

1.0 APPLICATION SUMMARY

Applicant: Equitas Management Group
FLU Category: Suburban Mixed Use-6 (SMU-6)
Service Area: Urban
Site Acreage: 19.08 acres
Community Plan Area: Ruskin
Overlay: None



Introduction Summary:
 The applicant requests a modification to allow for an additional northbound and southbound right in/right out/left in access point to Tract G2 within the 30th Street NE right-of-way. PD 19-0067, as most recently modified by PRS 19-1221, was approved in 2019 to allow for 1,641 residential units, 3,742,220 square feet of M zoning district uses, RCP uses, public service facilities, accessory retail uses, 315,000 square feet of CG zoning district uses, 150 hotel/motel rooms, 10.28 acres of park and recreation uses, 556,000 square feet CN and BPO zoning districts uses, 119.6 acres of educational facilities, and agricultural uses (interim basis).

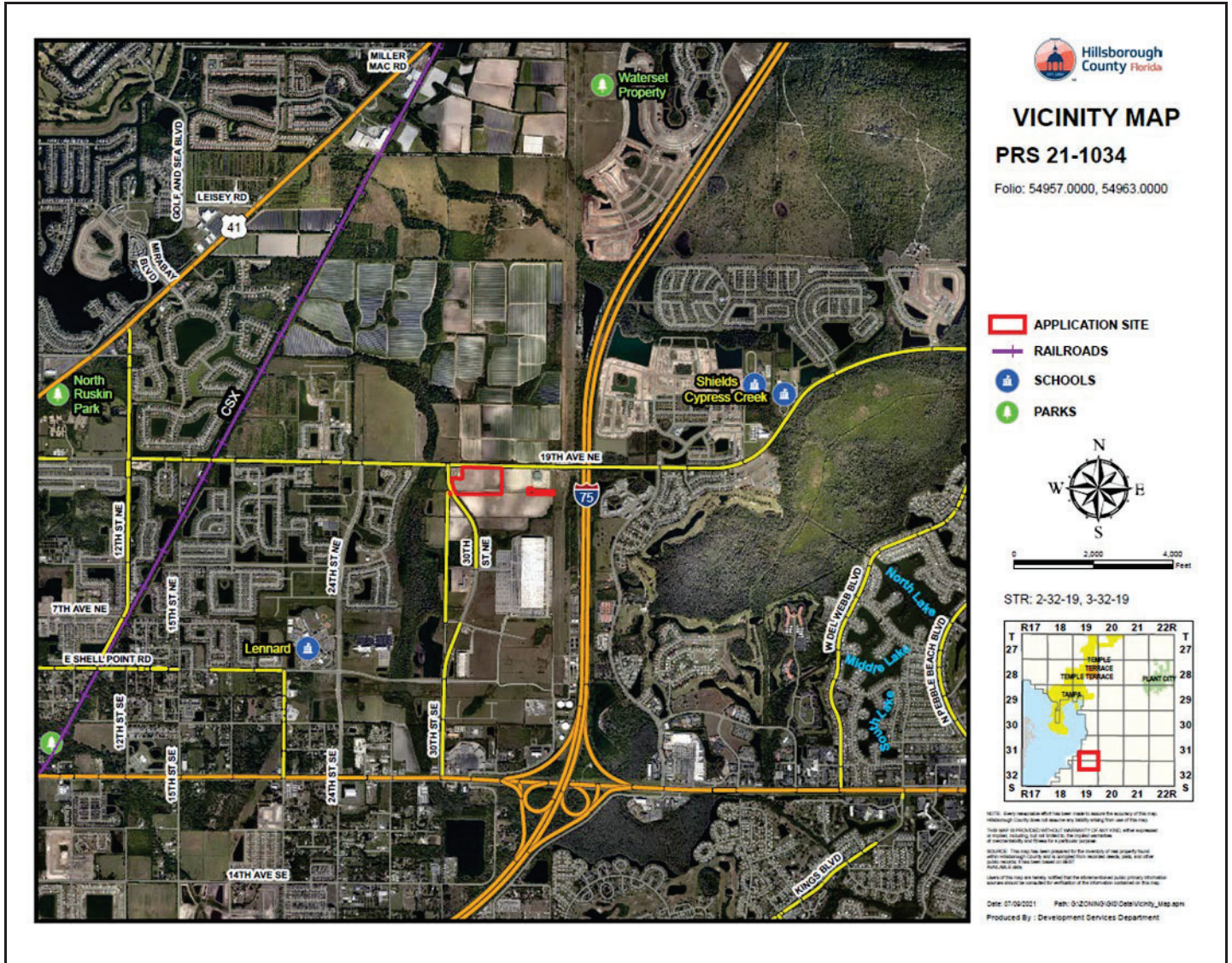
Existing Approval(s):	Proposed Modification(s):
The approved site plan demonstrates 15 access locations within the 30 th Street NE right-of-way. Only four of those access locations are right in/right out only.	The proposed site plan demonstrates an additional northbound and southbound right in/right out/left in access point (“directional median opening”) to Tract G2 within the 30th Street NE right-of-way.

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

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

2.1 Vicinity Map

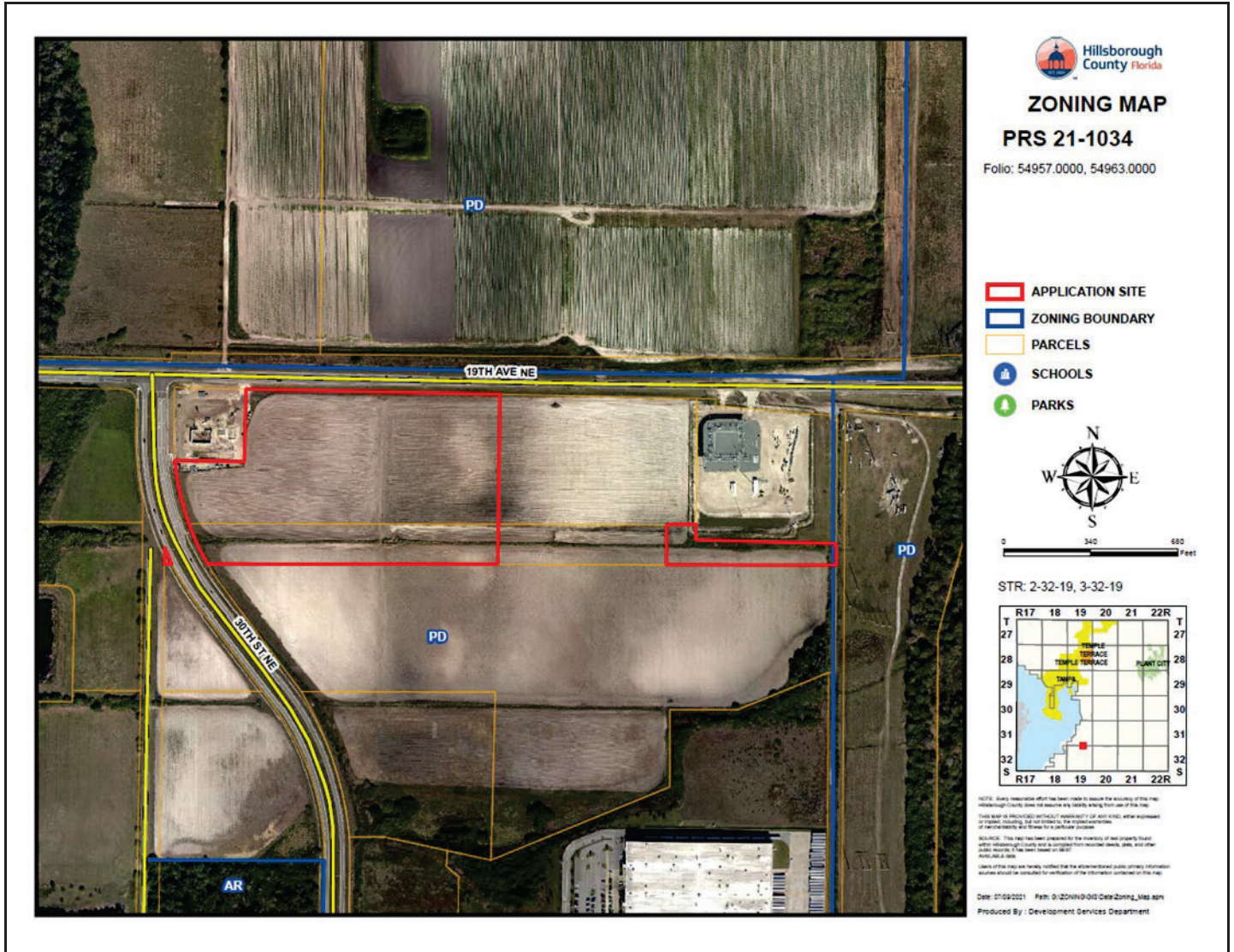


Context of Surrounding Area:

Existing land uses within the area include commercial (convenience store/gas station), public service facility (utility), and agricultural (crops) uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



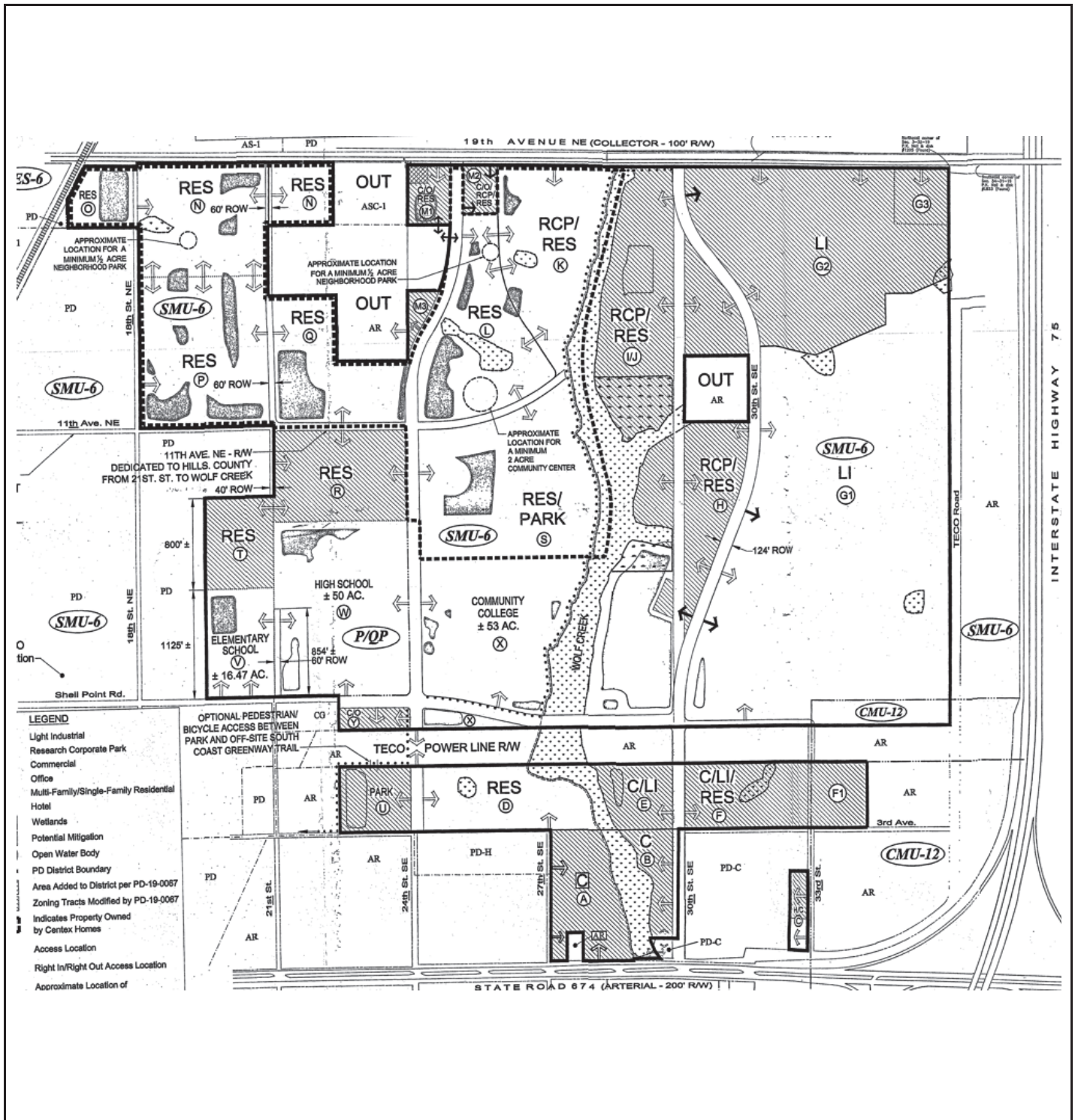
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	7,707 residential dwelling units/648,024 square feet (commercial uses); 258,570 square feet (office uses)	Residential, Commercial and Office uses in accordance with the approved conditions and site plan of PD 14-0815	19 th Avenue NE right-of-way, Agriculture-Crops, and Vacant

<p>South</p>	<p>PD</p>	<p>1,641 residential units/3,742,220 square feet (M zoning district uses); 315,000 square feet (CG zoning district uses); 150 rooms (hotel/motel uses); 10.28 acres (park and recreation uses); 556,000 square feet (CN and BPO zoning districts uses); 119.6 acres (educational facilities)</p>	<p>Agricultural (interim), Residential, Public Service Facilities, Accessory Retail, Hotel/Motel, Park and Recreation, Educational Facilities, M, RCP, CG, CN, and BPO zoning districts uses in accordance with the approved conditions and site plan of PD 19-0067</p>	<p>Vacant</p>
<p>East</p>	<p>PD</p>	<p>1,641 residential units/3,742,220 square feet (M zoning district uses); 315,000 square feet (CG zoning district uses); 150 rooms (hotel/motel uses); 10.28 acres (park and recreation uses); 556,000 square feet (CN and BPO zoning districts uses); 119.6 acres (educational facilities)</p>	<p>Agricultural (interim), Residential, Public Service Facilities, Accessory Retail, Hotel/Motel, Park and Recreation, Educational Facilities, M, RCP, CG, CN, and BPO zoning districts uses in accordance with the approved conditions and site plan of PD 19-0067</p>	<p>Public Service Facility-Utility and Vacant</p>
<p>West</p>	<p>PD</p>	<p>1,641 residential units/3,742,220 square feet (M zoning district uses); 315,000 square feet (CG zoning district uses); 150 rooms (hotel/motel uses); 10.28 acres (park and recreation uses); 556,000 square feet (CN and BPO zoning districts uses); 119.6 acres (educational facilities)</p>	<p>Agricultural (interim), Residential, Public Service Facilities, Accessory Retail, Hotel/Motel, Park and Recreation, Educational Facilities, M, RCP, CG, CN, and BPO zoning districts uses in accordance with the approved conditions and site plan of PD 19-0067</p>	<p>Convenience Store/Gas Station, 30th Street NE right-of-way, and Agriculture-Crops</p>

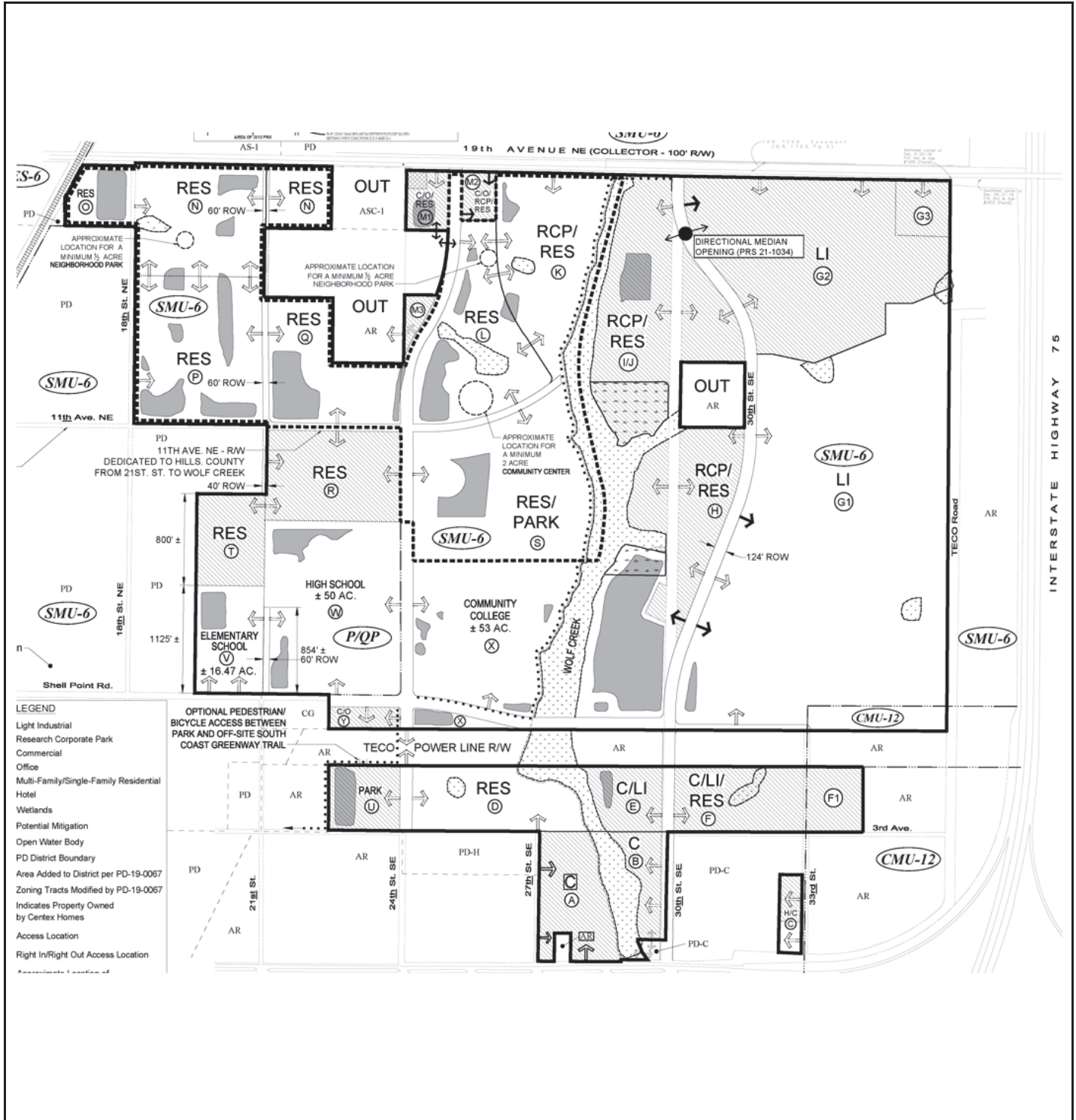
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
19th Avenue	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input 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
30th Street	County Collector - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/1)			

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC
Notes: N/A				

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

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	Conditions requested are as follow: a) 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. b) 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, which has been received, 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.

				<p>c) 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).</p> <p>d) Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.</p>
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p>Check if Applicable:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area </div> <div style="width: 50%;"> <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 _____ </div> </div>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested	<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	Conditions requested are as follow:

<input checked="" type="checkbox"/> Off-site Improvements Provided				<p>a) The directional median included in PRS 21-1034 on 30th St. shall be limited to left in movements for vehicles traveling southbound. The proposed additional access to Tract G2 included in PRS 21-1034 shall be restricted to right in right out and left in traffic movements.</p> <p>b) Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to change the icon for the directional median opening to a hatched arrow and labeled in the legend "Directional median opening see conditions of approval".</p>
<p>Service Area/ Water & Wastewater</p> <p><input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa</p> <p><input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility</p>

				service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the adjacent zonings and uses identified above in the report, staff finds the proposed modification to PD 19-0067 compatible with the existing zoning districts and development pattern in the area.

Transportation Review staff does not object the proposed additional access subject to conditions restricting said access to right-in/right-out and left-in only.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request, subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the applicant shall revise the PD site plan as follows:

- To change the icon for the directional median opening to a hatched arrow and labeled in the legend "Directional median opening see conditions of approval".

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 5, 2021.

1. Per the companion DRI Development Order (DRI # 249), the project is to be developed in two Phases (Phase I and II). The additional DRI analysis required by earlier Development Orders prior to the commencement of development Phase 2 has been approved based upon DRI DO 18-1343 and the resulting amended Development Order.

In order to track project development in accordance with the DRI phasing schedule and trade-off mechanism (Equivalency Matrix), an original certified copy of the South Shore Corporate Park Tracking Table shall be submitted to Development Services Department prior to Construction Site Plan or Preliminary Plat approval for each portion of project development. Each Tracking Table submittal shall show the amount of development permits approved to date at the time of permit submittal for the subject portion of the project.

1.1 Development on the site shall be limited to the following uses:

- A maximum of 1,641 residential units;
- A maximum of 3,742,220 square feet of M zoning district uses.

Within the areas designated for Research Corporate Park (RCP) uses, M zoning district uses shall be permitted and limited as follows:

- o Permitted M zoning district uses shall be (a) manufacturing, processing, production and assembly within enclosed structures, and (b) warehousing with or without distribution within enclosed structures.
- o Heavy industrial uses and open storage shall be prohibited.
- o Public Service Facilities shall be permitted.
- o Accessory retail uses shall be permitted, provided that accessory retail uses shall not be "stand alone" uses but shall be contained within structures containing permitted principal uses.
- A maximum of 315,000 square feet of Commercial General (CG) zoning district uses;
- A maximum of 150 rooms for hotel/motel uses;
- A minimum of 10.28 acres for park and recreation uses unless otherwise provided herein;
- A maximum of 556,000 square feet of Commercial Neighborhood (CN) and Business Professional Office (BPO) zoning district uses; and
- A minimum of 119.6 acres for educational facilities.

As expressed in DRI Development Order, the above listed totals may be adjusted through application of land use exchanges.

1.2 Individual tracts within the site shall be developed with the uses listed below. Four Unit Village Homes shall only be allowed on Tract N, Tract O and Tract P.

- Tract A - Commercial General (CG) zoning district uses;
- Tract B - CG zoning district uses;
- Tract C - CG zoning district uses;
- Tract D - residential units;
- Tract E - CG and Manufacturing (M) zoning district uses, and Research Corporate Park (RCP) uses;
- Tract F - CG and M zoning district uses, RCP uses, and residential units;
- Tract F1 - Public Service Facilities;
- Tract G1 - M zoning district uses and RCP uses;
- Tract G2 - M zoning district uses and RCP uses;
- Tract G3 - Public Service Facilities;
- Tract H - RCP uses and residential units*;
- Tract I/J - RCP uses and residential units*;
- Tract K - RCP uses and residential units;
- Tract L - residential units;
- Tract M1 - CN (Commercial Neighborhood) zoning district uses, Business Professional Office (BPO) zoning district uses, and residential units;
- Tract M2 - CN and BPO zoning district uses, RCP uses, and residential units;
- Tract M3 - A (Agriculture) and AI (Agricultural Industrial) zoning district uses.
- Tract N - residential units, including but not limited to, Four Unit Village Homes;
- Tract O - residential units, including but not limited to, Four Unit Village Homes;
- Tracts P - residential units, including but not limited to, Four Unit Village Homes;
- Tract Q - residential units;
- Tract R - residential units;
- Tract S - residential units or Park uses;
- Tract T - residential units;
- Tract U - park facilities to be dedicated and conveyed by the Developer to Hillsborough County;
- Tract V - school;
- Tract W - school;
- Tract X - college/community college; and,
- Tract Y - CN and BPO zoning district uses and an automated car wash.

*residential development in these tracts shall be limited to multi-family housing in accordance with conditions 2.6.

1.3 Agricultural uses shall be allowed on an interim basis, excluding logging in wetlands.

1.4 The uses on Tracts K, M1 and M2, will be established at the time of issuance of the first permit for each tract. For example, if the first permit for any portion of Tract K is for residential housing units, then the remainder of Tract K will be required to be developed with residential units unless tract boundaries are modified in accordance with LDC regulations governing modifications to certified General Site Plans.

1.5 A neighborhood park, a minimum of ½ acre in size, shall be constructed within Tract N in the general location shown on the general site plan.

1.6 A neighborhood park, a minimum of ½ acre in size and a community center, a minimum of 2 acres in size, shall be constructed within Tract L in the general location shown on the general site plan.

2. On-site residential development shall comply with the following requirements:

2.1 Single family (front loaded only):

Minimum Lot Size:	4,400 sf
Minimum Lot Width:	40 feet
Minimum Front Yard:	20 feet
Minimum Side Yard:	5 feet
Minimum Rear Yard:	20 feet (1)
Maximum Lot Coverage:	60%
Maximum Height:	3-stories

2.2 Single family (rear loaded with garage and access from an alley);

Minimum Lot Size:	2,100 sf
Minimum Lot Width:	30 feet
Minimum Front Yard:	(no porch) 10 feet
Minimum Front Yard:	(with porch) 5 feet
Minimum Side Yard:	5 feet
Minimum Rear Yard:	3 feet
Maximum Lot Coverage:	70%
Minimum Height:	2-stories

A two (2) car garage shall be required for all single-family rear loaded units. The garage shall be accessed from an alley.

2.3 Townhouse:

Minimum Lot Size:	1,500 sf
Minimum Lot Width:	16 feet
Minimum Front Yard:	20 feet
Minimum Side Yard:	0 feet
Minimum Rear Yard:	15 feet (1)
Maximum Lot Coverage:	70%
Maximum Height:	3-stories

2.4 Villa-duplex:

Minimum Lot Size:	3,500 sf
Minimum Lot Width:	35 feet
Minimum Front Yard:	20 feet
Minimum Side Yard:	5 feet
Minimum Rear Yard:	20 feet (1)
Maximum Lot Coverage:	70%
Maximum Height:	3-stories

(1) The shaded areas as shown on the graphic of the General Certified Site Plan are permitted to have a minimum rear yard setback of 10 feet.

2.5 Four Unit Village Homes:

Minimum Lot Size (per unit):	1,000 sf
Minimum Lot Width (per unit):	25 feet
Maximum Lot Coverage (per unit):	70%
Minimum Height (per unit):	2-stories

Setbacks and other dimensional standards for the Four Unit Village Homes shall be as shown on the certified site plan.

Development of Four Unit Village Homes shall be subject to the following requirements and standards:

2.5.1 Parking for the Four Unit Village Homes shall be provided within designated parking areas or on-street. On-street parking shall comply with parking standards contained in the Technical Review Manual for the road type being constructed.

2.5.2 All parking lots, common areas and landscaping, including but not limited to, yards of individual units shall be maintained by a Home Owner's Association or similar entity.

2.5.3 A park and/or recreational facilities (a minimum of 10,000 square feet in size) shall be constructed in Tract N. All such facilities shall be owned and maintained by a Home Owner's Association or similar entity.

2.5.4 The front façade of each building shall have a front porch. The porch shall have a minimum of eight feet in width and five feet in depth. The porch shall be covered with a solid roof but shall not be screened or otherwise enclosed. Railings, if provided, shall be consistent with the architectural style of the structure.

2.5.5 The front of façade of each building shall at least one architectural enhancement such as, but not limited to, recessed doors, arches, transoms, sidelights, or porticos, consistent with the architectural style of the structure.

2.5.6 All exterior wall surfaces shall be architecturally finished with cement plaster, brick or hardieplank / lap siding. If lap siding is used, lap exposure shall be no less than four inches and no more than eight inches. Paint shall not constitute architectural finish.

2.5.7 Windows shall be provided on all sides of each structure at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof for each dwelling unit. This requirement shall be met per individual story on each wall.

2.5.8 Decorative shutters, if provided, shall be made of wood, metal, or copolymer material and shall not be scored into the cement plaster (stucco).

2.5.9 Roofs shall be gable or hipped roof styles. Pitched roofs shall have a minimum pitch of 4/12. Rolled roofing and built-up roofing are prohibited.

2.5.10 If fascias are provided, they shall have a minimum vertical dimension of six inches and maximum vertical dimension of eight inches.

2.5.11 Solid waste facilities provided outside of a building, shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front building wall of the main

building. Trash, recycling receptacles, and other similar areas must be located in parking areas or in a central location, and must be screened to minimize sound and visibility from residences and to preclude visibility from residences or from a public right-of-way. Service areas shall be screened by a masonry wall and landscape buffer on three (3) sides if it is located in areas visible to residences or from a public right-of-way. The screening wall shall be six (6) feet high, include architectural design, materials and colors that are consistent with those of the residential structures. The landscape buffer shall be a minimum of five (5) feet in width and contain evergreen plants a minimum of three (3) feet in height spaced not more than 4 feet apart.

2.5.12 Mechanical equipment at ground level shall be screened from view of any street by fencing, dense landscaping vegetation, faux facades, or by being incorporated into a building.

2.5.13 Fences between units or yards shall be prohibited.

2.5.14 If Tract N and/or Tract O are developed with Four Unit Village Homes there shall be a minimum fifty foot (50') setback from 19th Avenue North and a landscaped buffer shall be required. Alternatively the setback from 19th Avenue may be thirty feet (30') if a six-foot (6') solid wall is provided.

2.6 Multi-Family Housing within Tracts I/J and H

A minimum of 15 percent of multi-family units developed in tracts I/J and H shall be set aside as workforce housing for households at or below 120% of the median income, adjusted by family size, for Hillsborough County/Tampa Metropolitan Statistical Area, as defined annually by the United States Department of Housing and Urban Development. The maximum annual rent that may be charged for a workforce housing unit may not exceed the rental limits for Hillsborough County based on income and number of bedrooms as provided annual by the Florida Housing Finance Corporation for the State Housing Initiatives Partnership (SHIP) Program. For purposes of determining household income, the household's annual gross income shall be calculated as defined per the Section 8 housing assistance payments programs in 24 CFR Part 5, and shall be calculated by projecting the prevailing rate of income for all adults in the household as the amount of income to be received in a household during the 12 months following the effective date of determination. Households eligible for workforce housing shall be placed in units in a manner which will ensure there will be no discrimination on the basis of race, creed, color, age, sex, familial or marital status, sexual orientation, gender identity or expression, handicap, religion, or national origin.

2.6.1 This Workforce Housing set aside shall be provided for a period of 15 years beginning with the issuance of Certificates of Occupancy for a development project. A development project shall be a project with an approved Site Development Construction Plan. Each development project shall set aside 15 percent of the units for workforce housing. If the development project provides a variety of unit types (i.e. one bedroom, two bedroom, etc.), the units set aside shall be proportionately allocated among each unit type (i.e. 15% one bedroom, 15% two bedroom, etc.) to provide for a variety of workforce housing types in the development project. To maintain a variety in unit type and variety in location within the development project, the units available for the workforce housing set aside shall be all the units within the development project, as opposed to setting aside specific units.

2.6.2 Monitoring/enforcement shall consist of the following requirements:

a. The property owner, on its own or through a qualified third party verification and monitoring company, shall determine each tenant's eligibility for a workforce housing set-aside unit by confirming the tenant's annual gross income for compliance with the income limits. Income must be recertified annually.

b. The property owner shall provide to the County's Affordable Housing Services Department (AHS) an annual report in a format approved by AHS demonstrating compliance with the workforce set-aside requirement, including compliance with tenant income and rent limit requirements.

c. As part of the Construction Plan application submittal, the applicant shall submit a copy of an executed Restrictive Covenant which memorializes the workforce housing requirements outlined in this condition. The format of the Restrictive Covenant shall be approved in advance by the Hillsborough County Affordable Housing Services Department and the County Attorney's Office. The Restrictive Covenant shall be executed by all owners of the property, and be recorded in the public records of Hillsborough County. Restrictions will run with the land regardless of the transfer of ownership.

2.6.3 Development of multi-family housing in Tracts I/J and H shall utilize a grid street network to promote vehicular and pedestrian connectivity both within said tracts and to perimeter roadways. This grid street network shall be established through the use of block standards and connections to 30th Street. The use of cul-de-sacs shall be prohibited. Should Tracts I/J and H not be developed under a singular development, paved street stubouts shall be provided between all individual developments for eventual internal roadway connections. Exceptions to this are permitted where necessary due to natural features.

2.6.4 Roadway connections to 30th Street from Tracts I/J and H shall be provided at a maximum of every 800 feet. Connections to 30th Street of less than 800 feet from another connection shall meet minimum spacing standards per the Land Development Code.

2.6.5 Pedestrian connections from Tract I/J's internal pedestrian network to the County Trail along 19th Avenue shall be provided.

2.6.6 Multi-family housing within Tracts I/J and H shall be developed using blocks of no more than 800 feet in length and no more than 500 feet in width. Roadways shall border each block on all sides. Exceptions to this are permitted where necessary due to natural features. In cases wherein a roadway cannot be provided due to natural features, those blocks shall provide roadways on at least 2 sides.

2.6.7 Multi-family buildings within Tracts I/J and H shall be located a maximum of 30 feet from the perimeter streets of 19th Avenue and 30th Street. The maximum setback from all other streets for multi-family buildings within Tracts I/J and H shall be 15 feet. Maximum building height shall be 60 feet/4-stories. No additional setback for buildings over 20 feet in height shall be required.

2.6.8 Surface parking lots serving the multi-family housing in Tracts I/J and H shall be located behind the multi-family buildings on at least three sides of the block. For blocks within these tracts providing roadways on at least 2 sides (as permitted in condition 2.6.6), surface parking lots shall be located behind the multi-family buildings on at least one side. In both instances, the block side with no buildings between the surface parking lot and roadway shall be permitted to be gated, which shall be in accordance with TD-09 standards of the Transportation Technical Manual.

2.6.9 Notwithstanding condition 2.6.8, private driveways between the multi-family buildings to the block's interior parking lot and/or garages shall be permitted. These private driveways shall be permitted to be gated, which shall be in accordance with TD-09 standards of the Transportation Technical Manual. Private driveways shall not account for more than 25% of the block's frontage.

2.6.10 All fencing within any required front yard (30 feet along 30th Street and 19th Avenue and 15 feet along all other roadways) shall be limited to a maximum height of 4 feet.

2.7 A minimum of fifty percent (50%) of the single-family detached lots shall be a minimum of 5,000 square feet in size with a minimum lot width of 50 feet, or shall be rear loaded with alley access.

2.8 Zero lot line development shall be permitted and shall be subject to zero lot line regulations in the Land Development Code. Rear yards shall be a minimum of 20 feet.

2.9 Except for townhomes, Four Unit Village Homes, and multi-family development within Tracts I/J and H, multi-family development shall comply with the RMC-16 regulations of the Hillsborough County Land Development Code. Townhomes, Four Unit Village Homes and multi-family development within Tracts I/J and H shall not be subject to the 2 to 1 additional setback for every foot above 20 feet in height requirements of the Land Development Code.

3. Commercial uses and office uses shall be developed in accordance with CG zoning district standards. Light industrial/RCP uses shall be developed in accordance with M zoning district standards. Schools shall be developed in accordance with the provisions of the Interlocal Agreement for educational facility siting dated October 15, 1997, as amended. Colleges shall be developed in accordance with Land Development Code Section 6.11.27.

4. Buffering and screening requirements shall be those of the Land Development Code unless otherwise noted within these conditions.

4.1 In Tract G2 and Tract I/J, there shall be a 30-foot wide buffer along 19th Avenue. For Tract I/J, the 30-foot wide trail corridor required in condition #256 may be located within the required 30-foot wide buffer to accommodate a County trail. Within this buffer area, and unless otherwise stated, screening shall be achieved through the use of Screening Standard "B." No Type B screening shall be required for a convenience store with gas use located within the western 355 feet of Tract G2.

4.2 If either Tract K or Tract M2 are developed with RCP uses, there shall be a 30-foot wide buffer along 19th Avenue. Within this buffer area, screening shall be achieved through the use of Screening Standard "B."

5. Lighting within the project shall be fully shielded to diffuse glare off site.

6. All trash/refuse/dumpster storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures. Dumpsters shall not be emptied between the hours of 9:00 p.m. and 7:00 a.m., excluding Tracts A, B, C, E, F1, G1, G2 and G3. Such time limitations shall also not apply to Tracts H and I/J if either tract is developed in its entirety with non-residential (RCP) uses.

7. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks approval to actually develop.

8. The Developer shall apply for reclaimed water service in accordance with the County's Reclaimed Water Waiting List Standard Operating Procedure 6.23 within 30 days of zoning approval or prior to General Site Plan certification, whichever comes first.

9. The Developer shall design and install an irrigation system consistent with the requirements of the County's Dryline Standard Operating Procedure 6.2.4. If groundwater from existing wells is used for irrigation purposes, the irrigation system shall be built to County standards pursuant to a right-of-way use permit, and shall be maintained by the developer or designee until reclaimed water becomes available and the system is accepted by Hillsborough County for maintenance.

10. Prior to any development permit approvals, construction or improvement of the project, the Developer shall submit a Master Drainage Plan for review and approval by the Hillsborough County Public Works Department and Development Services Department and to the South West Florida Water Management District. Any required drainage easements will be dedicated to Hillsborough County.
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, which has been received, 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. The locations of all lakes, retention area and potential mitigation areas are conceptual.
16. To provide interconnectivity and internal capacity for circulation, each tract adjacent to a roadway shown on the general site plan shall demonstrate, as determined by Hillsborough County, the ability to provide cross access and internal circulation to adjacent parcels or tracts, except where such cross access would require a crossing of Wolf Creek. The character and design of the cross access shall be: (a) proportional to the proposed development for the site; and (b) may be limited to pedestrian-only access, including non- vehicular cross access provided via the proposed County trail. Character and design of required cross- access shall be as determined by Hillsborough County. Tracts G and S shall support traffic circulation with internal roadway connections to the roadways shown on the general site plan. Tracts with development that includes parking lots shall have efficient parking lot circulation to accomplish the goal of internal circulation by connecting to the access points shown on the general site plan or other locations as approved by Hillsborough County. School sites and park tracts shall accommodate non-vehicular or vehicular cross access and internal circulation appropriate to their use.
17. Upon written request of the County or prior to Construction Plan or Final Plat approval for adjacent development, whichever is earlier, the applicant shall dedicate and convey to Hillsborough County a 60 foot wide right-of-way for the future extension of 21st Street from Shell Point Road to 19th Avenue. The alignment of the right-of-way will be at the discretion of the Developer.
18. Developer of the parcels adjacent to 24th Street and Shell Point Road (west of 30th Street) has designed and constructed to County Standards, Shell Point Road (west of 30th Street) as a two-lane roadway, and has designed 24th Street as a four lane roadway and constructed the first two lanes. Permitting, and construction of a traffic signal at the intersection of 24th Street and Shell Point Road, when warranted, shall be the responsibility of the Developer. The traffic signal shall be designed and constructed to Hillsborough County Standards. The Developer(s) shall be responsible for providing 100 percent of the right-of-way.

19. The general design, location and number of access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and/or the Florida Department of Transportation, if applicable. Final design, if approved by Hillsborough County Development Services Department and/or the Florida Department of Transportation may include, but is not limited to, left turn lanes, acceleration lane(s), and deceleration lane(s). Access points may be restricted in movements.

20. The Optional Right In/Right Out access location on 24th Street in Tract M2 and Optional Right In/Right Out access location on 24th Street in Tract M1 shall meet the Hillsborough County Access Management Regulations and the determination of feasibility of the proposed access shall be made by Hillsborough County at Site Plan Review based on the traffic conditions at this location. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department.

21. Prior to Preliminary Site Plan approval, the Developer shall provide a traffic analysis, signed by a professional engineer, showing the amount of left and right turn lane storage needed to serve development traffic. The Developer shall provide, at his expense, left and right turn lanes at each project access on roads that are shown on the Long Range Transportation Plan and/or the South Shore Corridor Plan. The left and right turn lanes shall be of sufficient length to accommodate anticipated left and right turning traffic. The design and construction of these left and right turn lanes shall be approved by the Hillsborough County Development Services Department and/or FDOT. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement.

a. For Developments along 24th Street the intersections of 24th Street and 19th Avenue, 24th Street and Shell Point Drive and 24th Street and S.R. 674 as well as project driveways shall be analyzed to determine if turn lanes are adequate to accommodate the project traffic.

b. For Developments along 30th Street the intersections of 30th Street and 19th Avenue, 30th Street and Shell Point Drive and 30th Street and S.R. 674 as well as project driveways shall be analyzed to determine if turn lanes are adequate to accommodate the project traffic.

22. When warranted, the Developer shall also construct a traffic signal at the intersection of SR 674 & 24th Street. The traffic signal shall be designed to FDOT and Hillsborough County standards.

23. The Developer shall install a traffic signal at the intersection of 24th Street & 19th Avenue at the time Site Development Approval is sought for parcels adjacent to the intersection. The Developer shall be responsible for the signal, only if Site Development Approval is sought for development on the south side of 19th Ave at 24th Street. If a signal were to be warranted due to traffic coming south on the future extension of 24th Street north of 19th Ave, then the Developer would not be required to install the traffic signal. The Developer has the option of either installing the signal or making payment to the County for the cost of the signal in lieu of installation. If the Developer chooses the payment option, direct payment in the form of a Letter of Credit is acceptable or a Certified Check paid to the County to hold in Escrow. Payment shall be made to the County prior to preliminary site plan approval. If the Developer chooses to install the signal the Developer shall indicate on the preliminary site plan that a traffic signal will be installed. Prior to Construction Plan Approval, the Developer shall submit 60% design plans. Prior to the issuance of a Certificate of Occupancy (CO) the traffic signal shall be installed. The Developer shall be responsible for the cost of design and installation of the traffic signal and appropriate interconnect with adjacent signals. All signals must be approved by the Hillsborough County Public Works Department.

24. If project traffic exceeds 30% of the daily traffic on 30th Street, Developer shall install a traffic signal at the intersection of 30th Street & 19th Ave. If a signal were to be warranted due to traffic coming south on the future extension of 30th Street north of 19th Ave, Developer shall not be required to install the traffic signal. The Developer has the option of either installing the signal or making payment to the County for the cost of the signal in lieu of installation. If the Developer chooses the payment option, direct payment in the form of a Letter of Credit is acceptable or a Certified Check paid to the County to hold in Escrow. Payment shall be made to the County prior to preliminary site plan approval. If the Developer chooses to install the signal the Developer shall indicate on the preliminary site plan that a traffic signal will be installed. Prior to Construction Plan Approval, the Developer shall submit 60% design plans. Prior to the issuance of a Certificate of Occupancy (CO) the traffic signal shall be installed. The Developer shall be responsible for the cost of design and installation of the traffic signal and appropriate interconnect with adjacent signals. All signals must be approved by the Hillsborough County Public Works Department. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department.

25. The directional median included in PRS 21-1034 on 30th Street shall be limited to left in movements for vehicles traveling southbound. The proposed additional access to Tract G2 included in PRS 21-1034 shall be restricted to right in right out and left in traffic movements.

256. The developers of Tract I/J, Tract K, Tract S, and Tract X have participated in the implementation of the Hillsborough Greenways Master Plan by providing Hillsborough County a 30-foot wide trail corridor easement across their properties along the west side of Wolf Branch Creek, where needed between 19th Avenue and the Tampa Electric Company easement south of 19th Avenue. The developer(s) of Tract I/J shall participate by providing Hillsborough County a 30-foot wide trail corridor easement along the south side of 19th Avenue west of 30th Street provided such trail easement is required for use by the County as part of the trail that comprises part of the County's trail network. The easement interest shall be conveyed at such time that the County identifies funding for design and construction of the trail through the project. The County shall be responsible for trail design, permitting, construction and maintenance of the trail. Except for that portion of the trail along the south side of 19th Avenue which crosses over Wolf Branch Creek, the 30-foot trail corridor may be adjacent to, but not overlap, the wetland buffer.

267. The Developer shall coordinate with the County regarding the design and construction of the proposed County trail through the project and shall design an internal bicycle/pedestrian trail network compatible with and connected to the County trail.

278. To ensure the safety of trail users, the Developer shall design any lakes/ponds adjacent to the South Coast trail corridor in a manner that creates a slope no greater than 6:1 along the trail side of the lake/pond system.

289. To ensure connectivity between the County trail and the internal bicycle/pedestrian trail network, the stormwater drainage system to be located on the west side of the trail corridor shall not be one continuous open body of water along the entire length of the trail corridor through the project. The stormwater system shall be designed as two or more lakes/ponds with sufficient land between them to allow the Developer to provide the internal bicycle/pedestrian trail connection(s) to the County trail. At a minimum, one bicycle/pedestrian trail connection to the County trail shall be provided in the vicinity of the community college/park/schools.

2930. Project signs shall be limited to building signs and monument signs. All monument signs shall be a maximum of 15 feet in height. Billboards, pole signs, banners and pennants shall be prohibited.

301. All Phase I residential development beyond 607 units (multi-family or single-family) shall provide mitigation for hurricane shelter space through application of the following formula:

301.1 Number of dwelling units (x) 2.5 (occupancy factor) = the number of potential evacuees.

301.2 Number of potential evacuees (x) .25 (historical public shelter demand) = shelter space demand.


301.3 Number of shelter space demand (x) \$129.00 = offset cost/mitigation for shelter impact.

312. In the event there is conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.

323. Development of the project shall proceed in strict accordance with the terms and conditions contained in the DRI (DRI# 249) Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

334. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

35. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Site Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Wed Nov 24 2021 10:24:10</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

ZHM HEARING DATE:

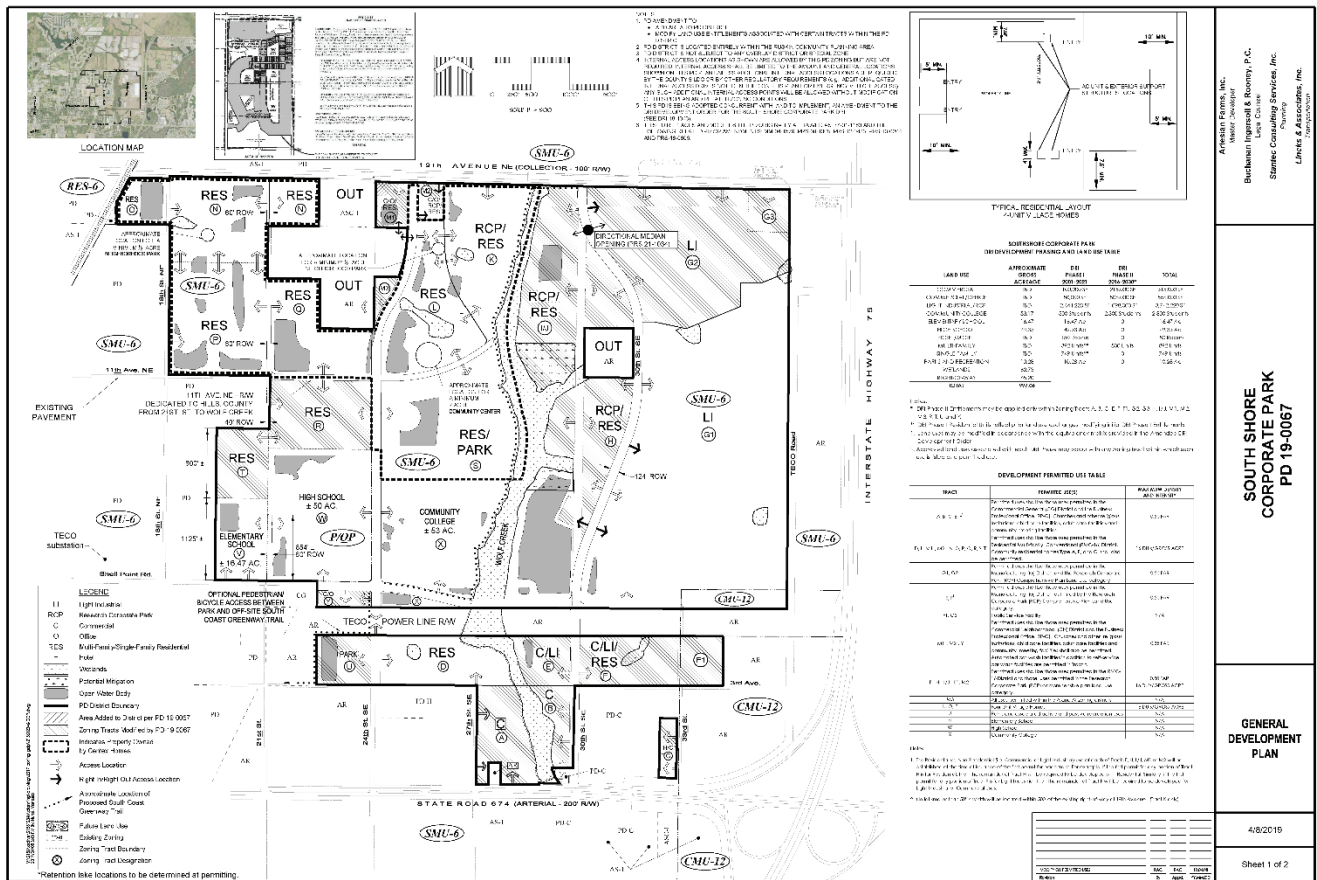
BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Kevie Defranc

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



American Farms, Inc.
 Buckland Engineering & Survey, P.C.
 Lays Construction
 Strategic Consulting Services, Inc.
 Planning
 United Architects, Inc.
 Architecture

SOUTH SHORE CORPORATE PARK PD 19-0067

GENERAL DEVELOPMENT PLAN

4/8/2010
 Sheet 1 of 2

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Ruskin/South

DATE: 10/21/2021
AGENCY/DEPT: Transportation
PETITION NO: PRS 21-1034

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

REPORT SUMMARY AND CONCLUSIONS

- The applicant is requesting a personal appearance (PRS) to modify Planned Development (PD) 19-0067 to add a directional median on 30th St. and an additional access to tract G2 via 30th St.
- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to change the icon for the directional median opening to a hatched arrow and labeled in the legend “Directional median opening see conditions of approval”.
- Transportation Review Section staff has no objection to this request, subject to the listed or attached conditions.

CONDITIONS OF APPROVAL

New Condition:

- The directional median included in PRS 21-1034 on 30th St. shall be limited to left in movements for vehicles traveling southbound. The proposed additional access to Tract G2 included in PRS 21-1034 shall be restricted to right in right out and left in traffic movements.

Other Condition:

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to change the icon for the directional median opening to a hatched arrow and labeled in the legend “Directional median opening see conditions of approval”.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Personal Appearance (PRS) to modify Planned Development (PD) 19-0067 to add a directional median and an additional restricted access to tract G2 via 30th St. No changes to the entitlements are being requested. Transportation Review Section staff has no objection to this request, subject to the listed or attached condition.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

19th Avenue is a 2-lane, undivided, collector roadway in good condition. In the vicinity of the proposed project, 19th Avenue is characterized by 12-foot lanes and paved shoulders lying within +/-124 feet of right of way. There are no sidewalks or bike lanes along 19th Avenue in the vicinity of the project. 19th Avenue is designated as a 6-lane divided roadway on the Hillsborough County Corridor Preservation Plan. 30th Street is a 2-lane, divided, collector roadway from SR 674 to Laurel Ridge Avenue and 2-lane divided from Laurel Ridge Avenue to 19th Avenue in good condition. In the vicinity of the proposed project, 30th Street is characterized by 12-foot lanes lying within +/-140 feet of right of way. There are sidewalks and bike lanes along 30th Street in the vicinity of the project.

SITE ACCESS

The proposed PRS is limited to a directional median opening and an additional access to tract G-2. In addition to the proposed access in PRS 21-1034, tract G-2 has two additional access points on 30th St. and two on 19th St. Pedestrian and vehicular access to tract G-2 will be from 30th street and 19th Ave.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
19 TH AVE NE	US HWY 41	US HWY 301	D	C
30 TH ST	SHELL POINT RD	19 TH AVE NE	D	F

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
19 th Avenue	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input 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
30 th Street	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC
Notes: N/A				

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Staff Report.

**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

October 16, 2019

Reference: PRS 19-1221 RU
Michael Brooks, Esq.
19th Ave., NE & 30th St., NE/54957.0000

Michael Brooks, Esq.
Petitt Worrell Rocha Sheppard, PLLC
100 N. Tampa St., Ste. 3575
Tampa, FL 33602

Dear Applicant:

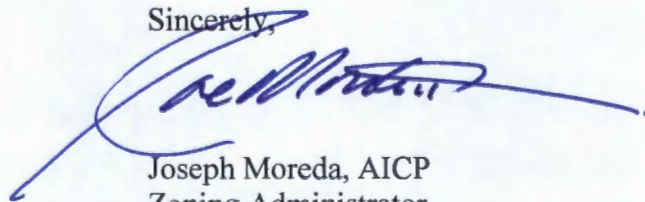
At the regularly scheduled public meeting on October 8, 2019, the Board of County Commissioners approved your request for a minor modification to PD 19-0067, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachments

BOARD OF COUNTY COMMISSIONERS

Ken Hagan
Pat Kemp
Lesley "Les" Miller, Jr.
Sandra L. Murman
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted July 26, 2019.

1. Per the companion DRI Development Order (DRI # 249), the project is to be developed in two Phases (Phase I and II). The additional DRI analysis required by earlier Development Orders prior to the commencement of development Phase 2 has been approved based upon DRI DO 18-1343 and the resulting amended Development Order.

In order to track project development in accordance with the DRI phasing schedule and trade-off mechanism (Equivalency Matrix), an original certified copy of the South Shore Corporate Park Tracking Table shall be submitted to Development Services Department prior to Construction Site Plan or Preliminary Plat approval for each portion of project development. Each Tracking Table submittal shall show the amount of development permits approved to date at the time of permit submittal for the subject portion of the project.

1.1 Development on the site shall be limited to the following uses:

- A maximum of 1,641 residential units;
- A maximum of 3,742,220 square feet of M zoning district uses.

Within the areas designated for Research Corporate Park (RCP) uses, M zoning district uses shall be permitted and limited as follows:

- Permitted M zoning district uses shall be (a) manufacturing, processing, production and assembly within enclosed structures, and (b) warehousing with or without distribution within enclosed structures.
- Heavy industrial uses and open storage shall be prohibited.
- Public Service Facilities shall be permitted.
- Accessory retail uses shall be permitted, provided that accessory retail uses shall not be “stand alone” uses but shall be contained within structures containing permitted principal uses.
- A maximum of 315,000 square feet of Commercial General (CG) zoning district uses;
- A maximum of 150 rooms for hotel/motel uses;
- A minimum of 10.28 acres for park and recreation uses unless otherwise provided herein;
- A maximum of 556,000 square feet of Commercial Neighborhood (CN) and Business Professional Office (BPO) zoning district uses; and
- A minimum of 119.6 acres for educational facilities.

As expressed in DRI Development Order, the above listed totals may be adjusted through application of land use exchanges.

1.2 Individual tracts within the site shall be developed with the uses listed below. Four Unit Village Homes shall only be allowed on Tract N, Tract O and Tract P.

- Tract A - Commercial General (CG) zoning district uses;
- Tract B - CG zoning district uses;
- Tract C - CG zoning district uses;
- Tract D - residential units;
- Tract E - CG and Manufacturing (M) zoning district uses, and Research Corporate Park (RCP) uses;
- Tract F - CG and M zoning district uses, RCP uses, and residential units;
- Tract F1 - Public Service Facilities;
- Tract G1 - M zoning district uses and RCP uses;
- Tract G2 - M zoning district uses and RCP uses;
- Tract G3 - Public Service Facilities;
- Tract H - RCP uses and residential units*;
- Tract I/J - RCP uses and residential units*;
- Tract K - RCP uses and residential units;
- Tract L - residential units;
- Tract M1 - CN (Commercial Neighborhood) zoning district uses, Business Professional Office (BPO) zoning district uses, and residential units;
- Tract M2 - CN and BPO zoning district uses, RCP uses, and residential units;
- Tract M3 - A (Agriculture) and AI (Agricultural Industrial) zoning district uses.
- Tract N - residential units, including but not limited to, Four Unit Village Homes;
- Tract O - residential units, including but not limited to, Four Unit Village Homes;
- Tracts P - residential units, including but not limited to, Four Unit Village Homes;
- Tract Q - residential units;
- Tract R - residential units;
- Tract S - residential units or Park uses;
- Tract T - residential units;
- Tract U - park facilities to be dedicated and conveyed by the Developer to Hillsborough County;
- Tract V - school;
- Tract W - school;
- Tract X - college/community college; and,
- Tract Y - CN and BPO zoning district uses and an automated car wash.

*residential development in these tracts shall be limited to multi-family housing in accordance with conditions 2.6.

1.3 Agricultural uses shall be allowed on an interim basis, excluding logging in wetlands.

1.4 The uses on Tracts K, M1 and M2, will be established at the time of issuance of the first permit for each tract. For example, if the first permit for any portion of Tract K is for residential housing units, then the remainder of Tract K will be required to be developed with residential units unless tract boundaries are modified in accordance with LDC regulations governing modifications to certified General Site Plans.

-
- 1.5 A neighborhood park, a minimum of ½ acre in size, shall be constructed within Tract N in the general location shown on the general site plan.
- 1.6 A neighborhood park, a minimum of ½ acre in size and a community center, a minimum of 2 acres in size, shall be constructed within Tract L in the general location shown on the general site plan.
2. On-site residential development shall comply with the following requirements:
- 2.1 Single family (front loaded only):
- | | |
|-----------------------|-------------|
| Minimum Lot Size: | 4,400 sf |
| Minimum Lot Width: | 40 feet |
| Minimum Front Yard: | 20 feet |
| Minimum Side Yard: | 5 feet |
| Minimum Rear Yard: | 20 feet (1) |
| Maximum Lot Coverage: | 60% |
| Maximum Height: | 3-stories |
- 2.2 Single family (rear loaded with garage and access from an alley);
- | | |
|-----------------------|---------------------|
| Minimum Lot Size: | 2,100 sf |
| Minimum Lot Width: | 30 feet |
| Minimum Front Yard: | (no porch) 10 feet |
| Minimum Front Yard: | (with porch) 5 feet |
| Minimum Side Yard: | 5 feet |
| Minimum Rear Yard: | 3 feet |
| Maximum Lot Coverage: | 70% |
| Minimum Height: | 2-stories |
- A two (2) car garage shall be required for all single-family rear loaded units. The garage shall be accessed from an alley.
- 2.3 Townhouse:
- | | |
|-----------------------|-------------|
| Minimum Lot Size: | 1,500 sf |
| Minimum Lot Width: | 16 feet |
| Minimum Front Yard: | 20 feet |
| Minimum Side Yard: | 0 feet |
| Minimum Rear Yard: | 15 feet (1) |
| Maximum Lot Coverage: | 70% |
| Maximum Height: | 3-stories |
- 2.4 Villa-duplex:
- | | |
|---------------------|----------|
| Minimum Lot Size: | 3,500 sf |
| Minimum Lot Width: | 35 feet |
| Minimum Front Yard: | 20 feet |

Minimum Side Yard:	5 feet
Minimum Rear Yard:	20 feet (1)
Maximum Lot Coverage:	70%
Maximum Height:	3-stories

(1) The shaded areas as shown on the graphic of the General Certified Site Plan are permitted to have a minimum rear yard setback of 10 feet.

2.5 Four Unit Village Homes:

Minimum Lot Size (per unit):	1,000 sf
Minimum Lot Width (per unit):	25 feet
Maximum Lot Coverage (per unit):	70%
Minimum Height (per unit):	2-stories

Setbacks and other dimensional standards for the Four Unit Village Homes shall be as shown on the certified site plan.

Development of Four Unit Village Homes shall be subject to the following requirements and standards:

- 2.5.1 Parking for the Four Unit Village Homes shall be provided within designated parking areas or on-street. On-street parking shall comply with parking standards contained in the Technical Review Manual for the road type being constructed.
- 2.5.2 All parking lots, common areas and landscaping, including but not limited to, yards of individual units shall be maintained by a Home Owner's Association or similar entity.
- 2.5.3 A park and/or recreational facilities (a minimum of 10,000 square feet in size) shall be constructed in Tract N. All such facilities shall be owned and maintained by a Home Owner's Association or similar entity.
- 2.5.4 The front façade of each building shall have a front porch. The porch shall have a minimum of eight feet in width and five feet in depth. The porch shall be covered with a solid roof but shall not be screened or otherwise enclosed. Railings, if provided, shall be consistent with the architectural style of the structure.
- 2.5.5 The front of façade of each building shall at least one architectural enhancement such as, but not limited to, recessed doors, arches, transoms, sidelights, or porticos, consistent with the architectural style of the structure.
- 2.5.6 All exterior wall surfaces shall be architecturally finished with cement plaster, brick or hardieplank / lap siding. If lap siding is used, lap exposure shall be no less than four inches and no more than eight inches. Paint shall not constitute architectural finish.

-
- 2.5.7 Windows shall be provided on all sides of each structure at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof for each dwelling unit. This requirement shall be met per individual story on each wall.
- 2.5.8 Decorative shutters, if provided, shall be made of wood, metal, or copolymer material and shall not be scored into the cement plaster (stucco).
- 2.5.9 Roofs shall be gable or hipped roof styles. Pitched roofs shall have a minimum pitch of 4/12. Rolled roofing and built-up roofing are prohibited.
- 2.5.10 If fascias are provided, they shall have a minimum vertical dimension of six inches and maximum vertical dimension of eight inches.
- 2.5.11 Solid waste facilities provided outside of a building, shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front building wall of the main building. Trash, recycling receptacles, and other similar areas must be located in parking areas or in a central location, and must be screened to minimize sound and visibility from residences and to preclude visibility from residences or from a public right-of-way. Service areas shall be screened by a masonry wall and landscape buffer on three (3) sides if it is located in areas visible to residences or from a public right-of-way. The screening wall shall be six (6) feet high, include architectural design, materials and colors that are consistent with those of the residential structures. The landscape buffer shall be a minimum of five (5) feet in width and contain evergreen plants a minimum of three (3) feet in height spaced not more than 4 feet apart.
- 2.5.12 Mechanical equipment at ground level shall be screened from view of any street by fencing, dense landscaping vegetation, faux facades, or by being incorporated into a building.
- 2.5.13 Fences between units or yards shall be prohibited.
- 2.5.14 If Tract N and/or Tract O are developed with Four Unit Village Homes there shall be a minimum fifty foot (50') setback from 19th Avenue North and a landscaped buffer shall be required. Alternatively the setback from 19th Avenue may be thirty feet (30') if a six-foot (6') solid wall is provided.

2.6 Multi-Family Housing within Tracts I/J and H

A minimum of 15 percent of multi-family units developed in tracts I/J and H shall be set aside as workforce housing for households at or below 120% of the median income, adjusted by family size, for Hillsborough County/Tampa Metropolitan Statistical Area, as defined annually by the United States Department of Housing and Urban Development. The maximum annual rent that may be charged for a workforce housing unit may not exceed the rental limits for Hillsborough County based on income and number of bedrooms as provided annual by the Florida Housing Finance Corporation for the State Housing Initiatives Partnership (SHIP) Program. For purposes of determining household income, the household's annual gross income shall be calculated as defined per the Section 8 housing assistance payments programs in 24 CFR Part 5, and shall be calculated by projecting the prevailing rate of income for all adults in the household as the amount

of income to be received in a household during the 12 months following the effective date of determination. Households eligible for workforce housing shall be placed in units in a manner which will ensure there will be no discrimination on the basis of race, creed, color, age, sex, familial or marital status, sexual orientation, gender identity or expression, handicap, religion, or national origin.

- 2.6.1 This Workforce Housing set aside shall be provided for a period of 15 years beginning with the issuance of Certificates of Occupancy for a development project. A development project shall be a project with an approved Site Development Construction Plan. Each development project shall set aside 15 percent of the units for workforce housing. If the development project provides a variety of unit types (i.e. one bedroom, two bedroom, etc.), the units set aside shall be proportionately allocated among each unit type (i.e. 15% one bedroom, 15% two bedroom, etc.) to provide for a variety of workforce housing types in the development project. To maintain a variety in unit type and variety in location within the development project, the units available for the workforce housing set aside shall be all the units within the development project, as opposed to setting aside specific units.
- 2.6.2 Monitoring/enforcement shall consist of the following requirements:
- a. The property owner, on its own or through a qualified third party verification and monitoring company, shall determine each tenant's eligibility for a workforce housing set-aside unit by confirming the tenant's annual gross income for compliance with the income limits. Income must be recertified annually.
 - b. The property owner shall provide to the County's Affordable Housing Services Department (AHS) an annual report in a format approved by AHS demonstrating compliance with the workforce set-aside requirement, including compliance with tenant income and rent limit requirements.
 - c. As part of the Construction Plan application submittal, the applicant shall submit a copy of an executed Restrictive Covenant which memorializes the workforce housing requirements outlined in this condition. The format of the Restrictive Covenant shall be approved in advance by the Hillsborough County Affordable Housing Services Department and the County Attorney's Office. The Restrictive Covenant shall be executed by all owners of the property, and be recorded in the public records of Hillsborough County. Restrictions will run with the land regardless of the transfer of ownership.
- 2.6.3 Development of multi-family housing in Tracts I/J and H shall utilize a grid street network to promote vehicular and pedestrian connectivity both within said tracts and to perimeter roadways. This grid street network shall be established through the use of block standards and connections to 30th Street. The use of cul-de-sacs shall be prohibited. Should Tracts I/J and H not be developed under a singular development, paved street stubouts shall be provided between all individual developments for eventual internal roadway connections. Exceptions to this are permitted where necessary due to natural features.

-
- 2.6.4 Roadway connections to 30th Street from Tracts I/J and H shall be provided at a maximum of every 800 feet. Connections to 30th Street of less than 800 feet from another connection shall meet minimum spacing standards per the Land Development Code.
- 2.6.5 Pedestrian connections from Tract I/J's internal pedestrian network to the County Trail along 19th Avenue shall be provided.
- 2.6.6 Multi-family housing within Tracts I/J and H shall be developed using blocks of no more than 800 feet in length and nor more than 500 feet in width. Roadways shall border each block on all sides. Exceptions to this are permitted where necessary due to natural features. In cases wherein a roadway cannot be provided due to natural features, those blocks shall provide roadways on at least 2 sides.
- 2.6.7 Multi-family buildings within Tracts I/J and H shall be located a maximum of 30 feet from the perimeter streets of 19th Avenue and 30th Street. The maximum setback from all other streets for multi-family buildings within Tracts I/J and H shall be 15 feet. Maximum building height shall be 60 feet/4-stories. No additional setback for buildings over 20 feet in height shall be required.
- 2.6.8 Surface parking lots serving the multi-family housing in Tracts I/J and H shall be located behind the multi-family buildings on at least three sides of the block. For blocks within these tracts providing roadways on at least 2 sides (as permitted in condition 2.6.6), surface parking lots shall be located behind the multi-family buildings on at least one side. In both instances, the block side with no buildings between the surface parking lot and roadway shall be permitted to be gated, which shall be in accordance with TD-09 standards of the Transportation Technical Manual.
- 2.6.9 Notwithstanding condition 2.6.8, private driveways between the multi-family buildings to the block's interior parking lot and/or garages shall be permitted. These private driveways shall be permitted to be gated, which shall be in accordance with TD-09 standards of the Transportation Technical Manual. Private driveways shall not account for more than 25% of the block's frontage.
- 2.6.10 All fencing within any required front yard (30 feet along 30th Street and 19th Avenue and 15 feet along all other roadways) shall be limited to a maximum height of 4 feet.
- 2.7 A minimum of fifty percent (50%) of the single-family detached lots shall be a minimum of 5,000 square feet in size with a minimum lot width of 50 feet, or shall be rear loaded with alley access.
- 2.8 Zero lot line development shall be permitted and shall be subject to zero lot line regulations in the Land Development Code. Rear yards shall be a minimum of 20 feet.
- 2.9 Except for townhomes, Four Unit Village Homes, and multi-family development within Tracts I/J and H, multi-family development shall comply with the RMC-16 regulations of the Hillsborough County Land Development Code. Townhomes, Four Unit Village Homes and multi-family development within Tracts I/J and H shall not be subject to the 2 to 1 additional setback for every foot above 20 feet in height requirements of the Land Development Code.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 19-1221 RU
MEETING DATE: October 8, 2019
DATE TYPED: October 8, 2019

3. Commercial uses and office uses shall be developed in accordance with CG zoning district standards. Light industrial/RCP uses shall be developed in accordance with M zoning district standards. Schools shall be developed in accordance with the provisions of the Interlocal Agreement for educational facility siting dated October 15, 1997, as amended. Colleges shall be developed in accordance with Land Development Code Section 6.11.27.
4. Buffering and screening requirements shall be those of the Land Development Code unless otherwise noted within these conditions.
 - 4.1 In Tract G2 and Tract I/J, there shall be a 30-foot wide buffer along 19th Avenue. For Tract I/J, the 30-foot wide trail corridor required in condition #25 may be located within the required 30-foot wide buffer to accommodate a County trail. Within this buffer area, and unless otherwise stated, screening shall be achieved through the use of Screening Standard "B." No Type B screening shall be required for a convenience store with gas use located within the western 355 feet of Tract G2.
 - 4.2 If either Tract K or Tract M2 are developed with RCP uses, there shall be a 30-foot wide buffer along 19th Avenue. Within this buffer area, screening shall be achieved through the use of Screening Standard "B."
5. Lighting within the project shall be fully shielded to diffuse glare off site.
6. All trash/refuse/dumpster storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures. Dumpsters shall not be emptied between the hours of 9:00 p.m. and 7:00 a.m, excluding Tracts A, B, C, E, F1, G1, G2 and G3. Such time limitations shall also not apply to Tracts H and I/J if either tract is developed in its entirety with non-residential (RCP) uses.
7. Approval of this application does not ensure that water will be available at the time when the applicant seeks approval to actually develop.
8. The Developer shall apply for reclaimed water service in accordance with the County's Reclaimed Water Waiting List Standard Operating Procedure 6.23 within 30 days of zoning approval or prior to General Site Plan certification, whichever comes first.
9. The Developer shall design and install an irrigation system consistent with the requirements of the County's Dryline Standard Operating Procedure 6.2.4. If groundwater from existing wells is used for irrigation purposes, the irrigation system shall be built to County standards pursuant to a right-of-way use permit, and shall be maintained by the developer or designee until reclaimed water becomes available and the system is accepted by Hillsborough County for maintenance.
10. Prior to any development permit approvals, construction or improvement of the project, the Developer shall submit a Master Drainage Plan for review and approval by the Hillsborough County Public Works Department and Development Services Department and to the South West Florida Water Management District. Any required drainage easements will be dedicated to Hillsborough County.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 19-1221 RU
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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. The locations of all lakes, retention area and potential mitigation areas are conceptual.
16. To provide interconnectivity and internal capacity for circulation, each tract adjacent to a roadway shown on the general site plan shall demonstrate, as determined by Hillsborough County, the ability to provide cross access and internal circulation to adjacent parcels or tracts, except where such cross access would require a crossing of Wolf Creek. The character and design of the cross access shall be: (a) proportional to the proposed development for the site; and (b) may be limited to pedestrian-only access, including non-vehicular cross access provided via the proposed County trail. Character and design of required cross-access shall be as determined by Hillsborough County. Tracts G and S shall support traffic circulation with internal roadway connections to the roadways shown on the general site plan. Tracts with development that includes parking lots shall have efficient parking lot circulation to accomplish the goal of internal circulation by connecting to the access points shown on the general site plan or other locations as approved by Hillsborough County. School sites and park tracts shall accommodate non-vehicular or vehicular cross access and internal circulation appropriate to their use.
17. Upon written request of the County or prior to Construction Plan or Final Plat approval for adjacent development, whichever is earlier, the applicant shall dedicate and convey to Hillsborough County a 60 foot wide right-of-way for the future extension of 21st Street from Shell Point Road to 19th Avenue. The alignment of the right-of-way will be at the discretion of the Developer.
18. Developer of the parcels adjacent to 24th Street and Shell Point Road (west of 30th Street) has designed and constructed to County Standards, Shell Point Road (west of 30th Street) as a two-lane roadway, and has designed 24th Street as a four lane roadway and constructed the first two lanes. Permitting, and construction of a traffic signal at the intersection of 24th Street and Shell Point Road, when warranted, shall be the responsibility of the Developer. The traffic signal shall be designed and constructed to Hillsborough County Standards. The Developer(s) shall be responsible for providing 100 percent of the right-of-way.

19. The general design, location and number of access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and/or the Florida Department of Transportation, if applicable. Final design, if approved by Hillsborough County Development Services Department and/or the Florida Department of Transportation may include, but is not limited to, left turn lanes, acceleration lane(s), and deceleration lane(s). Access points may be restricted in movements.
20. The Optional Right In/Right Out access location on 24th Street in Tract M2 and Optional Right In/Right Out access location on 24th Street in Tract M1 shall meet the Hillsborough County Access Management Regulations and the determination of feasibility of the proposed access shall be made by Hillsborough County at Site Plan Review based on the traffic conditions at this location. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department.
21. Prior to Preliminary Site Plan approval, the Developer shall provide a traffic analysis, signed by a professional engineer, showing the amount of left and right turn lane storage needed to serve development traffic. The Developer shall provide, at his expense, left and right turn lanes at each project access on roads that are shown on the Long Range Transportation Plan and/or the South Shore Corridor Plan. The left and right turn lanes shall be of sufficient length to accommodate anticipated left and right turning traffic. The design and construction of these left and right turn lanes shall be approved by the Hillsborough County Development Services Department and/or FDOT. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement.
 - a. For Developments along 24th Street the intersections of 24th Street and 19th Avenue, 24th Street and Shell Point Drive and 24th Street and S.R. 674 as well as project driveways shall be analyzed to determine if turn lanes are adequate to accommodate the project traffic.
 - b. For Developments along 30th Street the intersections of 30th Street and 19th Avenue, 30th Street and Shell Point Drive and 30th Street and S.R. 674 as well as project driveways shall be analyzed to determine if turn lanes are adequate to accommodate the project traffic.
22. When warranted, the Developer shall also construct a traffic signal at the intersection of SR 674 & 24th Street. The traffic signal shall be designed to FDOT and Hillsborough County standards.
23. The Developer shall install a traffic signal at the intersection of 24th Street & 19th Avenue at the time Site Development Approval is sought for parcels adjacent to the intersection. The Developer shall be responsible for the signal, only if Site Development Approval is sought for development on the south side of 19th Ave at 24th Street. If a signal where to be warranted due to traffic coming south on the future extension of 24th Street north of 19th Ave, then the Developer would not be required to install the traffic signal. The Developer has the option of either installing the signal or making payment to the County for the cost of the signal in lieu of installation. If the Developer chooses the payment option, direct payment in the form of a Letter of Credit is acceptable or a Certified Check paid to the County to hold in Escrow. Payment shall be made to the County prior to preliminary site plan approval. If the Developer chooses to install the signal the Developer shall indicate on the preliminary site plan that a traffic signal will be installed. Prior to Construction Plan Approval, the Developer shall submit 60% design plans. Prior to the issuance of a Certificate of Occupancy (CO) the traffic signal shall be installed. The Developer shall be responsible for the cost of design and installation of the traffic signal and appropriate interconnect with adjacent signals. All signals must be approved by the Hillsborough County Public Works Department.

The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department.

24. If project traffic exceeds 30% of the daily traffic on 30th Street, Developer shall install a traffic signal at the intersection of 30th Street & 19th Ave. If a signal were to be warranted due to traffic coming south on the future extension of 30th Street north of 19th Ave, Developer shall not be required to install the traffic signal. The Developer has the option of either installing the signal or making payment to the County for the cost of the signal in lieu of installation. If the Developer chooses the payment option, direct payment in the form of a Letter of Credit is acceptable or a Certified Check paid to the County to hold in Escrow. Payment shall be made to the County prior to preliminary site plan approval. If the Developer chooses to install the signal the Developer shall indicate on the preliminary site plan that a traffic signal will be installed. Prior to Construction Plan Approval, the Developer shall submit 60% design plans. Prior to the issuance of a Certificate of Occupancy (CO) the traffic signal shall be installed. The Developer shall be responsible for the cost of design and installation of the traffic signal and appropriate interconnect with adjacent signals. All signals must be approved by the Hillsborough County Public Works Department. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department.
25. The developers of Tract I/J, Tract K, Tract S, and Tract X have participated in the implementation of the Hillsborough Greenways Master Plan by providing Hillsborough County a 30-foot wide trail corridor easement across their properties along the west side of Wolf Branch Creek, where needed between 19th Avenue and the Tampa Electric Company easement south of 19th Avenue. The developer(s) of Tract I/J shall participate by providing Hillsborough County a 30-foot wide trail corridor easement along the south side of 19th Avenue west of 30th Street provided such trail easement is required for use by the County as part of the trail that comprises part of the County's trail network. The easement interest shall be conveyed at such time that the County identifies funding for design and construction of the trail through the project. The County shall be responsible for trail design, permitting, construction and maintenance of the trail. Except for that portion of the trail along the south side of 19th Avenue which crosses over Wolf Branch Creek, the 30-foot trail corridor may be adjacent to, but not overlap, the wetland buffer.
26. The Developer shall coordinate with the County regarding the design and construction of the proposed County trail through the project and shall design an internal bicycle/pedestrian trail network compatible with and connected to the County trail.
27. To ensure the safety of trail users, the Developer shall design any lakes/ponds adjacent to the South Coast trail corridor in a manner that creates a slope no greater than 6:1 along the trail side of the lake/pond system.
28. To ensure connectivity between the County trail and the internal bicycle/pedestrian trail network, the stormwater drainage system to be located on the west side of the trail corridor shall not be one continuous open body of water along the entire length of the trail corridor through the project. The stormwater system shall be designed as two or more lakes/ponds with sufficient land between them to allow the Developer to provide the internal bicycle/pedestrian trail connection(s) to the County trail. At a minimum, one bicycle/pedestrian trail connection to the County trail shall be provided in the vicinity of the community college/park/schools.

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29. Project signs shall be limited to building signs and monument signs. All monument signs shall be a maximum of 15 feet in height. Billboards, pole signs, banners and pennants shall be prohibited.
 30. All Phase I residential development beyond 607 units (multi-family or single-family) shall provide mitigation for hurricane shelter space through application of the following formula:
 - 30.1 Number of dwelling units (x) 2.5 (occupancy factor) = the number of potential evacuees.
 - 30.2 Number of potential evacuees (x) .25 (historical public shelter demand) = shelter space demand.
 - 30.3 Number of shelter space demand (x) \$129.00 = offset cost/mitigation for shelter impact.
 31. In the event there is conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
 32. Development of the project shall proceed in strict accordance with the terms and conditions contained in the DRI (DRI # 249) Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
 33. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Ruskin/South

DATE: 10/21/2021
AGENCY/DEPT: Transportation
PETITION NO: PRS 21-1034

<input type="checkbox"/>	This agency has no comments.
<input type="checkbox"/>	This agency has no objection.
<input checked="" type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The applicant is requesting a personal appearance (PRS) to modify Planned Development (PD) 19-0067 to add a directional median on 30th St. and an additional access to tract G2 via 30th St.
- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to change the icon for the directional median opening to a hatched arrow and labeled in the legend “Directional median opening see conditions of approval”.
- Transportation Review Section staff has no objection to this request, subject to the listed or attached conditions.

CONDITIONS OF APPROVAL

New Condition:

- The directional median included in PRS 21-1034 on 30th St. shall be limited to left in movements for vehicles traveling southbound. The proposed additional access to Tract G2 included in PRS 21-1034 shall be restricted to right in right out and left in traffic movements.

Other Condition:

- Prior to PD Site Plan Certification, the applicant shall revise the PD site plan to change the icon for the directional median opening to a hatched arrow and labeled in the legend “Directional median opening see conditions of approval”.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a Personal Appearance (PRS) to modify Planned Development (PD) 19-0067 to add a directional median and an additional restricted access to tract G2 via 30th St. No changes to the entitlements are being requested. Transportation Review Section staff has no objection to this request, subject to the listed or attached condition.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

19th Avenue is a 2-lane, undivided, collector roadway in good condition. In the vicinity of the proposed project, 19th Avenue is characterized by 12-foot lanes and paved shoulders lying within +/-124 feet of right of way. There are no sidewalks or bike lanes along 19th Avenue in the vicinity of the project. 19th Avenue is designated as a 6-lane divided roadway on the Hillsborough County Corridor Preservation Plan. 30th Street is a 2-lane, divided, collector roadway from SR 674 to Laurel Ridge Avenue and 2-lane divided from Laurel Ridge Avenue to 19th Avenue in good condition. In the vicinity of the proposed project, 30th Street is characterized by 12-foot lanes lying within +/-140 feet of right of way. There are sidewalks and bike lanes along 30th Street in the vicinity of the project.

SITE ACCESS

The proposed PRS is limited to a directional median opening and an additional access to tract G-2. In addition to the proposed access in PRS 21-1034, tract G-2 has two additional access points on 30th St. and two on 19th St. Pedestrian and vehicular access to tract G-2 will be from 30th street and 19th Ave.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
19 TH AVE NE	US HWY 41	US HWY 301	D	C
30 TH ST	SHELL POINT RD	19 TH AVE NE	D	F

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
19 th Avenue	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input 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
30 th Street	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC
Notes: N/A				

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

4.0 Additional Site Information & Agency Comments Summary

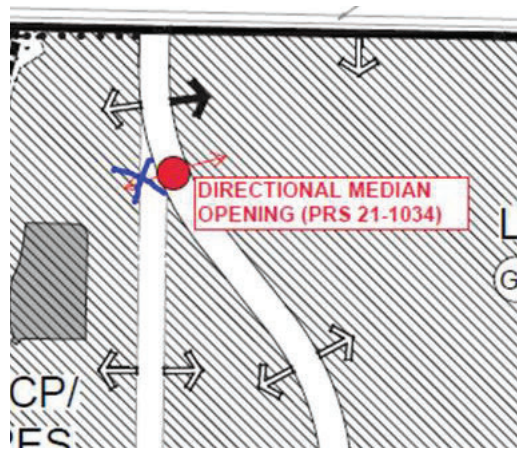
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Staff Report.

From: [Steady, Alex](#)
To: mbrooks@bsrfirm.com
Cc: [Perez, Richard](#); [Grady, Brian](#); [Timoteo, Rosalina](#); [Vazquez, Bianca](#); [Defranc, Kevie](#); [Ratliff, James](#)
Subject: RE: PRS 21-1034
Date: Friday, August 20, 2021 4:45:37 PM
Attachments: [image002.png](#)

Good afternoon Mr. Michael Brooks,

I am writing in regards to the above referenced project. Transportation Review Section staff has the following comments/concerns:

1. The request is proposing modifications to project access but has not submitted a sufficient transportation analysis. Pursuant to HC LDC Section 6.04.03.I, the number of project access points are based upon the total project trip generation or in this case, the trip generation of the development of tract G-2 of the South Shore Corporate Park DRI.
2. Please note that any AV or DE related to a PD rezoning must be filed through zoning intake, and can take 30 days to process. AVs can be filed by anyone but DEs must be signed and sealed by a Professional Engineer (PE) licensed in the state of Florida. Please note that AVs and DEs related to PD rezonings are not approved by the County Engineer prior to the rezoning being approved by the Board of County Commissioners (BOCC). The County Engineer will make a finding of approvability or may deny the variance, which will become a part of the rezoning case file. There are generally several possible outcomes based upon the actions of the County Engineer and BOCC:
 - a. If the County Engineer finds the AV/DE request(s) approvable, and the BOCC approves the PD zoning application, then the County Engineer will subsequently approve the AV/DE request(s) and the project can proceed forward to the plat/site/construction plan review stage.
 - b. If the County Engineer finds the AV/DE request(s) approvable, and the BOCC denies the PD zoning application, then staff will request the applicant formally withdraw their AV/DE request(s). If such action is not taken, then the County Engineer will deny the AV/DE request(s).
 - c. If the County Engineer denies the AV/DE request(s), and the BOCC approves the PD zoning application, then the project would essentially become “unconstructible” since you have an approved rezoning that could not be effectuated at the plat/site/construction plan review stage without the required AV/DE.
3. Assuming the proposed access it warranted, revise the site plan to remove the West arrow from the directional median opening (as shown in the screen grab below). Also, please confirm compliance with HC LDC 6.04.07 and include measurements on the site plan of the spacing between access points.



4. Given the above, staff strongly recommends the applicant continue the zoning in order to allow time to adjust the plan and/or seek the required reviews/approvals. If you wish to proceed forward as scheduled, staff will unfortunately have to recommend denial of the application.

Please let me know if you have any questions. If you wish to continue, please advise us ASAP, so we can avoid having to file a staff report recommending denial based on the above issues.

Thank you,

Alex Steady

Senior Planner

Development Services Department, Transportation Review Section

P: (813)-276-8330

E: steadyA@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Defranc, Kevie <DefrancK@hillsboroughcounty.org>

Sent: Monday, August 16, 2021 2:36 PM

To: mbrooks@bsrfirm.com

Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Timoteo,

Rosalina <TimoteoR@HillsboroughCounty.ORG>; Vazquez, Bianca
<VazquezB@hillsboroughcounty.org>

Subject: PRS 21-1034

Good afternoon Mr. Michael Brooks,

Please be advised that I am the Community Development Division planner reviewing the subject Minor Modification to PD application (PRS) 21-1034 associated with parcel folios 54957.0000 and 54963.0000. In my review, it appears that the subject request falls under Land Development Code subsection 5.03.07.B.2.d., for the type of “minor modification to PD” being requested. The letter of notice’s nature of the request should simply state “minor modification to the approved PD”.

However, please confirm that this is only a minor modification to the approved PD site plan. If not, please provide a separate text document that provides a copy of the currently approved PD conditions showing all proposed revisions. Existing text that is proposed to be deleted shall be struck through (~~text to be deleted~~) while new text that is proposed to be added shall be underlined (text to be added). In addition to Mr. Alex Steady’s latest transportation review comments, please provide a revised general development plan that:

- Delineates/highlights/labels the subject parcels involved with the subject PRS 21-1034 request and
- Updates the “LEGEND” with the new “DIRECTIONAL MEDIAN OPENING” indication.

Furthermore, please complete and submit the attached Additional / Revised Information Sheet along with the required cover letter, the revised general development plan, and the revised proposed conditions (if applicable) to the ZoningIntake-DSD@hcflgov.net email and you may copy me on the email.

Since additional information has been requested and to avoid a “not supportable recommendation” from staff for the upcoming 09/08/2021 BOCC Land Use meeting, I recommend an applicant’s “as a matter of right” continuance request to have this application heard at another BOCC Land Use meeting date. The deadline to submit the continuance request is 08/25/2021.

Best regards,

Kevie Defranc

Senior Planner

Community Development Division
Development Services Department

P: (813) 274-6714

E: DefrancK@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: September 8, 2021</p> <p>PETITION NO.: 21-1034</p> <p>EPC REVIEWER: Mike Thompson</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1219</p> <p>EMAIL: thompson@epchc.org</p>	<p>COMMENT DATE: July 28, 2021</p> <p>PROPERTY ADDRESS: 19th Ave NE, Ruskin</p> <p>FOLIO #: 54963.0000, 54957.0000</p> <p>STR: 03-32S-19E</p>
<p>REQUESTED ZONING: Minor Mod to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Ditches
<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. 	

Environmental Excellence in a Changing World

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- 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.

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

PETITION NO.: PD21-1034 REVIEWED BY: Randy Rochelle DATE: 7/12/2021

FOLIO NO.: 54957.0000

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 24 inch water main exists (adjacent to the site), (approximately feet from the site) and is located within the south Right-of-Way of 19th Avenue NE.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 12 inch wastewater force main exists (adjacent to the site), (approximately feet from the site) and is located within the south Right-of-Way of 19th Avenue NE.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

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