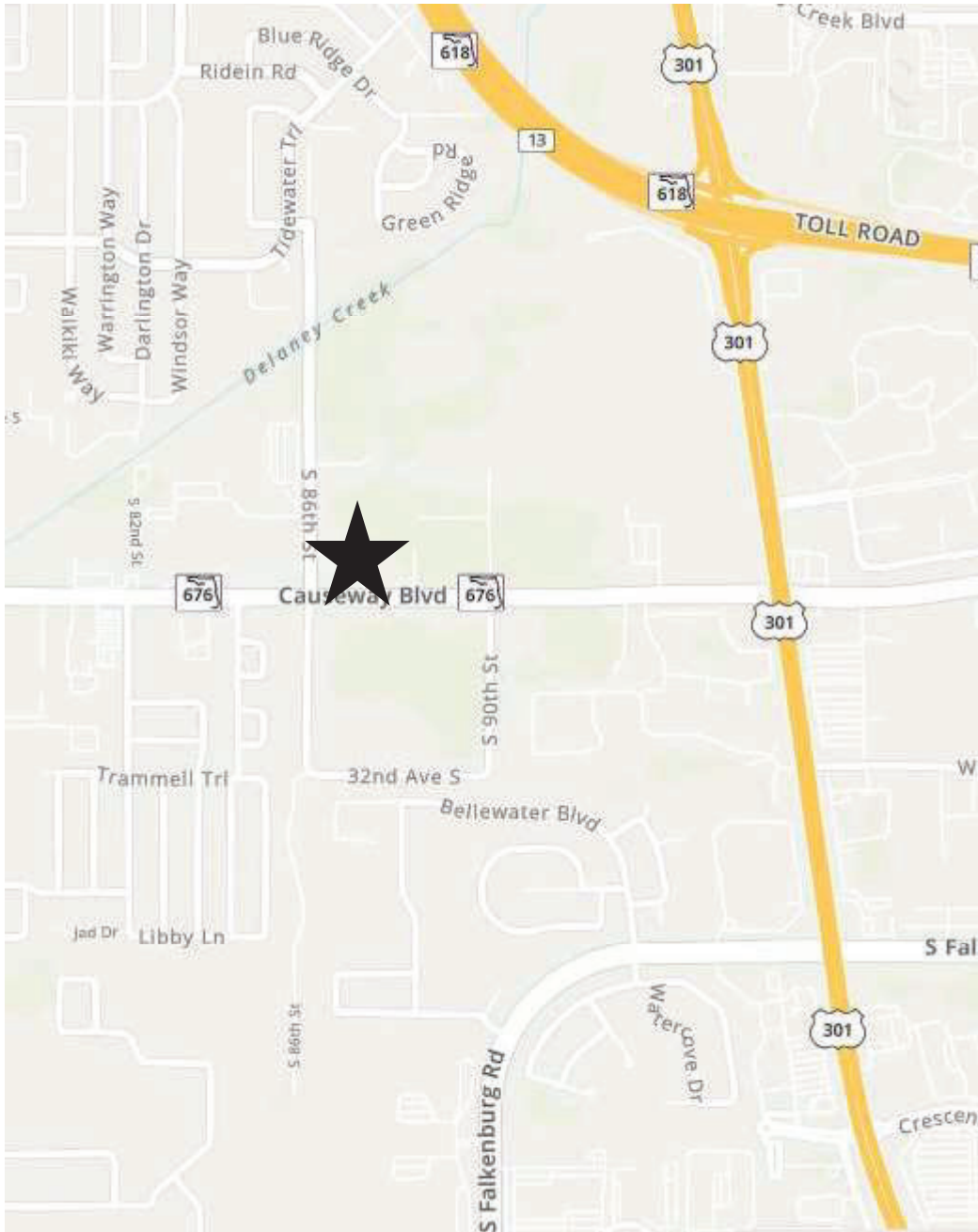
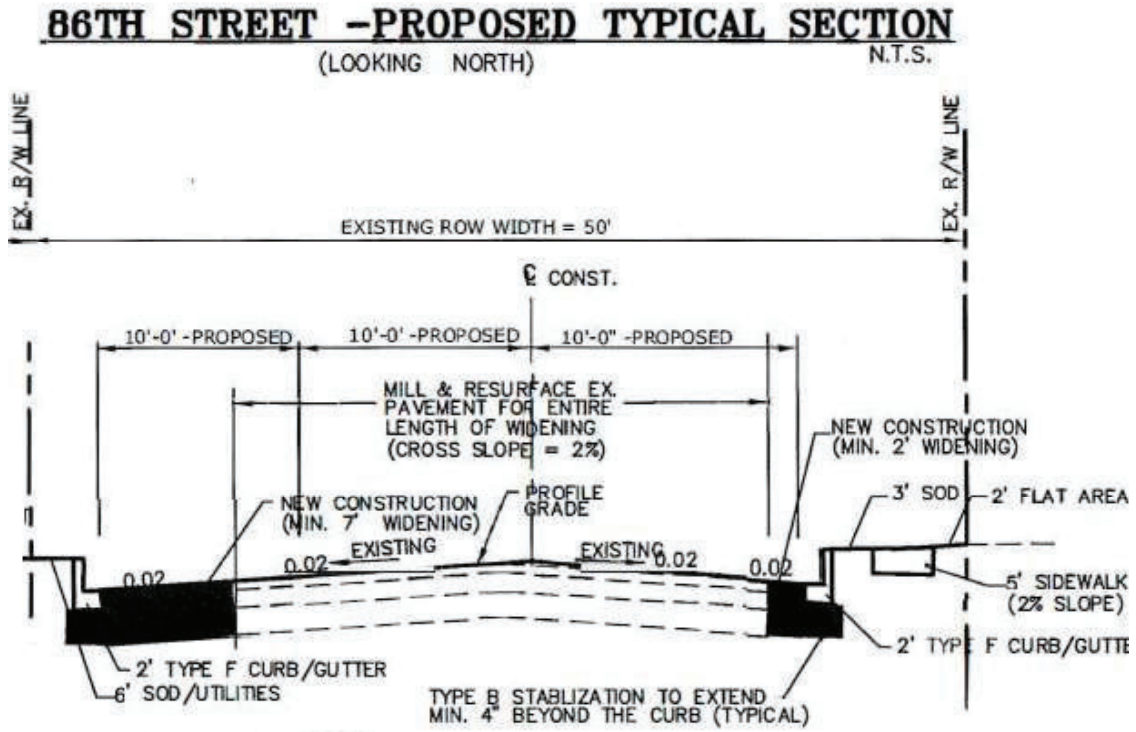


FIGURE 2. PROPOSED TYPICAL SECTIONS





Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 N. McKinley Drive
Tampa, FL 33612

KEVIN J. THIBAUT, P.E.
SECRETARY

MEMORANDUM

DATE: March 8, 2022

TO: Rosa Timoteo, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Mecale' Roth, FDOT
Richard Perez, Hillsborough County
Isabelle Albert, Halff Associates, Inc.

SUBJECT: RZ-STD 22-0562, 2608 S 86th St

This project is on a state road, Causeway Blvd. There is a PD&E for 22nd Street Causeway/Causeway Boulevard (SR 676) from US 301 to SR 60 that was adopted in May of 1994 for six lanes. Four lanes have been constructed. Before six lanes would be constructed, a reevaluation of the PD&E would need to be done to determine future ROW acquisition for roadway and pond siting.

However, at this time the adopted PD&E shows the need for 34 feet of ROW to construct six lanes, so 34 feet should be preserved along Causeway Blvd and shown on the site plan. If the developer elects to build within the 34 feet area requested for preservation, the Department will not be responsible for compensation of demolition of those structures if the land is taken in the future.

The portion of Causeway Blvd from US 41 to US 301 is not on the Hillsborough County Corridor Preservation Plan.

It is recommended that the applicant meet with FDOT before zoning approval. Pre-application meetings may be made through Ms. Mecale' Roth at the District Seven Tampa Operations offices of the Florida Department of Transportation. She can be reached at Mecale.Roth@dot.state.fl.us or 813-612-3237.

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: May 16, 2022</p> <p>PETITION NO.: 22-0562</p> <p>EPC REVIEWER: Chris Stiens</p> <p>CONTACT INFORMATION: (813)627-2600 X1225</p> <p>EMAIL: stiensc@epchc.org</p>	<p>COMMENT DATE: March 23, 2022</p> <p>PROPERTY ADDRESS: 2608 S 86th St, Tampa, FL 33619</p> <p>FOLIO #: 044657.0000 & 044659.0000</p> <p>STR: 25-29S-19E</p>
<p>REQUESTED ZONING: PD/RSC-6 to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>3/16/2022</p>
<p>WETLAND LINE VALIDITY</p>	<p>Not Valid</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Wetland/osw’s are located on the east and central portion of 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 	

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

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

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

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

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

cs/aow

ec: ialbert@halff.com



Adequate Facilities Analysis: Rezoning

Date: October 10, 2022

Acreage: ±7.22 acres

Jurisdiction: Hillsborough County

Proposed Zoning: PD

Case Number: RZ-PD-22-0562

Future Land Use: R-9

HCPS #: RZ-476

Maximum Residential Units: 60 Units

Address: 2608 S. 86th Ave, Tampa

Residential Type: Single-Family, Attached

Parcel Folio Number(s): 044657.0000; 044659.0000

School Data	Frost Elementary	Giunta Middle	Spoto High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	966	1,558	2,449
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	522	867	1,731
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	54%	56%	71%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 10/10/2022	38	269	460
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	7	3	5
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	59%	73%	90%

Notes: The proposed development has two options: up to 52 single-family, attached with 9,000 sf commercial or up to 60 single-family attached units. For the purposes of this analysis, the maximum number of proposed residential units are included. Frost Elementary, Giunta Middle and Spoto High School have adequate capacity for the residential impact of the proposed development.

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.

Renée M. Kamen, AICP, Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
e: renee.kamen@hcps.net
p: 813-272-4083



AGENCY REVIEW COMMENT SHEET

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: 09/20/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: 86th Street Holdings LLC

PETITION NO: 22-0562

LOCATION: 2608 S 86th St

FOLIO NO: 44659.0000, 44657.0000

Estimated Fees:

(Various use types allowed. Estimates are a sample of potential development)

Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57	Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313	Warehouse (Per 1,000 s.f.) Mobility: \$1,377 Fire: \$34
Retail - Fast Food w/Drive Thru (Per 1,000 s.f.) Mobility: \$104,494 Fire: \$313	Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 * 60 = \$399,660 *52 = \$346,372 Parks: \$1,957 * 60 = \$117,420 *52 = \$101,764 School: \$7,027 * 60 = \$421,620 *52 = \$365,404 Fire: \$249 * 60 = \$14,940 *52 = \$12,948 Total Townhouse: \$953,640 total: \$826,488	

Project Summary/Description:

Urban Mobility, Central Fire - up to 20,000 s.f. Commercial General - non-specific, OR up to 60 townhomes

revised for fees as of Oct 1, 2022

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

PETITION NO.: PD22-0562 REVIEWED BY: Randy Rochelle DATE: 4/1/2022

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 within the east Right-of-Way of S. 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 prior to June 1, 2022, 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 4 inch wastewater force main exists (adjacent to the site), (approximately 1500 feet from the site) and is located west of the subject property within the east Right-of-Way of S. 82ND 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.
- 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

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 1 Mar. 2022

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

APPLICANT: Isabelle Albert

PETITION NO: RZ-PD 22-0562

LOCATION: Not listed

FOLIO NO: 44659.0000, 44657.0000

SEC: 25 TWN: 29 RNG: 19

- 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: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
LAND USE HEARING OFFICER)
HEARINGS)
)
-----X

LAND USE HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, October 17, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 9:10 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter
U.S. Legal Support

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HILLSBOROUGH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

LAND USE HEARING OFFICER HEARINGS
October 17, 2022

ZONING HEARING MASTER: PAMELA JO HATLEY

D.1

Application Number: RZ-PD 22-0562
Applicant: 86th Street Holdings, LLC.
Location: NE corner of Causeway Blvd. &
S. 86th St.
Folio Number: 044657.0000 & 044659.0000
Acreage (+/-): 7.22 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: RSC-6 & PD 87-0083
Request: Rezone to Planned Development

1 MR. GRADY: The next item then is agenda
2 item D.1, Rezoning PD 22-0562. The applicant is
3 86th Street Holdings, LLC. The request is rezone
4 from RSC-6 in a planned development, to a planned
5 development. Tim Lampkin with County Staff will
6 provide staff recommendation after the presentation
7 by the applicant.

8 MS. ALBERT: Thank you. Good evening, Isabel
9 Albert with Halff Associates, 1000 North Ashley
10 Drive. I have been sworn in and I do have a
11 presentation, please. Thank you. Next please.
12 Thank you.

13 So the location of the site, it's a 7.22 acre
14 site. It's on Causeway Boulevard and 86th Street.
15 It is in the Greater Palm River area and in the
16 urban service area. Just to give you an idea, it's
17 about a half a mile west of U.S. 301. Next,
18 please.

19 This is overview of the general area. Thank
20 you. The overview of the area, to the north of us
21 we have a single-family residential with a church.
22 To the east of us, we have all along the Causeway
23 Boulevard different commercial retail uses there.
24 To the northeast of us, we have a large, planned
25 development which is approved for a recycling

1 facility, utilities at that location, and a wide
2 range of manufacturer and distribution center.

3 To the south of us, we have the --, but we
4 also have a larger multi-family development. And
5 to the west of us, we have a large multi-family
6 development as well as over a hundred thousand
7 square feet of storage use, and 150-foot wide TECO
8 easement that's immediately adjacent to us. And
9 this is the Causeway Boulevard. It's a pretty
10 large boulevard at that location. Next, please.

11 So future land use, we have Residential-9,
12 with Residential-20 to the west of us. Next,
13 please.

14 And this is the zoning. We are -- a portion
15 of it is the planned development and to the north
16 of us is RSC-6. Obviously, in connection with
17 this, we are going to be applying for a minor
18 change, minor modification to remove this portion
19 of the site of the development out of the overall
20 planned development. But as you can see, all the
21 way to the east of us, the majority is commercial,
22 general uses, as well as some to the south, which
23 is a bit hard to see. Next, please.

24 So this is the zoning. It's two phases. And
25 it's approved for a wide range of commercial uses

1 and the request is basically to maintain some of
2 that. Next, please.

3 So this is the first option. The first option
4 is to retain the 5,000 square feet of retail use
5 along Causeway Boulevard. And the remainder of the
6 property would be for townhomes. Part of the
7 request does need a flex of the Residential-20 from
8 the west in order to get the 52 townhomes.

9 The main connection is going to be from 86th
10 Street, which is already an approved access from
11 the original planned development. We have all the
12 required buffers and screening all around it. And
13 we have also a second option. Next, please.

14 Second option is for all townhomes. No flex
15 requested, but it would be up to 60 townhome units
16 for the site. Next, please.

17 So part of this, although there's been
18 commercial approved there for a very long time as
19 well as commercial all along this corridor, our
20 site specifically does not meet the commercial
21 location criteria. Therefore, we're requesting a
22 waiver.

23 But in discussion with staff and the
24 documentation that are provided, considering the,
25 you know, intensive development in the area,

1 there's adequate public facilities as well as
2 adequate roadway adjacent to the site.

3 And it also meets the in-field policy that at
4 least 50 percent of the block is commercial, and
5 this actually surpasses it. And so, therefore,
6 staff felt like they were able to recommend
7 approval supportable to waive this commercial
8 location criteria requirements. Next, please.

9 Part of it is a design exception for 86th
10 Street. The County Engineer has reviewed this and
11 has reviewed the proposed exception design. And
12 found it, you know, once we -- if we get zoning
13 approval, that that would be part of it, that they
14 would approve the design exception. Next, please.

15 And finally, the staff findings, Planning
16 Commission reviewed the request. They found it
17 consistent with the Greater Palm River Community
18 Plan and the livable community element, as well as
19 the future land use element. Development Services
20 staff found the request approvable and compatible
21 with the surroundings, subject to conditions of
22 approval. And we had no objections from reviewing
23 agencies.

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

25 HEARING MASTER HATLEY: I have a question for

1 you.

2 MS. ALBERT: Sure.

3 HEARING MASTER HATLEY: On the slide that you
4 showed where you mentioned part of the property was
5 being removed from the existing PD.

6 MS. ALBERT: Correct.

7 HEARING MASTER HATLEY: And so, what's a
8 little confusing about that is when I read the
9 staff report, it appears that the portion of the PD
10 to the east, that other adjacent parcel, is being
11 removed from the PD. Did you say part of this
12 subject property is being removed from the PD, or
13 that one? Do you understand what I mean?

14 MS. ALBERT: I do understand. So if you look
15 at number -- okay, so this is the currently
16 approved planned development, phase one and phase
17 two.

18 HEARING MASTER HATLEY: Okay.

19 MS. ALBERT: Our area is phase two. It's
20 highlighted. And just to the north of there, sort
21 of like the L-shape, the forested area, that's part
22 of our site, too. Since we're creating a new
23 planned development to include these two parcels,
24 we do have to request PRS basically to remove phase
25 two as part of the planned development. So

1 therefore, the plan development is only going to
2 remain with phase one.

3 HEARING MASTER HATLEY: Uh-hmm (affirmative).
4 So phase one then, that parcel will remain in the
5 existing PD, 87-0083.

6 MS. ALBERT: Correct.

7 HEARING MASTER HATLEY: That'll be its zoning.

8 MS. ALBERT: Correct.

9 HEARING MASTER HATLEY: And then if this
10 zoning is approved, phase two and the forested area
11 north of there will be the new PD.

12 MS. ALBERT: Correct.

13 HEARING MASTER HATLEY: Is that correct?
14 Okay.

15 MS. ALBERT: Exactly right.

16 HEARING MASTER HATLEY: It's -- the staff
17 report doesn't seem to reflect that same scenario.
18 But we'll --

19 MS. ALBERT: I think Brian concurs.

20 HEARING MASTER HATLEY: Okay.

21 MR. GRADY: That is the --

22 MS. ALBERT: That's how --

23 MR. GRADY: -- the effect of the change and --

24 HEARING MASTER HATLEY: Yeah, that makes sense
25 to me. Okay. That's the only question I had for

1 you. Thank you.

2 MS. ALBERT: Thank you.

3 HEARING MASTER HATLEY: All right.

4 MR. LAMPKIN: Hello. Ready for Tim Lampkin,
5 Development Services?

6 HEARING MASTER HATLEY: Uh-hmm (affirmative).

7 MR. LAMPKIN: A revised report was submitted
8 to reflect the school board comments added to Page
9 of the staff report. As the applicant stated,
10 they're seeking to develop approximately 7.22-acre
11 unified development consisting of two folios.
12 Consequently, the applicant is requesting, as was
13 just discussed, to expand the PD boundary north and
14 concurrently remove folio 44660.0000 --

15 HEARING MASTER HATLEY: Okay.

16 MR. LAMPKIN: -- to the immediate east.

17 HEARING MASTER HATLEY: Yeah, that's the
18 question I had, Mr. Lampkin. I don't think that's
19 accurate.

20 MR. LAMPKIN: Oh, I can look it up really
21 quick, if you bear with me.

22 HEARING MASTER HATLEY: I think the applicant
23 just testified that the -- that folio 44660.0000 is
24 being -- is going to remain in PD 87-0083. And the
25 folio that's coming out is the folio that is a

1 portion of this subject property application.

2 MR. LAMPKIN: No, I just looked it up. I have
3 the zoning information sheet. I looked up GIS. I
4 looked up -- hold on, 44660.000, is the phase that
5 now has a garage on it. I could share my screen.
6 That might be easier. We haven't done that for a
7 bit, but let me do that really quickly, if I can
8 remember how to share the screen.

9 Okay. Here we go. Sorry, I think this will
10 answer the question now. Okay. Can everyone -- so
11 this is -- and so right here you'll see, I'm going
12 to highlight to the left 44660.0000, that's this
13 one here. That's the one that's part of the PRS
14 that's being pulled out. And this is the parcel
15 that's remaining in the new PD and then the RSC-6,
16 this parcel here. So --

17 MR. GRADY: Madam Hearing Officer, I think
18 it's the matter of semantics. Again, Mr. Lampkin
19 noted that, Again, the parcel to the west and the
20 other parcel north is going to be in a new PD. And
21 the prs is to basically recognize that area that's
22 shaded, it's going to be the only area left in the
23 PD. So I think it's just --

24 HEARING MASTER HATLEY: Okay.

25 MR. GRADY: Yeah.

1 HEARING MASTER HATLEY: I understand, but
2 that's not what the staff report says.

3 MR. GRADY: Understood.

4 HEARING MASTER HATLEY: Okay.

5 MR. GRADY: And we can certainly clarify that.

6 HEARING MASTER HATLEY: All right.

7 MR. GRADY: But that's the intent and the
8 effect of these changes.

9 HEARING MASTER HATLEY: Thank you.

10 MR. LAMPKIN: Okay. Let's see. I'm sorry,
11 I'm looking in the staff report. But --

12 MR. GRADY: At this point, Mr. Lampkin, just
13 proceed with your presentation.

14 MR. LAMPKIN: Okay.

15 MR. GRADY: And we can clarify that later.
16 Thank you.

17 MR. LAMPKIN: Okay. So option one, they're
18 proposing two possible development options. Option
19 one is to allow 5,000 square foot of commercial
20 general uses with restrictions and 52 townhomes.
21 Option two is to develop the entire site with 60
22 townhome units. The site is located north of
23 Causeway Boulevard and is located in an urban
24 service area within the limits of the Greater Palm
25 River Community Plan.

1 The surrounding use is predominately a
2 mixture of residential and commercial uses.
3 Surrounding uses along Causeway Boulevard include
4 commercial, single-family residential, and multi-
5 family residential. There's a church immediately
6 north of the site and a mini-warehouse to the
7 northwest across South 86th Street.

8 The PD is currently approved for minor vehicle
9 repair shop, car sales, church, contractor's
10 office, enclosed storage, professional office and
11 services, and all uses permitted in the CG zoning
12 district with a maximum FAR of 0.25 or 28,925
13 square feet.

14 The 4.85-acre parcel to the north is currently
15 zoned RSC-6, which allows single-family residential
16 development. The 2.09 parcel to the immediate east
17 is required to be concurrently removed from the
18 existing PD through the PRS process. And this will
19 happen concurrently. If the PRS moves slower, then
20 the rezone will move slower, so they can both be
21 heard at the board together.

22 Immediately east of the proposed PD is folio
23 no. 44660.0000, which again is the 2.09-acre
24 property that's part of the same PD that currently
25 exists 87-0083. Folio 44660.000 is currently

1 developed with a vehicle repair shop. It is
2 approved for retail space located in the 28,000
3 square foot structure and a 6,000 one-story retail
4 space.

5 And to the immediate north is property
6 designated RSC-6, which is undeveloped and proposed
7 to be incorporated into the new PD boundary. South
8 across Causeway Boulevard is a PD-approved for up
9 to 48 multi-family dwelling units, excuse me, which
10 is currently not developed. The applicant
11 requested a waiver of the additional setback of two
12 feet for every feet over 20 for option -- for the
13 second option to allow the proposed 60 townhomes.

14 The applicant is proposing a maximum 35-foot
15 building height. Staff finds the waiver
16 supportable. The applicant has not requested
17 variation from the general site development
18 requirements found in part 6.06.06, Buffering and
19 Screening Standards. As South 86th Street is a
20 substandard local roadway, the applicant's engineer
21 of record submitted a design exception which the
22 applicant just went into detail, so I will not.
23 She did a great job.

24 The site will comply with and conform to all
25 applicable policies and regulations, including but

1 not limited to the Hillsborough County Land
2 Development Code Site Development Tech manuals
3 based upon the above, including the existing
4 development pattern. Staff finds the request
5 approvable.

6 And that concludes my presentations, unless
7 there are any questions.

8 HEARING MASTER HATLEY: No more questions for
9 you other than that we discussed earlier. All
10 right. Planning Commission?

11 MS. LLANOS: Karla Llanos, Senior Planner of
12 Planning Commission staff. The subject site is
13 approximately 7.22 acres in the urban service area
14 within the limits of the Greater Palm River
15 Community Plan. The applicant is requesting to
16 rezone two parcels from RSC-6 and PD -- to PD, to
17 allow for two potential development options.

18 So again, option one is 52 townhomes,
19 utilizing a flex of the Residential-20 to the west,
20 and 5,000 square feet of commercial general uses,
21 excluding restaurants with drive-up facilities.

22 Option two is 60 townhomes. So the site has a
23 future land use designation of Residential-9, with
24 typical uses such as residential, urban scale
25 neighborhood commercial, office uses, multipurpose

1 projects and mixed-used development. Non-
2 residential uses are subject to locational
3 criteria.

4 The subject site is surrounded by Residential-
5 9 to the north, east and south. To the west is
6 Residential-20. And to the south and southeast are
7 Residential-20 and Residential-9 future land use
8 designations.

9 Further southwest of the site is office
10 commercial 20 and further north and east is
11 community mixed-use 12 and urban mixed-use 20.
12 Surrounding uses along Causeway Boulevard include
13 some light and heavy commercial, single-family
14 residential, multi-family residential. There is a
15 church, single-family home immediately to the north
16 of the site.

17 To the northwest is a very large mini-
18 warehouse. To the west is a vacant commercial
19 building. To the south is Causeway Boulevard and
20 further south of that is land owned by the
21 Department of Transportation. To the east and
22 northeast are single-family residential uses.

23 The proposed development options are
24 compatible and in scale with the character of the
25 area, meeting the intent of Policy 1.4, which

1 directs growth into the urban service area.

2 Future land use element objective 16 and its
3 associated policies discuss the need to protect
4 existing neighborhoods and communities. The
5 development pattern along this section of the
6 Causeway has a mix of uses including light to heavy
7 commercial consistent with the scale of what is
8 being proposed under option one.

9 The two proposed development options show site
10 planning techniques such as buffering and screening
11 that would mitigate for adverse impacts to the
12 surrounding properties.

13 Can you hear me okay?

14 HEARING MASTER HATLEY: We can hear you.

15 MS. LLANOS: Okay. Just checking. The
16 applicant is proposing a flex per Policy 7.3 and
17 7.4 to option one. Staff finds that the flex
18 request is consistent with the flex provision. And
19 with the flex, the property will have a maximum of
20 62 potential units. The applicant is only
21 proposing 52.

22 So the subject site does not meet locational
23 criteria. The nearest qualifying intersection is
24 Causeway Boulevard and 78th Street, and Causeway
25 Boulevard and U.S. Highway 301. Both intersections

1 are approximately 3,300 feet away. The
2 applicant has submitted a waiver requesting
3 accordance with Policy 22.8 and has stated that the
4 corridor intends to be non-residential uses with
5 commercial zoning. And that the request is
6 compatible with the surrounding development being
7 in an urban service area, having adequate public
8 facilities and adequate roadway.

9 Planning Commission staff has reviewed the
10 regular request and recommends that the waiver is
11 granted. The proposal meets the intent of the in-
12 field Policy 25.3 which allows for in-field when
13 properties are blocked with more than 50 percent of
14 the block facing either commercial zoning or with
15 commercial uses. The proposed development option
16 meets that intent of the Greater Palm River
17 Community Plan as well. Both development options
18 promote and provide opportunities for compatible
19 well-designed public use residential and business
20 growth and jobs.

21 Overall, staff finds that the proposed
22 development options are compatible with the
23 existing development pattern found within the
24 surrounding area. And it supports the vision of
25 the Greater Palm River Community Plan.

1 Therefore, the proposed planned development
2 would allow for a development that is consistent
3 with the goals, objectives and policies of
4 Unincorporated Hillsborough County Comprehensive
5 Plan. Based upon those consideration, Planning
6 Commission staff finds the proposed plan
7 development consistent with the Unincorporated
8 Hillsborough County Comprehensive Plan, subject to
9 the conditions proposed by the Hillsborough County
10 Development Services Department.

11 I will be glad to answer any questions you may
12 have.

13 HEARING MASTER HATLEY: All right. Thank you
14 very much. Okay. Is there anyone here or online
15 who wishes to speak in support of this application?
16 Don't hear anyone. Is there anyone here or online
17 who wishes to speak in opposition to this
18 application? All right. Don't hear anyone.
19 Development Services?

20 MR. LAMPKIN: Nothing further.

21 HEARING MASTER HATLEY: All right. I just
22 want to make sure we're going to get --

23 MR. GRADY: We'll correct their part. Thank
24 you.

25 HEARING MASTER HATLEY: All right. Thank you

1 so much. Applicant? Nothing further? Okay.

2 So this will close the hearing on Rezoning PD 22-

3 0562.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE: )
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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, September 19, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 8:34 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

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

1 to the October 17th, 2022, Zoning Hearing Master
2 Hearing.

3 HEARING MASTER HATLEY: Thank you.

4 This is Rezoning -- actually, Major
5 Modification 22-1112, is there anyone here or
6 online who wishes to speak to the continuance of
7 this item?

8 All right. I do not hear anyone or see
9 anyone. Continuance is granted. Major
10 Modification 22-1112 is continued to the
11 October 17th, 2022, Zoning Hearing Master meeting.

12 MR. GRADY: That concludes the changes to
13 the agenda. I'll now go through the public
14 withdrawals and continuances beginning on page 4 of
15 the agenda.

16 The first item is item A-1, Rezoning-PD
17 22-0562. This application is being continued by
18 the applicant to the October 17, 2022, Zoning
19 Hearing Master Hearing.

20 Item A-2, Rezoning-PD 22-0567. This
21 application is out of order to be heard and is
22 being continued to the October 17, 2022, Zoning
23 Hearing Master Hearing.

24 Item A-3, Rezoning-PD 22-0648. This
25 application is continued by the applicant to the

1 Lampkin, Tania Chapela. Also have from
2 Transportation Staff, we have James Ratliff,
3 Richard Perez. And from Planning Commission, we
4 have Jillian Massey. From the County Attorney's
5 Office we have Cameron Clark.

6 And with that, I'll go through the changes
7 to the agenda. First change on the agenda is on
8 page 11, item D-7, PD 22-0562. This is 86th Street
9 Holding, LLC. The applicant is requesting a
10 continuance to the September 19th, 2022, Zoning
11 Hearing Master Hearing.

12 I believe the applicant's here to explain
13 the reason for the requested continuance.

14 HEARING MASTER FINCH: All right. Is the
15 applicant here for Rezoning 22-0562, the requested
16 continuance? Is he online, perhaps?

17 Do we have any information about his
18 whereabouts? I see someone from the back of the
19 room.

20 MS. ALBERT: Good evening. Isabelle Albert
21 with Halff. I represented the applicant and, yes,
22 we're requesting a continuance. Just to address
23 the concerns that we received from staffing, we'd
24 like to have more time to discuss.

25 HEARING MASTER FINCH: So September 19th is

1 Master Hearing.

2 Item A-16, Rezoning-Standard 22-0557. This
3 application is being continued by the staff to the
4 July 25th, 2022, Zoning Hearing Master Hearing.

5 Item A-17, Rezoning-PD 22-0559. This
6 application is being continued by the applicant to
7 the July 25th, 2022, Zoning Hearing Master Hearing.

8 Item A-18, Rezoning-PD 22-0562. This
9 application is being continued by the applicant to
10 the July 25th, 2022, Zoning Hearing Master Hearing.

11 Item A-19, Rezoning-PD 22-0565. This
12 application is being continued by the applicant to
13 the July 25th, 2022, Zoning Hearing Master Hearing.

14 Item A-20, Rezoning-PD 22-056 -- 567. This
15 application is out of order to be heard and is
16 being continued to the July 25th, 2022, Zoning
17 Hearing Master Hearing.

18 Item A-21, Rezoning-PD 22-0648. This
19 application is out of order to be heard and is
20 being continued to the July 25th, 2022, Zoning
21 Hearing Master Hearing.

22 Item A-22, Rezoning-PD 22-0650. This
23 application is being withdrawn from the Zoning
24 Hearing Master process.

25 Item A-23, Rezoning-PD 22-0667. This

1 This application is being continued by the
2 applicant to the June 13, 2022, Zoning Hearing
3 Master Hearing.

4 Item A-26, Rezoning-Standard 22-0557. This
5 application is out of order to be heard and is
6 being continued to the June 13, 2022, Zoning
7 Hearing Master Hearing.

8 Item A-27, Major Mod Application 22-0558.
9 This application is being continued by the
10 applicant to the June 13, 2022, Zoning Hearing
11 Master Hearing.

12 Item A-28, Rezoning-PD 22-0559. This
13 application is being continued by staff to the
14 June 13, 2022, Zoning Hearing Master Hearing.

15 Item A-29, Rezoning-PD 22-0561. This
16 application is being continued by staff to the
17 June 13, 2022, Zoning Hearing Master Hearing.

18 Item A-30, Rezoning-PD 22-0562. This
19 application is being continued by the applicant to
20 the June 13, 2022, Zoning Hearing Master Hearing.

21 Item A-31, Rezoning-Standard 22-0604. This
22 application is out of order to be heard and is
23 being continued to the June 13, 2022, Zoning
24 Hearing Master Hearing.

25 And item A-32, Rezoning-Standard 22-0698.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 10/17/2022

HEARING MASTER: Pamela Jo Hatley

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

APPLICATION # <u>MM 22-0689</u> <u>VS</u>	PLEASE PRINT NAME <u>Elise Ratsel</u> MAILING ADDRESS <u>401 E. Jackson St., #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>MM 22-0689</u> <u>VS</u>	PLEASE PRINT NAME <u>David Smith</u> MAILING ADDRESS <u>401 E. Jackson St., #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>MM 22-0689</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr. #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813 331 0976</u>
APPLICATION # <u>MM 22-0689</u> <u>VS</u>	PLEASE PRINT NAME <u>Elizabeth Belcher</u> MAILING ADDRESS <u>406 S. Miller Rd.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____
APPLICATION # <u>MM 22-0689</u>	PLEASE PRINT NAME <u>Robert Padilla</u> MAILING ADDRESS <u>212 Ronja Lane</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>815-523-2202</u>
APPLICATION # <u>MM 22-0689</u>	PLEASE PRINT NAME <u>CHARLES BOYNE</u> MAILING ADDRESS <u>2303 Hwy 40</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813 267 5478</u>

DATE/TIME: 10/17/2022

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 22-0689 VS	PLEASE PRINT NAME <u>Zack Sarver</u> MAILING ADDRESS <u>216 Ronja Ln.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____
APPLICATION # MM 22-0689	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>JPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 22-0812	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave. S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-727-1760</u>
APPLICATION # RZ 22-0926	PLEASE PRINT NAME <u>Paul Cappola</u> MAILING ADDRESS <u>10403 PANTANO CIR</u> CITY <u>Truitt</u> STATE <u>FL</u> ZIP <u>34655</u> PHONE <u>813-454-1842</u>
APPLICATION # RZ 22-0926	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave. S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-727-1760</u>
APPLICATION # RZ 22-0926	PLEASE PRINT NAME <u>Janise Man-Son-Hing</u> MAILING ADDRESS <u>PO Box 95 Odessa FL</u> CITY _____ STATE _____ ZIP _____ PHONE <u>(813) 310-2390</u>

DATE/TIME: 10/17/2022

HEARING MASTER: Pamela Jo Hatley

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

APPLICATION # RZ 22-0926 VS	PLEASE PRINT NAME <u>Barbara Aderhold</u> MAILING ADDRESS <u>P.O. Box 272879</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33689</u> PHONE _____
APPLICATION # RZ 22-1302	PLEASE PRINT NAME <u>Julia Perez</u> MAILING ADDRESS <u>PO BOX 396</u> CITY <u>Placida</u> STATE <u>FL</u> ZIP <u>33946</u> PHONE <u>813 599-4091</u>
APPLICATION # RZ 22-1302	PLEASE PRINT NAME <u>Andres Perez</u> MAILING ADDRESS <u>3912 Reflection Dock Dr.</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 6829815</u>
APPLICATION # RZ 22-1302	PLEASE PRINT NAME <u>Linda Norby</u> MAILING ADDRESS <u>2015 Castle Court</u> CITY <u>Lakeland</u> STATE <u>FL</u> ZIP <u>33813</u> PHONE <u>863-648-9478</u>
APPLICATION # RZ 22-0562	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Pt.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813 331-0976</u>
APPLICATION # RZ 22-1166	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 370</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 225-4421</u>

DATE/TIME: 10/17/2022

HEARING MASTER: Pamela Jo Hatley

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

APPLICATION # <u>RZ 22-1106</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-289-0039</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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OCTOBER 17, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 17, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

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

▶ Brian Grady, Development Services, introduced staff and reviewed the changes/withdrawals/continuances.

D.2. RZ 22-0943

▶ Brian Grady, Development Services, calls RZ 22-0943.

▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0943.

D.3. RZ 22-0949

▶ Brian Grady, Development Services, calls RZ 22-0949.

▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0949.

A.16 RZ 22-1027

▶ Brian Grady, Development Services, calls RZ 22-1027, withdrawn.

D.5. MM 22-1112

▶ Brian Grady, Development Services, calls MM 22-1112.

▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 22-1112.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, continues withdrawals/continuances.

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

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

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMAND

B.1. MM 22-0689

- ▶ Brian Grady, Development Services, calls MM 22-0689.
- ▶ Elise Batsel, applicant rep, presents testimony.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to application rep.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to application rep.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to application rep.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to application rep.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Isabelle Albert, applicant rep, submits exhibits, did not provide testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM questions.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services Transportation.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Brian Grady, Development Services, provides testimony.
- ▶ Karla Llanos, Planning Commission, staff report.

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- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- ▶ Elizabeth Belcher, opponent, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Elizabeth Belcher, opponent, answers ZHM questions.
- ▶ Robert Padilla, opponent, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Robert Padilla, opponent, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Robert Padilla, opponent, answers ZHM questions.
- ▶ Charles Bothe, opponent, presents testimony.
- ▶ Zack Sarver, opponent, presents testimony.
- ▶ Pamela Jo Hatley ZHM, questions to opponent.
- ▶ Zack Sarver, opponent, answers ZHM questions
- ▶ Elise Batsel, applicant rep, statement for the record.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Zack Sarver, opponent, answers ZHM questions.
- ▶ Elise Batsel, applicant rep, questions to opponent.
- ▶ Zack Sarver, opponent, answers applicant rep questions.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, statement to applicant.
- ▶ Elise Batsel, applicant rep, provides rebuttal.
- ▶ Steve Henry, applicant rep, provides rebuttal.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.

- ▶ Steve Henry, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Steve Henry, applicant rep, answers ZHM questions.
- ▶ Elise Batsel, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Steve Henry, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Steve Henry, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley closes MM 22-0689.

B.2. RZ 22-0812

- ▶ Brian Grady, Development Services, calls RZ 22-0812.
- ▶ Todd Pressman, applicant rep, presents testimony.
- ▶ Isis Brown, Development Services, staff report.
- ▶ Karla Llanos, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 22-0812.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0926

- ▶ Brian Grady, Development Services, calls RZ 22-0926.
- ▶ Todd Pressman, applicant rep, presents testimony.
- ▶ Paul Cappola, applicant rep, presents testimony.
- ▶ Todd Pressman, applicant rep, continues testimony.
- ▶ Paul Cappola, applicant rep, continues testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep. ▶ Paul Cappola, applicant rep, answers ZHM questions.

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- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Paul Cappola, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Paul Cappola, applicant rep, answers ZHM questions.
- ▶ Todd Pressman, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Todd Pressman, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Todd Pressman, applicant rep, answers ZHM questions and submits exhibits.
- ▶ Isis Brown, Development Services, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Isis Brown, Development Services, answers ZHM questions.
- ▶ Karla Llanos, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Planning Commission.
- ▶ Karla Llanos, Planning Commission, answers ▶ Pamela Jo Hatley, ZHM, questions to Planning Commission.
- ▶ Karla Llanos, Planning Commission, answers
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- ▶ Janise Man-Son-Hing, opponent presents testimony and submits exhibits. exhibit.
- ▶ Barbara Aderhold, opponent presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Barbara Aderhold, opponent, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, calls Development Services.
- ▶ Brian Grady, Development Services, continues testimony.

- ▶ Pamela Jo Hatley, ZHM questions to Development Services.
- ▶ Brian Grady, Development Services, answers ZHM questions. ▶ Pamela Jo Hatley, ZHM, calls applicant rep.
- ▶ Paul Cappola, applicant rep, provides rebuttal.
- ▶ Pamela Jo Hatley, ZHM, calls applicant rep.
- ▶ Paul Cappola, applicant rep, answers ZHM questions.
- ▶ Todd Pressman, applicant rep, provides rebuttal.
- ▶ Pamela Jo Hatley closes RZ 22-0926.
- ▶ Break
- ▶ Resume

C.2. RZ 22-1169

- ▶ Brian Grady, Development Services, calls RZ 22-1169.
- ▶ Brian Grady, Development Services, confirms application number
- ▶ Pamela Jo Hatley, ZHM, calls applicant rep.
- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 22-1169.

C.3. RZ 22-1302

- ▶ Brian Grady, Development Services, calls RZ 22-1302.
- ▶ Julia Perez, applicant rep, presents testimony.
- ▶ Chris Grandlienard, Development Services, staff report.
- ▶ Karla Llanos, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- ▶ Andres Perez, opponent presents testimony.

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- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Andres Perez, opponent, answers ZHM questions.
- ▶ Linda Norby, opponent presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Linda Norby, opponent, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM calls Development Services/applicant rep.
- ▶ Julia Perez, applicant rep, provides rebuttal.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep. ▶ Julia Perez, applicant rep, answers ZHM questions.
- ▶ Alex Steady, Development Services Transportation, provides testimony.
- ▶ Pamela Jo Hatley closes RZ 22-1302.

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

D.1. RZ 22-0562

- ▶ Brian Grady, Development Services, calls RZ 22-0562.
- ▶ Isabelle Albert, applicant rep, presents testimony and submits exhibits.
- ▶ Pamela Jo Hatley ZHM, questions to applicant rep.
- ▶ Isabelle Albert, applicant rep, answers ZHM questions.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Tim Lampkin, Development Services, answers ZHM questions.
- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Tim Lampkin, Development Services, continues staff report.
- ▶ Karla Llanos, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services.

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- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Pamela Jo Hatley, ZHM, calls applicant rep/closes RZ 22-0562.

D.4. RZ 22-1106

- ▶ Brian Grady, Development Services, calls RZ 22-1106.
- ▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.
- ▶ Steve Henry, applicant rep, presents testimony and submits exhibits.
- ▶ Pamela Jo Hatley, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, answers ZHM questions.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ Karla Llanos, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Kami Corbett, applicant rep, provides rebuttal.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Kami Corbett, applicant rep, answer ZHM questions.
- ▶ Pamela Jo Hatley closes RZ 22-1106.

E. ZHM SPECIAL USE

ADJOURNMENT

- ▶ Pamela Jo Hatley, ZHM, adjourns the meeting at 9:21 p.m.

Rezoning Application: PD 22-0562
Zoning Hearing Master Date: October 17, 2022
BOCC Land Use Meeting Date: December 13, 2022



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Isabelle Albert, AICP
 Halff Associates, Inc.
FLU Category: Residential-9
Service Area: Urban
Site Acreage: Approximately 7.22 acres
Community Plan Area: Greater Palm River
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 7.22-acre unified development consisting of two folios. Concurrently, the applicant is requesting to both expand the PD boundary north, and concurrently remove folio 44660.0000 to the immediate east from PD 87-0083, through the PRS process. The request is to rezone from Planned Development (PD 87-0083) and RSC-6 to PD to allow for a unified development comprising 2 possible development options.

- Option 1 is to allow 5,000-sq.-ft. of commercial general uses with restrictions and 52 townhomes (utilizing a FLEX of RES-20 to the west);
- Option 2 is to develop the entire site with 60 townhome units.

The PD is currently approved for minor vehicle repair shop, car sales, church, contractor's office, enclosed storage, professional office and services, and all uses permitted in the CG zoning district, with a maximum FAR of 0.25, or 28,925 square feet. The 4.85-acre parcel to the north is currently zoned RSC-6 which allows single-family residential development. The 2.09 parcel to the immediate east is required to be concurrently removed from the existing PD through the PRS process.

Zoning:	Existing	Proposed	
District(s)	PD 87-0083 and RSC-6	Proposed PD Option 1	Proposed PD Option 2
Typical General Use(s)	General Commercial, Office and Personal Services & SF Residential (RSC-6)	Option 1: CG retail uses with restrictions and 52 Townhomes (with FLEX of RES-20 from the west).	60 Townhomes
Acreage	7.22 acres	7.22 acres	7.22 acres
Density/Intensity	RSC-6: Min. 7,000 sq. ft. lot PD 87-0083: 0.25 FAR	0.25 FAR / 52 Townhomes	60 Townhomes

Development Standards:	Existing	Proposed	
District(s)	RSC-6 and PD 87-0083	PD Option 1	PD Option 2 (Townhomes)
Setbacks/Buffering and Screening	RSC-6 Front: 25ft Side: 7.5 ft. Rear: 25 ft.	Commercial: Front: Min. 30 ft. Side & Rear Yard: Min. 20 ft.	Residential: Front Yard Setback: Min. 20 ft. Side and Rear Setback: Min. 10 ft.

Application No. RZ 22-0562
 Name: Brian Gredy
 Entered at Public Hearing: ZHM
 Exhibit # 1 Date: 10/17/22

APPLICATION NUMBER: PD 22-0562

ZHM HEARING DATE: October 17, 2022

BOCC LUM MEETING DATE: December 13, 2022

Case Reviewer: Tim Lampkin, AICP

Height	RSC-6: 35 ft. Max. Ht.	35'	Up to 35' with waiver
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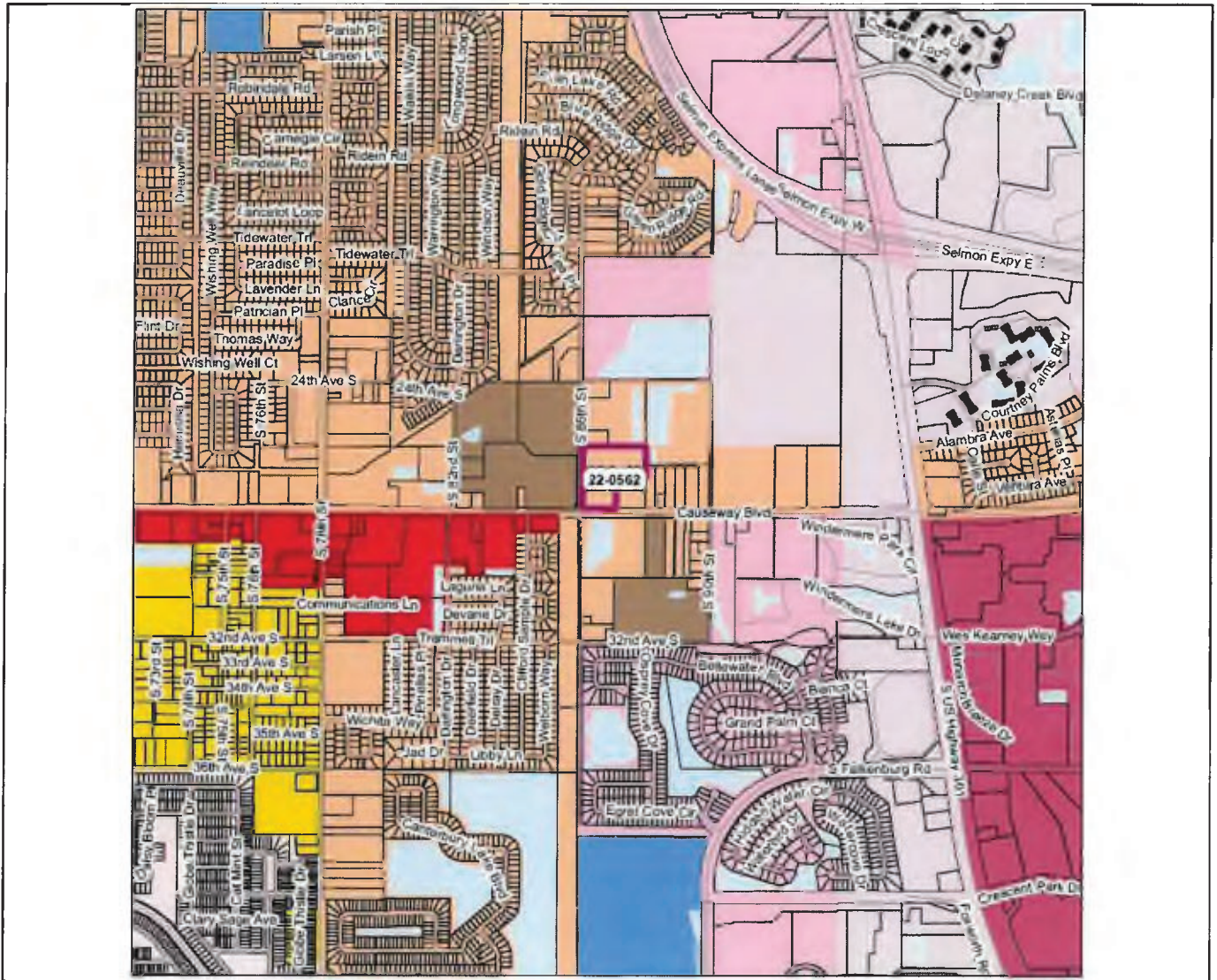
Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	Waiver of additional setback of 2 feet for every foot over 20 feet, except adjacent to folio 044656.0000.

Planning Commission Recommendation: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

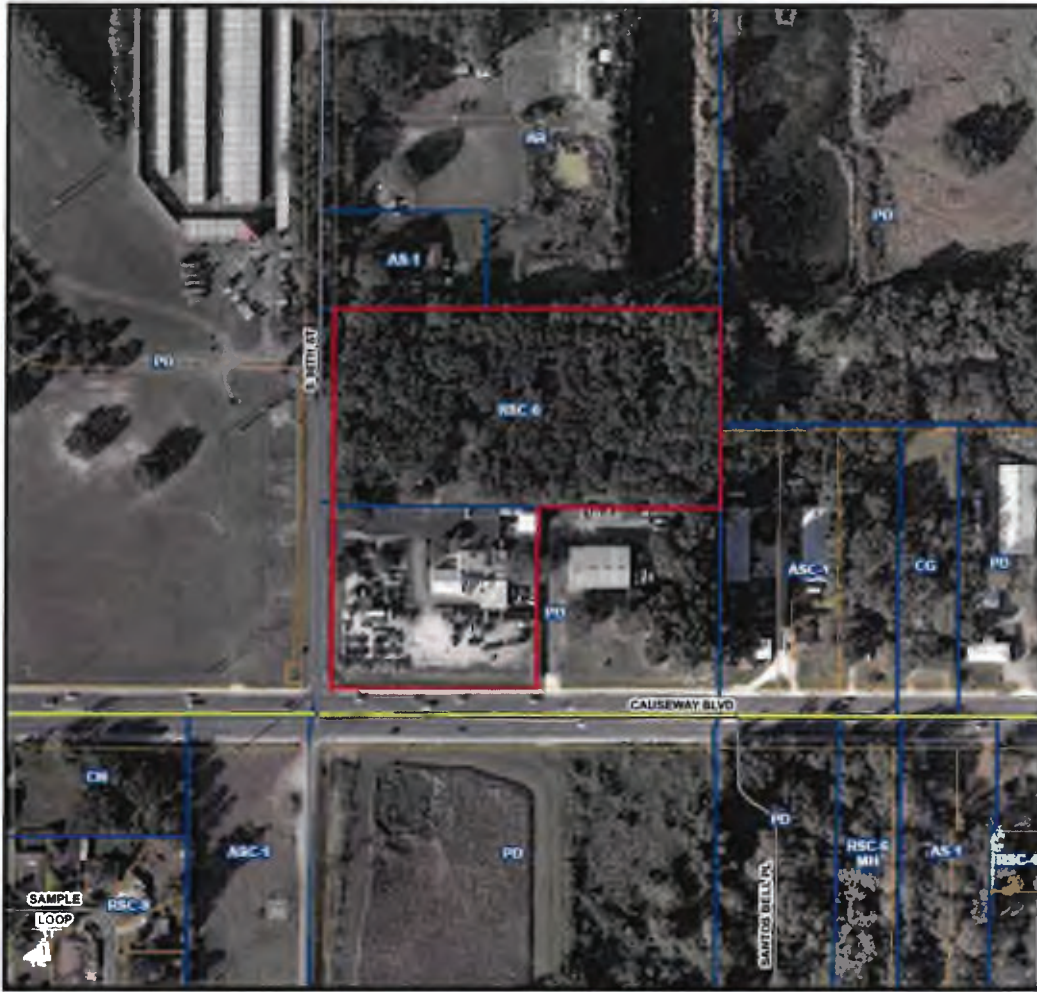
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-9 (Residential - 9)
Maximum Density/F.A.R.:	9 dwelling per acre (R-20) / 0.50 Maximum FAR
Typical Uses:	<p>Typical uses in the RES-9 include residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development.</p> <p>Nonresidential uses are required to meet established locational criteria for the specific land use. The site does not meet Commercial Locational Criteria.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

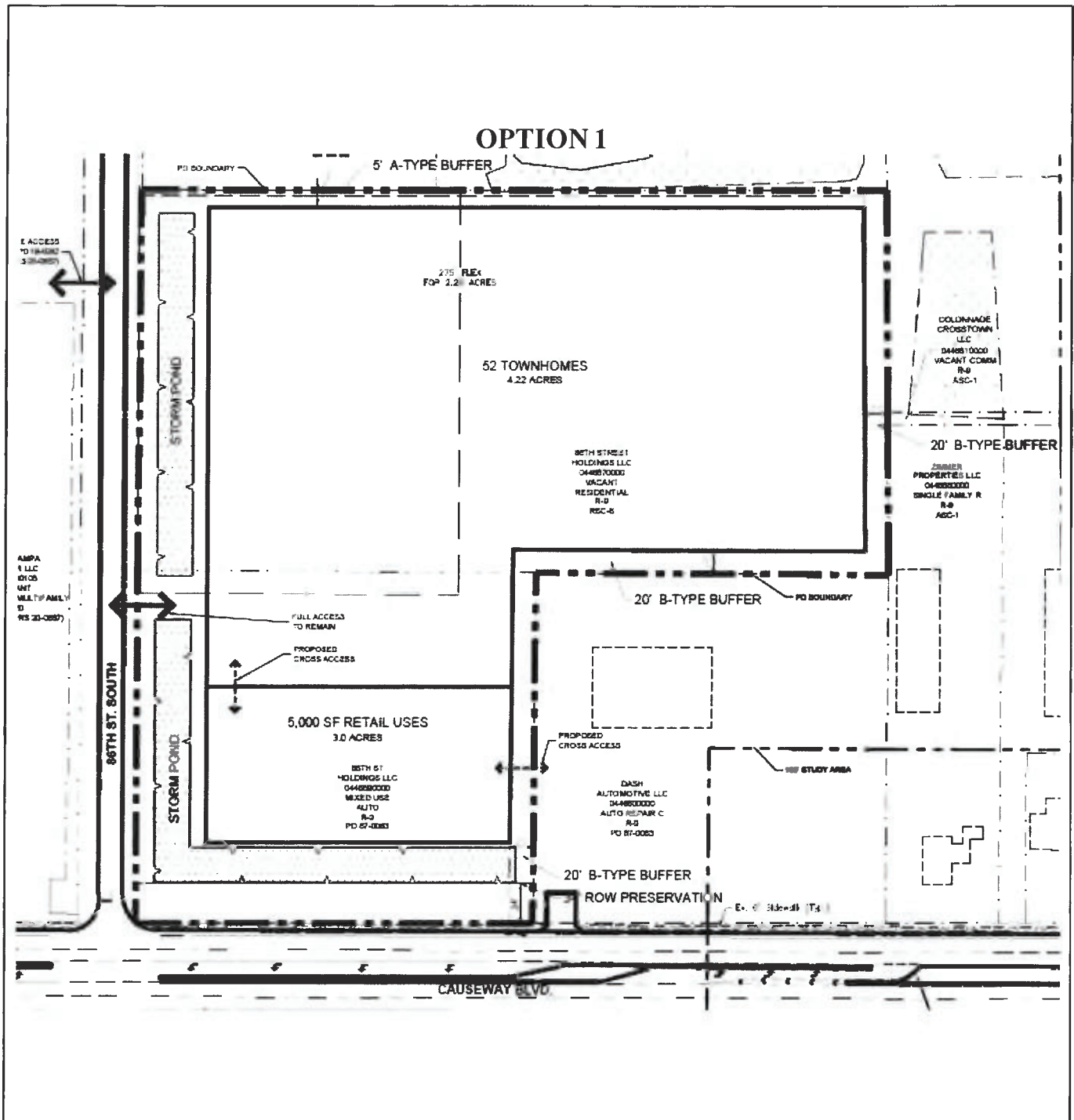
2.3 Immediate Area Map



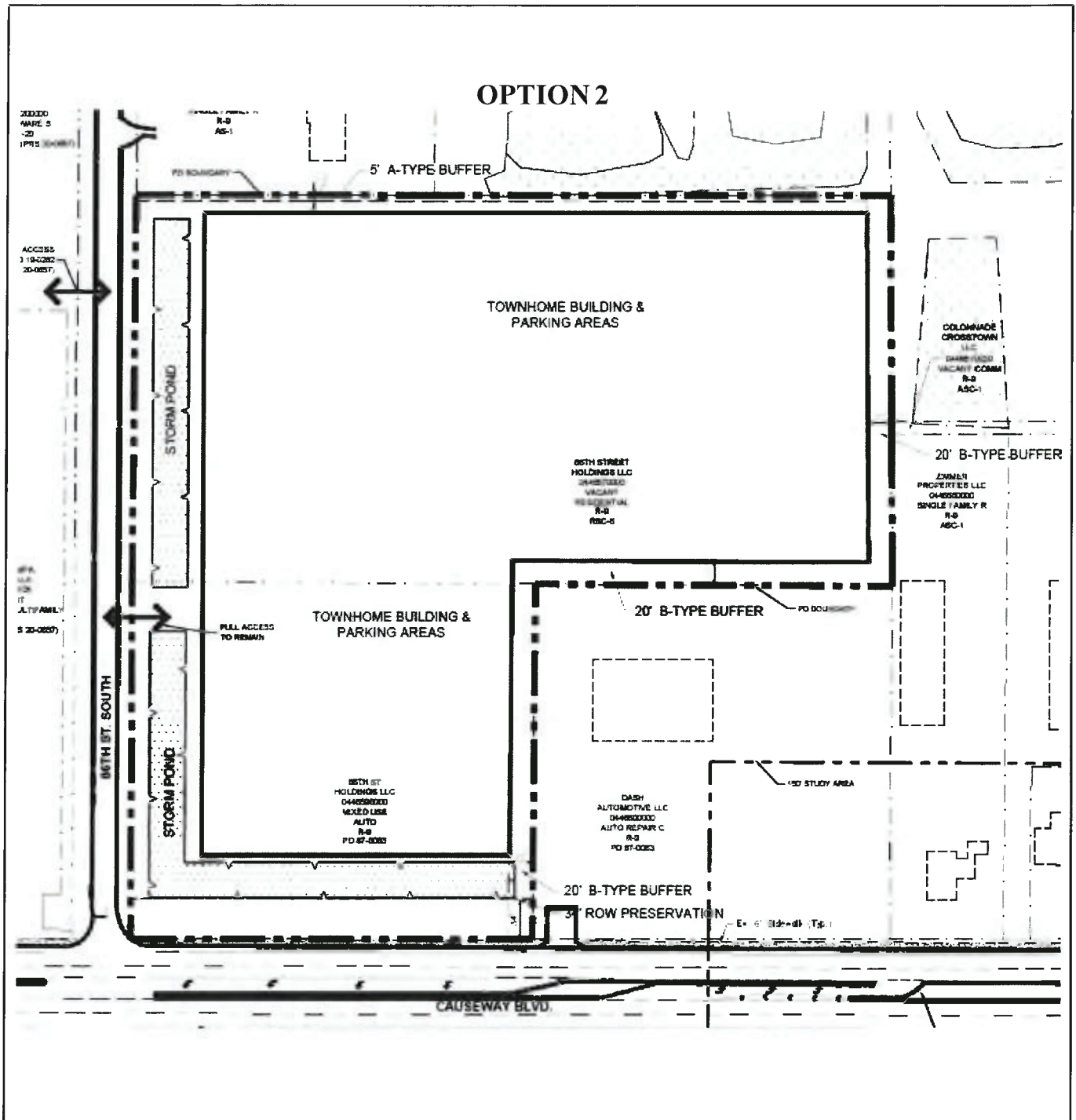
Adjacent Zonings and Uses

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

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Causeway Blvd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	2,591	119	107
Proposed	1,482	96	109
Difference (+/-)	-1,109	-23	+2

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

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

Notes: Cross access is required for Options 1 and 2 only.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
86 th St. Substandard Roadway	Design Exception Requested	Approvable
	Choose an item	Choose an item

Notes:

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.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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 Transportation 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	See School Board "Adequate Facilities Analysis: Rezoning"
Impact/Mobility Fees (Various use types allowed. Estimates are a sample of potential development)				
Industrial (Per 1,000 s.f.) Mobility: \$4,230 Fire: \$57	Shopping Center (Per 1,000 s.f.) Mobility: \$13,562 Fire: \$313	Warehouse (Per 1,000 s.f.) Mobility: \$1,377 Fire: \$34		

APPLICATION NUMBER: PD 22-0562

ZHM HEARING DATE: October 17, 2022

BOCC LUM MEETING DATE: December 13, 2022

Case Reviewer: Tim Lampkin, AICP

Retail - Fast Food w/Drive Thru (Per 1,000 s.f.)	Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)	
Mobility: \$104,494	Mobility: \$6,661 * 60 = \$399,660	*52 = \$346,372
Fire: \$313	Parks: \$1,957 * 60 = \$117,420	*52 = \$101,764
	School: \$7,027 * 60 = \$421,620	*52 = \$365,404
	Fire: \$249 * 60 = \$14,940	*52 = \$12,948
	Total Townhouse: \$953,640	total: \$826,488

Urban Mobility, Central Fire - up to 20,000 s.f. Commercial General - non-specific, OR up to 60 townhomes
 revised for fees as of Oct 1, 2022

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" 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 applicant seeks to develop an approximately 7.22-acre unified development consisting of two folios. The applicant is requesting to both expand the PD boundary north, and concurrently remove folio 44660.0000 to the immediate east from PD 87-0083, through the PRS process. The request is to rezone from Planned Development (PD 87-0083) and RSC-6 to PD to allow for a unified development comprising 3 possible development options.

- Option 1 is to allow 5,000-sq.-ft. of commercial general uses with restrictions and 52 townhomes (utilizing a FLEX of RES-20 to the west);
- Option 2 is to develop the entire site with 60 townhome units.

The PD is currently approved for minor vehicle repair shop, car sales, church, contractor's office, enclosed storage, professional office and services, and all uses permitted in the CG zoning district, with a maximum FAR of 0.25, or 28,925 square feet. The 4.85-acre parcel to the north is currently zoned RSC-6 which allows single-family residential development. The 2.09 parcel to the immediate east is required to be concurrently removed from the existing PD through the PRS process. If PRS 22-1487 is continued then the proposed PD 22-0562 will be continued, to remain concurrent with the proposed PRS.

Immediately east of the proposed PD, is folio no. 44660.0000, which is 2.09-acre property that is part of the same PD 87-0083, as folio no. 44659.0000. Folio 44660.0000 is currently developed with a vehicle repair shop. It is also approved for retail space located in a 2,800-sq. ft. structure and a 6,000 one-story retail space, equating to a total of 8,800-sq. ft. of retail. To the immediate north is property designated RSC-6, which is undeveloped, and proposed to be incorporated into the new PD boundary. South across Causeway Blvd. if a PD approved for up to 48 multi-family dwellings, which is currently not developed.

The Planning Commission has determined that the proposed rezoning does not meet FLUE Objective 22 and FLUE Policy 22.2, relating to Commercial Locational Criteria (CLC). The applicant's waiver request states that given the surrounding development, being in the Urban Service Area, having adequate public facilities, and adequate roadway adjacent to the site, they are requesting a waiver to the CLC. The applicant notes that typical uses along this corridor tends to be non-residential uses with commercial zoning and Planned Developments. Based on this information, and infill Policy 25.3, Planning Commission staff recommends that the CLC waiver be granted.

The currently approved PD allows commercial and proposed Option 1 illustrates commercial on folio 44659.0000, with residential proposed on folio no. 44657.0000, to the north. Immediately west and northwest is property designated PD 19-0282 (PRS 20-0657) which is approved for 300 multi-family units on 17.81 acres located on Causeway Boulevard, and 113,858 square feet of existing commercial on the northern 10.46 acres, located northwest of the subject site.

The development from the subject site intersection of Causeway Boulevard and S. 86th Street is a continuous stretch of Commercial General zoned property with a PD immediately to the west approved for multi-family and commercial. Therefore, from a compatibility standpoint the proposal is similar to the development pattern extending from the subject site westward to S. 78th Street.

Waiver Requested:

The applicant requests a waiver of the additional setback of 2 feet for every foot over 20 feet for Option 3 to allow the proposed 60 townhomes. The applicant is proposing a maximum 35-foot building height. Staff find the waiver supportable. The applicant has not requested a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements.

Design Exceptions:

As S. 86th Street is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated June 21, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 15, 2022). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, urban local roadways) the developer has proposed the following:

1. Construct two 10-foot-wide travel lanes and one 10-foot left turn lane for a three-lane section.
2. Provide an urban F curb and gutter section.
3. Construct a 5-foot sidewalk on the east side of the 86th St. project frontage.
4. Provide a 3-foot shoulder on the east side of 86th St.

If this zoning is approved, the County Engineer will approve the Design Exception request.

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. A 12-inch water main exists adjacent to the site and is located within the east right-of-way of S. 86th Street. A 4-inch wastewater force main exists approximately 1,500 feet from the site and is located west of the subject property within the east right-of-way of S. 82nd Street.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

5.2 Recommendation

Based on the above consideration, including the existing development pattern, staff finds the request **APPROVABLE**.

Prior to site plan certification, the applicant shall revise the PD site plan Option 1 to include the exclusion of gas station and convenience store uses; and restrict restaurants without drive-thru facilities to a maximum of 3,180 square feet where is states proposed uses in the PD Site Data table.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 13, 2022.

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.
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.
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


APPLICATION NUMBER: PD 22-0562

ZHM HEARING DATE: October 17, 2022

BOCC LUM MEETING DATE: December 13, 2022

Case Reviewer: Tim Lampkin, AICP

Zoning Administrator Sign Off:



J. Brian Grady
Fri Oct 7 2022 11:00:52

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

APPLICATION NUMBER: PD 22-0562

ZHM HEARING DATE: October 17, 2022

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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.

APPLICATION NUMBER: PD 22-0562

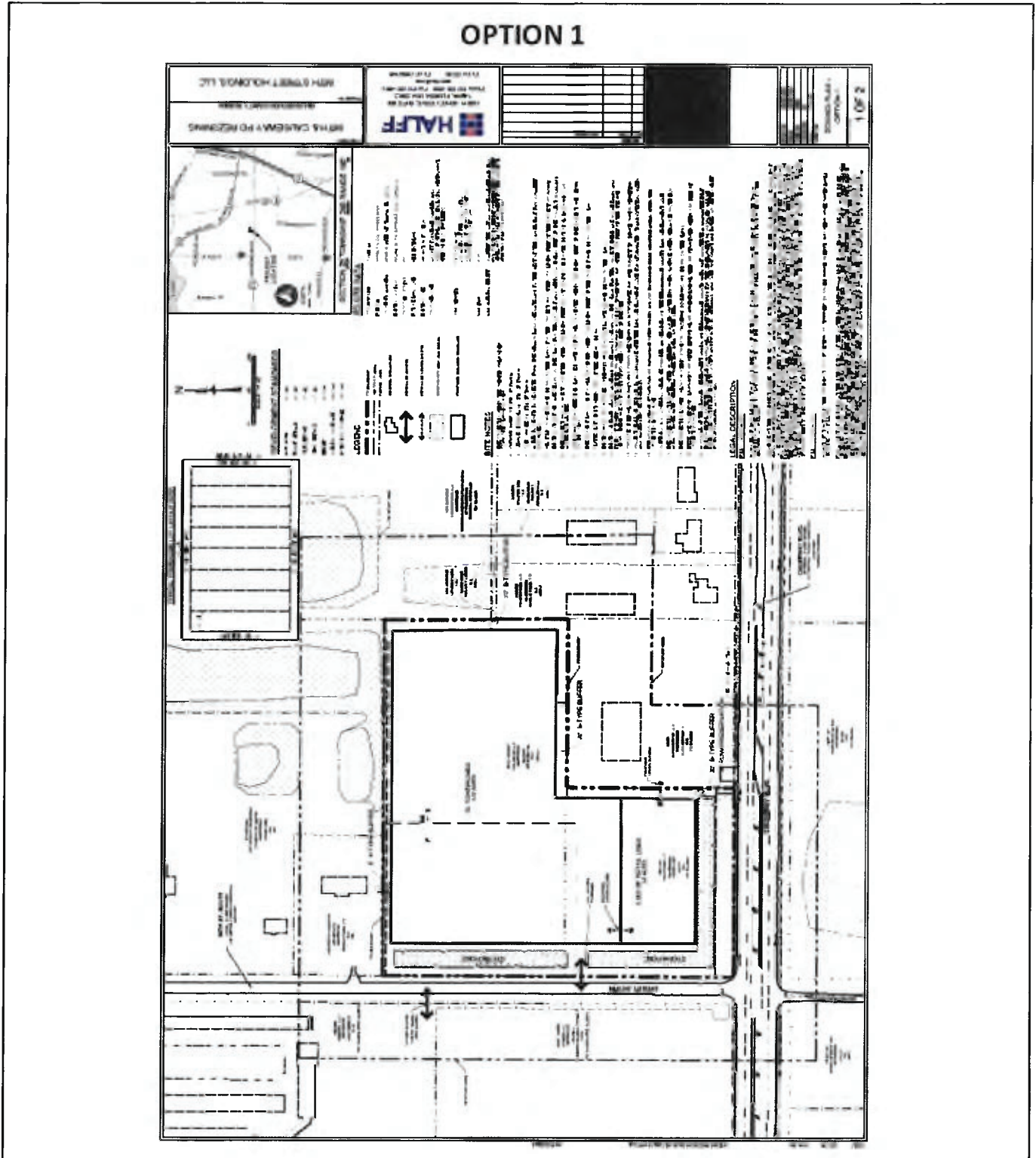
ZHM HEARING DATE: October 17, 2022

BOCC LUM MEETING DATE: December 13, 2022

Case Reviewer: Tim Lampkin, AICP

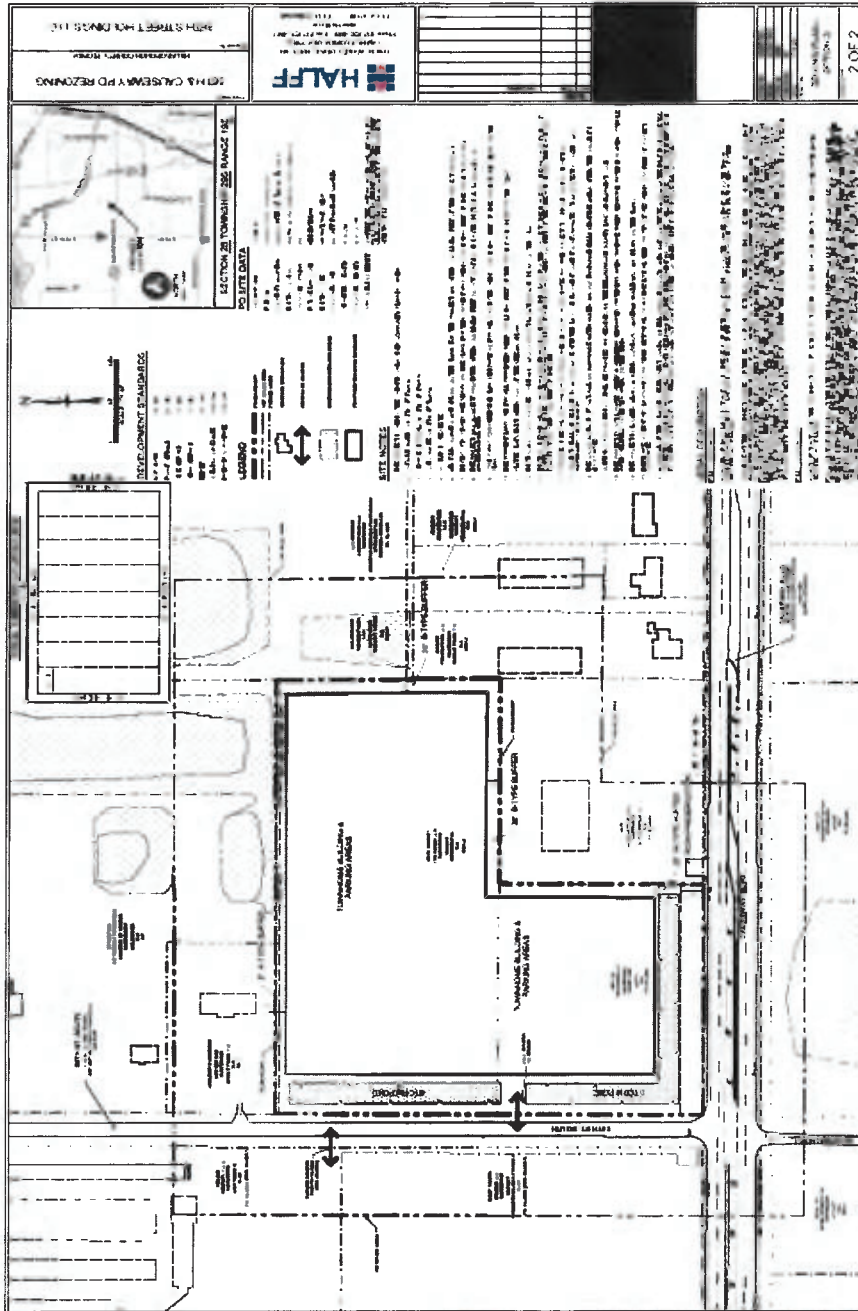
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



8.0 PROPOSED SITE PLAN (FULL)

OPTION 2



APPLICATION NUMBER: PD 22-0562

ZHM HEARING DATE: October 17, 2022

BOCC LUM MEETING DATE: December 13, 2022

Case Reviewer: Tim Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

REVIEWER: Richard Perez, AICP

PLANNING AREA: GPR/Central

DATE: 7/07/2022

Revised: 10/04/2022

AGENCY/DEPT: Transportation

PETITION NO: PD 22-0562

- 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

- The project shall have one full access connection on S. 86th Street.
- 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.
- 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.
- Vehicular and pedestrian cross access is required to folio# 44660.0000 for Option 1.
- CG retail uses is Option 1 shall exclude restaurants with drive thru facilities, gas station and convenience store uses. Restaurants without drive thru facilities shall be limited to a maximum of 3,180 square feet.

Other Conditions:

- Prior to certification, applicant shall revise the PD site plan Option 1 to include the exclusion of gas station and convenience store uses; and restrict restaurants without drive-thru facilities to a maximum of 3,180 square feet where is states proposed uses in the PD Site Data table.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a rezoning from PD 87-0083, as amended PRS 09-0913, and Residential Suburban Conventional 6 (RSC-6) to Planned Development (PD) to allow three (3) development options on +/-7.22 acres. Staff notes, that only a portion (2.37 acres) of the existing PD 87-0083, amended by PRS 09-0913, is proposed to be included in this request.

Development Options:

Option 1 – 52 Townhome units and 5,000 sf of Commercial General uses, excluding fast food restaurants and drive-thru facilities, except for drive-thru banks

- Option 2 – 60 Townhome units

The approved PD zoning currently allows a +/-10,500 sf mix of office and retail uses. The subject site future land use designation is Residential 9 (R-9).

Trip Generation Analysis

The applicant submitted a trip generation analysis, as required by the Development Review Procedures Manual (DRPM), and additional transportation analysis requested by staff to evaluate the functional classification of the project access, as further described below in the “Site Access” section of this report.

As shown in the applicant’s analysis, the proposed Option 1 is the most trip intense development scenario.

Staff has prepared an analysis of the potential trips generated by Development Option 1, as it is the most intense development scenario of the two options, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, utilizing a generalized worst-case scenario for informational purposes.

The applicant’s transportation analysis includes a trip generation calculation of Option 1 (the most intense development scenario) utilizing a maximum of 3,180 sf restaurant without drive thru to limit the impacts to the project’s site access on S. 86th St. This is intended to be representative of a worst-case scenario build out for the proposed CG retail uses. All other CG retail uses generate a lower number of trips per 1,000 square feet, except for gas station/convenience store uses, that would allow for construction of up to 5,000 square feet. The applicant’s initial request/submittal failed to exclude gas station/convenience store uses from the proposed PD site plan and proposed conditions but the applicant since has concurred with staff’s position that said uses would exceed the maximum trips studied in the submitted transportation analysis. Therefore, staff will be recommending a condition of approval that limits restaurants to a maximum of 3,180 sf and excludes gas station/convenience store uses in addition to restaurants with drive thru facilities.

Approved Uses:

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5,730 sf - General Office (710)	56	7	7
PD: 4,800 sf - Fast Food w/ Drive Thru (934)	2,261	193	157
RSC-6: 29 units - Single-family dwelling (210)	274	21	29
Subtotal	2,591	221	193
Internal Capture	N/A	10	10
Pass-By Trips	N/A	92	76
Net External Trips	2,591	119	107

Proposed Uses (Option 1):

Zoning, Lane Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 52 Units – Townhomes (220)	381	24	29
PD: 3,180 sf – Restaurant w/o Drive Thru (934)	1,101	80	90
Subtotal	1,482	104	119
Internal Capture	N/A	8	10
Pass-By Trips	N/A	0	0
Net External Trips	1,482	96	109

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-1,109	-23	+2

The proposed rezoning is anticipated to have a decreased maximum trip generation potential of 1,109 daily trips and 23 am peak hour trips; however, the pm peak hours trips will increase by 2 trips.

Note, the applicant's traffic study only analyzes 3,180 square feet of restaurant without drive thru facilities and does not analyze other high trip generators such as gas stations and convenience stores. As such staff is recommending that the restaurant without drive thru facilities be limited to 3,180 sf and that gas stations and convenience stores be prohibited and the PD site plan be revised at the time of site plan certification to state these restrictions.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

86th St. S is a substandard, 2-lane, local road, characterized by +/-26 feet of pavement in good condition within +/-50 feet of right-of-way. There are sidewalks on both sides and no bike lanes within the vicinity of the project. The applicant's traffic study indicated that with existing and project traffic the roadway will not exceed the 5,000 AADT traffic capacity for a local roadway (after which it would be considered to be a collector roadway). Correspondingly, the applicant is proposing certain retail use restrictions and staff is recommending additional use restrictions to ensure the proposed PD will not exceed the trip threshold for the existing residential 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 a design exception to construct certain improvements discussed in detail under the section of this report titled *Requested Design Exception*.

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.

Causeway Blvd. is identified on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. Per FDOT’s request the applicant is proposing to designate 34 feet of right of way preservation along the project’s Causeway Blvd. frontage as shown on the PD site plan. Building setbacks shall be calculated from the future right-of-way line.

SITE ACCESS

The project proposed one full access connection on 86th St. South.

Consistent with Sec. 6.04.03. Q. vehicular and pedestrian cross access is required for development Options 1 and 2 to the existing commercial property to east (folio# 44660.0000) as shown on the respective PD site plans.

REQUESTED DESIGN EXCEPTION – S. 86TH STREET

As S. 86th Street. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated June 21, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 15, 2022). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, urban local roadways) the developer has proposed the following:

- 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.

If this zoning is approved, the County Engineer will approve the Design Exception request.

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

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	2,591	119	107
Proposed	1,482	96	109
Difference (+/-)	-1,109	-23	+2

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

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

Notes: Cross access is required for Options 1 and 2 only.

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
86 th St. Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes:

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.

From: Williams, Michael
Sent: Friday, July 15, 2022 10:31 AM
To: Micahel Yates (myates@palmtraffice.com); Vicki Castro
Cc: Tirado, Sheida; PW-CEIntake; Steady, Alex; Lampkin, Timothy
Subject: FW: RZ PD 22-0562 - Design Exception Review
Attachments: 22-0562 DEReq 07-14-22.pdf

Importance: High

Michael/Vicki,

I have found the attached Design Exception (DE) for PD 22-0562 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with Transportation staff 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



June 21, 2022
Revised July 14, 2022

Mr. Michael Williams, P.E.
Hillsborough County
Development Services Department
Development Review Director
County Engineer
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Causeway Blvd and S. 86th Street - (22-0562)
Folios: 0446259-0000, 044657-0000
Design Exception – 86th Street
Palm Traffic Project No. T22005

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of one of three options on the property located east of 86th Street and north of Causeway Boulevard, as shown in Figure 1:

- Option 1 – up to 52 townhomes and 5,000 square feet of retail
- Option 2 – 90,000 square feet of mini-warehouse and 5,000 square feet of retail
- Option 3 – up to 60 townhomes

This request is made based on our virtual meeting on June 10, 2022 with Hillsborough County staff.

The project proposes to have one (1) full access to 86th Street. 86th Street is identified in the Hillsborough County Comprehensive Plan as a local roadway and was identified during our meeting as a substandard road. 86th Street has a posted speed limit of 30 mph. The roadway currently has 10-foot travel lanes, open ditch drainage and no sidewalks or bike lanes in approximately 50 feet of right of way.

This request is a design exception to the Hillsborough County Transportation Technical Manual for 86th Street from Causeway Boulevard to the proposed property boundary. The requested exceptions to the TS-3 typical section and the justification are as follows:

1. The typical TS-3 section for a local urban two-lane undivided roadway requires a minimum of 54 feet of ROW with 12-foot travel lanes, 8-foot shoulders, Miami curb and 5-foot sidewalks.
2. The request is to maintain the 10-foot travel lanes instead of 12-foot, add a 10-foot left turn lane, type F curb instead of Miami curb, a 3-foot shoulder instead of the 8-foot shoulder and a 5-foot sidewalk on the east side within the existing 50-foot ROW. Based on Table 3-20 of the Florida Green Book, the 10-foot travel lanes are identified as acceptable.

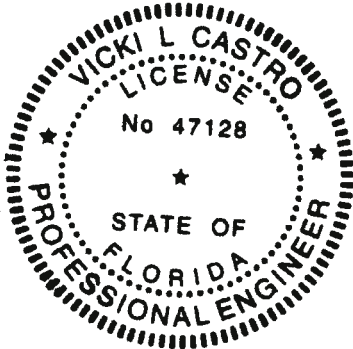
The proposed typical section is shown in Figure 2. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Vicki L Castro, P.E.
Principal

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2022.07.14 14:35:19 -04'00'



Michael J. Williams
Hillsborough County Engineer

Based on the information provided by the applicant, this request is:
_____Disapproved _____Approved with Conditions _____
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

FIGURE 1. LOCATION MAP

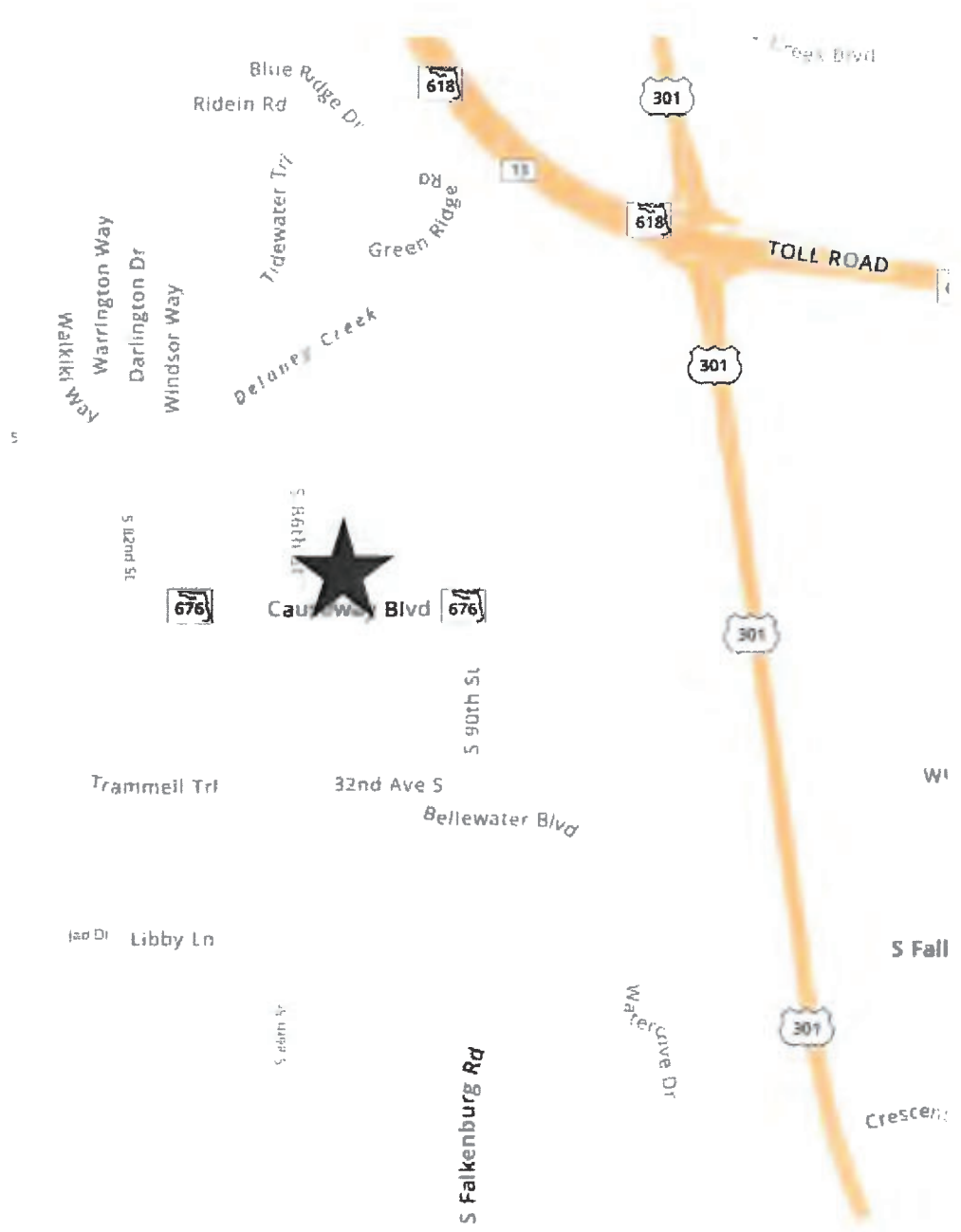
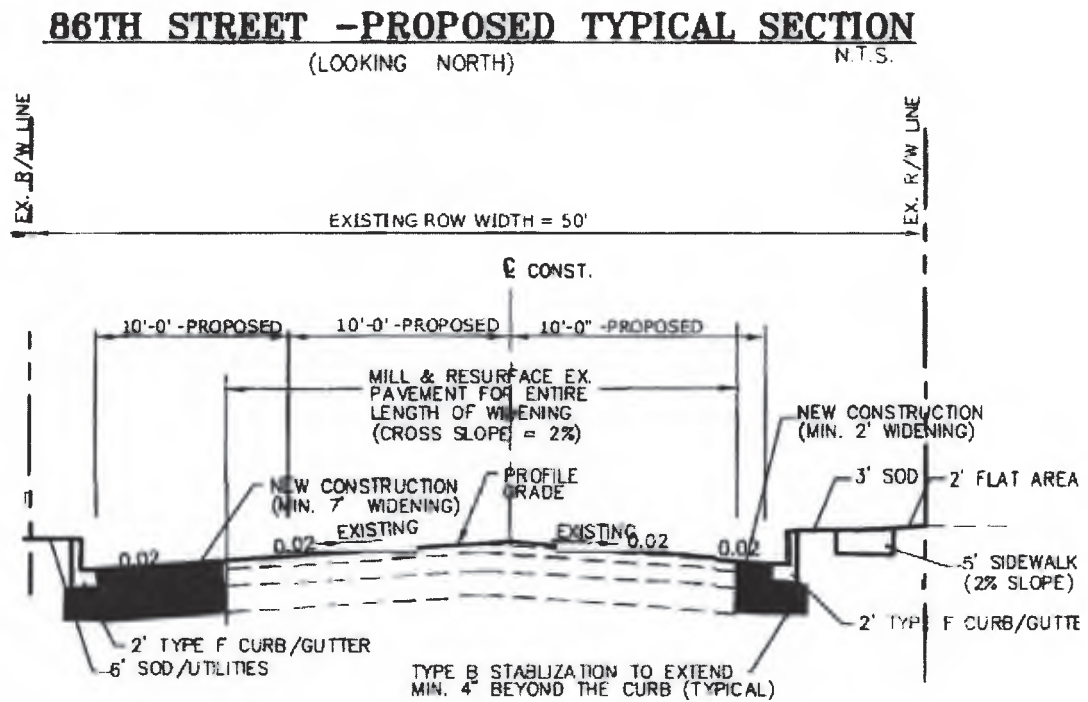


FIGURE 2. PROPOSED TYPICAL SECTIONS



Application No. 17-22-0562
Name: Isabelle Albert
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 10/17/22

PD 22-0562
ZONING HEARING MASTER HEARING

October 17, 2022

LOCATION



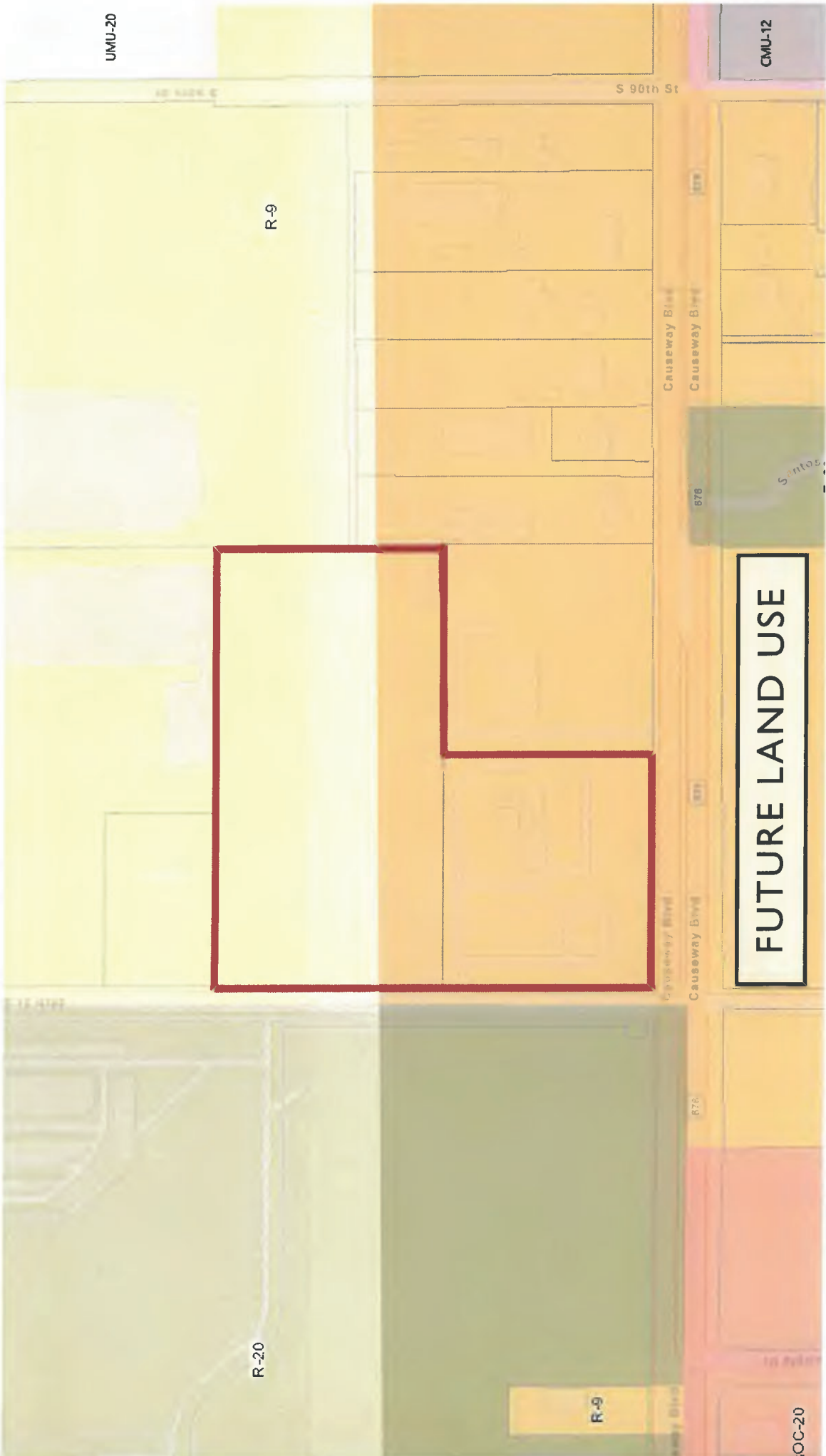
+/- 7.22 ACRES

GREATER PALM RIVER AREA

URBAN SERVICE AREA

SURROUNDING USES





UMU-20

R-9

S 90th St

CMU-12

Causeway Blvd

Causeway Blvd

676

S 105th St

FUTURE LAND USE

676

Causeway Blvd

Causeway Blvd

676

R-20

R-9

OC-20



ZONING

PROPOSED REQUEST

OPTION 1

RETAIN EXISTING
COMMERCIAL USES

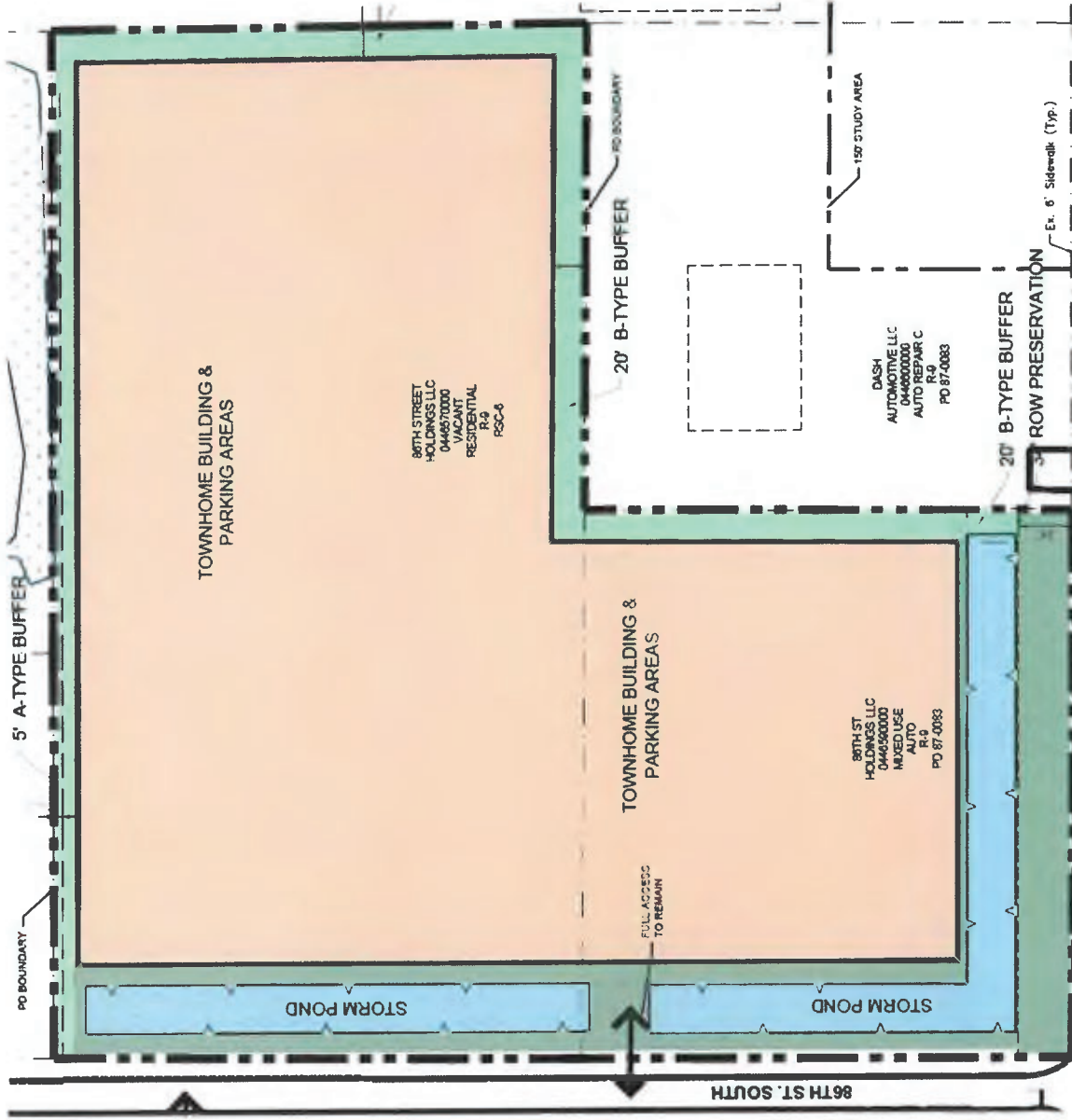
52 TOWNHOMES
(RES-20 FLEX FROM THE
WEST)



PROPOSED REQUEST

OPTION 2

60 TOWNHOMES



COMMERCIAL LOCATION CRITERIA



INTENSIVE DEVELOPMENT IN THE AREA
ADEQUATE PUBLIC FACILITIES
ADEQUATE ROADWAY ADJACENT TO THE SITE
MEETS INFILL POLICY 25.3

Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on July 15, 2022). To mitigate the deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane, urban local roadways) the developer has proposed the following:

1. Construct two 10-foot-wide travel lanes and one 10-foot left turn lane for a three-lane section.
2. Provide an urban F curb and gutter section.
3. Construct a 5-foot sidewalk on the east side of the 86th St. project frontage.
4. Provide a 3-foot shoulder on the east side of 86th St.

If this zoning is approved, the County Engineer will approve the Design Exception request.

DESIGN EXCEPTION

FOR 86TH STREET

STAFF FINDINGS

- PLANNING COMMISSION STAFF FOUND THE REQUEST CONSISTENT WITH THE FUTURE LAND USE ELEMENT & LIVABLE COMMUNITY ELEMENT OF THE GREATER PALM RIVER COMMUNITY PLAN
- DEVELOPMENT SERVICES FOUND THE REQUEST APPROVABLE SUBJECT TO CONDITIONS OF APPROVAL
- NO OBJECTIONS FROM REVIEWING AGENCIES



**PARTY OF
RECORD**

NONE