



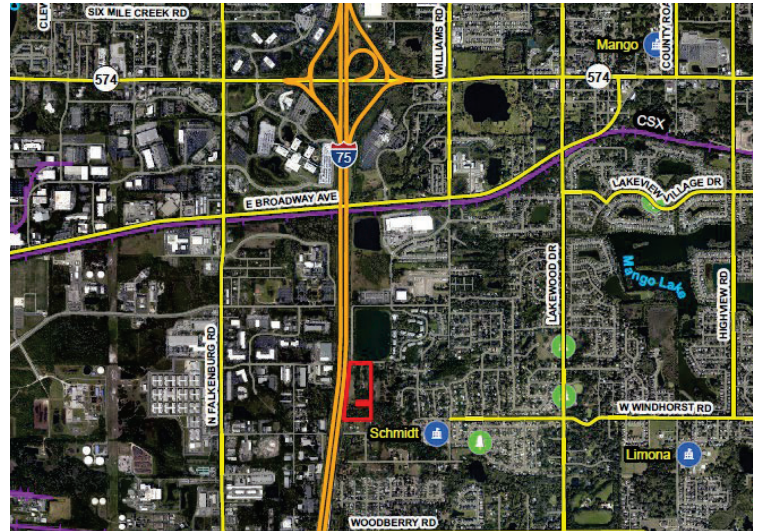
Rezoning Application: PD 22-1703

Zoning Hearing Master Date: May 15, 2023

BOCC Land Use Meeting Date: July 18, 2023

1.0 APPLICATION SUMMARY

Applicant: The Widewaters Group, Inc.
FLU Category: UMU-20 & RES-6
Service Area: Urban
Site Acreage: 16.44 +/-
Community Plan Area: Brandon
Overlay: None
Request: Rezoning from PD to PD



Introduction Summary:

The applicant seeks to rezone two parcels from PD 20-0447 and two parcels from PD 05-0809 (as most recently modified by PRS 22-0091) to PD 22-1703 to allow for the development of 280 multi-family units. This application includes a flex request of the UMU-20 Future Land Use category. Additionally, this application is a companion to Minor Modification (PRS) 23-0033 to recognize the removal of two parcels from PD 05-0809 within the multi-parcel PD.

Zoning:	Existing		Proposed
District(s)	PD 20-0447	PD 05-0809	PD 22-1703
Typical General Use(s)	Self-storage facility, agricultural uses, and one single family home	Single-Family Attached (townhome)	Multi-Family
Acreage	7.24 +/-	21.6	16.44
Density/Intensity	0.26 FAR / 1 unit per acre	9 unit per acre (flex)	17 units per acre (flex)
Mathematical Maximum*	80,000 sf / 1 unit per acre	195 residential units	280 residential units

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	PD 20-0447	PD 05-0809	PD 22-1703
Lot Size / Lot Width	n/a	1,360 sf / 16'	n/a

APPLICATION NUMBER: PD 22-1703

ZHM HEARING DATE: May 15, 2023

BOCC LUM MEETING DATE: July 18, 2023

Case Reviewer: Michelle Heinrich, AICP

Setbacks/Buffering and Screening	30' Front Yards north and west 8' buffer only north and west 20' buffer/Type B along south and east	15' Front Yard 15' Rear Yard 20' Side Yards 25' landscape buffers west and east 15' landscape buffers north	60'-25' Front Yard 650'-10' Rear Yard 70'-10' East Side Yard 65'-25' West Side Yard 20 <u>25'</u> <u>buffer / solid masonry wall or fence along west</u> 8' buffer/Type A <u>screening along north and east</u> <u>20' buffer / existing vegetation along south</u>
Height	40' (2:1 setback)	35' (no 2:1 setback)	50'-20' (no 2:1 setback)

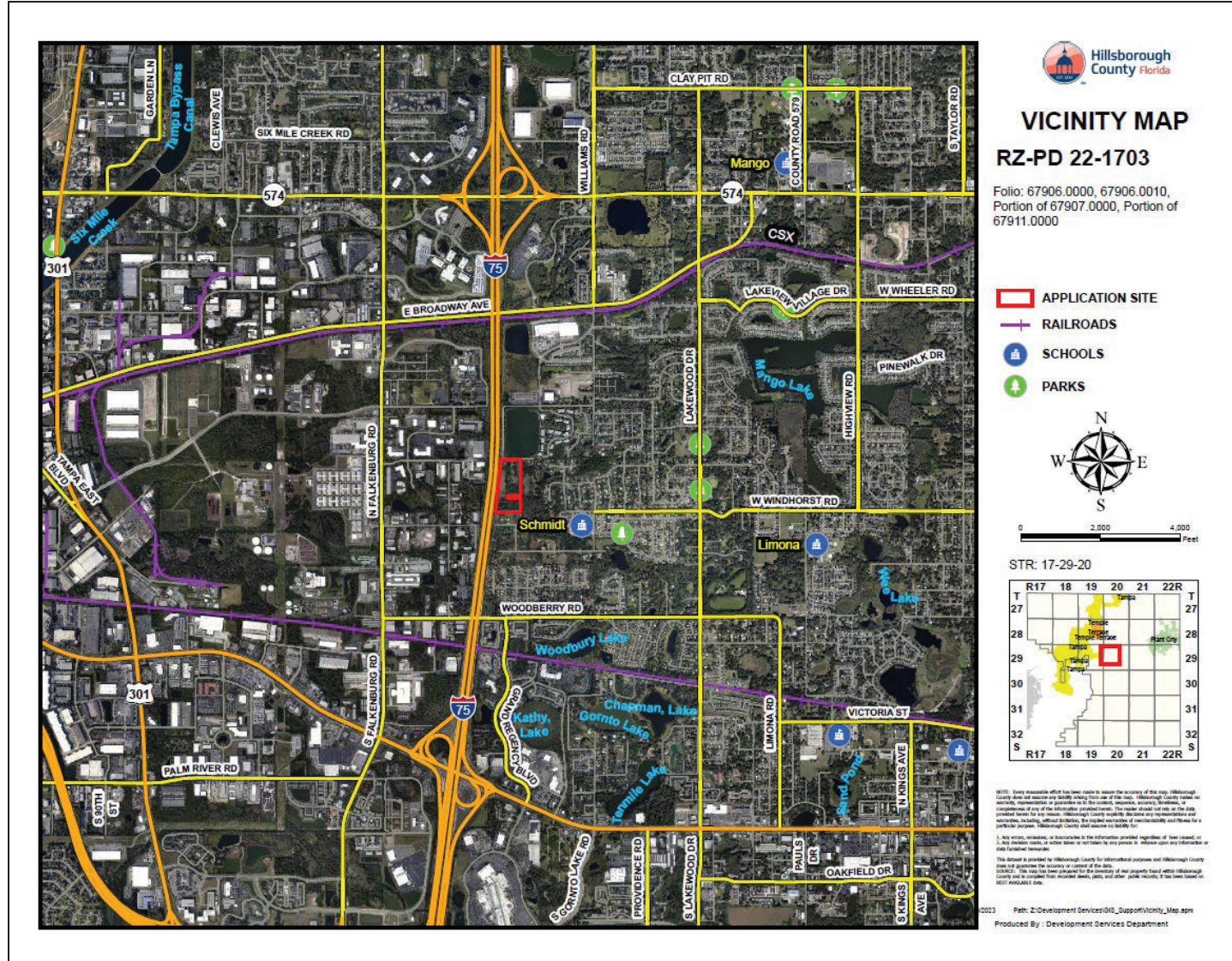
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

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

2.1 Vicinity Map

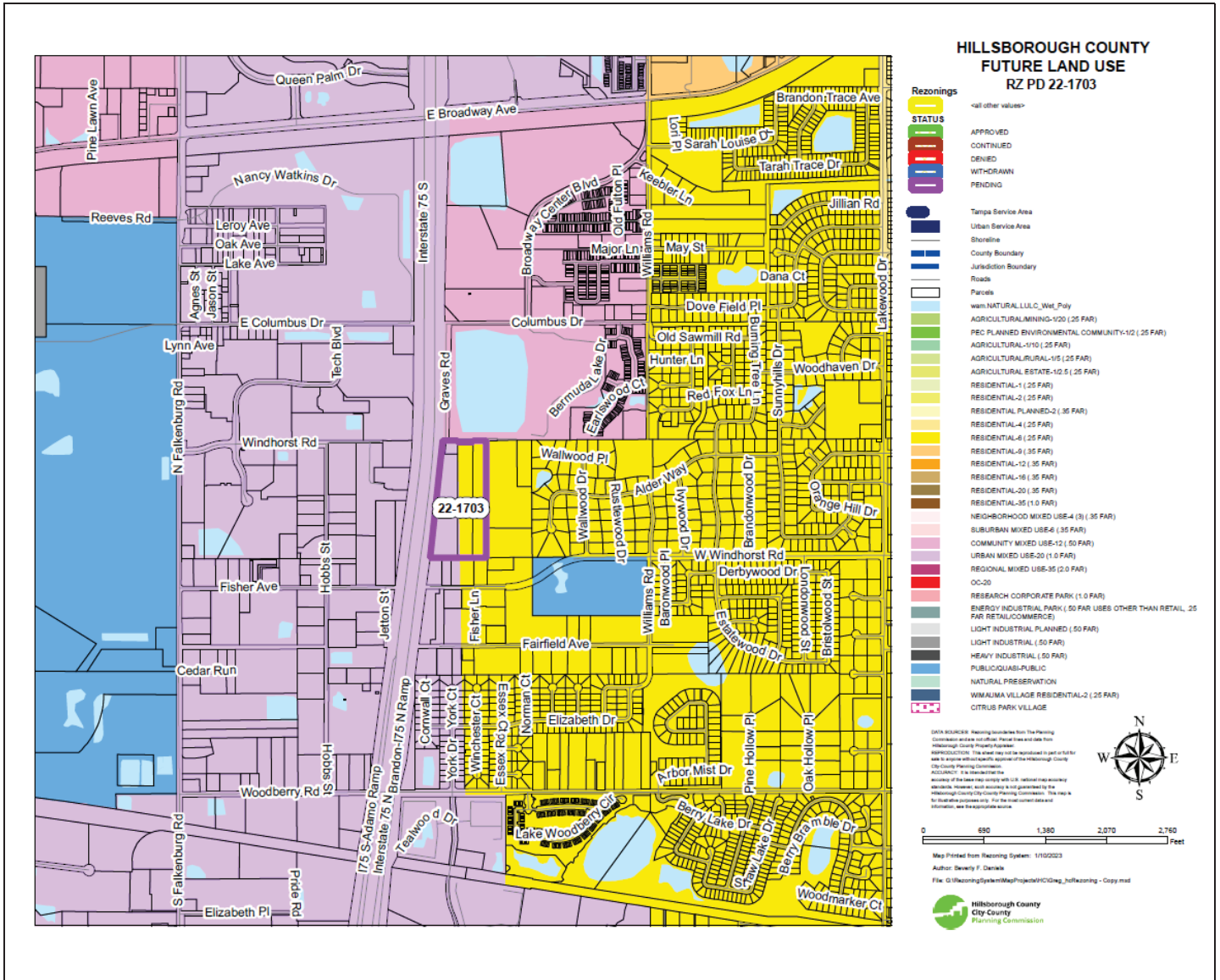


Context of Surrounding Area:

The site is located within the Brandon community, east of I-75 and west of Williams Rd. The general area consists of single-family and multi-family residential uses to the east of I-75 and commercial and industrial uses to the west of I-75. Residential uses are developed at levels ranging from urban (multi-family development) to low densities (ASC-1); however, the predominate density is suburban (RSC-6).

2.0 LAND USE MAP SET AND SUMMARY DATA

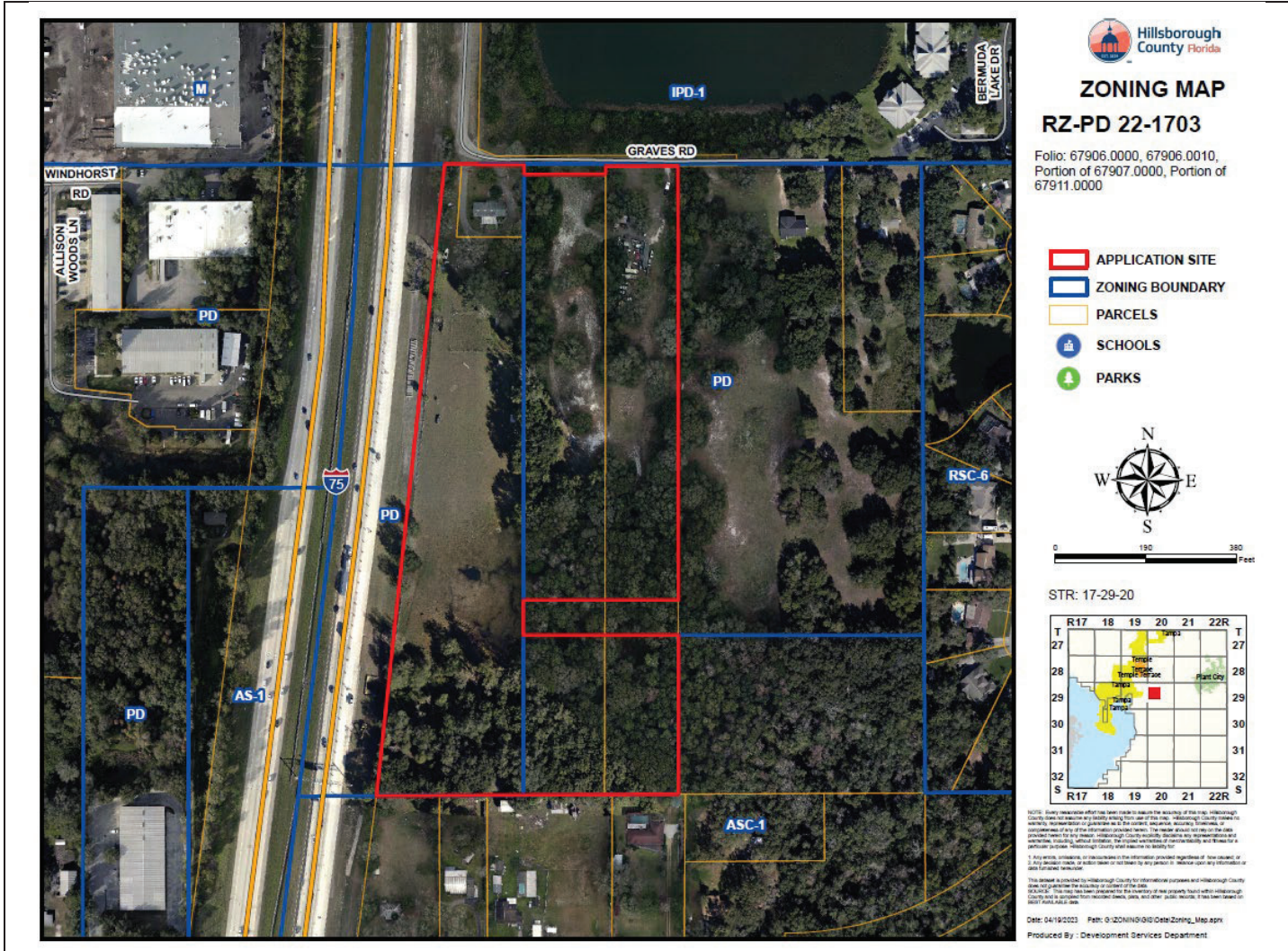
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6 & UMU-20
Maximum Density/F.A.R.:	RES-6: 6 units per acre UMU-20: 20 units per acre
Typical Uses:	RES-6: Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. UMU-20: Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

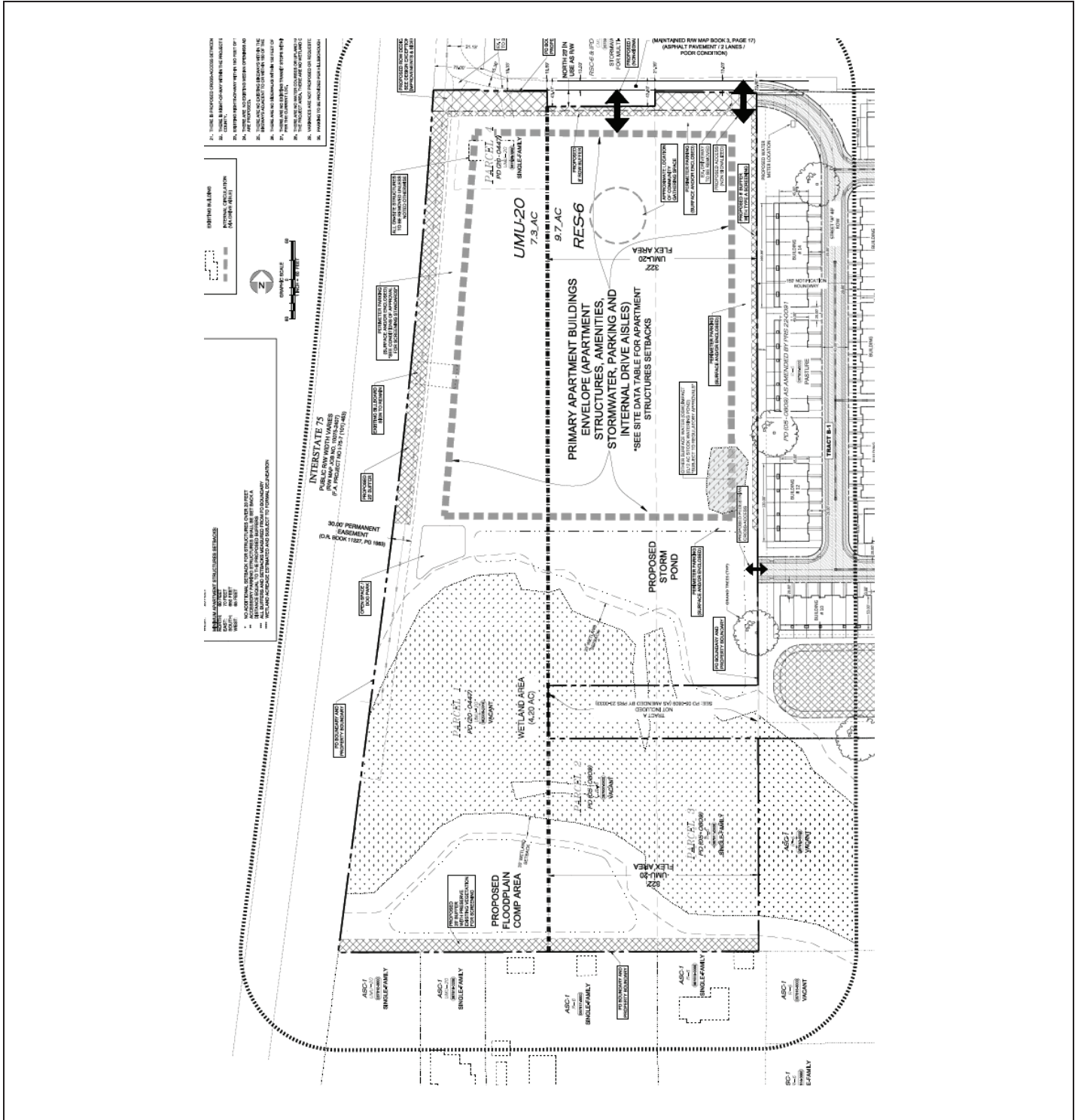


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	IPD-1 89-0127	3-9 units per acre	Multi-family/Single-Family Attached/Single-Family Detached	Multi-Family
South	ASC-1	1 unit per acre	Single-Family Residential	Single-Family Residential
East	PD 05-0809	9 units per acre	Single-Family Attached	Undeveloped
West	n/a	n/a	n/a	Interstate

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Graves Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	750	48	62
Proposed	1,870	110	141
Difference (+/-)	+1,120	+62	+79

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Graves Road/ Substandard Road	Design Exception Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 280 units = \$1,865,080 Parks: \$1,555 * 280 units = \$ 435,400 School: \$3,891 * 280 units = \$1,089,480 Fire: \$249 * 280 units = \$ 69,720 Total Multi-Family (1-2 story) = \$3,459,680 Urban Mobility, Central Park/Fire - 280 multi-family units				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes a multi-family project which will include a flex of the UMU-20 Future Land Use (FLU) category. The resulting density will be approximately 17 units per acre. Due to the parcel's size, compatibility measures can be accommodated. Property to the immediate north is developed with the adjacent multi-family project's stormwater pond, with no buildings directly across from the site. Additionally, Type A screening is proposed along the subject project's frontage. Interstate 75 is located to the west of the site with no intervening uses or roads. An existing tree line is present, and the applicants propose a 25 foot wide buffer along the west. Single-family residential to the south will be separated from the project area by approximately 650 feet with an intervening 4.7 acre wetland area. Property to the east is proposed for single-family attached development with two story units. The applicant is providing a 70 foot setback along the east in order to provide a 2:1 setback (2 feet for every 1 foot over 20 feet in height). Additionally, type A screening along the south is proposed.

Given the above factors, staff finds the project to be compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. Site Data Table to correct the flex area from RES-6 to UMU-20.
2. Accessory structure southern setback to be revised – distance from PD boundary needed.
3. Site Plan to remove delineation and notation of existing billboard.
4. Correct RES-6 acreage on site plan from 9.7 acres to 9.1 acres.
5. Add a Note to the site plan that reads “Sidewalks to be provided per the Hillsborough County Land Development Code.”
6. Site Data table to remove “billboard” from existing use and proposed use.
7. The northern PD boundary buffer to be delineated using a different pattern than the eastern buffer.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 18, 2023.

1. Development shall be limited to a maximum of 280 multi-family units. Uses shall be developed where generally shown on the general site plan.
 - 1.1 The project may be development together with the adjacent land identified on the site plan as “Tract A,” which land is located within Folio Nos. 067907-0000 and 067911-0000 and part of PD 05-0809 (PRS 23-0033), if approved, and if the Developer proposes to develop the overall land as a single unified development, provided that uses on Tract A shall be limited to stormwater ponds and improvements, floodplain compensation areas, passive recreation, and, subject to all environmental permitting, improvements necessary to access the southern portion of the project.
 - 1.2 The existing on-site billboard was lawfully erected prior to the submittal of PD 22-1703, and the rights of the billboard owner to maintain said lawfully erected billboard at its present location shall not be affected by approval of said application. All rights to remain, repair, reconstruct, reconfigure, or relocate the billboard structure shall be governed by the applicable Settlement Agreement regarding billboards.
2. Multi-family buildings shall be located a minimum of 60 feet from the northern PD boundary, a minimum of 70 feet from the eastern PD boundary, a minimum of 650 feet from the southern PD boundary and a minimum of 65 feet from the western PD boundary. The northern setback shall be taken from the Graves Road right-of-way preservation/dedication line. Maximum building height for multi-family buildings shall be 50 feet. No additional 2:1 building setback for buildings over 20 feet in height shall be required.
3. Accessory parking structures shall be located a minimum of 25 feet from the northern PD boundary, a minimum of 10 feet from the eastern PD boundary, a minimum of 600 feet from the southern PD boundary and a minimum of 25 feet from the western PD boundary. The northern setback shall be taken from the Graves Road right-of-way preservation/dedication line. Maximum building height for accessory parking structures shall be 20 feet.
4. A 25 foot wide buffer shall be provided along the western PD boundary, where depicted on the general site plan. Screening placed along the most interior buffer boundary shall be permitted. Screening required per LDC Section 6.06.06.C.6 shall be provided using a 6-foot high masonry wall or solid wooden or PVC fence. Accessory garage structures, with or in lieu of the wall or fence, may be used to meet the screening requirement.

5. An 8 foot wide buffer shall be provided along the eastern PD boundary, where depicted on the general site plan. Type A screening shall be provided within the buffer.
6. A 20 foot wide buffer shall be provided along the southern PD boundary, where depicted on the general site plan. Existing vegetation shall be preserved (unless required to be removed by Natural Resources staff) within this buffer.
7. Passive recreational uses shall be permitted throughout the PD. A dog park shall be permitted where depicted on the general site plan.
8. 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.
9. As notated on the revised site plan and additional information sheet dated January 26, 2023, proposed impacts to the central OSW shall be "subject to regulatory 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.
10. 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).
11. 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.
12. RZ 22-1703 is approved, the County Engineer will approve a Design Exception (dated March 28, 2023) which was found approvable by the County Engineer (on April 4, 2023) for the Graves Road. substandard road improvements. As Graves Road is a substandard local roadway, the developer shall make certain improvements to Graves Road consistent with the Design Exception.
13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Zoning Administrator Sign Off:



J. Brian Grady
Mon May 15 2023 12:58:41

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The subject application seeks to rezone a portion of land within PD 05-0809 into the proposed PD. Staff has evaluated the request and finds that no impacts to PD 05-0809 will occur. PD 05-0809 consists of four parcels and was approved with a flex of the UMU-20 FLU category found to the west and a flex of the CMU-12 FLU category found to the north. The resulting density of 9 units per acre (195 single-family attached units) was due to a blending of the RES-6, UMU-20 and CMU-12 FLU categories over 21.6 acres.

Figure 1 shows the FLU categories within the existing PD. The entire PD is located within the RES-6 FLU category. The red area depicts the UMU-20 flex that occurred from property to the immediate west of PD 05-0809 (13.9 acres). The green area depicts the CMU-12 flex that occurred from the north of PD 05-0809 (3.8 acres). The blue area depicts the area that remained in the RES-6 FLU category (3.9 acres).

Figure 2 shows how PD 05-0809 will be modified due to the proposed rezoning. The area to be removed under this PD request is shown in yellow. The CMU-12 flex (shown in green) remains and is not impacted by the removal. In order to maintain the UMU-20 flex and the units it provides, a strip of land (shown in red) will remain connecting the UMU-20 FLU parcel to PD 05-0809. The remainder of PD 05-0809 will be within the RES-6 FLU category. The calculations are as follows: CMU-12 (3.8 acres) = 45 units, UMU-20 (0.95 acres) = 18 units, RES-6 (7.41 acres) = 44 units, totaling 107 units over the development area of 11.55 acres (9 units per acre). Additionally, the remaining area under PD 05-0809 has full access to Graves Road and is not dependent on the removed acreage for access.

Figure 1: Existing PD 05-0809

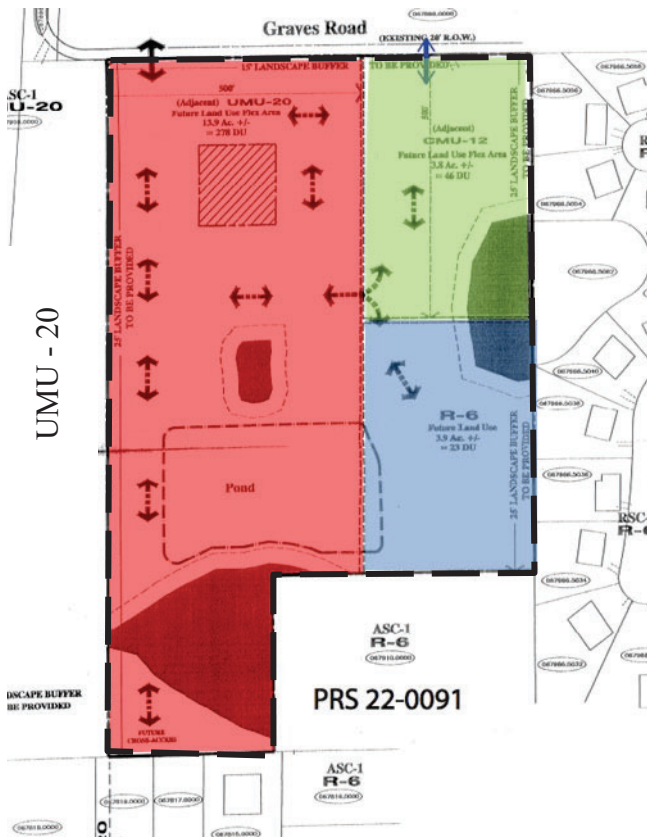
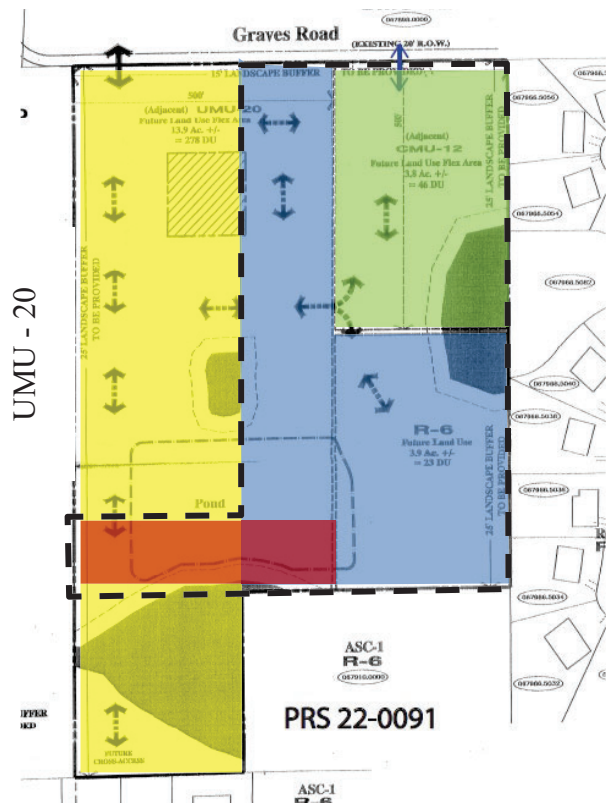


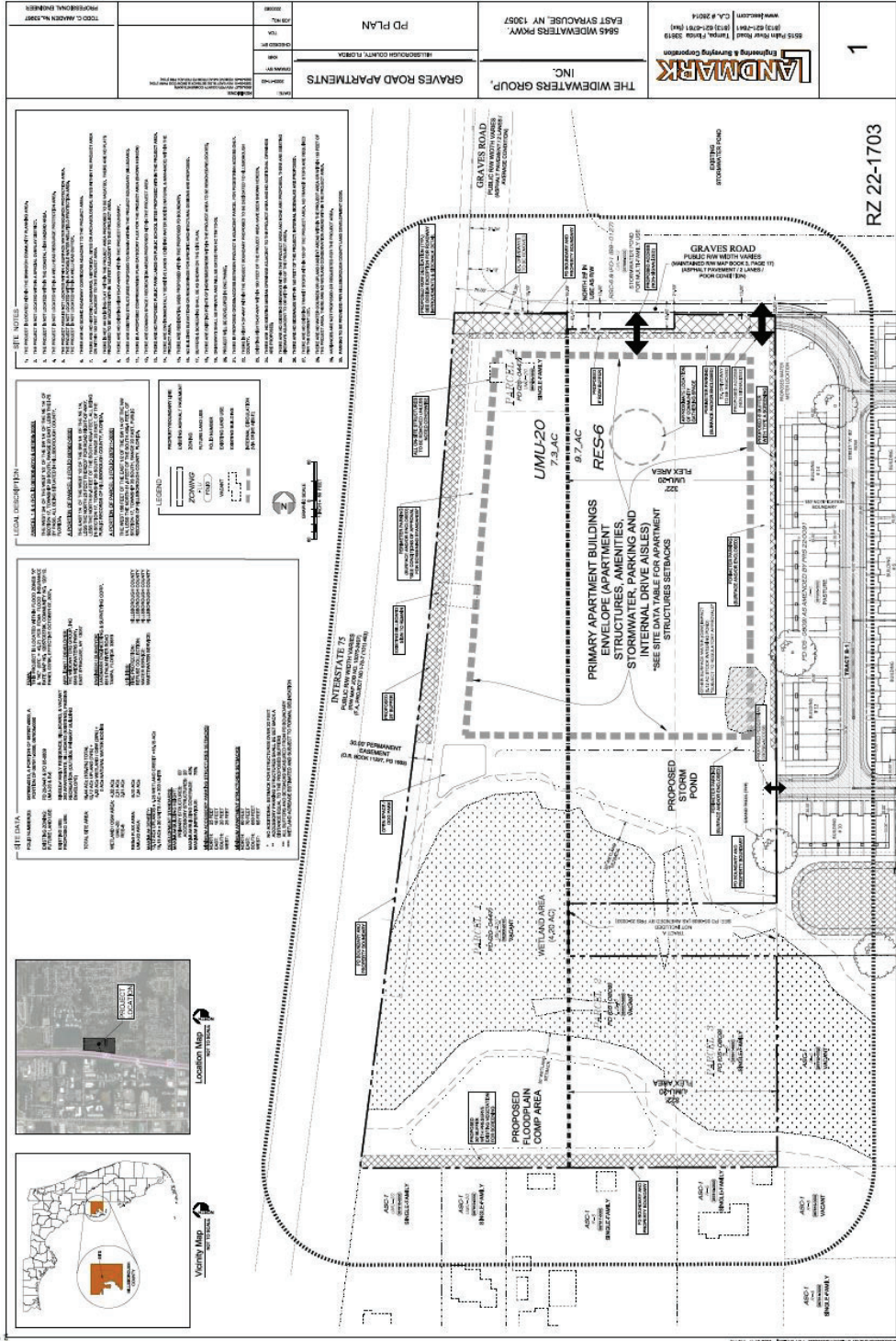
Figure 2: Modified PD 05-0809



PD Variation Request:

The applicant requests a PD Variation to LDC Section 6.06.06.C.6., which requires Type B landscaping (trees) or a berm/planting combination at 8 feet in height providing an opacity of 75%. The applicant is proposing screening to instead be provided by a 6-foot high masonry wall or solid wooden or PVC fence. Alternatively, the accessory garage structures may also be used to meet some or all of this screening requirement. There is an existing underground pipeline located within the western PD boundary; therefore, the screening is proposed to occur within 30 feet of the PD boundary, which may be in or outside of the 25 foot buffer. Staff has no objections to this request.

8.0 PROPOSED SITE PLAN (FULL)



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: Brandon/Central

DATE: 05/04/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1703

	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.

CONDITIONS OF APPROVAL

- If RZ 22-1703 is approved, the County Engineer will approve a Design Exception (dated March 28, 2023) which was found approvable by the County Engineer (on April 4, 2023) for the Graves Road. substandard road improvements. As Graves Road is a substandard local roadway, the developer shall make certain improvements to Graves Road consistent with the Design Exception.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

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

- Add a Note to the site plan that reads “Sidewalks to be provided per the Hillsborough County Land Development Code.”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone four parcels totaling +/- 17.02 acres from Planned Development (PD 20-0447 and part of PD 05-0809) to form a new Planned Development (PD 22-1703). The proposed new Planned Development is seeking entitlements of 280 multi family dwelling units. The site is generally located on the south side of Graves Road. The Future Land Use designation of the site is Urban Mixed Use - 20 (UMU-20) and Residential – 6 (R-6).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 20-0447, 1 Single Family Dwelling Unit (ITE Code 210)	14	1	1
PD 20-0447, 80,000 sf of Mini Warehousing (ITE Code 151)	116	7	12
PD 05-0809, 88 multi family dwelling units (ITE Code 215)	620	40	49
Total	750	48	62

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 280 Multi Family Dwelling Units (ITE code 220)	1,870	110	141

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+1,120	+62	+79

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Graves Road. Graves Road is 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-10 ft. of pavement. The existing right-of-way on Graves Road varies from +/- 20 feet to +/- 40 feet. There are no sidewalks or bicycle facilities on either side of the roadway within the vicinity of the subject property.

DESIGN EXCEPTION, SUBSTANDARD ROAD – GRAVES ROAD

Given that Graves Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (DE) request (on March 28, 2023) for Graves Road. to determine the specific improvements that would be required by the County Engineer. Based on factors presented within the Design Exception request, the County Engineer found the DE approvable (on April 4, 2023). The deviations from the TS-7 Typical Section (2-Lane Undivided, Local and Collector Rural Roadways), include:

Segment A

(This segment of Graves Road from Broadway Center Road to the northern north/south portion of Graves Road and is Hillsborough County maintained)

- The developer shall be permitted to utilize the 10-foot travel lanes in lieu of the 12-foot-wide travel lanes typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;
- The developer shall be permitted to utilize 6-foot unpaved shoulders on each side of the roadway in lieu of the 8-foot shoulder with 5 feet paved typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;

- The developer shall construct 5-foot sidewalk on the north side of Graves Road in lieu of the 5 foot wide sidewalk on both sides of the roadway typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;

Segment B

(This segment is the north/south portion of Graves Road, parallel to I-75 and is FDOT maintained)

- The developer shall be permitted to utilize the existing 10 to 11-foot travel lanes in lieu of the 12-foot wide travel lanes typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7. FDOT has required this segment to be milled and resurfaced.
- The developer shall be permitted to utilize 6-foot unpaved shoulders on each side of the roadway in lieu of the 8-foot shoulder with 5 feet paved typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;
- The developer shall construct 10-foot multi-use path along the west side of Graves Road in lieu of the 5-foot-wide sidewalk on both sides of the roadway typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;

Segment C

(Portion of Graves Road that borders the project and is Hillsborough County maintained)

- The developer shall be permitted to utilize the 10-foot travel lanes in lieu of the 12-foot-wide travel lanes typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;
- The developer shall be permitted to utilize 6-foot unpaved shoulders on each side of the roadway in lieu of the 8-foot shoulder with 5 feet paved typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;
- The developer shall construct 10-foot multi-use path along the south side of Graves Road in lieu of the 5-foot-wide sidewalk on both sides of the roadway typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;

SITE ACCESS

The project proposes two full access connections to Graves Road. A pedestrian connection to east is proposed to line up with a development that is currently under review and is required to stub out to the subject rezoning.

ROADWAY LEVEL OF SERVICE (LOS)

Graves Road is not a Hillsborough County regulated roadway and as such was not included in the Level of Service 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
Graves Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	750	48	62
Proposed	1,870	110	141
Difference (+/-)	+1,120	+62	+79

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Graves Road/ Substandard Road	Design Exception Requested	Approvable
Notes:		

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

From: Williams, Michael
Sent: Monday, April 3, 2023 7:03 PM
To: Vicki Castro
Cc: Tirado, Sheida; Micahel Yates (myates@palmtraffic.com); Heinrich, Michelle; Michael Brooks; Steady, Alex; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 22-1703 Design Exception Review
Attachments: 22-1703 DEREQ 03-28-23.pdf

Importance: High

Vicki,

I have found the attached Design Exception (DE) for PD 22-1703 APPROVABLE. It should be noted that improvements associated with PI 6103 listed in the DE will become the responsibility of this project should the other project not move forward.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, March 28, 2023 9:51 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>
Subject: RZ PD 22-1703 Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception is approvable to me, please include the following people in your response:

vcastro@palmtraffic.com
mdr@raysor-transportation.com
mbrooks@bsrfirm.com
heinrichm@hillsboroughcounty.org
steadya@hillsboroughcounty.org

Best Regards,

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Revised March 28, 2023
March 06, 2023

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

RE: Graves Road Apartments (PD 22-1703)
Folio: 067906-0010, 067907-0000, 067911-0000, 06906-0000
Design Exception – Graves Road
Palm Traffic Project No. T22091

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of up to 280 multi-family dwelling units on the 17.22 acre site located south of Graves Road and east of I-75, as shown in Figure 1. This request is made based on our virtual meeting on February 10, 2023 with Hillsborough County staff.

The project proposes to have two (2) full accesses to Graves Road. Graves Road is identified in the Hillsborough County Comprehensive Plan as a local roadway and was identified during our meeting as a substandard road. Graves Road has an assumed posted speed limit of 30 mph with 5 AM and 4 PM peak hour trip ends (approximately 50 daily trip ends). Graves Road existing pavement width varies between 10 feet and 12 feet between Broadway Center Road and the subject site.

Graves Road is broken into three segments for the design exception request:

- Segment A – This segment is from Broadway Center Road to the northern north/south portion of Graves Road
- Segment B – This segment is the north/south portion of Graves Road, parallel to I-75
- Segment C – This segment is from the north/south portion to the eastern project access.

These segments are shown in Figure 2.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Graves Road from Broadway Center Road to the eastern access of the subject site. The requested exceptions to the TS-7 typical for each section and the justification are as follows:

Segment A

1. Lane Width – TS-7 has 12-foot travel lanes. The existing lanes are approximately 9 feet. The proposed section has 10-foot travel lanes. This modification is currently under plan review PI 6103.
2. Shoulder – TS-7 has 8-foot shoulders with 5-foot paved on both sides of the roadway. The existing roadway has limited to no shoulders. Due to limited right of way, the full shoulder cannot be provided, however, a 6-foot unpaved shoulder is proposed to be provided on both sides of the roadway. This modification is currently under plan review, PI 6103.
3. Sidewalk – TS-7 has a 5-foot sidewalk on both sides of the roadway. Due to limited right of way, a 5-foot sidewalk is proposed on the north side of Graves Road. This will connect to the existing sidewalk along Broadway Center Boulevard.

Segment B

1. Lane Width – TS-7 has 12-foot travel lanes. The existing lanes are approximately 10 feet to 11 feet. This section proposes to maintain the existing lane widths. However, at the request of FDOT, this segment of roadway will be milled and resurfaced.
2. Shoulder – TS-7 has 8-foot shoulders with 5-foot paved on both sides of the roadway. The existing roadway has at least 6-foot unpaved shoulders. This section proposes to maintain the existing unpaved shoulders.
3. Sidewalk – TS-7 has a 5-foot sidewalk on both sides of the roadway. Due to limited right of way, a 10-foot multi-use path is proposed on the west side of Graves Road.

Segment C

1. Right of Way – TS-7 has 96 feet of right of way. The proposed right of way is 50 feet which will accommodate the proposed typical section.
2. Lane Width – TS-7 has 12-foot travel lanes. The existing roadway is approximately 10 feet. The proposed section has 10-foot travel lanes. This modification is currently under plan review PI 6103.
3. Shoulder – TS-7 has 8-foot shoulders with 5-foot paved on both sides of the roadway. The existing roadway has limited to no shoulders. Due to limited right of way, the full shoulder cannot be provided, however, a 6-foot unpaved should is proposed to be provided on both sides of the roadway. This modification is currently under plan review, PI 6103.
4. Sidewalk – TS-7 has a 5-foot sidewalk on both sides of the roadway. Due to limited right of way, a 10-foot multi-use path is proposed on the south side of Graves Road.

The proposed typical sections are shown in Figure 3.

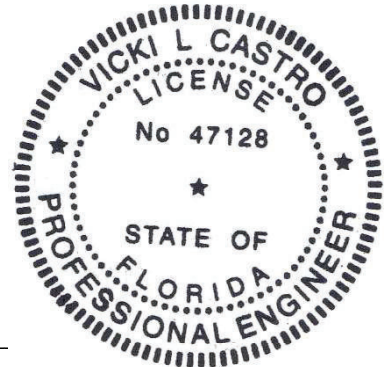
Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L
Castro**

Vicki L Castro, P.E.
Principal

Digitally signed by Vicki L
Castro
Date: 2023.03.28 11:29:09
-04'00'



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

_____ Disapproved _____ Approved with Conditions _____ Approved

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

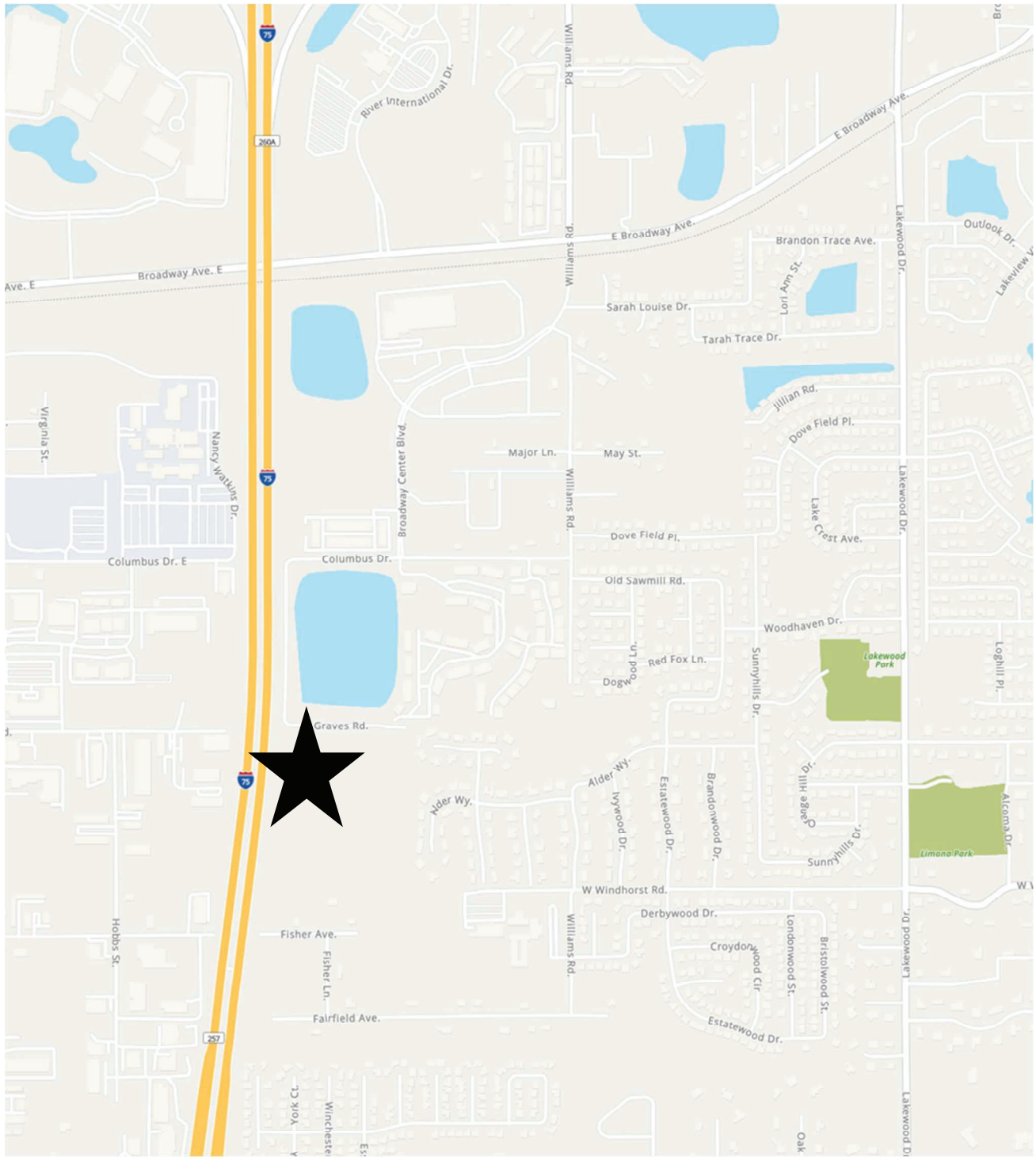
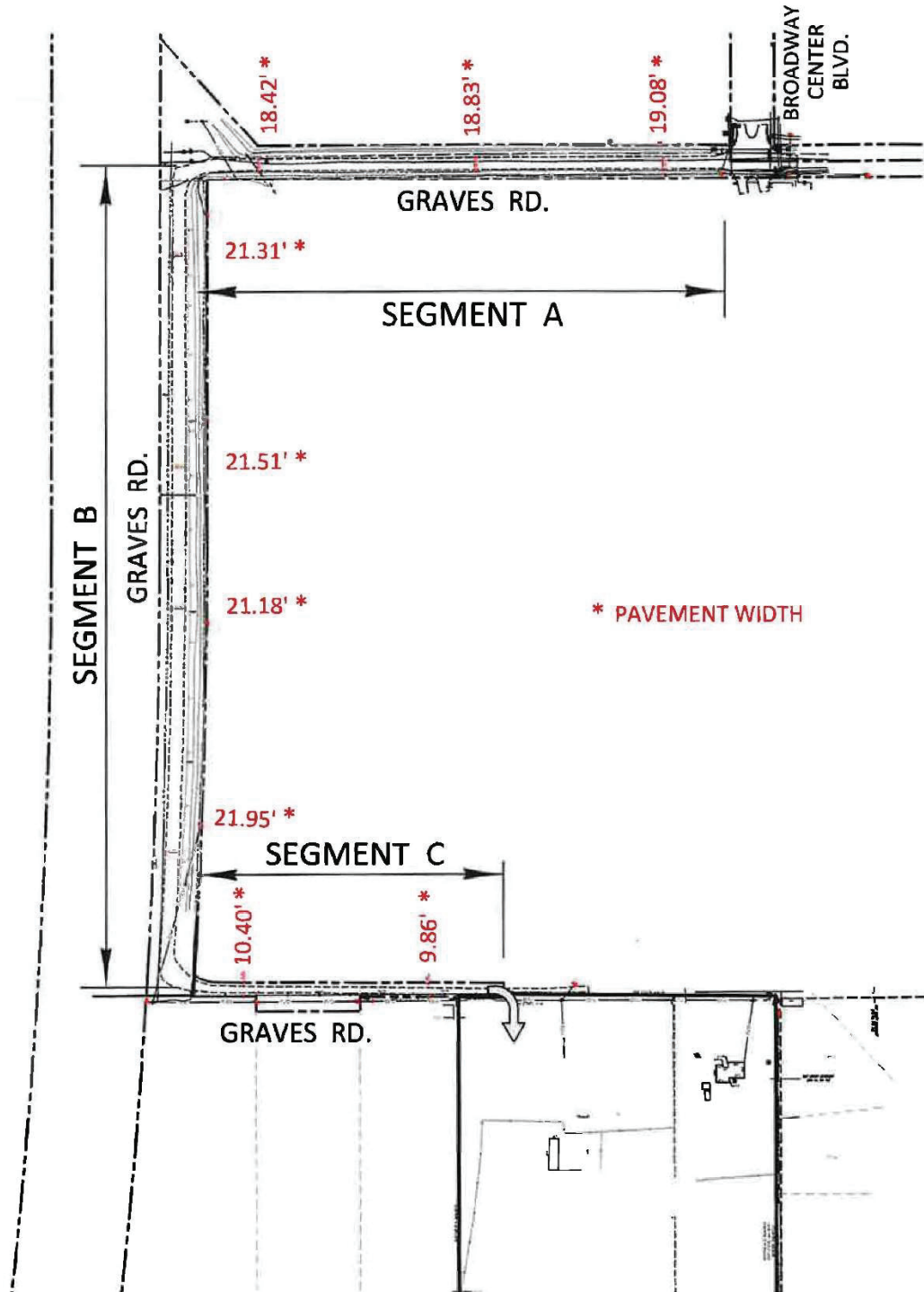
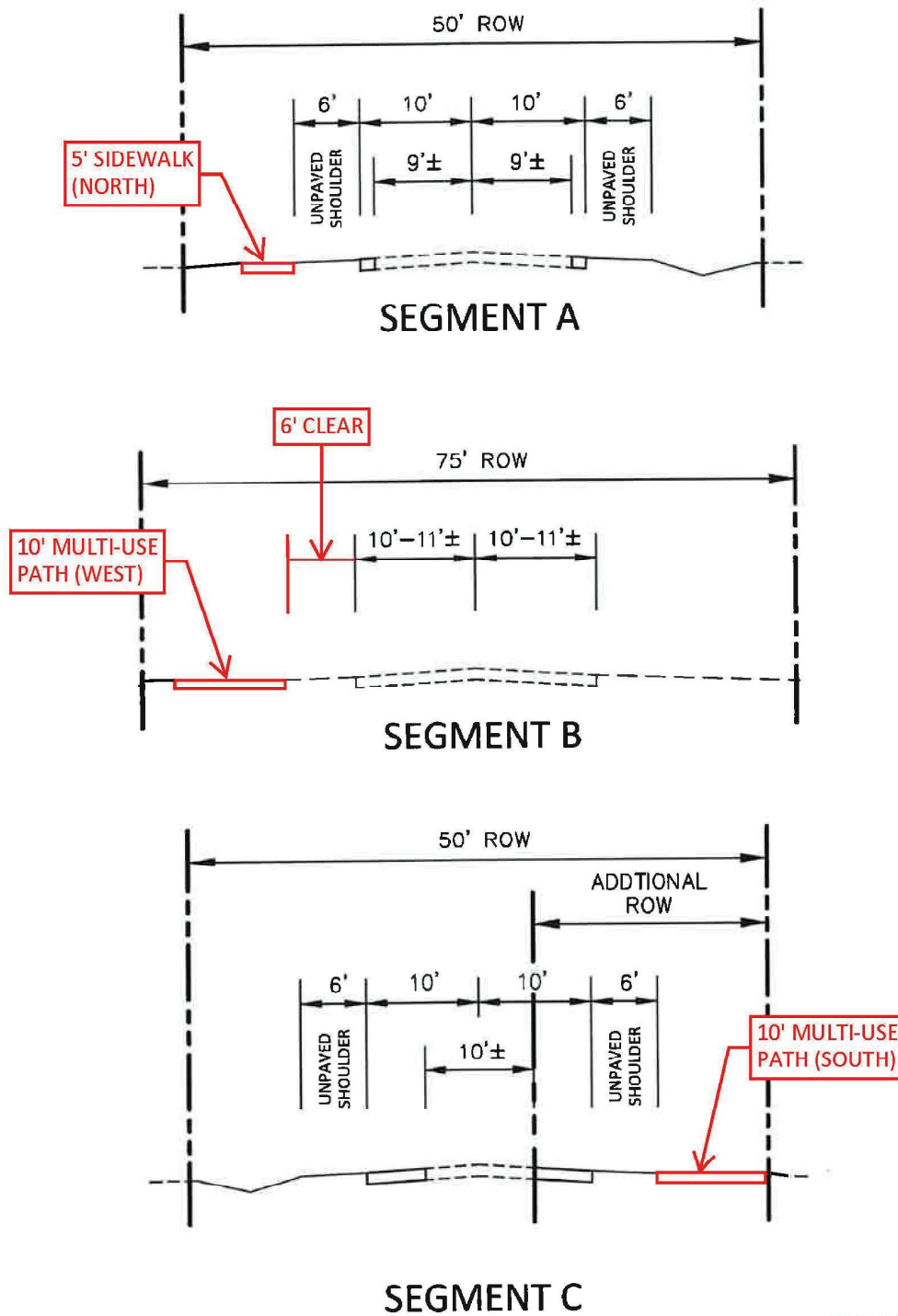
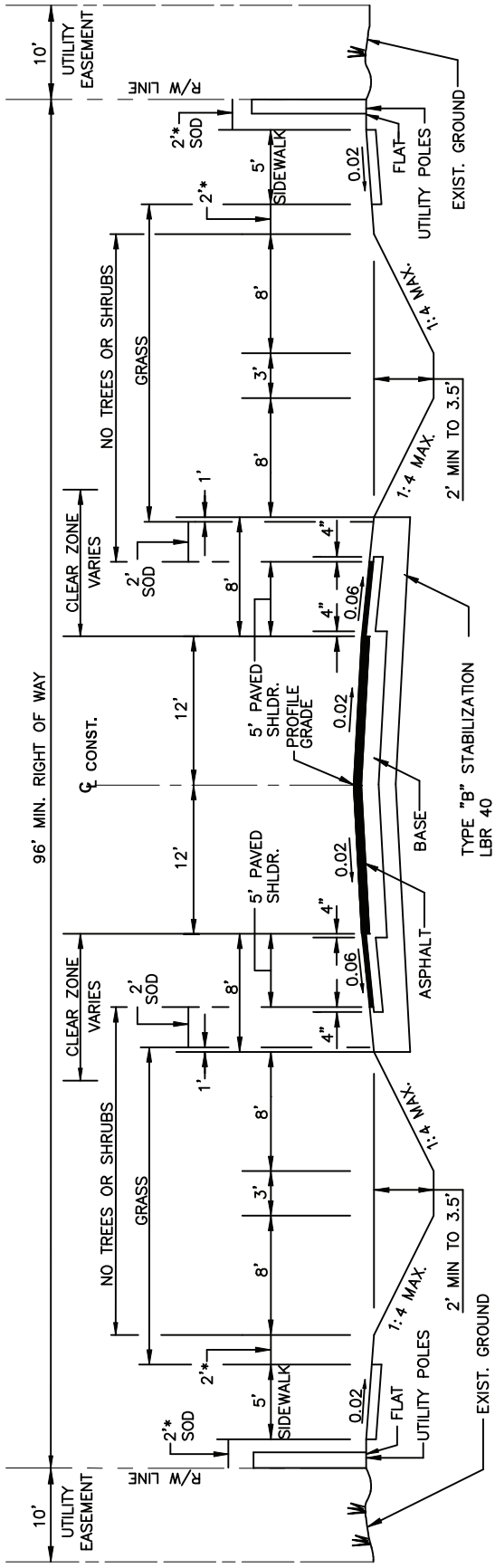


FIGURE 2. ROADWAY SEGMENTS



**FIGURE 3. PROPOSED TYPICAL SECTIONS
GRAVES ROAD**





TYPICAL SECTION

N.T.S.

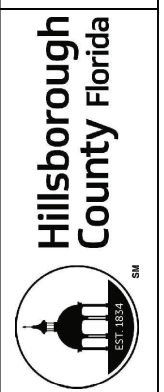
FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

DRAWING NO. **TS-7**
SHEET NO. 1 OF 1

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17

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

Application number:	RZ-PD 22-1703
Hearing date:	May 15, 2023
Applicant:	The Widewaters Group, Inc.
Request:	Rezone to Planned Development
Location:	2408 and 2306 Graves Road, Brandon South of Graves Road and east of Interstate 75
Parcel size:	16.44 acres +/-
Existing zoning:	PD 05-0809 and PD 20-0447
Future land use designation:	UMU-20 (20 du/ga; 1.00 FAR) and Res-6 (6 du/ga; 0.25 FAR)
Service area:	Urban Services Area
Community planning area:	Brandon Community Plan

A. APPLICATION REVIEW

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



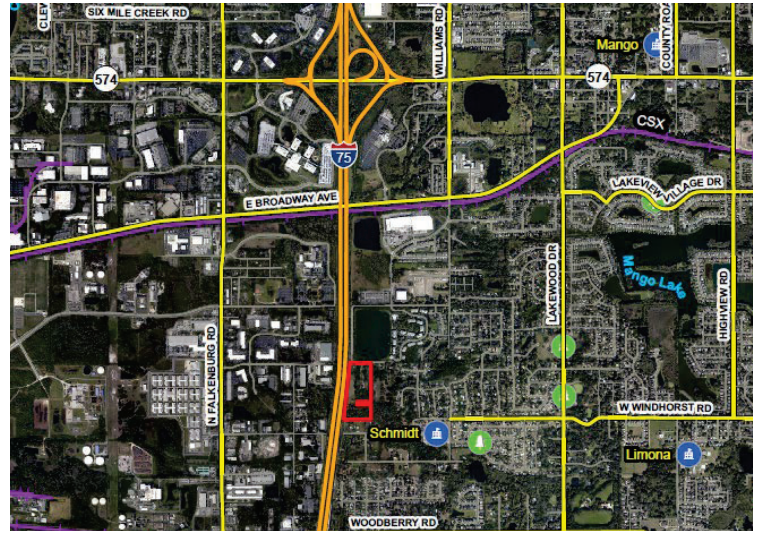
Rezoning Application: PD 22-1703

Zoning Hearing Master Date: May 15, 2023

BOCC Land Use Meeting Date: July 18, 2023

1.0 APPLICATION SUMMARY

Applicant: The Widewaters Group, Inc.
FLU Category: UMU-20 & RES-6
Service Area: Urban
Site Acreage: 16.44 +/-
Community Plan Area: Brandon
Overlay: None
Request: Rezoning from PD to PD



Introduction Summary:

The applicant seeks to rezone two parcels from PD 20-0447 and two parcels from PD 05-0809 (as most recently modified by PRS 22-0091) to PD 22-1703 to allow for the development of 280 multi-family units. This application includes a flex request of the UMU-20 Future Land Use category. Additionally, this application is a companion to Minor Modification (PRS) 23-0033 to recognize the removal of two parcels from PD 05-0809 within the multi-parcel PD.

Zoning:	Existing		Proposed
District(s)	PD 20-0447	PD 05-0809	PD 22-1703
Typical General Use(s)	Self-storage facility, agricultural uses, and one single family home	Single-Family Attached (townhome)	Multi-Family
Acreage	7.24 +/-	21.6	16.44
Density/Intensity	0.26 FAR / 1 unit per acre	9 unit per acre (flex)	17 units per acre (flex)
Mathematical Maximum*	80,000 sf / 1 unit per acre	195 residential units	280 residential units

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	PD 20-0447	PD 05-0809	PD 22-1703
Lot Size / Lot Width	n/a	1,360 sf / 16'	n/a

APPLICATION NUMBER: PD 22-1703

ZHM HEARING DATE: May 15, 2023

BOCC LUM MEETING DATE: July 18, 2023

Case Reviewer: Michelle Heinrich, AICP

Setbacks/Buffering and Screening	30' Front Yards north and west 8' buffer only north and west 20' buffer/Type B along south and east	15' Front Yard 15' Rear Yard 20' Side Yards 25' landscape buffers west and east 15' landscape buffers north	60'-25' Front Yard 650'-10' Rear Yard 70'-10' East Side Yard 65'-25' West Side Yard 20 <u>25'</u> <u>buffer / solid masonry wall or fence along west</u> 8' buffer/Type A <u>screening along north and east</u> <u>20' buffer / existing vegetation along south</u>
Height	40' (2:1 setback)	35' (no 2:1 setback)	50'-20' (no 2:1 setback)

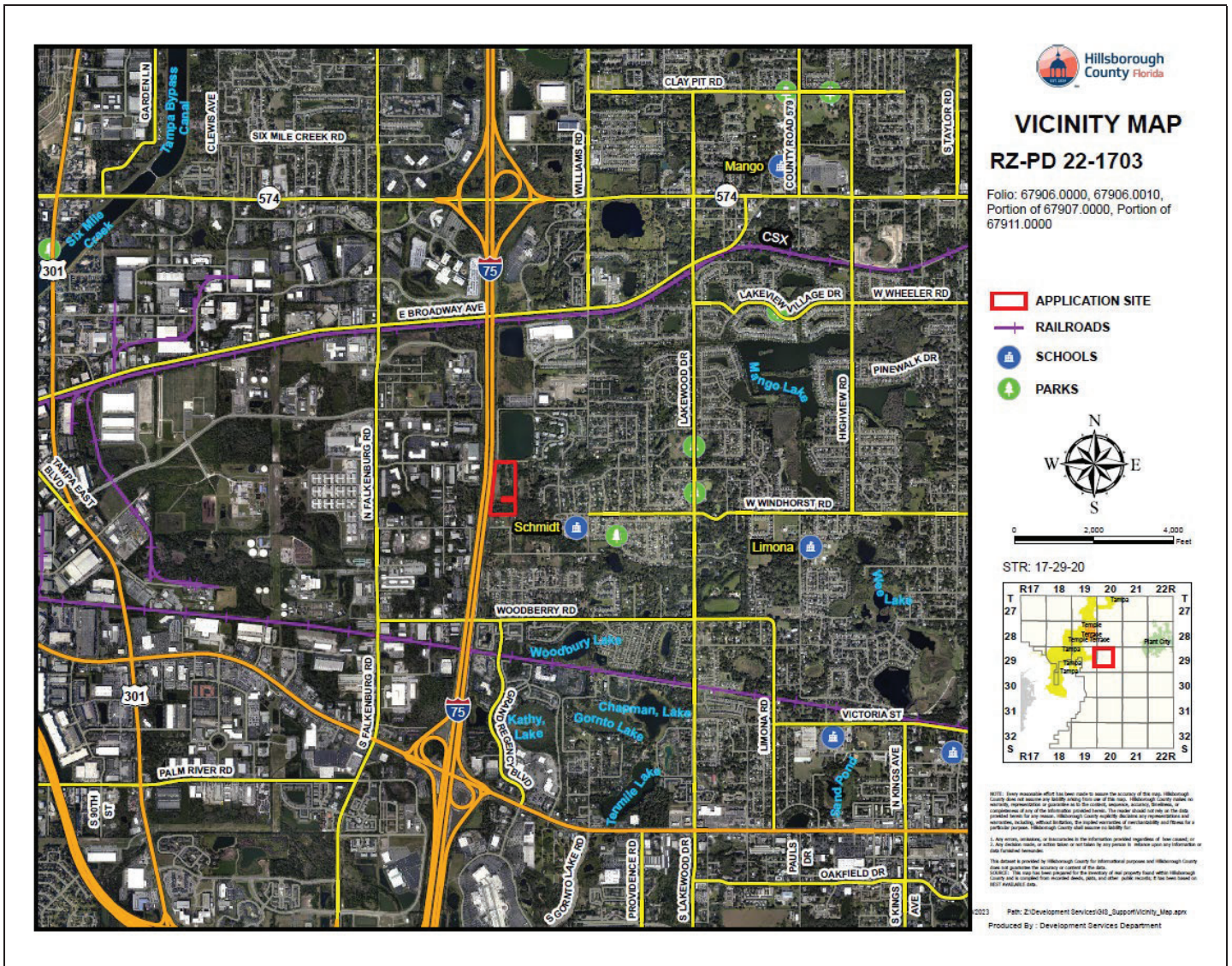
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

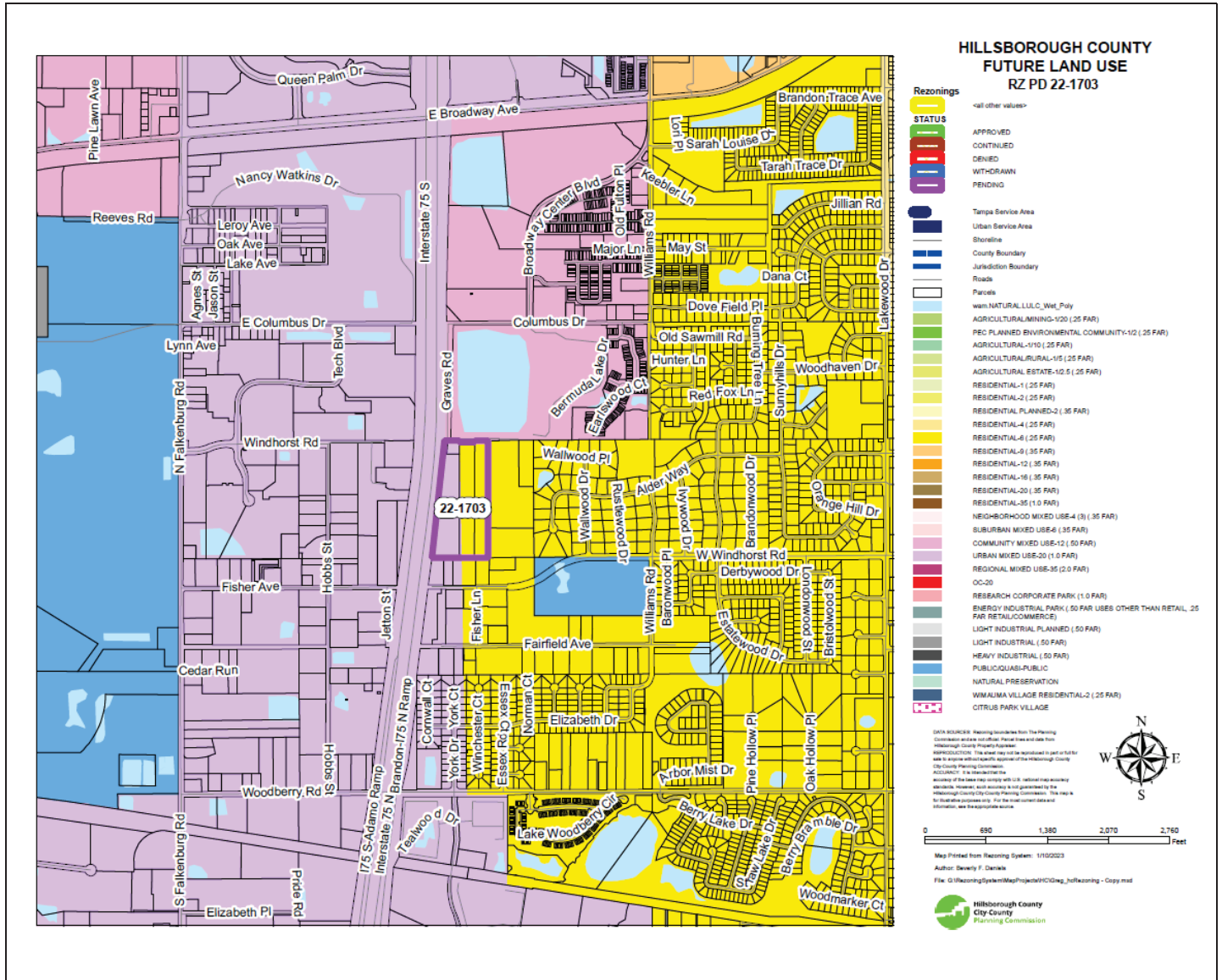


Context of Surrounding Area:

The site is located within the Brandon community, east of I-75 and west of Williams Rd. The general area consists of single-family and multi-family residential uses to the east of I-75 and commercial and industrial uses to the west of I-75. Residential uses are developed at levels ranging from urban (multi-family development) to low densities (ASC-1); however, the predominate density is suburban (RSC-6).

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6 & UMU-20
Maximum Density/F.A.R.:	RES-6: 6 units per acre UMU-20: 20 units per acre
Typical Uses:	RES-6: Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. UMU-20: Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	IPD-1 89-0127	3-9 units per acre	Multi-family/Single-Family Attached/Single-Family Detached	Multi-Family
South	ASC-1	1 unit per acre	Single-Family Residential	Single-Family Residential
East	PD 05-0809	9 units per acre	Single-Family Attached	Undeveloped
West	n/a	n/a	n/a	Interstate

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
Graves Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	750	48	62
Proposed	1,870	110	141
Difference (+/-)	+1,120	+62	+79

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Graves Road/ Substandard Road	Design Exception Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 280 units = \$1,865,080 Parks: \$1,555 * 280 units = \$ 435,400 School: \$3,891 * 280 units = \$1,089,480 Fire: \$249 * 280 units = \$ 69,720 Total Multi-Family (1-2 story) = \$3,459,680 Urban Mobility, Central Park/Fire - 280 multi-family units				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes a multi-family project which will include a flex of the UMU-20 Future Land Use (FLU) category. The resulting density will be approximately 17 units per acre. Due to the parcel's size, compatibility measures can be accommodated. Property to the immediate north is developed with the adjacent multi-family project's stormwater pond, with no buildings directly across from the site. Additionally, Type A screening is proposed along the subject project's frontage. Interstate 75 is located to the west of the site with no intervening uses or roads. An existing tree line is present, and the applicants propose a 25 foot wide buffer along the west. Single-family residential to the south will be separated from the project area by approximately 650 feet with an intervening 4.7 acre wetland area. Property to the east is proposed for single-family attached development with two story units. The applicant is providing a 70 foot setback along the east in order to provide a 2:1 setback (2 feet for every 1 foot over 20 feet in height). Additionally, type A screening along the south is proposed.

Given the above factors, staff finds the project to be compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS


Requirements for Certification:

1. Site Data Table to correct the flex area from RES-6 to UMU-20.
2. Accessory structure southern setback to be revised – distance from PD boundary needed.
3. Site Plan to remove delineation and notation of existing billboard.
4. Correct RES-6 acreage on site plan from 9.7 acres to 9.1 acres.
5. Add a Note to the site plan that reads “Sidewalks to be provided per the Hillsborough County Land Development Code.”
6. Site Data table to remove “billboard” from existing use and proposed use.
7. The northern PD boundary buffer to be delineated using a different pattern than the eastern buffer.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 18, 2023.

1. Development shall be limited to a maximum of 280 multi-family units. Uses shall be developed where generally shown on the general site plan.
 - 1.1 The project may be development together with the adjacent land identified on the site plan as “Tract A,” which land is located within Folio Nos. 067907-0000 and 067911-0000 and part of PD 05-0809 (PRS 23-0033), if approved, and if the Developer proposes to develop the overall land as a single unified development, provided that uses on Tract A shall be limited to stormwater ponds and improvements, floodplain compensation areas, passive recreation, and, subject to all environmental permitting, improvements necessary to access the southern portion of the project.
 - 1.2 The existing on-site billboard was lawfully erected prior to the submittal of PD 22-1703, and the rights of the billboard owner to maintain said lawfully erected billboard at its present location shall not be affected by approval of said application. All rights to remain, repair, reconstruct, reconfigure, or relocate the billboard structure shall be governed by the applicable Settlement Agreement regarding billboards.
2. Multi-family buildings shall be located a minimum of 60 feet from the northern PD boundary, a minimum of 70 feet from the eastern PD boundary, a minimum of 650 feet from the southern PD boundary and a minimum of 65 feet from the western PD boundary. The northern setback shall be taken from the Graves Road right-of-way preservation/dedication line. Maximum building height for multi-family buildings shall be 50 feet. No additional 2:1 building setback for buildings over 20 feet in height shall be required.
3. Accessory parking structures shall be located a minimum of 25 feet from the northern PD boundary, a minimum of 10 feet from the eastern PD boundary, a minimum of 600 feet from the southern PD boundary and a minimum of 25 feet from the western PD boundary. The northern setback shall be taken from the Graves Road right-of-way preservation/dedication line. Maximum building height for accessory parking structures shall be 20 feet.
4. A 25 foot wide buffer shall be provided along the western PD boundary, where depicted on the general site plan. Screening placed along the most interior buffer boundary shall be permitted. Screening required per LDC Section 6.06.06.C.6 shall be provided using a 6-foot high masonry wall or solid wooden or PVC fence. Accessory garage structures, with or in lieu of the wall or fence, may be used to meet the screening requirement.

5. An 8 foot wide buffer shall be provided along the eastern PD boundary, where depicted on the general site plan. Type A screening shall be provided within the buffer.
6. A 20 foot wide buffer shall be provided along the southern PD boundary, where depicted on the general site plan. Existing vegetation shall be preserved (unless required to be removed by Natural Resources staff) within this buffer.
7. Passive recreational uses shall be permitted throughout the PD. A dog park shall be permitted where depicted on the general site plan.
8. 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.
9. As notated on the revised site plan and additional information sheet dated January 26, 2023, proposed impacts to the central OSW shall be "subject to regulatory 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.
10. 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).
11. 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.
12. RZ 22-1703 is approved, the County Engineer will approve a Design Exception (dated March 28, 2023) which was found approvable by the County Engineer (on April 4, 2023) for the Graves Road. substandard road improvements. As Graves Road is a substandard local roadway, the developer shall make certain improvements to Graves Road consistent with the Design Exception.
13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon May 15 2023 12:58:41</p>
--	--

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

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

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on May 15, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Ms. Rebecca Kert spoke on behalf of the applicant. Ms. Kert presented the rezoning request, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Mr. Michael Yates provided expert testimony related to the applicant's request for a Design Exception to Graves Road substandard roadway improvements.

Development Services Department

Ms. Michelle Heinrich, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report, a copy of which was submitted to the record at the hearing. Ms. Heinrich noted a condition related to an existing billboard has been added to the staff report. She also noted a companion PRS 23-0033 would be heard concurrently with rezoning PD 22-1703 at the July 2023 Board of County Commissioners meeting.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

Ms. Heinrich stated Development Services had nothing further.

Applicant Rebuttal

Ms. Kert thanked staff and stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 22-1703.

C. EVIDENCE SUBMITTED

Ms. Heinrich submitted to the record at the hearing a copy of the revised Development Services Department staff report.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 16.44 acres at 2408 and 2306 Graves Road, which is on the south side of Graves Road east of Interstate 75 in Brandon.
2. The Subject Property is designated UMU-20 and Res-6 on the Future Land Use Map and is zoned PD 05-0809 and PD 20-0447. The approved uses for PD 05-0809 consist of residential attached units (townhomes) at 9 units per acre. The approved uses for PD 20-0447 consist of a self-storage facility, agricultural uses, and one single-family home.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Brandon Community Plan.
4. The general area surrounding the Subject Property consists of single-family and multi-family residential uses to the east of I-75 and commercial uses and industrial uses to the west of I-75. Adjacent properties include a retention pond and multi-family development to the north, I-75 to the west, single-family residential uses to the south, and an undeveloped parcel approved for 9 units per acre as part of PD 05-0809 to the east.
5. PD 05-0809 includes four parcels and was approved with a flex of the UMU-20 Future Land Use category to the west and a flex of the CMU-12 Future Land Use category to the north. The applicant has requested a minor modification of PD 05-0809 in PRS 23-0033 to remove two parcels from PD 05-0809. The Board of County Commissioners will hear PRS 23-0033 concurrently with RZ-PD 22-1705 in July 2023.
6. The applicant is requesting to rezone two parcels from PD 20-0447 and two parcels from PD 05-0809 (as recently modified by PRS 22-0091) to a new Planned Development 22-1703 to allow development of 280 multi-family units.
7. The applicant is requesting, along the Subject Property's west boundary, a PD variation from LDC section 6.06.06.C.6., which states:

Areas of Excessive Traffic or Noise. If proposed residential development is adjacent to an area of excessive traffic or noise, including a limited access highway, screening shall consist of the landscaping required per Screening Standard "B" above or a berm/planting combination, with the berm an average height of four

feet and dense plantings which will, when combined with the berm, achieve a minimum height of eight feet and 75 percent opacity within two years of planting. If demonstrated that screening has been or will be provided by another entity to an equivalent or higher degree, the Administrator may waive any portion or all of these requirements. Furthermore, because of the extensive landscaping provided on the public right-of-way, properties abutting the Veterans Expressway are exempt from the provision of this Section.

8. In lieu of the requirements of LDC 6.06.06.C.6., as stated in Development Services Department staff report, condition 4., the applicant proposes the following:

A 25-foot-wide buffer shall be provided along the western PD boundary, where depicted on the general site plan. Screening placed along the most interior buffer boundary shall be permitted. Screening required per LDC Section 6.06.06.C.6 shall be provided using a 6-foot-high masonry wall or solid wooden or PVC fence. Accessory garage structures, with or in lieu of the wall or fence, may be used to meet the screening requirement.

9. The applicant requested a Design Exception related to Graves Road substandard roadway improvements. The County Engineer has found the Design Exception approvable. If rezoning PD 22-1703 is approved, the developer will be required to make certain improvements to Graves Road consistent with the Design Exception.
10. The applicant is requesting to apply Future Land Use Policy 7.3 to flex 322 feet of the UMU-20 Future Land Use category from the west over a portion of the Subject Property designated Res-6. Planning Commission staff found the proposed development meets the intent of Future Land Use Objective 7 and Policy 7.3 regarding the use of the flex provision. The applicant demonstrated application of the flex provision in this case will meet Future Land Use Objective 34, Policy 34.1, and Policy 35.7 as a multi-family development will provide a transition of land uses from I-75 to the west and the future townhome development to the east.
11. Development Services staff found the proposed Planned Development rezoning compatible with surrounding land uses and approvable subject to the conditions set out in the staff report.
12. Planning Commission staff found the proposed Planned Development rezoning would allow development that is compatible with the existing development pattern in the area and consistent with the comprehensive plan.
13. The LDC at section 5.03.06.C.6.a. states:

The purpose of the Planned Development District is to allow flexibility in certain site development standards in order to achieve creative,

innovative, and/or mixed use development. The following non-district regulations may be varied as part of a Planned Development based upon the criteria contained herein:

- (1) Part 6.05.00, Parking and Loading Requirements;
- (2) Part 6.06.00, Landscaping, Irrigation, and Buffering Requirements; and
- (3) Part 6.07.00, Fences and Walls.
- (4) Requests to vary any other non-district regulations in this Code must be reviewed and approved through separate application in accordance with Part 11.04.00.

14. Findings on variances pursuant to the criteria of LDC section 5.03.06.C.6.b.:

- (1) **The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations.** Yes. The Subject Property is encumbered by a 30-foot-wide gas pipeline easement in which landscaping and fill dirt is not permitted. The Subject Property is also encumbered by a view easement that benefits an existing outdoor advertising structure. The applicant has proposed a 30-foot-wide buffer with no landscaping in the buffer area. The applicant has further proposed locating enclosed garages not to exceed 20-feet in height along the boundary of the buffer area. The record demonstrates the variation is necessary to achieve a creative, innovative development that could not be accommodated by strict adherence to current regulations.
- (2) **The variation is mitigated through enhanced design features that are proportionate to the degree of variation.** Yes. The Subject Property is encumbered by a 30-foot-wide gas pipeline easement in which landscaping and fill dirt is not permitted. The Subject Property is also encumbered by a view easement that benefits an existing outdoor advertising structure. The applicant has proposed a 30-foot-wide buffer with no landscaping in the buffer area. The applicant has further proposed locating enclosed garages not to exceed 20-feet in height along the boundary of the buffer area to mitigate sound and provide a visual barrier equal to or greater than the required screening. The record demonstrates the variation is mitigated through enhanced design features that are proportionate to the degree of variation.
- (3) **The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code.** Yes. The applicant has proposed a 30-foot-wide buffer with no landscaping in the buffer area. The

applicant has further proposed locating enclosed garages not to exceed 20-feet in height along the boundary of the buffer area to mitigate sound and provide a visual barrier equal to or greater than the required screening. The record demonstrates the variation is in harmony with the purpose and intent of the LDC to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Hillsborough County.

- (4) **The variation will not substantially interfere with or injure the rights of adjacent property owners.** Yes. The applicant has proposed a 30-foot-wide buffer with no landscaping in the buffer area. The applicant has further proposed locating enclosed garages not to exceed 20-feet in height along the boundary of the buffer area to mitigate sound and provide a visual barrier equal to or greater than the LDC requires to screen the multi-family development from Interstate-75. The record demonstrates variation will not substantially interfere with or injure the rights of adjacent property owners.

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

The record evidence demonstrates the proposed Planned Development zoning, subject to approval of PRS 23-0033, is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2022). Based on the record as a whole, including evidence and testimony submitted in the record and at the hearing, reports and testimony of Development Services Staff and Planning Commission staff, applicant’s narrative, hearing testimony, and evidence, there is substantial competent evidence demonstrating the requested Planned Development rezoning, subject to approval of PRS 23-0033, is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone two parcels from PD 20-0447 and two parcels from PD 05-0809 (as recently modified by PRS 22-0091) to a new Planned Development 22-1703 to allow development of 280 multi-family units. The applicant is requesting a PD variation from LDC section 6.06.06.C.6., which requires specific screening in areas of excessive traffic or noise. In lieu of this screening requirement, the applicant is proposing

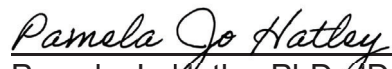
a 25-foot-wide buffer along the Subject Property's west boundary, with screening in the form of a 6-foot-high masonry wall or solid wooden or PVC fence, and accessory garage structures to provide screening along with or in lieu of the wall or fence.

The applicant requested a Design Exception related to Graves Road substandard roadway improvements. The County Engineer has found the Design Exception approvable.

The applicant is requesting to apply Future Land Use Policy 7.3 to flex 322 feet of the UMU-20 Future Land Use category from the west over a portion of the Subject Property designated Res-6.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning, subject to approval of PRS 23-0033 and subject to the certification requirements and approval conditions set forth in the Development Services staff report based on the applicant's general site plan submitted April 18, 2023.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

May 26, 2023
Date:

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch and Pamela Jo Hatley
Zoning Hearing Masters

DATE: Monday, May 15, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 9:30 p.m.

PLACE: Hillsborough County Board of County
Commissioners
601 East Kennedy Boulevard, 2nd Floor
Tampa, Florida 33601

Reported via Cisco Webex Videoconference by:
Diane DeMarsh, CER No. 1654

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
May 15, 2023
ZONING HEARING MASTER PAMELA JO HATLEY

D5:
Application Number: RZ-PD 22-1703
Applicant: The Widewaters Group, Inc.
Location: 1550' S of Graves Rd & Columbus Dr
Intersection
Folio Number: 067906.0000, 067906.0010, 067907.0000 &
067911.0000
Acreage (+/-): 16.44 acres, more or less
Comprehensive Plan: UMU-20 & R-6
Service Area: Urban
Existing Zoning: PD, 05-0809 & 20-0447
Request: Rezone to Planned Development

1 MS. HEINRICH: Our next item is D.5. This is rezoning
2 to PD 22-1703. I reviewed -- reviewed this for Development
3 Services and will provide staff findings after the applicant's
4 presentation.

5 HEARING MASTER HATLEY: All right. Thank you.

6 Applicant?

7 MS. KERT: Thank you for our technical difficulties.
8 Rebecca Kert with Brooks & Rocha at 400 North Tampa Street,
9 Suite 1910. And we are here tonight on PD 22-1703. I am
10 honored to be here tonight representing the applicant Widewaters
11 Group, and we have Marco Marzocchi, Director of Development. I
12 also have with me Michael Brooks, who is my co-land use counsel
13 for transportation. We have Michael Yates. Our civil engineer
14 is Todd Emden (phonetic).

15 This is rezoning for four parcels. Two of them are
16 from PD 05-0 809, as it has been amended, and two parcels
17 comprise PD 20-0447. Request is for Planned Development for 280
18 multi-family units. We also have an companion PRS that is not
19 before you tonight that will remove two parcels -- two of the
20 parcels that we are incorporating from an existing PRD.

21 As you can see, this is a general location map. It's
22 approximately 16 acres along I-75 between MLK and State Road 60.
23 It is within the Urban Service Area and will be served by public
24 water and sewer. It is outside of the Coastal High Hazard Area
25 and in the Brandon Community Plan Area. And the Planning

1 Commission has found it's consistent with that community plan.

2 This is an aerial of the site. It is the is the area
3 outlined in red. It is predominantly vacant. We do have an
4 existing billboard, which we have a condition proposed by staff
5 that we agreed to that I will talk about in a minute. There are
6 also some residential and assess restructures on this that will
7 be removed. To the north of this project, we have a very large
8 retention area and multi-family. To the south, we have
9 single-family. To the east, you have a PD with approved
10 townhomes. And the townhome project isn't permitting currently.
11 To the west, you have Interstate 75. And further west from
12 that, you have commercial and industrial.

13 As you can see here, this is a Future Land Use map.
14 We have two land use designations on this PD, one is UMU-20 and
15 one is R-6. We are requesting to flex UMU-20 on the western
16 site over to the RS-6. The board has previously approved this
17 same flex in -- in connection with PD 05-0809 and has reapproved
18 it in each subsequent amendment of that as recently as 2022.
19 The flex will facilitate development of the multi-family
20 project, which will provide for a transition between I-75 and a
21 townhome project. In addition, it add to the ranked uses along
22 with I-75 corridor, which is consistent with your Comprehensive
23 Plan.

24 The red area to the left of your screen is the
25 existing PD 20-0447. There are two parcels in there. It is

1 approved currently for 80,000 square feet of self-storage in an
2 existing single-family residential and agricultural uses.

3 The PD 05-0809, which is outlined in yellow before
4 you, if you look to the graphic on the left, it helps to clarify
5 what we're attempting to do here. So the area that is showing
6 up peach on your screen is the area that is going to be removed
7 and incorporated into the new PD. The blue area is the area
8 that remain. And that Tract A, which I will talk about a little
9 bit in the future, is going to remain as part of the existing
10 PD, but will have no (inaudible) with the entitlements. It will
11 allow the existing flex less on the 05 PD to remain in
12 existence. It is currently approved for 195-unit townhomes.
13 And again, it is in currently for 94 units.

14 This is our site plan, an overview of our site plan.
15 We've divided it kind of in the north looking south because the
16 northern portion of the project is where the multi-family is
17 going to be located. The red dot is our existing billboard.
18 And there is a Condition 1.2 in the staff report which
19 acknowledges that that billboard was appropriately approved to
20 the settlement agreements. And any further things that happened
21 with that be relocated or reconstructed will be pursuant to
22 settlement agreements.

23 To the south of the project, we have large wetlands.
24 We have stormwater, floodplain compensation and passive
25 recreation. Also to the north of the site, we have our

1 community gathering space, which is kind of that -- in the
2 general area circled (inaudible).

3 Again, Tract A, which is 0.06 acres, Condition 1.1
4 states that this project may be jointly developed with Tract A.
5 As I had mentioned earlier, it is remaining in the existing PD.
6 But it has new density entitlements within that PD. But -- so
7 it will be able to be jointly developed with this new PD, but it
8 will be limited to stormwater, floodplain compensation, passive
9 recreation, and immediate access to the south.

10 This site shows the multi-family layout. So the
11 dotted line is basically showing our internal circulation. The
12 blue area outside of that is -- defines our perimeter parking
13 and garage areas. And internal to that will be our primary
14 building envelop.

15 For the multi-family structures, we have a maximum
16 height of 50 feet with some fairly significant setback, 60 feet
17 to the north, 70 feet to the east, 650 to the south, which is
18 where the single-family is, and 65 feet to the west. And we did
19 want to note that we are not doing an additional two-to-one
20 setback above 20 feet. And we talked to staff. And they agree,
21 and it's stated in their staff report, that the 70 feet meets
22 that standard. So we're not doing an official two-to-one above
23 that. We just wanted to clarify that.

24 So this line is for the accessory structures, the
25 parking garages Rogers and at a -- the maximum height of 20 feet

1 with still some very significant setbacks as stated on the
2 slide.

3 Buffers and screening. I'm going to start from the
4 south, we have 20-foot buffer where we will be retaining the
5 existing vegetation. To the east is an eight-foot buffer, Type
6 A, in compliance with code. To the north, we're doing an
7 eight-foot right-of-way buffer. And no other buffer is required
8 at that area. And to the west is a 25-foot buffer with a
9 masonry wall for fencing.

10 And on the next screen, the one variation that we are
11 requesting. Is for LDC Section 6.06.06, which is screening for
12 areas of excessive traffic or noise. So it's basically
13 screening that's required for the benefit of the people who live
14 in this multi-family project from the north of I-75. There is,
15 along the western portion, a 30-foot gas pipeline easement with
16 an existing pipeline. So we cannot plant the trees as required
17 on the Type B landscaping. So we are proposing, as an
18 alternative, to do a six-foot masonry wall or a solid wooden or
19 PV fence with the allowance that -- for the garage structures to
20 serve as that same sort of screening along that western
21 boundary. And staff has no objections to that request.

22 At this point, we're going to talk about the design
23 section. And I'm going to ask Michael Yates to come up and
24 discuss that.

25 MS. DESIANO: Can you come up and sign in, please?

1 MR. YATES: Good evening. Michael Yates with Palm
2 Traffic, and I have been sworn.

3 Just want to go through the design exception on
4 this. We do have a design exception for Graves Road. Our
5 access is at the southern end of the Graves Road there in
6 Segment C. We have two access points. We did intersection
7 analysis. We did a full transportation analysis and (inaudible)
8 the driveways operating acceptable Level of Service. And Graves
9 Road operates at acceptable Level of Service with the proposed
10 project and the approved project to the east of us. And Graves
11 Road does end immediately to the east of that.

12 And so, based on the Hillsborough County standards,
13 Graves Road is considered a substandard road. And so there was
14 a previous approved design exception for Graves Road of these
15 three segments. We've provided the PI number for that. That
16 design exception has been approved, not just approvable, but
17 approved as part of the project to our east.

18 And so what we've shown is the three segments, with
19 Segment A being the northern segment, Segment B being the north-
20 south segment, which is a DOT roadway component there, and then
21 the southern Segment C, which is in front of our site. And so
22 the black is the -- the road segment that was approved under the
23 previous design exception, and the red represents the changes to
24 that approved design exception to accommodate this traffic.

25 And so, essentially, what we are providing is a

1 ten-foot multi-use path along our frontage and along the
2 north-south frontage. And because of limited right-of-way along
3 the northern segment, we are providing a five-foot sidewalk that
4 will connect to the existing sidewalk along the Broadway Center
5 Boulevard. And so that will provide continuous sidewalk
6 connectivity through there. The design exception has been found
7 approvable by the county engineer.

8 Happy to answer any questions you may have.

9 HEARING MASTER HATLEY: All right.

10 MS. DESIANO: Mr. Yates?

11 MS. KERT: So, again, we do have companion PRS
12 23-0033. And while that is not before you tonight, we did just
13 want to touch base on that and try and explain, basically, how
14 we ended up where we ended up with the PD that had. So the
15 existing PD is shown to the left? The red is the zoning 20.
16 The green is the flex from the CMU-12. And the rest is RES-6.
17 As you know, if you're going to remove anything from an existing
18 PD, you need to make sure that you leave the -- the parcels that
19 are still remaining in the PD hole in the same situation that
20 they would be. And so to be able to effectuate that, we added
21 back in Tract A with no development or entitlement density
22 rights. And that allows the existing UM-20 flex remain just
23 where it was. You have the same TD-12 flex from the north, and
24 remainder remains the -- the RES-6, which leads you with nine
25 dwelling units an acre and for single-family attached units.

1 And that is consistent with what was previously proved.

2 With that, I'd just like to conclude by saying that we
3 have demonstrated that it's compatible with the surrounding land
4 use pattern. We have mitigated for the single-family to the
5 south by -- by the large setbacks and the wetlands that are in
6 existence. The -- the flexes are consistent with the
7 Comprehensive Plan. We have one variation that is for the
8 benefit of the future residents of our PD, and we have justified
9 the alternative that we're proposing.

10 Development Services has recommended approval. And
11 the Planning Commission staff has found it consistent. We do
12 agree with the conditions of approval and certification notes.
13 And we respectfully respect your positive recommendation.

14 I'm available if there any questions.

15 HEARING MASTER HATLEY: All right. Thank you very
16 much.

17 Okay. Development Services?

18 MS. HEINRICH: Hello. Michelle Heinrich, Development
19 Services. As you hear, the applicant requests a rezone of
20 parcels currently zoned PD 20-0447 and PD 05-0809 to PD 22-1703
21 to permit a 2080-unit multi-family development. And that would
22 be a density of 17 units per acre.

23 To achieve this density, a flex of the UMU-20 Future
24 Land Use category bound in the immediate west is proposed and
25 the site that's located within the Brandon community into the

1 immediate east of I-75.

2 As you saw in the applicant's presentation,
3 development is limited to the northern area of the project
4 adjacent to Graves Road. Multi-family uses are found in the
5 immediate northeast of the site. The area to the north is
6 developed with a storm pond and separated from the site by
7 Graves Road. The area the east is approved for townhomes. And
8 the subject property will comply with the two-to-one setback due
9 to height along this boundary. Existing wetlands and pond areas
10 to the rear will provide significant separation from
11 single-family uses (inaudible) the south.

12 As you heard tonight, there is one PD variation
13 requested, and that has to do with the buffering for
14 excessive -- again, successive traffic (inaudible). And as the
15 applicant correctly stated, they are proposing a alternative --
16 an alternative treatment, I should say. They're going to have
17 25-foot buffer over and provide within that buffer, a six-foot
18 high masonry wall, solid wood fence or solid PVC fence. And
19 staff does have not objections to that request.

20 Staff received a finding and consistency from the
21 Planning Commission, and no objections from review agencies were
22 received. Therefore, we do recommend approval subject to
23 proposed conditions.

24 And I did want to note that a revised staff report was
25 provided to you prior to the start of the hearing tonight. And

1 the purpose of that was the proposed buffer and screening at the
2 beginning of the report has been revised to specify what is
3 actually going to be provided along the western, eastern and
4 southern PD boundaries. And also, as you heard from the
5 applicant, Condition 1.2 has been added, which speaks to an
6 existing billboard on the site.

7 And lastly, as noted by the applicant, there is a
8 (inaudible) application, and both will be her together at the
9 July BOCC (inaudible) meeting. Thank you.

10 HEARING MASTER HATLEY: All right. Thank you.

11 Planning Commission?

12 MS. LLANOS: The subject site is located within the
13 Urban Service Area and is located within the limits of the
14 Brandon Community Plan. It's also within the Suburban Character
15 District of the Brandon Community Plan.

16 Subject site contains two Future Land Use
17 categories. The western portion is located within the Urban
18 Mixed Use-20, which can be considered for up to a maximum
19 density of 20 dwelling units to the gross acre or a maximum
20 intensity of 1.0 FAR. The other land use category is considered
21 the eastern portion of subject's site is located within the
22 Residential-6 Future Land Use category. And this can be
23 considered for a density up to six dwelling units per the gross
24 acre or a maximum intensity of 0.25 FAR.

25 Now, to the south and to the west, the UMU-20 Future

1 Land Use category. To the east is the RES-6, or Resident-6
2 Future Use Land category. To the north is the Community Mixed
3 Use-12. Further southeast and west is the Public/Quasi-Public.

4 To the north of the property is multi-family
5 residential. To the south and east is single-family residential
6 and vacant properties. In addition, to the east, agricultural
7 land is found. Southeast of the property is an elementary
8 school, Schmidt Elementary School to be exact. The -- to the
9 west is across Interstate 75, are light industrial and light
10 commercial, single-family residential, vacant land, public
11 utilities and heavy industrial properties.

12 Now, the applicant is proposing to use the Flex
13 Provision as outlined in FLUE Policy 7.3. They are requesting
14 to flex 322 feet of the Urban Mixed Use-20 located to the west
15 over a portion of the subject site, which designated as RES-6.
16 The applicant has stated a similar flex has been approved as
17 part of their three prior zoning applications. The flex is in
18 the Urban Service Area. It is not within a Coastal High Hazard
19 Area. It extends parallel, and is 500 linear feet and is not an
20 extension of an existing flex.

21 There is an adjacent PRS for this PD as you see in the
22 staff report and per what the applicant has stated as well as
23 Development Services staff. The PRS is requesting to remove the
24 two parcels from that Planned Development. With all that being
25 said, currently, with the removing of the -- the two parcels and

1 the application of the flex, the -- it's actually a reduction of
2 the flex request. And it's to ensure that a 107-unit
3 entitlements for that PD, basically, are -- are going to be
4 valid.

5 The 0.94 acres in the UMU-20 allows 18, 7.41 acres in
6 RES-6 allows 44 units, and the 3.8 acres in CMU-12 allows 45.
7 So that's a breakdown of the units.

8 Approval of this PD is dependent upon the approval of
9 that PRS. This -- again, this is a reduction in the already
10 approved flex. The proposal meets the intent of the Future Land
11 Use element and of all the objectives for consideration of
12 infill development as well. And it's also consistent with the
13 character of the Brandon -- of the Suburban Character District
14 for the Brandon Community Plan.

15 Overall, the proposed rezoning would allow for
16 development that is consistent with the goals, objectives and
17 policies of the Unincorporated Hillsborough County
18 Comprehensive Plan. Again, the rezoning request is compatible
19 with the existing development area and the flex policies as
20 well.

21 HEARING MASTER HATLEY: All right. Thank you very
22 much. Is there anyone here or online who wishes to speak in
23 support of this application?

24 I don't hear anyone. Is there anyone here or online
25 who wishes to speak in opposition to this application?

1 All right. Don't hear anyone. Development Services,
2 anything further?

3 MS. HEINRICH: Nothing further.

4 HEARING MASTER HATLEY: All right. Thank you.

5 Applicant anything further?

6 MS. KERT: Yeah, thank you for your time this evening.

7 HEARING MASTER HATLEY: All right. Thank you very
8 much.

9 All right. This will close the hearing on rezoning PD
10 22-1703.

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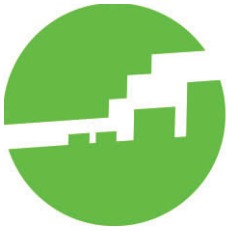
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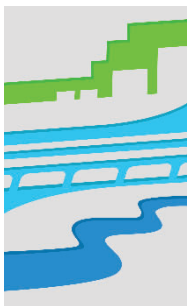
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: May 15, 2023	Petition: PD 22-1703
Report Prepared: May 3, 2023	2408 & 2306 Graves Road <i>South of Graves Road and east of Interstate-75</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Urban Mixed Use-20 (20 du/ga; 1.00 FAR) & Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Brandon
Request	Rezoning from Planned Development (PD 20-0447 & 05-0809) to a new Planned Development (PD) for a maximum of 280 multi-family residential units
Parcel Size	16.44 ± acres
Street Functional Classification	Graves Road - Local Road Interstate-75 - Principal Arterial
Locational Criteria	N/A
Evacuation Zone	None



Context

- The 16.44 acre subject site is located south of Graves Road and east of Interstate-75.
- The site is located within the Urban Service Area and is located within the limits of the Brandon Community Plan.
- The subject property contains two Future Land Use categories. The western portion is located within the Urban Mixed Use-20 (UMU-20) Future Land Use category, which can be considered for a maximum density of 20 dwelling units per gross acre and a maximum intensity of 1.0 FAR. The UMU-20 Future Land Use category is intended for areas urban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available. Typical uses include but not limited to residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects. The eastern portion of the subject property is located within the Residential-6 (RES-6) Future Land Use category, which can be considered for a maximum density of 6 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-6 Future Land Use category is intended for areas that are suitable for low density residential development. Suburban scale neighborhood commercial, office and mixed use projects serving the area may be permitted subject to the Goals, Objectives and Policies of the Land Use Element. Typical uses include but not limited to residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development.
- To the south and west is the UMU-20 Future Land Use category. To the east is Residential-6 (RES-6). To the north is the Community Mixed Use-12 (CMU-12). Further southeast and west is the Public/Quasi-Public (P/QP) category.
- To the north of the property is multi-family residential. To the south and east is single family residential and vacant properties. In addition to the east is agricultural land. Southeast of the property is Schmidt Elementary School. To the west, across Interstate-75, are light industrial, light commercial, single family residential, vacant land, public utilities and heavy industrial properties.
- The subject site and the properties immediately to the east and west are Planned Development (PD). To the north of the site is Interstate Planned Development (IPD-1). South of the site is Agricultural - Single-Family Conventional (ASC-1). Further south and east is Residential - Single-Family Conventional (RSC-6). Further south is Residential - Single-Family Conventional (RSC-9). To the west is Agricultural - Single-Family (AS-1), PD, Manufacturing (M), ASC-1, RSC-6 and Interstate Planned Development (IPD-2).
- The applicant is requesting a rezoning from Planned Development (PD 20-0447 & 05-0809) to a new Planned Development (PD) for a maximum of 280 multi-family residential units.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

URBAN SERVICE AREA

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

Policy 1.2: Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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

Relationship to the Future Land Use Map

Objective 7: The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

Policy 7.3: The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:

Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.

The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.

No new flexes can be extended from an existing flexed area.

All flexes must be parallel to the land use category line.

Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.

Flexes to increase residential density are not permitted in the Coastal High Hazard Area. Flexes are not permitted from a municipality into the unincorporated county.

A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.

Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined below.

The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above. Prior to the determination by the Board of County Commissioner, the staff of the Planning Commission shall make a recommendation on the consistency of the request with the Comprehensive Plan.

Policy 7.4: *The criteria for consideration of a flex request are as follows:*

The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;

The compatibility with surrounding land uses and their density and intensity;

The utilization of the flex furthers other goals, objectives and policies of the Future Land Use Element.

Land Use Categories

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

Relationship To Land Development Regulations

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

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

Environmental Considerations

Objective 13: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits:

Wetlands are considered to be the following:

*Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
Man-made water bodies as defined (including borrow pits).*

If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category

If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:

Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on

That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category.

Policy 13.6: *The County shall protect significant wildlife habitat, and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.*

Neighborhood/Community Development

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

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

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

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

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

Policy 16.10: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or*

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

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: *Design neighborhoods which are related to the predominant character of the surroundings.*

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

ENVIRONMENTAL AND SUSTAINABILITY SECTION

Objective 3.5: *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.1: *Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.*

Policy 3.5.2: *Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.*

Policy 3.5.4: *Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.*

LIVABLE COMMUNITIES ELEMENT: Brandon Community Plan

Goal 2: *Protect and enhance Brandon’s natural environments and rural character including existing natural resources and environmentally sensitive areas.*

- 1. Encourage the preservation of existing natural resources and rural character through increased open space requirements, natural plant community protections and the implementation of certain density credit methods such as clustering development and/or the transfer of development rights to protect rural or environmentally sensitive areas.*
- 2. Identify and establish a centrally located (near Brandon Main Street) open space park to be utilized for cultural and community events.*
- 3. Identify and prioritize in order of ecological significance the existing lakes and ponds - both naturally occurring and storm water systems - to develop restoration plans to increase wildlife*

utilization and community passive recreation such as nature study, bird watching, fishing, hiking trails that would interconnect systems where practical.

4. Identify and prioritize in order of ecological significance the creeks and streams (i.e. Delaney Creek, Buckhorn Springs Creek, & 10 Mile Lake) in the Brandon area in order to develop restoration programs to increase wildlife utilization, for both terrestrial and aquatic species, with the help and guidance of local, state, and federal wetland programs. 5. Identify and encourage the acquisition of properties to establish an interconnected corridor to existing parks and preserves (“Emerald Necklace”) within neighboring communities such as Seffner, Thonotosassa, Lithia, Limona, Valrico, and Dover for the development of a trail system and to facilitate, where possible, wildlife movement.

Goal 6: Re-establish Brandon’s historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.

4. Consistent with the Brandon Character Districts Map, develop design guidelines for the Brandon Character Districts to address at a minimum building height, density and intensity, building types, bulk, mass, parking location, access, frontage, setbacks, buffers, landscape, streetscape and signage. Consistent with the general design characteristics listed in the Brandon Community Plan document, develop specific standards for adoption into the Land Development Code.

5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

d. Suburban - Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.

Staff Analysis of Goals, Objectives and Policies:

The 16.44 acre subject property is located south of Graves Road and east of Interstate-75. The site is located within the Urban Service Area and within the limits of the Brandon Community Plan. The applicant is requesting a rezoning from Planned Development (PD 20-0447 & 05-0809) to a new Planned Development (PD) for a maximum of 280 multi-family residential units.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing a residential use within the Urban Service Area where 80 percent of future growth is to be directed. The proposal meets the compatibility requirements of FLUE Policy 1.4 as the predominant character of the area is residential development. The subject site is surrounded by single-family, multi-family and agricultural land in the immediate vicinity. West of the site, across interstate-75, is single family residential and light industrial land.

The applicant proposes to utilize the Flex Provision, as outlined in FLUE Policy 7.3, to flex 322 feet of the Urban Mixed Use-20 (UMU-20) located to the west over a portion of the subject site designated as RES-6. The applicant has stated a similar flex request has been approved as part of three prior zoning applications (RZ PD 05-0809, MM 09-1044, and PRS-22-0091). The proposed use does meet the intent of FLUE Objective 7 and Policy 7.3 and 7.4 regarding flexes. The flex is in the Urban Service Area, not in the Coastal High Hazard Area, extends parallel, is less than 500 linear feet and is not an extension of an existing flex. A flex must demonstrate how it furthers other Goals, Objectives and Policies of the Comprehensive Plan. The applicant states that a flex will meet Objective 34, Policy 34.1 and Policy 35.7 as a multi-family project will provide a transition of land uses from Interstate-75 to the west and future townhome/single-family development to the east.

There is an adjacent PRS (23-0033) for this PD 22-1703, as shown below in Figure 1. The PRS is requesting to remove two parcels from Planned Development 05-0809. The parcels being removed are the western portion of PD 05-0809 (Folios 067911-0000 and 067907-0000). Those parcels will be added to the proposed PD 22-1703. With the removal of those folios, the remainder of PD 05-0809 is proposing to reduce the original approved UMU-20 request to 0.94 acres, part of which is labeled as Tract A on the 22-1703 site plan. The reduction in the flex request is to ensure the 107 unit entitlements for PD 05-0809. The 0.94 acres in UMU-20 allows 18 units, the 7.41 acres in RES-6 allows 44 units and the 3.8 acres in CMU-12 allows 45 units. Approval of this PD 22-1703, is dependent on the approval of PRS 23-0033.

Since this is a reduction of an already approved flex and the applicant is not proposing any intensity, density or use changes to the original flex, a new flex request for the adjacent PRS 23-0033 and PD 05-0809 is not required. Per Policy 7.3, no new flexes can be extended from an existing flexed area. The applicant has stated that this is not an extension of an existing flex. In addition, the site has another approved flexed area of CMU-12 which is not being requested to extend to cover the existing Residential-6 (RES-6) portion of Folio 067908-0000. Based on this, the applicant's proposed development (PD 22-1703) and the adjacent PRS (23-0033) are consistent with the flex policies 7.3 and 7.4.

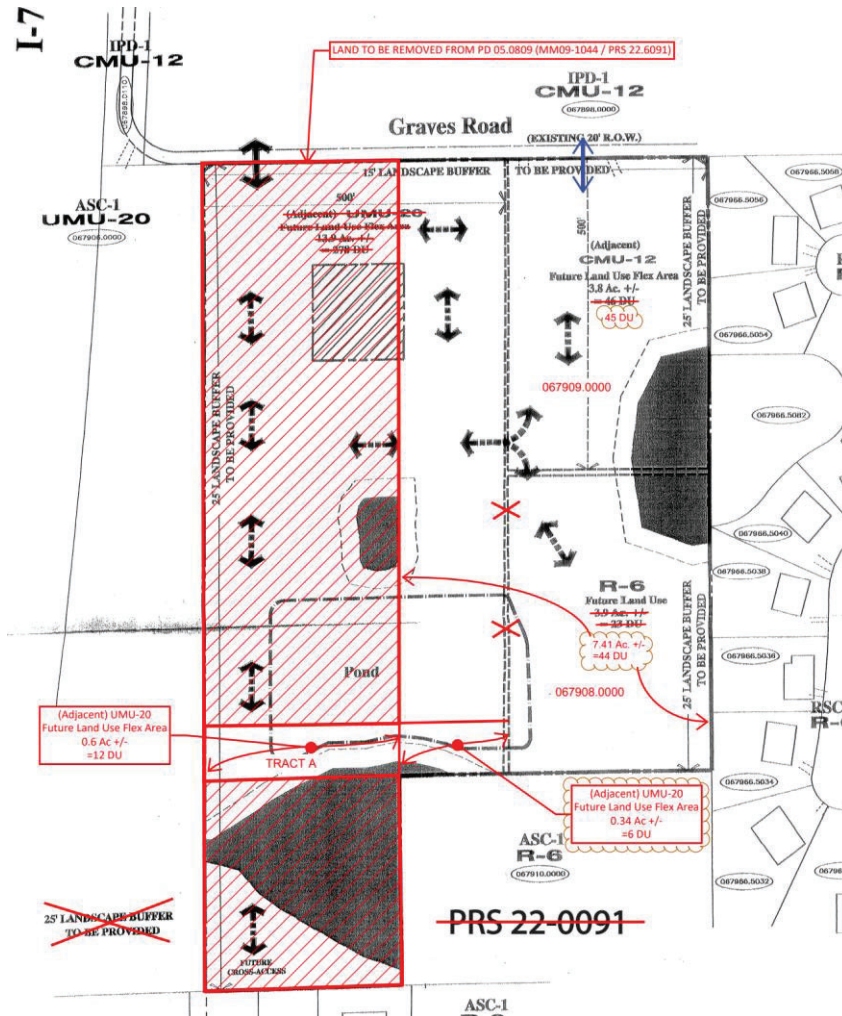


Figure 1

Per FLUE Objective 8, the Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. The request flex for UMU-20 would allow up to 20 dwelling units per acre on site. The site plan lists that 4.32 acres of the total 16.44 acre property is wetlands, and the proposal is subject to the Environmentally Sensitive Land Credit under Objective 13 and Policy 13.3. Per the land credit the maximum permitted density is 303 units. The requested density of 280 units is under the maximum 303 units allowed on site. The 280 units also meets the 75% minimum density requirement per Policy 1.2.

FLUE Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County. The applicant has submitted waivers to Section 6.11.88.A and B of the Land Development Code. In addition, at the time of filing this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUE Objective 13, Policy 13.6 and Objective 3.5, as well as Environmental and Sustainability Section (E&S) Policies 3.5.1, 3.5.2 and 3.5.4, indicate that new development shall not adversely impact environmentally sensitive areas and other significant natural

systems. The Environmental Protection Agency indicated that unless the site plan had changed, no resubmittal is necessary. The proposed request is consistent with the environmental policies listed above.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1,16.2, 16.3 and 16.10 that require new development, infill and redevelopment to be compatible to the surrounding area in character, lot size and density. Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community, be designed to relate to and be compatible with the predominant character of the surrounding area. Policy 35.7 states the protection of existing residential development through land use transition. There is existing multi-family adjacent to the north and single family residential to the south and east and the site proposes multi-family residential development in a complementary manner to the residential development pattern on Graves Road and along Interstate-75. It also provides a transition moving from the commercial and industrial properties west of Interstate-75 to the single family properties east of the site.

The subject site is in the Suburban Character District of the Brandon Community Plan. The proposed use meets the intent of the Community Plan in which it proposes a residential use in an area designated primarily for residential use. In addition, new development is required to build internal sidewalks and connect to existing external sidewalks. The site will also meet the intent of Goal 1 on establishing a balanced transportation system which provides safe infrastructure for all modes of transportation and designs intersections for pedestrian safety. The site plan states internal sidewalks are proposed. The applicant's design exemption has stated either a 5-foot sidewalk or a 10-foot multi-use path will be proposed externally along Graves Road, depending on right-of-way limitations. The development proposes an internal pedestrian cross-access point to the development to the east.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan. The rezoning request is compatible with the existing development pattern in the area and the flex policies.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-1703

!!all other values!!

- Rezonings**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

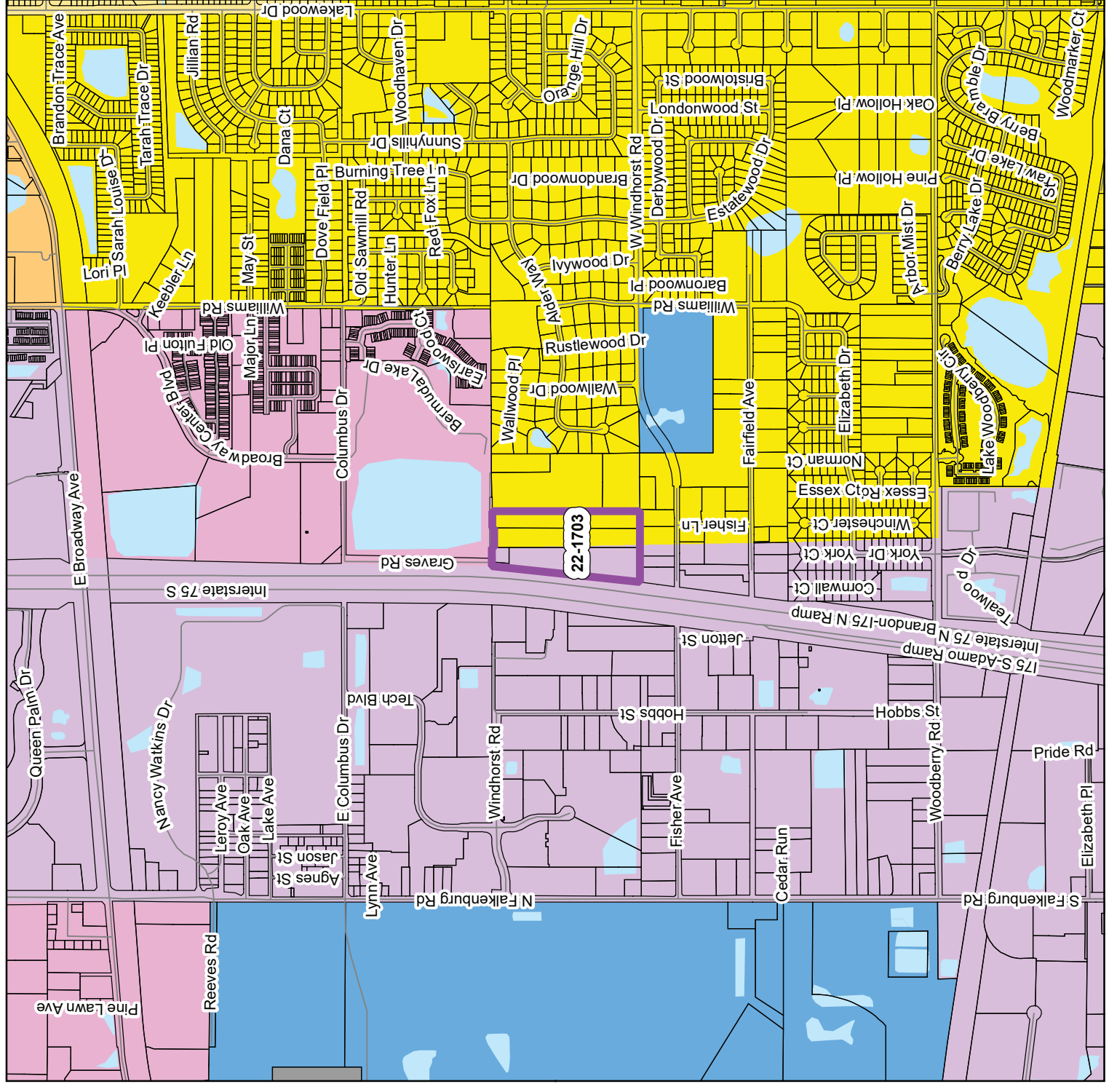
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL LULUC, Wet P, 0y
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH/PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is intended for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended to be accurate to the best of the City/County's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, use the appropriate source.

Map Printed from Rezoning System: 1/10/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\Map\Projects\HC\Reg_16\Rezoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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

COUNTY

ADMINISTRATOR Bonnie
M. Wise **COUNTY**

ATTORNEY Christine M.
Beck **INTERNAL AUDITOR**
Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Grave Appartments

Zoning File: RZ-PD (22-1703) Modification: PRS (23-0033)

Atlas Page: None Submitted: 06/22/23

To Planner for Review: 06/22/23 Date Due: ASAP

Contact Person: Michael Brooks/ Brooks & Rocha PLLC Phone: 813-543-1900/ mbrooks@bsrfirm.com

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

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

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

Reviewed by: Michelle Heinrich Date: 6/22/23

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 05/04/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1703

<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.

CONDITIONS OF APPROVAL

- If RZ 22-1703 is approved, the County Engineer will approve a Design Exception (dated March 28, 2023) which was found approvable by the County Engineer (on April 4, 2023) for the Graves Road. substandard road improvements. As Graves Road is a substandard local roadway, the developer shall make certain improvements to Graves Road consistent with the Design Exception.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

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

- Add a Note to the site plan that reads “Sidewalks to be provided per the Hillsborough County Land Development Code.”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone four parcels totaling +/- 17.02 acres from Planned Development (PD 20-0447 and part of PD 05-0809) to form a new Planned Development (PD 22-1703). The proposed new Planned Development is seeking entitlements of 280 multi family dwelling units. The site is generally located on the south side of Graves Road. The Future Land Use designation of the site is Urban Mixed Use - 20 (UMU-20) and Residential – 6 (R-6).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 20-0447, 1 Single Family Dwelling Unit (ITE Code 210)	14	1	1
PD 20-0447, 80,000 sf of Mini Warehousing (ITE Code 151)	116	7	12
PD 05-0809, 88 multi family dwelling units (ITE Code 215)	620	40	49
Total	750	48	62

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 280 Multi Family Dwelling Units (ITE code 220)	1,870	110	141

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+1,120	+62	+79

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Graves Road. Graves Road is 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-10 ft. of pavement. The existing right-of-way on Graves Road varies from +/- 20 feet to +/- 40 feet. There are no sidewalks or bicycle facilities on either side of the roadway within the vicinity of the subject property.

DESIGN EXCEPTION, SUBSTANDARD ROAD – GRAVES ROAD

Given that Graves Rd. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception (DE) request (on March 28, 2023) for Graves Road. to determine the specific improvements that would be required by the County Engineer. Based on factors presented within the Design Exception request, the County Engineer found the DE approvable (on April 4, 2023). The deviations from the TS-7 Typical Section (2-Lane Undivided, Local and Collector Rural Roadways), include:

Segment A

(This segment of Graves Road from Broadway Center Road to the northern north/south portion of Graves Road and is Hillsborough County maintained)

- The developer shall be permitted to utilize the 10-foot travel lanes in lieu of the 12-foot-wide travel lanes typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;
- The developer shall be permitted to utilize 6-foot unpaved shoulders on each side of the roadway in lieu of the 8-foot shoulder with 5 feet paved typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;

- The developer shall construct 5-foot sidewalk on the north side of Graves Road in lieu of the 5 foot wide sidewalk on both sides of the roadway typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;

Segment B

(This segment is the north/south portion of Graves Road, parallel to I-75 and is FDOT maintained)

- The developer shall be permitted to utilize the existing 10 to 11-foot travel lanes in lieu of the 12-foot wide travel lanes typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7. FDOT has required this segment to be milled and resurfaced.
- The developer shall be permitted to utilize 6-foot unpaved shoulders on each side of the roadway in lieu of the 8-foot shoulder with 5 feet paved typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;
- The developer shall construct 10-foot multi-use path along the west side of Graves Road in lieu of the 5-foot-wide sidewalk on both sides of the roadway typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;

Segment C

(Portion of Graves Road that borders the project and is Hillsborough County maintained)

- The developer shall be permitted to utilize the 10-foot travel lanes in lieu of the 12-foot-wide travel lanes typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;
- The developer shall be permitted to utilize 6-foot unpaved shoulders on each side of the roadway in lieu of the 8-foot shoulder with 5 feet paved typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;
- The developer shall construct 10-foot multi-use path along the south side of Graves Road in lieu of the 5-foot-wide sidewalk on both sides of the roadway typically required by the Hillsborough County Transportation Technical Manual (TTM) TS-7;

SITE ACCESS

The project proposes two full access connections to Graves Road. A pedestrian connection to east is proposed to line up with a development that is currently under review and is required to stub out to the subject rezoning.

ROADWAY LEVEL OF SERVICE (LOS)

Graves Road is not a Hillsborough County regulated roadway and as such was not included in the Level of Service 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
Graves Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	750	48	62
Proposed	1,870	110	141
Difference (+/-)	+1,120	+62	+79

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Graves Road/ Substandard Road	Design Exception Requested	Approvable
Notes:		

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

From: Williams, Michael
Sent: Monday, April 3, 2023 7:03 PM
To: Vicki Castro
Cc: Tirado, Sheida; Micahel Yates (myates@palmtraffic.com); Heinrich, Michelle; Michael Brooks; Steady, Alex; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 22-1703 Design Exception Review
Attachments: 22-1703 DReq 03-28-23.pdf

Importance: High

Vicki,

I have found the attached Design Exception (DE) for PD 22-1703 APPROVABLE. It should be noted that improvements associated with PI 6103 listed in the DE will become the responsibility of this project should the other project not move forward.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, March 28, 2023 9:51 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Steady, Alex <SteadyA@hillsboroughcounty.org>
Subject: RZ PD 22-1703 Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception is approvable to me, please include the following people in your response:

vcastro@palmtraffic.com
mdr@raysor-transportation.com
mbrooks@bsrfirm.com
heinrichm@hillsboroughcounty.org
steadya@hillsboroughcounty.org

Best Regards,

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

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



Revised March 28, 2023
March 06, 2023

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

RE: Graves Road Apartments (PD 22-1703)
Folio: 067906-0010, 067907-0000, 067911-0000, 06906-0000
Design Exception – Graves Road
Palm Traffic Project No. T22091

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of up to 280 multi-family dwelling units on the 17.22 acre site located south of Graves Road and east of I-75, as shown in Figure 1. This request is made based on our virtual meeting on February 10, 2023 with Hillsborough County staff.

The project proposes to have two (2) full accesses to Graves Road. Graves Road is identified in the Hillsborough County Comprehensive Plan as a local roadway and was identified during our meeting as a standard road. Graves Road has an assumed posted speed limit of 30 mph with 5 AM and 4 PM peak hour trip ends (approximately 50 daily trip ends). Graves Road existing pavement width varies between 10 feet and 12 feet between Broadway Center Road and the subject site.

Graves Road is broken into three segments for the design exception request:

- Segment A – This segment is from Broadway Center Road to the northern north/south portion of Graves Road
- Segment B – This segment is the north/south portion of Graves Road, parallel to I-75
- Segment C – This segment is from the north/south portion to the eastern project access.

These segments are shown in Figure 2.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Graves Road from Broadway Center Road to the eastern access of the subject site. The requested exceptions to the TS-7 typical for each section and the justification are as follows:

Segment A

1. Lane Width – TS-7 has 12-foot travel lanes. The existing lanes are approximately 9 feet. The proposed section has 10-foot travel lanes. This modification is currently under plan review PI 6103.
2. Shoulder – TS-7 has 8-foot shoulders with 5-foot paved on both sides of the roadway. The existing roadway has limited to no shoulders. Due to limited right of way, the full shoulder cannot be provided, however, a 6-foot unpaved shoulder is proposed to be provided on both sides of the roadway. This modification is currently under plan review, PI 6103.
3. Sidewalk – TS-7 has a 5-foot sidewalk on both sides of the roadway. Due to limited right of way, a 5-foot sidewalk is proposed on the north side of Graves Road. This will connect to the existing sidewalk along Broadway Center Boulevard.

Segment B

1. Lane Width – TS-7 has 12-foot travel lanes. The existing lanes are approximately 10 feet to 11 feet. This section proposes to maintain the existing lane widths. However, at the request of FDOT, this segment of roadway will be milled and resurfaced.
2. Shoulder – TS-7 has 8-foot shoulders with 5-foot paved on both sides of the roadway. The existing roadway has at least 6-foot unpaved shoulders. This section proposes to maintain the existing unpaved shoulders.
3. Sidewalk – TS-7 has a 5-foot sidewalk on both sides of the roadway. Due to limited right of way, a 10-foot multi-use path is proposed on the west side of Graves Road.

Segment C

1. Right of Way – TS-7 has 96 feet of right of way. The proposed right of way is 50 feet which will accommodate the proposed typical section.
2. Lane Width – TS-7 has 12-foot travel lanes. The existing roadway is approximately 10 feet. The proposed section has 10-foot travel lanes. This modification is currently under plan review PI 6103.
3. Shoulder – TS-7 has 8-foot shoulders with 5-foot paved on both sides of the roadway. The existing roadway has limited to no shoulders. Due to limited right of way, the full shoulder cannot be provided, however, a 6-foot unpaved should is proposed to be provided on both sides of the roadway. This modification is currently under plan review, PI 6103.
4. Sidewalk – TS-7 has a 5-foot sidewalk on both sides of the roadway. Due to limited right of way, a 10-foot multi-use path is proposed on the south side of Graves Road.

The proposed typical sections are shown in Figure 3.

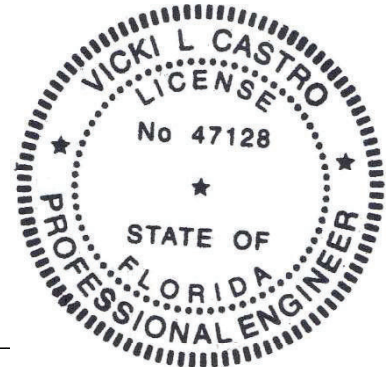
Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L
Castro**

Vicki L Castro, P.E.
Principal

Digitally signed by Vicki L
Castro
Date: 2023.03.28 11:29:09
-04'00'



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

_____ Disapproved _____ Approved with Conditions _____ Approved

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

FIGURE 1. LOCATION MAP

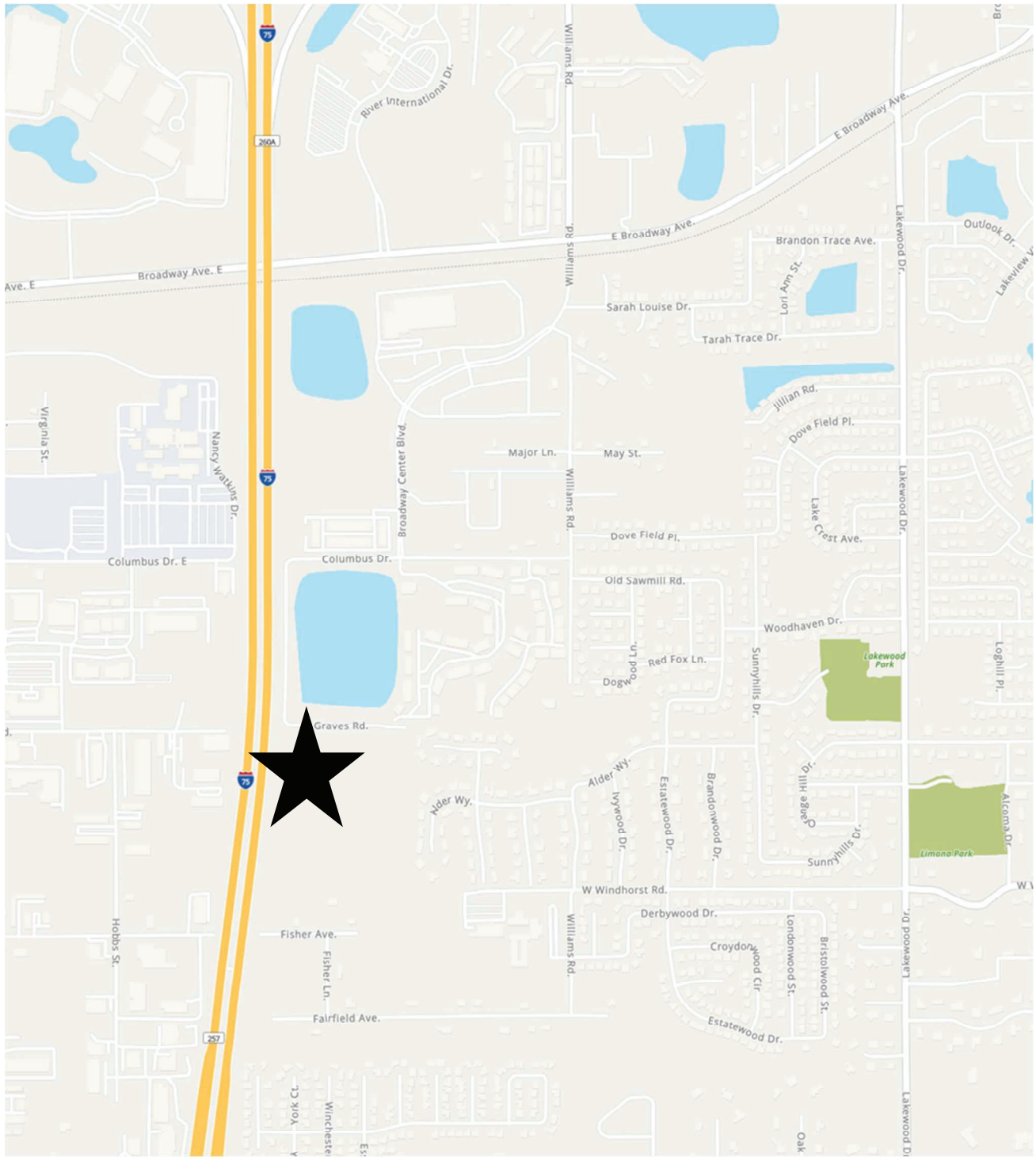
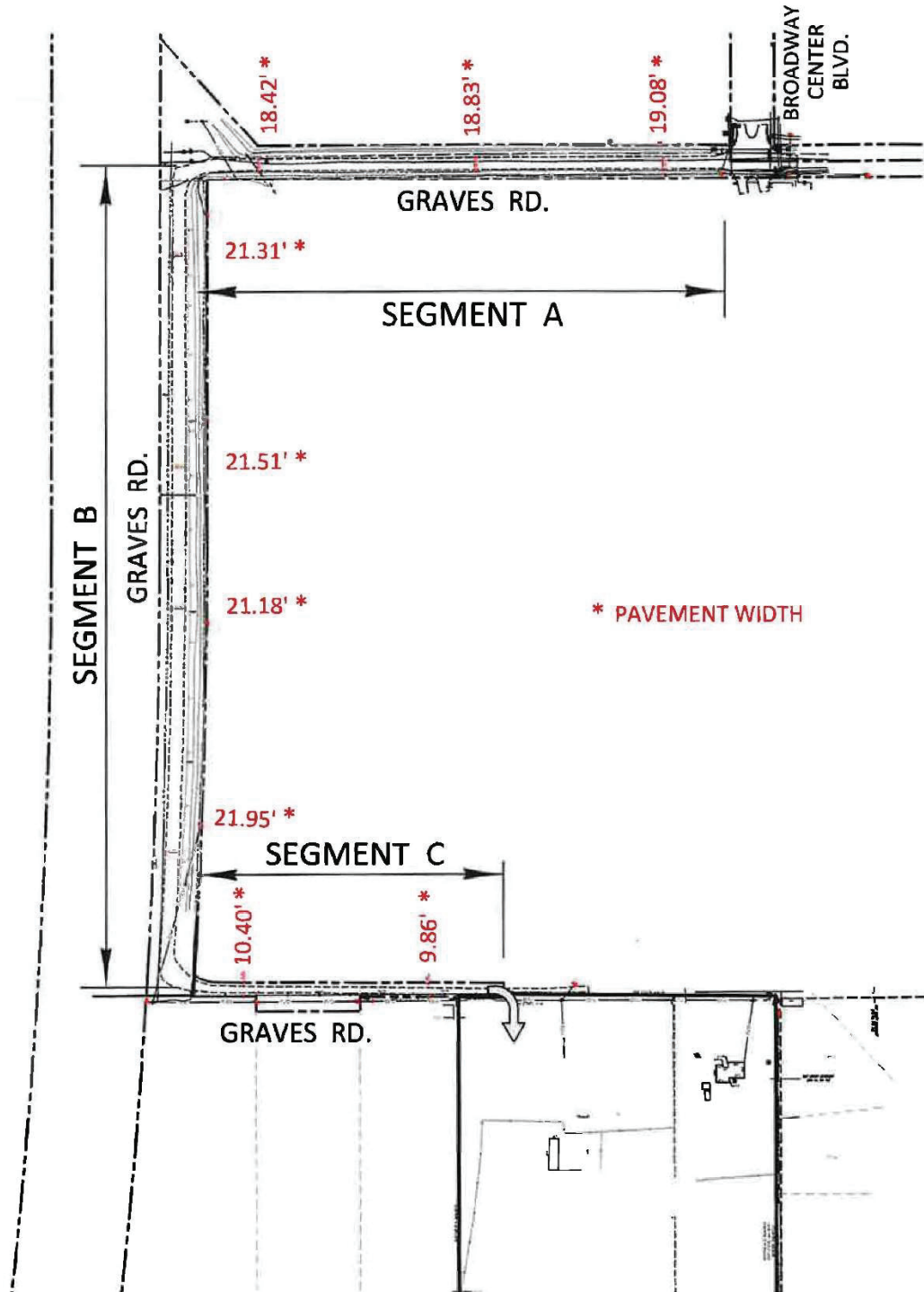
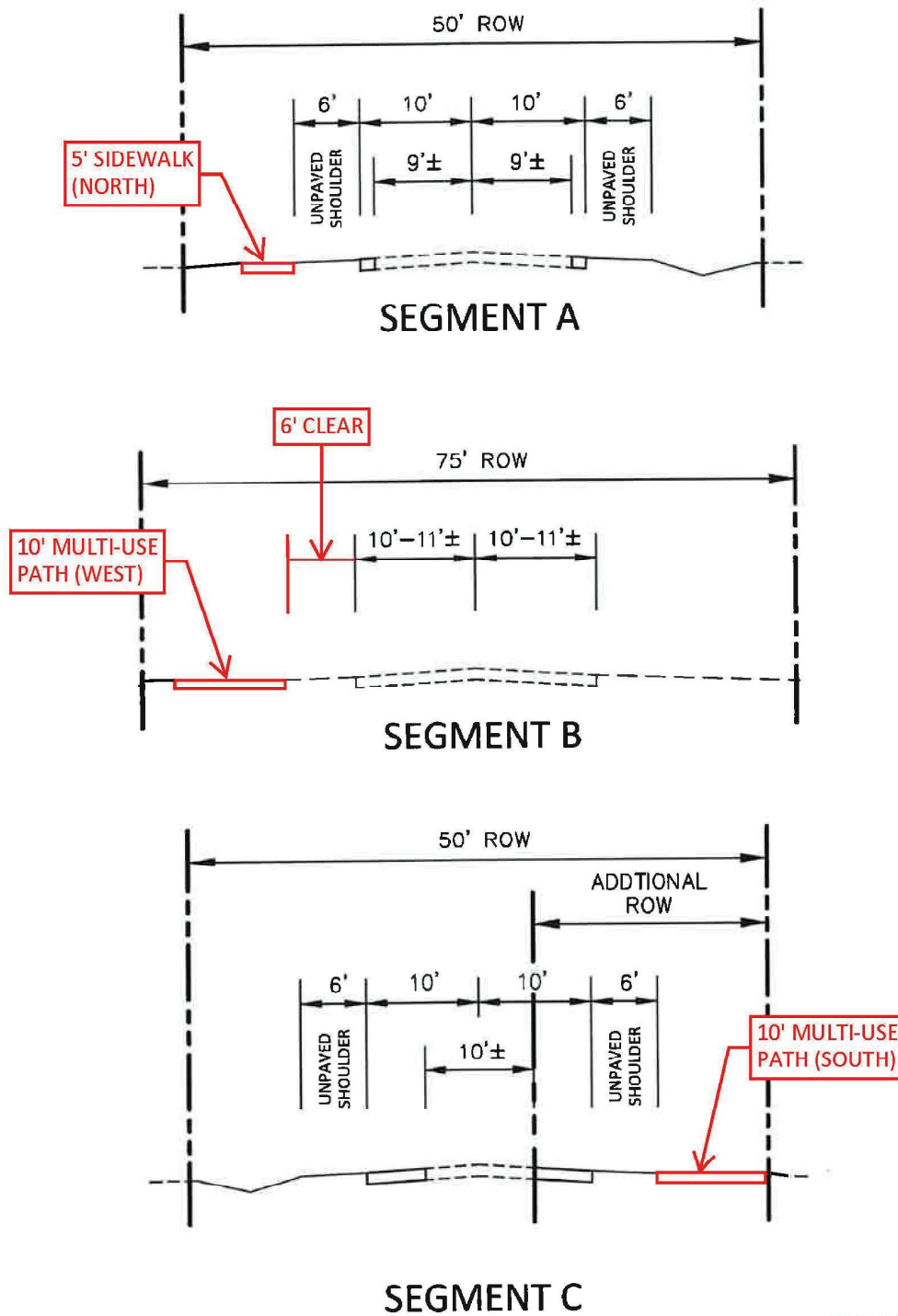
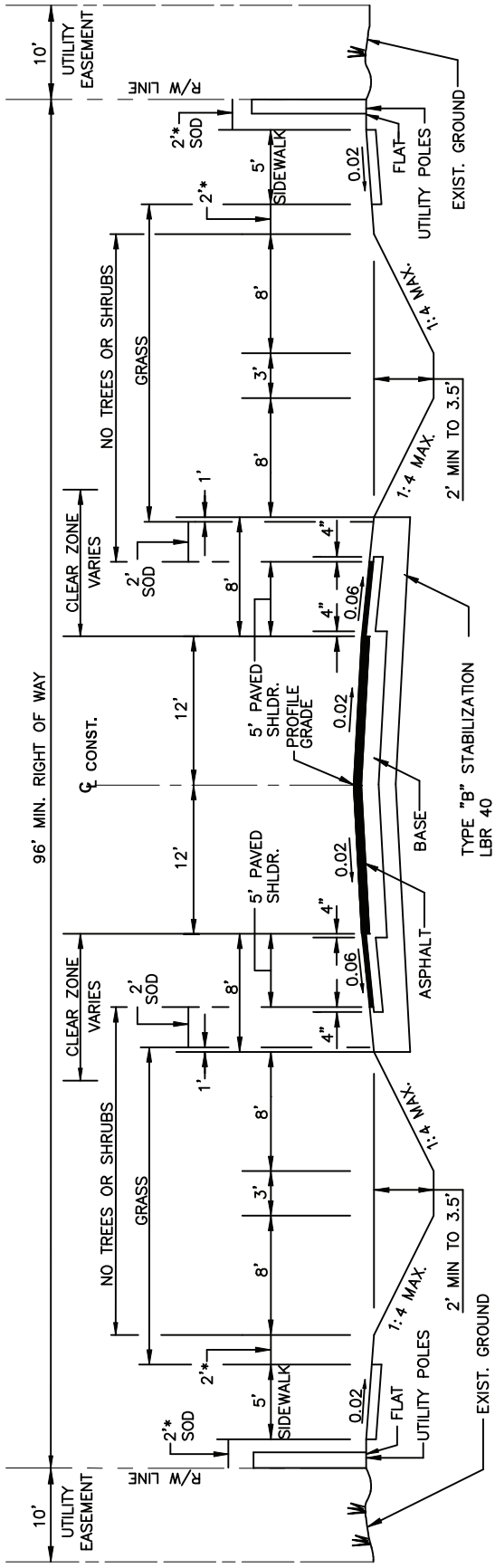


FIGURE 2. ROADWAY SEGMENTS



**FIGURE 3. PROPOSED TYPICAL SECTIONS
GRAVES ROAD**





TYPICAL SECTION

N.T.S.

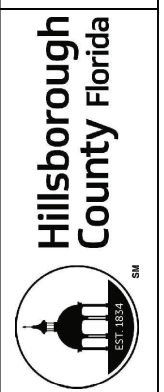
FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

DRAWING NO. **TS-7**
SHEET NO. 1 OF 1

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

KEVIN J. THIBAUT, P.E.
SECRETARY

December 10th, 2019

THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER 06/10/2020.

THIS DOCUMENT IS NOT A PERMIT APPROVAL

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

Project Name:	Graves Rd. Storage	State Road #:	93A
Location:	2408 Graves Rd.	Section ID #:	10 075 000
Applicant:	David Dickey	Mile Post:	23.677
County:	Hillsborough	Road Class #:	7
Permit Category:	B	Posted Speed Limit:	35 MPH

Dear: Mr. Dickey,

A Pre-application Review of the subject project was conducted at your request. The purpose of the Pre-application Review is to establish the permit category, number, type, general location and associated features of access connections for the applicant's property to the state road. We have given the plans, as presented, a thorough review and our comments or findings are as follows:

- We disapprove the concept as presented with the following considerations.
- We approve the concept as presented with the following conditions/considerations.
- We approve the concept as submitted and we invite you to submit a permit application package to the District Office with engineering drawings that reflect the concept approved here.
- We are prepared to continue the review of the concept with the District Variance Committee.

- We are prepared to continue the review of the concept as presented with the following considerations.

Conditions and Comments:

This project proposes to increase trips to an existing access to SR 93A, a class 7 roadway with a speed limit of 35 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 125' driveway spacing, 330' directional, 660' full median opening spacing, and 1320' signal spacing between connections, therefore, the proposed would be considered non-conforming in accordance to the rule chapter 1996/97 for connection spacing.

FDOT recommendations,

1. Property will be rezoned from ASC-1 to PD.
2. The proposed trip generation is too low to require a traffic study (Traffic Study requirement = 601+ trips)
3. Property owner intends to keep the residence at the entrance of the property.
4. ADA will require in sidewalk connection from the facility entrance to the state road.
5. Must design driveway to accommodate drivers to make a U-turn prior to entering the gate or driveway entrance.
6. PD&E for I-75 will likely require acquisition of an undetermined amount of land on the West side of the property.
7. Property is also a candidate for potential, future I 75 retention pond.
8. New driveway will need to be constructed to FDOT current commercial driveway specs.
9. Frontage road is only 20' wide, and may be considered substandard and unable to accommodate proposed commercial use. Possible upgrade or widening will be required.
10. PD&E project manager is Ashley Henzel . Phone #: 813-975-6433 and email is ashley.henzel@dot.state.fl.us.
11. ROW Operations office contact is Bill McTeer. Phone #: 813-975-6735 and email is bill.mcteer@dot.state.fl.us.
12. When you are ready to submit the permit application, follow the Rule Chapter 14-96.005 Check List attachment for reference and attach a copy of this letter in submittal.
13. When applying on-line at <http://osp.fdot.gov>, you must designate a project name (in parenthesis) next to name of applicant that will be used throughout the permitting process to upload documentation. We also request that “identifying” file names be used when uploading documentation.
14. Plans shall be per the current Standard Plans and FDM. Permit #, SR #, Road Section ID, Mile Post, Roadway Class, and Posted MPH must be on the plans Key Sheet.
15. All Plans and Documents submitted in OSP shall be electronically signed and sealed.
16. The following FDOT Permits may additionally be required:

a. Connection Permit / Construction Agreement

- b. Drainage Permit or Waiver** (Please contact Antonius Lebrun (Antonius.Lebrun@dot.state.fl.us) should you have any questions.)

- c. **Utility Permit** – for any utility connections within the FDOT R/W (Except those that are exempt from permitting by the 2017 FDOT Utility Accommodation Manual).
- d. **Temporary Access Permit**

- 17. Please include a copy of this letter with your request for continued pre-application review or permit application in O.S.P.
- 18. All permit application packages are to be submitted to:

Florida Department of Transportation
2822 Leslie Rd.
Tampa, Fl. 33619
Attn: Mecale' Roth

Favorable review of the proposed generally means that you may develop plans complying with the review comments and submit them, within Six months, to the Department for permit processing. When permit requests are submitted subsequently to a Pre-application Review, Department staff reviews the design plans in terms of standards, compliance and constructability. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application based on the design proposal would likely be denied.

If you don't agree with Pre-Application meeting results and would like to schedule an AMRC meeting, contact Traffic Ops, Joel Provenzano at 813-975-6755.

Sincerely,

Mecale' Roth

Permits Coordinator II
813-612-3237

Pre-App Sign In Sheet

Date: 12/10/2019

Time: 11:00 AM

Project Name: Graves Rd Storage

Location: 2408 Graves Rd Brandon

Road Section ID: 10 075 000

State Road: 93A

Mile Post: 23.677

Roadway Classification: 7

Posted Speed Limit: 35 MPH

Driveway/Signal Spacing: 125' / 1320'

Median Opening: Directional - 330'/Full - 660'

Name	Department/Agency Company/Title	Phone # & Email
Reebie Simms P.E.	FDOT Operation Program Engineer	813-612-3313
		Reebie.Simms@dot.state.fl.us
Matt Campbell <i>MC</i>	FDOT Permits Manager	813-612-3318
		Matthew.Campbell@dot.state.fl.us
Joel Provenzano	FDOT District Access Management Administrator	813-975-6755
		Joel.Provenzano@dot.state.fl.us
Daniel Santos	FDOT Growth Management Analysis	813-975-6429
		Daniel.Santos@dot.state.fl.us
Lindsey Mineer <i>Lym</i>	FDOT Growth Management Analysis	813-975-6922
		Lindsey.Mineer@dot.state.fl.us
Mecale' Roth <i>MR</i>	FDOT Permit Coordinator II	813-612-3237
		Mecale.Roth@dot.state.fl.us
Dave Skrelunas	FDOT District Permit Engineer	813-975-6273
		David.Skrelunas@dot.state.fl.us

Pre-App Sign In Sheet

Name	Department/Agency Company/Title	Phone # & Email
Holly Champion	FDOT Permit Coordinator I	813-612-3365
		Holly.Champion@dot.state.fl.us
Robert Valdez	Jacobs Consultant	813-612-3234
		robert.valdez@dot.state.fl.us
David Dickey	Prime Companies	813-765-9249
		dickey.david.b@gmail.com
Dean DeVito	" "	813 878 9659
		ddevito@cbcprime.net
David Ayala	FDOT Access Management	813 975 - 8717
		david.ayala@dot.state.fl.us
Ryan Began	FDOT Traffic Ops -Gresham Smith	
		ryan.began@dot.state.fl.us



2408 Graves Road, Brandon FL



Google Earth

© 2018 Google

Legend

-  2408 Graves Rd
-  Property Boundary

700 ft



MP 23.87

2408 Graves Rd Hillsborough County, FL

CONCEPT PLAN "A2"



PROJECT DATA

TOTAL PROJECT AREA	1.26 AC
RESIDENTIAL HOME STORAGE TRACT	2.99 AC
PROJECT TRACT	2.99 AC
TOTAL AREA	7.23 AC

JURISDICTION
HILLSBOROUGH COUNTY, FL

PROPERTY (FUTURE) LAND USE
MUD or

PROPERTY ZONING
EXISTING: "R-1"

PROPOSED: "PUC" (PLANNED DEVELOPMENT-COMMERCIAL)

PROPOSED DENSITY
3 STORY STORAGE 80,000 SF

PROPOSED PAVING
13 SPACES

NOTES:
DRAWN/AN LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

EXISTING UTILITIES

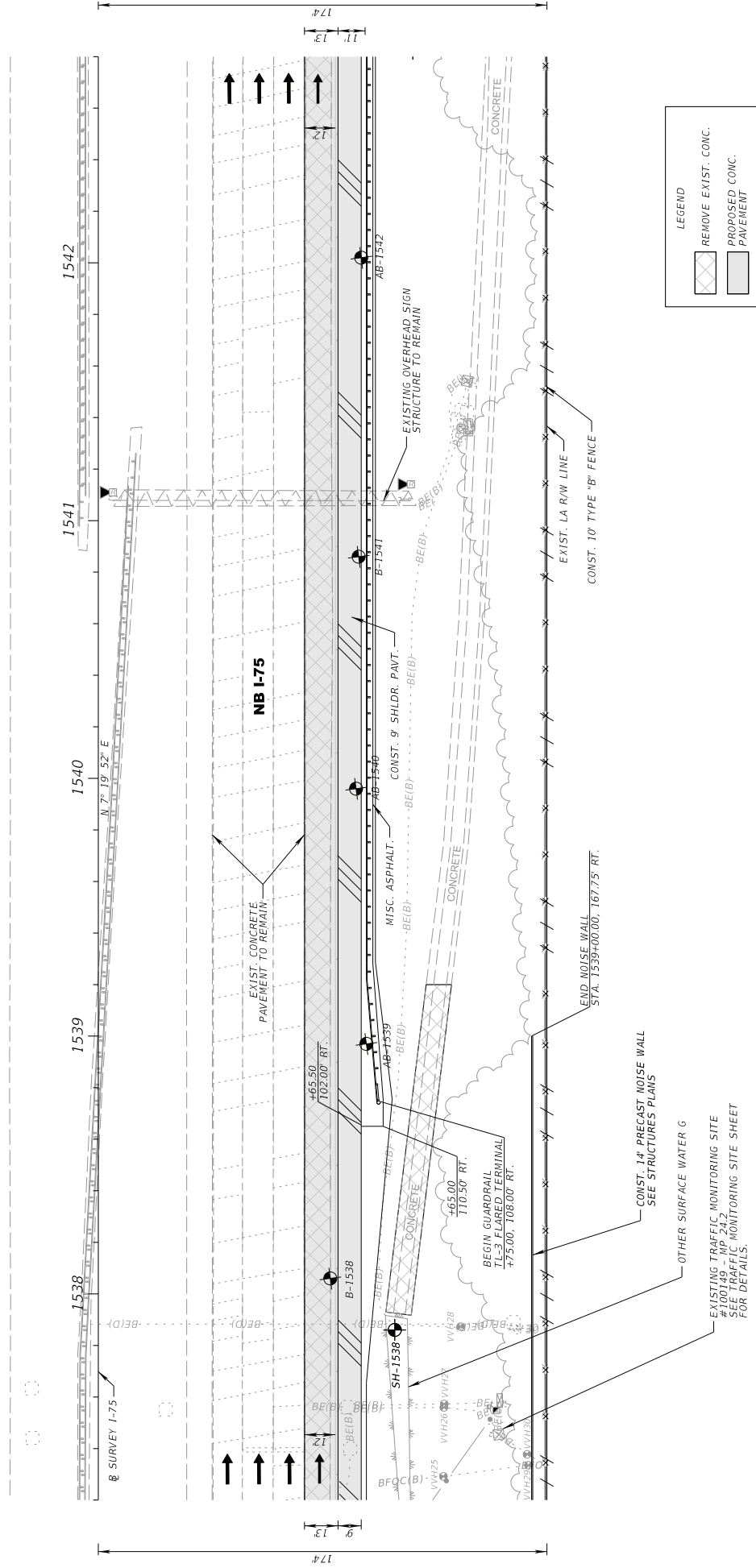
1. THE CONCEPT PLAN IS FOR INFORMATION ONLY. IT IS NOT A GUARANTEE OF ANYTHING. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
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PROVIDED BY
David Dickey

PROVIDED BY
AVIP Group

CIVIL ENGINEER: 2024 E. F. ROAD, SUITE 200
TALLAHASSEE, FL 32310
PHONE: 904.833.1453 FAX: 904.833.1454
WWW.AVIPGROUP.COM

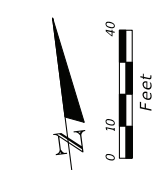
PROJECT NUMBER: 1024-001
SCALE: 1"=50' DATE: 12/23/23
DRAWN BY: S. BROWN PROJECT MANAGER: S. BROWN



DATE	DESCRIPTION	REVISIONS	DESCRIPTION

AMI ENGINEERING & SURVEYING, INC. 3802 CORPOREX PARK DRIVE STE. 225 TAMPA, FLORIDA 33619 TEL: (813) 888-0344 CERTIFICATE OF AUTHORIZATION NO. 3114 SHAWN D. SWETS P.E. NO. 60274		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	ROAD NO. SR 93A COUNTY HILLSBOROUGH FINANCIAL PROJECT ID 428953-152-01
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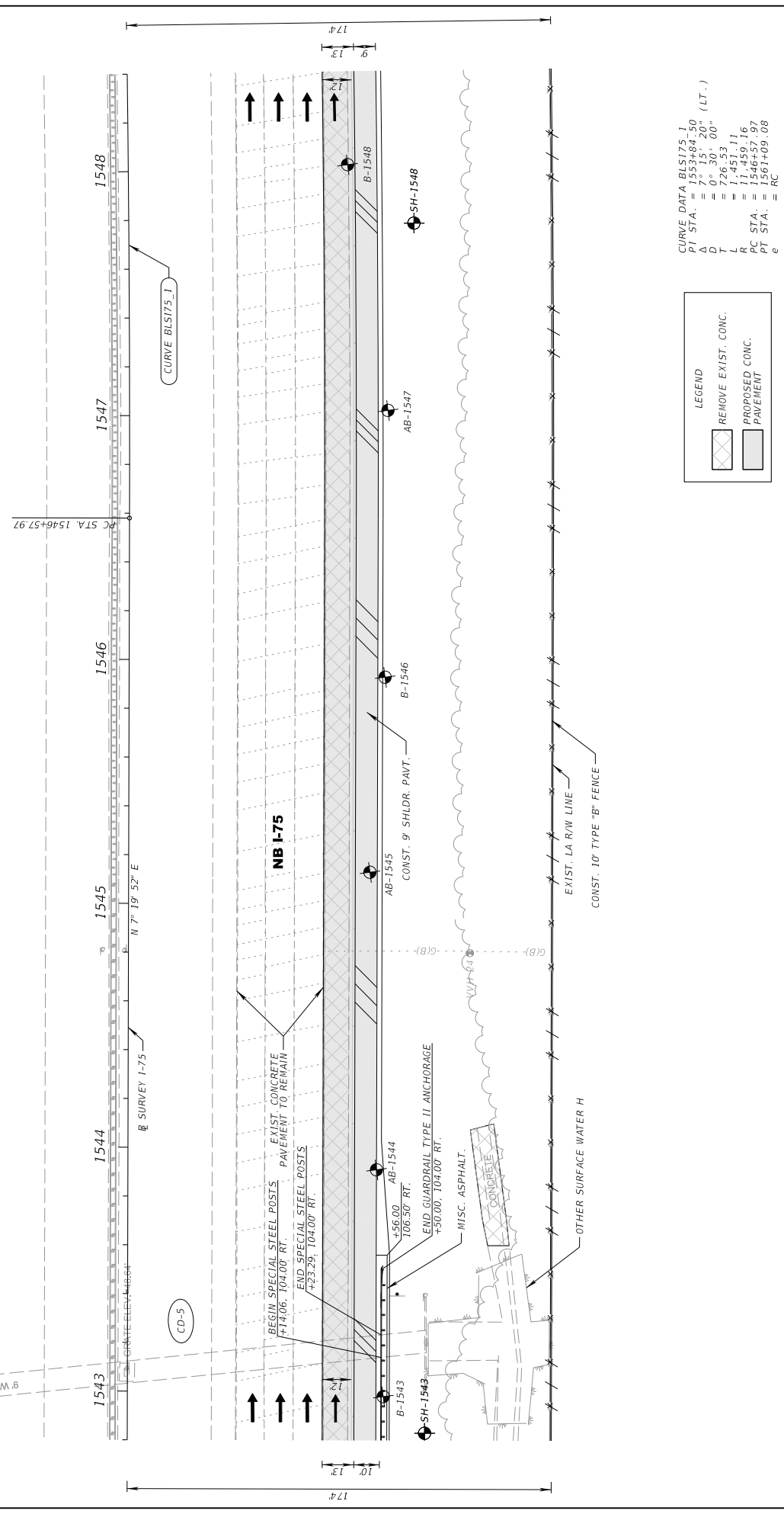
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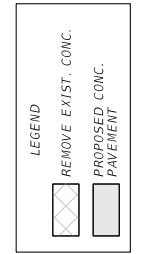
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 SLO. 46.50%
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BM 175 86 A19 (NAVD 1988)
 SURVEY I-75
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 SLO. 49.02%
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 W/ FOOT BRASS DISK
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BM 21A (NAVD 1988)
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 CONC. MONUMENT
 W/ FOOT BRASS DISK
 STAMPED 'BM 21A'



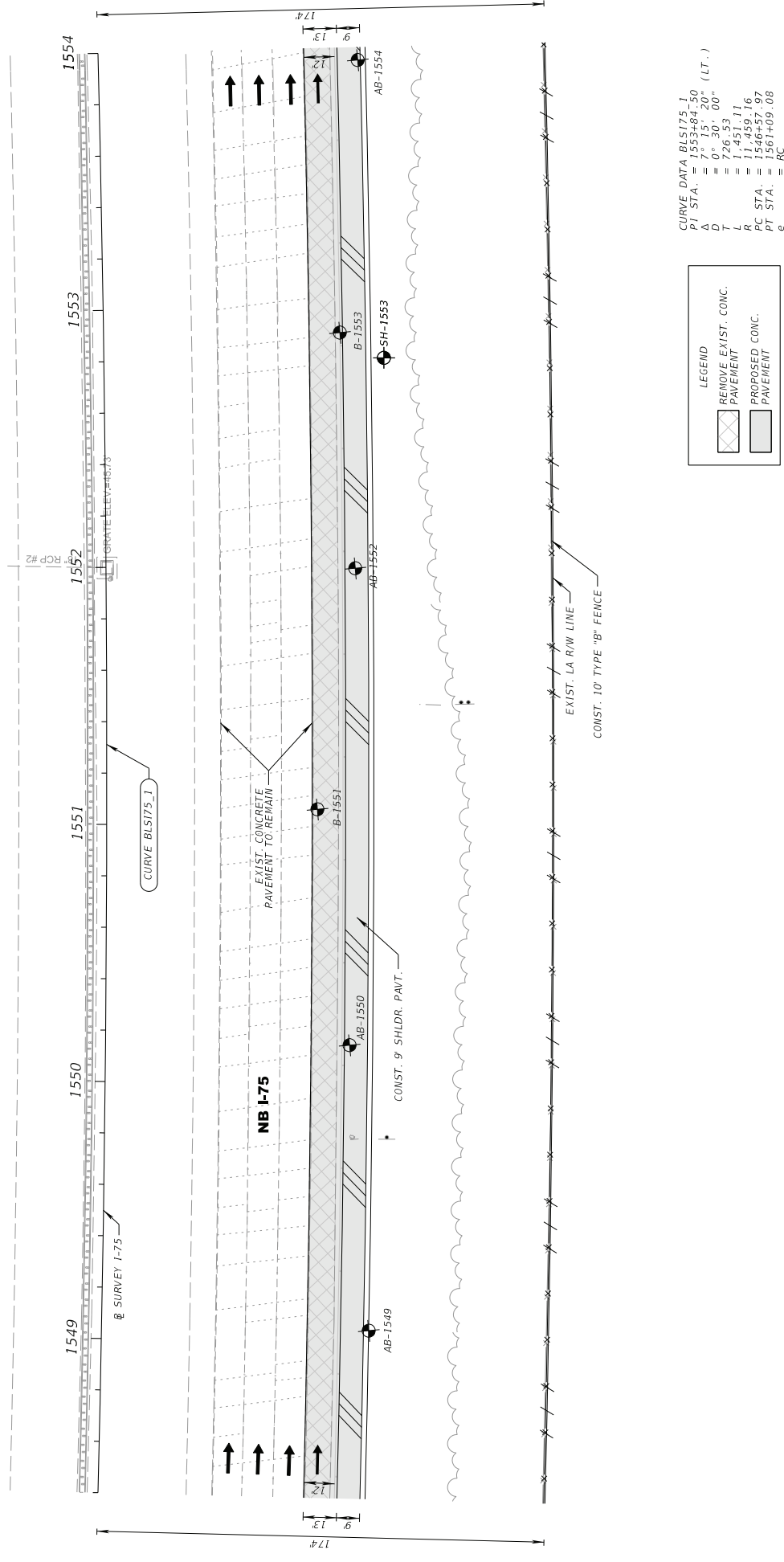
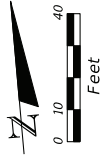
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 PT STA. = 1561+09.08
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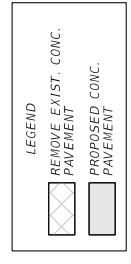
DATE	DESCRIPTION	REVISIONS	DESCRIPTION

AMI ENGINEERING & SURVEYING, INC. 3802 CORPOREX PARK DRIVE STE. 225 TAMPA, FLORIDA 33619 TEL: 813.888.0344 FAX: 813.888.0344 CERTIFICATE OF AUTHORIZATION NO. 3114 SHAWN D. SWETS P.E. NO. 60274		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROAD NO. SR 93A COUNTY HILLSBOROUGH FINANCIAL PROJECT ID 428953-152-01
ROADWAY PLAN (15)		SHEET NO. 41

BM 1554 2011 (NAVD 1988)
 SURVEYED
 STA. 1553+60, 182.2 LT.
 EL. 48.585'
 STD. 4"x4" CONC. MONUMENT
 W/ FOOT BRASS DISK
 STAMPED "BN 1554 2011"



CURVE DATA BLS175_1
 P1 STA. = 753+84.50
 D = 0° 30' 00" (LT.)
 T = 726.53
 L = 1,451.11
 R = 11,459.16
 PC STA. = 1546+57.97
 PT STA. = 1561+09.08
 E = RC

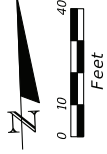


DATE	DESCRIPTION	REVISIONS	DESCRIPTION	DATE

AMM ENGINEERING & SURVEYING, INC. 3802 CORPOREX PARK DRIVE STE. 225 TALLAHASSEE, FLORIDA 32319 TEL: 904.880.0344 FAX: 904.880.0344 SHAWN D. SWETS P.E. NO. 60274	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROAD NO. SR 93A COUNTY HILLSBOROUGH FINANCIAL PROJECT ID 428953-I-52-01	ROADWAY PLAN (16)	SHEET NO. 42
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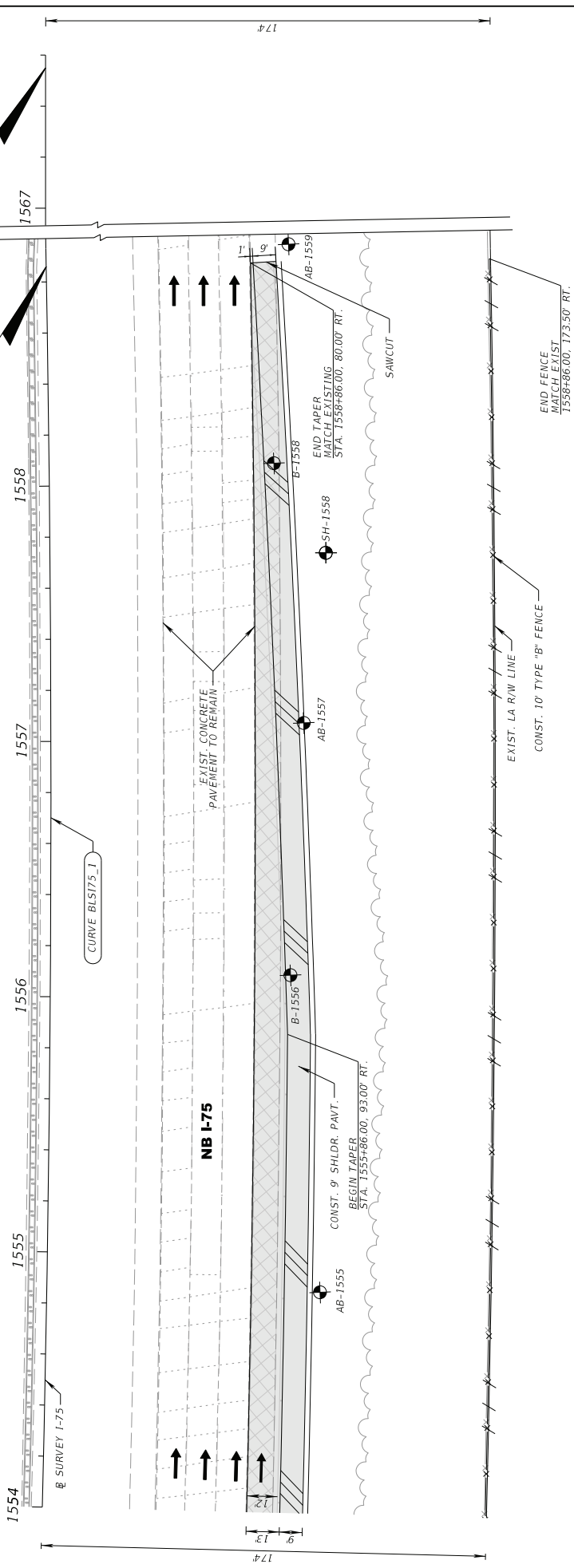
BM 224 (NAVD, 1988)
 STA. 1554+75
 EL. 45.363
 STD. 4"x4" CONC. MONUMENT
 W/ FOOT BRASS DISK
 STAMPED "BM 224"

BM 14-4 (NAVD, 1988)
 STA. 1557+25
 EL. 38.039
 STD. 4"x4" CONC. MONUMENT
 W/ FOOT BRASS DISK
 STAMPED "BM 14-4"



END CONSTRUCTION
 STA. 1567+55.00
 (SEE SIGNING & PAVEMENT
 MARKING PLANS)

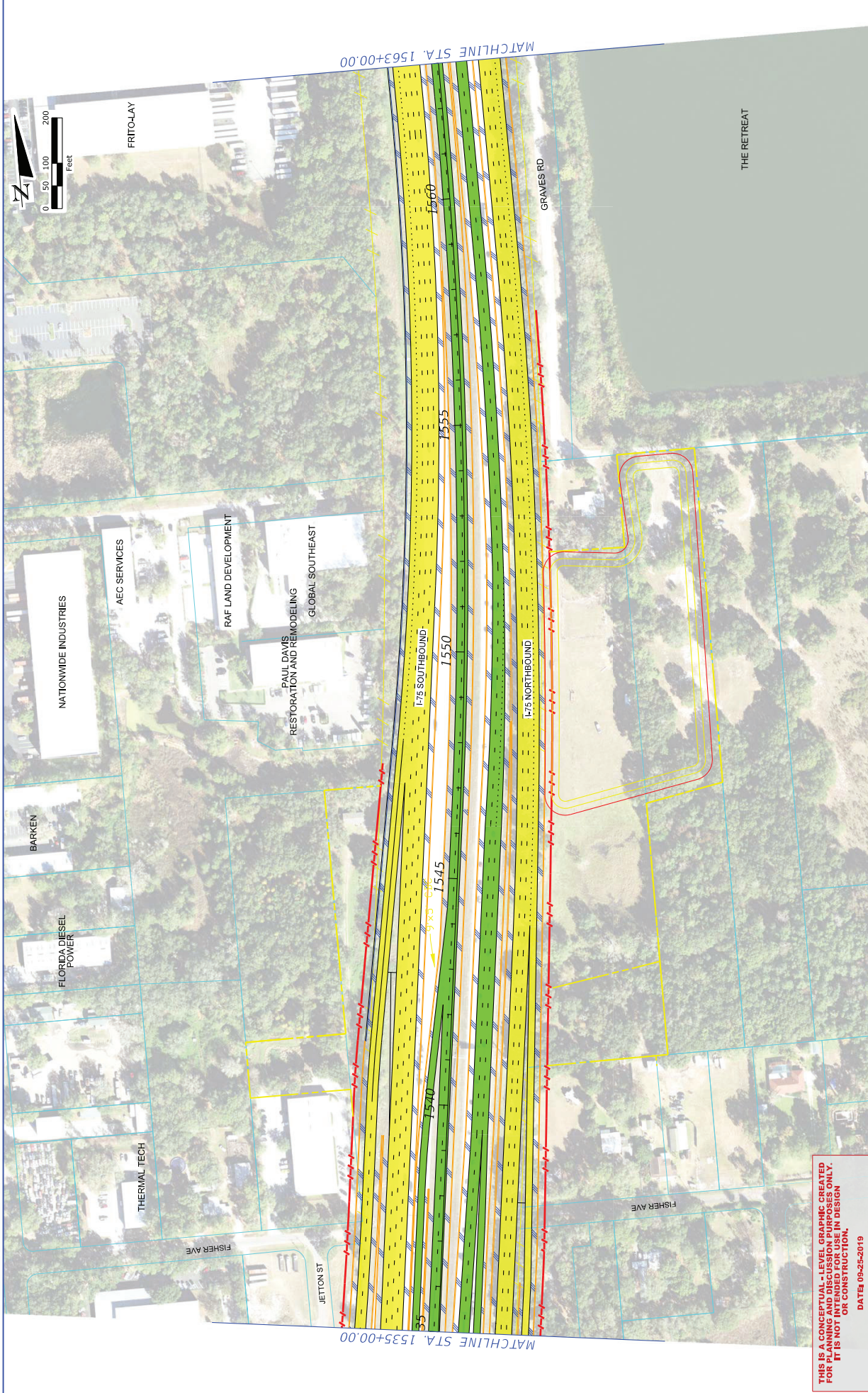
END PROJECT
 STA. 1558+86.00



LEGEND
 [Cross-hatched box] REMOVE EXIST. CONC. PAVEMENT
 [Solid grey box] PROPOSED CONC. PAVEMENT

CURVE DATA BLS175-1
 PI STA. = 1553+84.50
 Δ = 6° 30' 00" (LT.)
 T = 226.53
 L = 1,451.11
 R = 11,459.16
 PC STA. = 1546+57.97
 PT STA. = 1561+09.08
 C = RC

DATE	DESCRIPTION	REVISIONS	STATE OF FLORIDA	SHEET NO.
			DEPARTMENT OF TRANSPORTATION	43
			COUNTY	
			HILLSBOROUGH	
			FINANCIAL PROJECT ID	
			SR 93A	
			428953-1-52-01	
			AM ENGINEERING & SURVEYING, INC.	
			3802 CORPOREX PARK DRIVE STE. 225	
			TALLAHASSEE, FLORIDA 32319	
			TEL: (904) 888-0344	
			CERTIFICATE OF AUTHORIZATION NO. 3114	
			SHAWN D. SWETS P.E. NO. 60274	



LEGEND		<p>DATE: 09-25-2019</p> <p>THIS IS A CONCEPTUAL - LEVEL GRAPHIC CREATED FOR PLANNING AND DISCUSSION PURPOSES ONLY. IT IS NOT TO BE USED FOR DESIGN OR CONSTRUCTION.</p>		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	ROAD NO. 93A COUNTY HILLSBOROUGH FINANCIAL PROJECT ID 419235-3-22-01	SHEET NO. 11
	GENERAL USE LANES EXPRESS LANES GENERAL USE LANES BRIDGE EXPRESS LANES BRIDGE BARRIER WALL			EXISTING LA R/W PROPOSED LA R/W EASEMENT LINE TEMPORARY EASEMENT LINE PARCEL LINE	12/17/2019 11:26:14 AM F:\Svs\Projects\192352201_PDE_175\roadway\PC\AR011.dgn	



9'x5' CBC

FPC
12/13R
1.09 AC

SMF
12/13C
5.43 AC



PARCEL LINES ARE BASED ON HILLSBOROUGH COUNTY GIS AND SHOULD BE CONSIDERED APPROXIMATE

THIS IS A CONCEPTUAL - LEVEL GRAPHIC CREATED FOR PLANNING AND DISCUSSION PURPOSES ONLY. IT IS NOT TO BE USED FOR DESIGN OR CONSTRUCTION.

DATE: 10-14-2019

LEGEND

	EXISTING R/W
	EXISTING LA R/W
	PROPOSED R/W
	PROPOSED LA R/W
	PARCEL LINE

	FDOT PARCEL
	FULL/PARTIAL TAKE
	PARTIAL TAKE REMAINDER



STATE OF FLORIDA	
DEPARTMENT OF TRANSPORTATION	
ROAD NO.	FINANCIAL PROJECT ID
93A	419235-3-25-01
COUNTY	
HILLSBOROUGH	

I-75 RIGHT-OF-WAY MAP	
TBNEXT SECTION 9	
US 301 TO BRUCE B DOWNS BLVD	
SHEET NO.	11

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: March 20, 2023</p> <p>PETITION NO.: 22-1703</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: February 9, 2023</p> <p>PROPERTY ADDRESS: 2302, 2304, 2306, 2408 Graves Road, Brandon, FL 33510</p> <p>FOLIO #: 0679060000; 0679060010; 0679070000; 0679080000; 0679090000; 0679110000</p> <p>STR: 17-29S-20E</p>
<p>REQUESTED ZONING: PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>YES</p> <p>11/10/21 & 02/09/23</p> <p>NO. Needs formal wetland delineation.</p> <p>Wetlands/OSWs located in the southern and central portions of properties.</p>
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. As notated on the revised site plan and additional information sheet dated January 26, 2023, proposed impacts to the central OSW shall be “subject to regulatory 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

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

- 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.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for multi-family development. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Jpc/cb

ec: dickey.david.b@gmail.com
mmarzocchi@widewaters.com

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Adequate Facilities Analysis: Rezoning

Date: 1/17/23 **Acres:** 17.04 (+/- acres)
Jurisdiction: Hillsborough County **Proposed Zoning:** Planned Development
Case Number: RZ 22-1703 **Future Land Use:** UMU- 20 & R- 6
HCPS #: RZ - 493 **Maximum Residential Units:** 280
Address: 2306 & 2408 Graves Road **Residential Type:** Multi-family
Parcel Folio Number(s): 067906.0000, 067907.0000 et. al.

School Data	Schmidt Elementary	McLane Middle	Brandon High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	717	1270	2505
2022-23 Enrollment K-12 enrollment on 2022-23 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	517	823	1566
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	72%	65%	63%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 12/23/2022	21	132	299
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	32	12	15
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	79%	76%	75%

Notes: At this time, adequate capacity exists at Schmidt Elementary, McLane Middle, and Brandon High School for the proposed rezoning.

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

Andrea A. Stingone

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

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

PETITION NO.: PD22-1703 REVIEWED BY: Randy Rochelle DATE: 1/3/2023

FOLIO NO.: 67906.0000, 67906.0010, 67907.0000 & 67911.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 10 inch water main exists (adjacent to the site), (approximately 2290 feet from the site) and is located north of the subject property within the south Right-of-Way of Columbus Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 6 inch wastewater force main exists (adjacent to the site), (approximately 1360 feet from the site) and is located north of the subject property within the north Right-of-Way of Columbus Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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



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

TO: Zoning Review, Development Services

DATE: 04/05/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: The Widewaters Group, Inc

PETITION NO: 22-1703

LOCATION: 2306 & 2408 Graves Rd

FOLIO NO: multiple (see below)

Estimated Fees:

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

Mobility: \$6,661 * 280 units = \$1,865,080

Parks: \$1,555 * 280 units = \$ 435,400

School: \$3,891 * 280 units = \$1,089,480

Fire: \$249 * 280 units = \$ 69,720

Total Multi-Family (1-2 story) = \$3,459,680

Project Summary/Description:

Urban Mobility, Central Park/Fire - 280 multi-family units

Folios: 67906.0010; 67906.0000; 67907.0000; 67911.0000



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch and Pamela Jo Hatley
 Zoning Hearing Masters

DATE: Monday, May 15, 2023

TIME: Commencing at 6:00 p.m.
 Concluding at 9:30 p.m.

PLACE: Hillsborough County Board of County
 Commissioners
 601 East Kennedy Boulevard, 2nd Floor
 Tampa, Florida 33601

Reported via Cisco Webex Videoconference by:
 Diane DeMarsh, CER No. 1654

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
May 15, 2023
ZONING HEARING MASTER PAMELA JO HATLEY

D5:
Application Number: RZ-PD 22-1703
Applicant: The Widewaters Group, Inc.
Location: 1550' S of Graves Rd & Columbus Dr
Intersection
Folio Number: 067906.0000, 067906.0010, 067907.0000 &
067911.0000
Acreage (+/-): 16.44 acres, more or less
Comprehensive Plan: UMU-20 & R-6
Service Area: Urban
Existing Zoning: PD, 05-0809 & 20-0447
Request: Rezone to Planned Development

1 MS. HEINRICH: Our next item is D.5. This is rezoning
2 to PD 22-1703. I reviewed -- reviewed this for Development
3 Services and will provide staff findings after the applicant's
4 presentation.

5 HEARING MASTER HATLEY: All right. Thank you.

6 Applicant?

7 MS. KERT: Thank you for our technical difficulties.
8 Rebecca Kert with Brooks & Rocha at 400 North Tampa Street,
9 Suite 1910. And we are here tonight on PD 22-1703. I am
10 honored to be here tonight representing the applicant Widewaters
11 Group, and we have Marco Marzocchi, Director of Development. I
12 also have with me Michael Brooks, who is my co-land use counsel
13 for transportation. We have Michael Yates. Our civil engineer
14 is Todd Emden (phonetic).

15 This is rezoning for four parcels. Two of them are
16 from PD 05-0 809, as it has been amended, and two parcels
17 comprise PD 20-0447. Request is for Planned Development for 280
18 multi-family units. We also have an companion PRS that is not
19 before you tonight that will remove two parcels -- two of the
20 parcels that we are incorporating from an existing PRD.

21 As you can see, this is a general location map. It's
22 approximately 16 acres along I-75 between MLK and State Road 60.
23 It is within the Urban Service Area and will be served by public
24 water and sewer. It is outside of the Coastal High Hazard Area
25 and in the Brandon Community Plan Area. And the Planning

1 Commission has found it's consistent with that community plan.

2 This is an aerial of the site. It is the is the area
3 outlined in red. It is predominantly vacant. We do have an
4 existing billboard, which we have a condition proposed by staff
5 that we agreed to that I will talk about in a minute. There are
6 also some residential and assess restructures on this that will
7 be removed. To the north of this project, we have a very large
8 retention area and multi-family. To the south, we have
9 single-family. To the east, you have a PD with approved
10 townhomes. And the townhome project isn't permitting currently.
11 To the west, you have Interstate 75. And further west from
12 that, you have commercial and industrial.

13 As you can see here, this is a Future Land Use map.
14 We have two land use designations on this PD, one is UMU-20 and
15 one is R-6. We are requesting to flex UMU-20 on the western
16 site over to the RS-6. The board has previously approved this
17 same flex in -- in connection with PD 05-0809 and has reapproved
18 it in each subsequent amendment of that as recently as 2022.
19 The flex will facilitate development of the multi-family
20 project, which will provide for a transition between I-75 and a
21 townhome project. In addition, it add to the ranked uses along
22 with I-75 corridor, which is consistent with your Comprehensive
23 Plan.

24 The red area to the left of your screen is the
25 existing PD 20-0447. There are two parcels in there. It is

1 approved currently for 80,000 square feet of self-storage in an
2 existing single-family residential and agricultural uses.

3 The PD 05-0809, which is outlined in yellow before
4 you, if you look to the graphic on the left, it helps to clarify
5 what we're attempting to do here. So the area that is showing
6 up peach on your screen is the area that is going to be removed
7 and incorporated into the new PD. The blue area is the area
8 that remain. And that Tract A, which I will talk about a little
9 bit in the future, is going to remain as part of the existing
10 PD, but will have no (inaudible) with the entitlements. It will
11 allow the existing flex less on the 05 PD to remain in
12 existence. It is currently approved for 195-unit townhomes.
13 And again, it is in currently for 94 units.

14 This is our site plan, an overview of our site plan.
15 We've divided it kind of in the north looking south because the
16 northern portion of the project is where the multi-family is
17 going to be located. The red dot is our existing billboard.
18 And there is a Condition 1.2 in the staff report which
19 acknowledges that that billboard was appropriately approved to
20 the settlement agreements. And any further things that happened
21 with that be relocated or reconstructed will be pursuant to
22 settlement agreements.

23 To the south of the project, we have large wetlands.
24 We have stormwater, floodplain compensation and passive
25 recreation. Also to the north of the site, we have our

1 community gathering space, which is kind of that -- in the
2 general area circled (inaudible).

3 Again, Tract A, which is 0.06 acres, Condition 1.1
4 states that this project may be jointly developed with Tract A.
5 As I had mentioned earlier, it is remaining in the existing PD.
6 But it has new density entitlements within that PD. But -- so
7 it will be able to be jointly developed with this new PD, but it
8 will be limited to stormwater, floodplain compensation, passive
9 recreation, and immediate access to the south.

10 This site shows the multi-family layout. So the
11 dotted line is basically showing our internal circulation. The
12 blue area outside of that is -- defines our perimeter parking
13 and garage areas. And internal to that will be our primary
14 building envelop.

15 For the multi-family structures, we have a maximum
16 height of 50 feet with some fairly significant setback, 60 feet
17 to the north, 70 feet to the east, 650 to the south, which is
18 where the single-family is, and 65 feet to the west. And we did
19 want to note that we are not doing an additional two-to-one
20 setback above 20 feet. And we talked to staff. And they agree,
21 and it's stated in their staff report, that the 70 feet meets
22 that standard. So we're not doing an official two-to-one above
23 that. We just wanted to clarify that.

24 So this line is for the accessory structures, the
25 parking garages Rogers and at a -- the maximum height of 20 feet

1 with still some very significant setbacks as stated on the
2 slide.

3 Buffers and screening. I'm going to start from the
4 south, we have 20-foot buffer where we will be retaining the
5 existing vegetation. To the east is an eight-foot buffer, Type
6 A, in compliance with code. To the north, we're doing an
7 eight-foot right-of-way buffer. And no other buffer is required
8 at that area. And to the west is a 25-foot buffer with a
9 masonry wall for fencing.

10 And on the next screen, the one variation that we are
11 requesting. Is for LDC Section 6.06.06, which is screening for
12 areas of excessive traffic or noise. So it's basically
13 screening that's required for the benefit of the people who live
14 in this multi-family project from the north of I-75. There is,
15 along the western portion, a 30-foot gas pipeline easement with
16 an existing pipeline. So we cannot plant the trees as required
17 on the Type B landscaping. So we are proposing, as an
18 alternative, to do a six-foot masonry wall or a solid wooden or
19 PV fence with the allowance that -- for the garage structures to
20 serve as that same sort of screening along that western
21 boundary. And staff has no objections to that request.

22 At this point, we're going to talk about the design
23 section. And I'm going to ask Michael Yates to come up and
24 discuss that.

25 MS. DESIANO: Can you come up and sign in, please?

1 MR. YATES: Good evening. Michael Yates with Palm
2 Traffic, and I have been sworn.

3 Just want to go through the design exception on
4 this. We do have a design exception for Graves Road. Our
5 access is at the southern end of the Graves Road there in
6 Segment C. We have two access points. We did intersection
7 analysis. We did a full transportation analysis and (inaudible)
8 the driveways operating acceptable Level of Service. And Graves
9 Road operates at acceptable Level of Service with the proposed
10 project and the approved project to the east of us. And Graves
11 Road does end immediately to the east of that.

12 And so, based on the Hillsborough County standards,
13 Graves Road is considered a substandard road. And so there was
14 a previous approved design exception for Graves Road of these
15 three segments. We've provided the PI number for that. That
16 design exception has been approved, not just approvable, but
17 approved as part of the project to our east.

18 And so what we've shown is the three segments, with
19 Segment A being the northern segment, Segment B being the north-
20 south segment, which is a DOT roadway component there, and then
21 the southern Segment C, which is in front of our site. And so
22 the black is the -- the road segment that was approved under the
23 previous design exception, and the red represents the changes to
24 that approved design exception to accommodate this traffic.

25 And so, essentially, what we are providing is a

1 ten-foot multi-use path along our frontage and along the
2 north-south frontage. And because of limited right-of-way along
3 the northern segment, we are providing a five-foot sidewalk that
4 will connect to the existing sidewalk along the Broadway Center
5 Boulevard. And so that will provide continuous sidewalk
6 connectivity through there. The design exception has been found
7 approvable by the county engineer.

8 Happy to answer any questions you may have.

9 HEARING MASTER HATLEY: All right.

10 MS. DESIANO: Mr. Yates?

11 MS. KERT: So, again, we do have companion PRS
12 23-0033. And while that is not before you tonight, we did just
13 want to touch base on that and try and explain, basically, how
14 we ended up where we ended up with the PD that had. So the
15 existing PD is shown to the left? The red is the zoning 20.
16 The green is the flex from the CMU-12. And the rest is RES-6.
17 As you know, if you're going to remove anything from an existing
18 PD, you need to make sure that you leave the -- the parcels that
19 are still remaining in the PD hole in the same situation that
20 they would be. And so to be able to effectuate that, we added
21 back in Tract A with no development or entitlement density
22 rights. And that allows the existing UM-20 flex remain just
23 where it was. You have the same TD-12 flex from the north, and
24 remainder remains the -- the RES-6, which leads you with nine
25 dwelling units an acre and for single-family attached units.

1 And that is consistent with what was previously proved.

2 With that, I'd just like to conclude by saying that we
3 have demonstrated that it's compatible with the surrounding land
4 use pattern. We have mitigated for the single-family to the
5 south by -- by the large setbacks and the wetlands that are in
6 existence. The -- the flexes are consistent with the
7 Comprehensive Plan. We have one variation that is for the
8 benefit of the future residents of our PD, and we have justified
9 the alternative that we're proposing.

10 Development Services has recommended approval. And
11 the Planning Commission staff has found it consistent. We do
12 agree with the conditions of approval and certification notes.
13 And we respectfully respect your positive recommendation.

14 I'm available if there any questions.

15 HEARING MASTER HATLEY: All right. Thank you very
16 much.

17 Okay. Development Services?

18 MS. HEINRICH: Hello. Michelle Heinrich, Development
19 Services. As you hear, the applicant requests a rezone of
20 parcels currently zoned PD 20-0447 and PD 05-0809 to PD 22-1703
21 to permit a 2080-unit multi-family development. And that would
22 be a density of 17 units per acre.

23 To achieve this density, a flex of the UMU-20 Future
24 Land Use category bound in the immediate west is proposed and
25 the site that's located within the Brandon community into the

1 immediate east of I-75.

2 As you saw in the applicant's presentation,
3 development is limited to the northern area of the project
4 adjacent to Graves Road. Multi-family uses are found in the
5 immediate northeast of the site. The area to the north is
6 developed with a storm pond and separated from the site by
7 Graves Road. The area the east is approved for townhomes. And
8 the subject property will comply with the two-to-one setback due
9 to height along this boundary. Existing wetlands and pond areas
10 to the rear will provide significant separation from
11 single-family uses (inaudible) the south.

12 As you heard tonight, there is one PD variation
13 requested, and that has to do with the buffering for
14 excessive -- again, successive traffic (inaudible). And as the
15 applicant correctly stated, they are proposing a alternative --
16 an alternative treatment, I should say. They're going to have
17 25-foot buffer over and provide within that buffer, a six-foot
18 high masonry wall, solid wood fence or solid PVC fence. And
19 staff does have not objections to that request.

20 Staff received a finding and consistency from the
21 Planning Commission, and no objections from review agencies were
22 received. Therefore, we do recommend approval subject to
23 proposed conditions.

24 And I did want to note that a revised staff report was
25 provided to you prior to the start of the hearing tonight. And

1 the purpose of that was the proposed buffer and screening at the
2 beginning of the report has been revised to specify what is
3 actually going to be provided along the western, eastern and
4 southern PD boundaries. And also, as you heard from the
5 applicant, Condition 1.2 has been added, which speaks to an
6 existing billboard on the site.

7 And lastly, as noted by the applicant, there is a
8 (inaudible) application, and both will be her together at the
9 July BOCC (inaudible) meeting. Thank you.

10 HEARING MASTER HATLEY: All right. Thank you.

11 Planning Commission?

12 MS. LLANOS: The subject site is located within the
13 Urban Service Area and is located within the limits of the
14 Brandon Community Plan. It's also within the Suburban Character
15 District of the Brandon Community Plan.

16 Subject site contains two Future Land Use
17 categories. The western portion is located within the Urban
18 Mixed Use-20, which can be considered for up to a maximum
19 density of 20 dwelling units to the gross acre or a maximum
20 intensity of 1.0 FAR. The other land use category is considered
21 the eastern portion of subject's site is located within the
22 Residential-6 Future Land Use category. And this can be
23 considered for a density up to six dwelling units per the gross
24 acre or a maximum intensity of 0.25 FAR.

25 Now, to the south and to the west, the UMU-20 Future

1 Land Use category. To the east is the RES-6, or Resident-6
2 Future Use Land category. To the north is the Community Mixed
3 Use-12. Further southeast and west is the Public/Quasi-Public.

4 To the north of the property is multi-family
5 residential. To the south and east is single-family residential
6 and vacant properties. In addition, to the east, agricultural
7 land is found. Southeast of the property is an elementary
8 school, Schmidt Elementary School to be exact. The -- to the
9 west is across Interstate 75, are light industrial and light
10 commercial, single-family residential, vacant land, public
11 utilities and heavy industrial properties.

12 Now, the applicant is proposing to use the Flex
13 Provision as outlined in FLUE Policy 7.3. They are requesting
14 to flex 322 feet of the Urban Mixed Use-20 located to the west
15 over a portion of the subject site, which designated as RES-6.
16 The applicant has stated a similar flex has been approved as
17 part of their three prior zoning applications. The flex is in
18 the Urban Service Area. It is not within a Coastal High Hazard
19 Area. It extends parallel, and is 500 linear feet and is not an
20 extension of an existing flex.

21 There is an adjacent PRS for this PD as you see in the
22 staff report and per what the applicant has stated as well as
23 Development Services staff. The PRS is requesting to remove the
24 two parcels from that Planned Development. With all that being
25 said, currently, with the removing of the -- the two parcels and

1 the application of the flex, the -- it's actually a reduction of
2 the flex request. And it's to ensure that a 107-unit
3 entitlements for that PD, basically, are -- are going to be
4 valid.

5 The 0.94 acres in the UMU-20 allows 18, 7.41 acres in
6 RES-6 allows 44 units, and the 3.8 acres in CMU-12 allows 45.
7 So that's a breakdown of the units.

8 Approval of this PD is dependent upon the approval of
9 that PRS. This -- again, this is a reduction in the already
10 approved flex. The proposal meets the intent of the Future Land
11 Use element and of all the objectives for consideration of
12 infill development as well. And it's also consistent with the
13 character of the Brandon -- of the Suburban Character District
14 for the Brandon Community Plan.

15 Overall, the proposed rezoning would allow for
16 development that is consistent with the goals, objectives and
17 policies of the Unincorporated Hillsborough County
18 Comprehensive Plan. Again, the rezoning request is compatible
19 with the existing development area and the flex policies as
20 well.

21 HEARING MASTER HATLEY: All right. Thank you very
22 much. Is there anyone here or online who wishes to speak in
23 support of this application?

24 I don't hear anyone. Is there anyone here or online
25 who wishes to speak in opposition to this application?

1 All right. Don't hear anyone. Development Services,
2 anything further?

3 MS. HEINRICH: Nothing further.

4 HEARING MASTER HATLEY: All right. Thank you.

5 Applicant anything further?

6 MS. KERT: Yeah, thank you for your time this evening.

7 HEARING MASTER HATLEY: All right. Thank you very
8 much.

9 All right. This will close the hearing on rezoning PD
10 22-1703.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Monday, April 17, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 9:43 p.m.

Reported via Cisco Webex Videoconference by:
Diane DeMarsh, CER No. 1654

1 continued by the applicant to the May 15, 2023 ZHM Hearing.

2 Item A.17, PD 22-1647. This application is out of
3 order to be heard and is being continued to the May 15, 2023 ZHM
4 Hearing.

5 Item A.18, PD 22-1688. This application is being
6 continued by the applicant to the May 15, 2023 Zoning Hearing
7 Master Hearing.

8 Item A.19, PD 22-1701. This application is out of
9 order to be heard and is being continued to the May 15, 2023 ZHM
10 Hearing.

11 Item A.20, PD 22-1703. This application is being
12 continued by the applicant to the May 15, 2023 ZHM Hearing.

13 And lastly, Item PD or A.21, PD 23-0041. This
14 application is being continued by the applicant to the
15 May 15, 2023 ZHM Hearing.

16 And that concludes the agenda.

17

18 HEARING MASTER: All right. Thank you so much. I
19 appreciate it. Let me start by going over our hearing
20 procedures. Our hearing today consists of agenda items that
21 require a public hearing by a zoning hearing master. I'll
22 conduct a hearing on each agenda item and we'll file a
23 recommendation within 15 business days following tonight's
24 hearing. Those recommendations are then sent to the Board of
25 County Commissioners who make the final decision on each item.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, March 20, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:08 p.m.

PLACE: Hillsborough County Board of
County Commissioners
601 East Kennedy Boulevard
2nd Floor Boardroom
Tampa, Florida 33601

Reported in person by:

Brittany Bridges, CER No. 1607
U.S. Legal Support
4200 West Cypress Street, Suite 750
Tampa, Florida 33607
(813)223-7321

1 Zoning Hearing Master Hearing.

2 Item A22, Rezoning Standard 22-1681. This application
3 is out of order to be heard and is being continued to the
4 April 17, 2023 Zoning Hearing Master Hearing.

5 Item A23, Rezoning PD 22-1688. This application is
6 out of order to be heard and is being continued to the
7 April 17, 2023 Zoning Hearing Master Hearing.

8 Item A24, Rezoning PD 22-1701. This application is
9 out of order to be heard and is being continued to the
10 April 17, 2023 Zoning Hearing Master Hearing.

11 Item A25, Rezoning PD 22-1702. This application is
12 out of order to be heard and is being continued to the
13 April 17, 2023 Zoning Hearing Master Hearing.

14 Item A26, Rezoning PD 22-1703. This application is
15 out of order to be heard and is being continued to the
16 April 17, 2023 Zoning Hearing Master Hearing.

17 Item A27, Rezoning PD 22-1706. This application is
18 out of order to be heard and is being continued to the
19 April 17, 2023 Zoning Hearing Master Hearing.

20 Item A28, Rezoning Standard 23-0081. This application
21 is out of order to be heard and is being continued to the
22 April 17, 2023 Zoning Hearing Master Hearing.

23 And Item A29, Rezoning Standard 23-0082. This
24 application is out of order to be heard and is being
25 continued to the April 17, 2023 Zoning Hearing Master



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 6PM 5/15/03 HEARING MASTER Pamala Jo Hatley & Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>22-1390</u>	PLEASE PRINT NAME <u>No parties Application continued</u> ADDRESS <u>by Staff</u> CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION # <u>MM</u> <u>22-0689</u>	PLEASE PRINT NAME <u>Elise Batsel</u> ADDRESS <u>4501 E Jackson St. 2100</u> CITY <u>Tempe</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-222-5059</u>
APPLICATION # <u>MM</u> <u>22-0689</u>	PLEASE PRINT NAME <u>Isabelle Alburt</u> ADDRESS <u>1000 W. Ashley Dr</u> CITY <u>Tempe</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0976</u>
APPLICATION # <u>MM</u> <u>22-0689</u>	PLEASE PRINT NAME <u>Steve Henry</u> ADDRESS <u>5023 W. LANIER ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>MM</u> <u>22-0689</u>	PLEASE PRINT NAME <u>Charles Botto</u> ADDRESS <u>2305 Pine 100</u> CITY <u>VALICO</u> STATE <u>FL</u> ZIP <u>33599</u> PHONE <u>813-262-5476</u>
APPLICATION # <u>MM</u> <u>22-0689</u>	PLEASE PRINT NAME <u>Elizabeth R Bulcher</u> ADDRESS <u>405 Miller & Road</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-428-1041</u>

DATE/TIME: 5/15/23 6pm HEARING MASTER: Pamela Jo Hatley & Susan FruchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>22-1702</u>	PLEASE PRINT NAME <u>Steph Sposato - Curly up</u> ADDRESS <u>505 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>MM</u> <u>23-0132</u>	PLEASE PRINT NAME <u>Jake Greer</u> ADDRESS <u>401 E Jackson St #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813.222.5051</u>
APPLICATION # <u>MM 23-0132</u>	PLEASE PRINT NAME <u>Steph Sposato, Curly up</u> ADDRESS <u>505 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>MM-23-0132</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>MM</u> <u>23-0132</u>	PLEASE PRINT NAME <u>RILEY GARDON</u> ADDRESS <u>8616 Fox HARTST RD</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>718 432-780V</u>
APPLICATION # <u>MM</u> <u>23-0132</u>	PLEASE PRINT NAME <u>Deborah Dybord</u> ADDRESS <u>18924 Fairwood Ct</u> CITY <u>TPA</u> STATE <u>F</u> ZIP <u>33647</u> PHONE <u>601-1865</u>

DATE/TIME: 5/15/23 6pm HEARING MASTER: Pamela Jo Hatley & Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # 23-0132</p>	<p>PLEASE PRINT NAME Kay Warnshus</p> <p>ADDRESS 18528 Ambly Ln</p> <p>CITY Tampa STATE FL ZIP 33647 PHONE 813 892 1822</p>
<p>APPLICATION # 23-0132</p>	<p>PLEASE PRINT NAME HINDA J WARNSHUS</p> <p>ADDRESS 18528 AMBLY LANE</p> <p>CITY TAMPA STATE FL ZIP 33647 PHONE 904-716-6263</p>
<p>APPLICATION # 23-0132</p>	<p>PLEASE PRINT NAME Carol Claws</p> <p>ADDRESS 10003 Cypress Shadow Ave</p> <p>CITY Tampa STATE FL ZIP 33647 PHONE 813 892-0934</p>
<p>APPLICATION # 23-0132 VS</p>	<p>PLEASE PRINT NAME Mike Jacobson</p> <p>ADDRESS 18327 Cypress View way</p> <p>CITY Tampa STATE FL ZIP 33647 PHONE</p>
<p>APPLICATION # 23-0132 VS</p>	<p>PLEASE PRINT NAME Lance Ignatowicz</p> <p>ADDRESS 9804 Cypress Shadow Ave</p> <p>CITY Tampa STATE FL ZIP 33647 PHONE</p>
<p>APPLICATION # 23-0132 VS</p>	<p>PLEASE PRINT NAME Jerold Seay</p> <p>ADDRESS 9925 cypress shadow Ave</p> <p>CITY Tampa STATE FL ZIP 33647 PHONE</p>

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 4 OF 10

DATE/TIME: 5/15/23 6pm

HEARING MASTER: Pamela Jo Hatley's
Susan Finch

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

APPLICATION # <u>23-0132</u>	PLEASE PRINT NAME <u>Leslie Green</u> ADDRESS <u>9014 Hogans Bend</u> CITY <u>Tampa</u> STATE <u>F</u> ZIP <u>33647</u> PHONE <u>813 396 1859</u>
APPLICATION # <u>230132</u>	PLEASE PRINT NAME <u>Fred Pearce</u> <u>Fred Pearce</u> ADDRESS <u>18919 Forest of Fairwood Ct</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>80-44-8138</u>
APPLICATION # <u>230132</u> <u>VS</u>	PLEASE PRINT NAME <u>Emma Szymboriski</u> ADDRESS <u>9012 Hogans Bend</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE _____
APPLICATION # <u>23-0132</u> <u>VS</u>	PLEASE PRINT NAME <u>Dorothy Ziebraith</u> ADDRESS <u>18314 Sturbridge Ct</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE _____
APPLICATION # <u>23-0132</u>	PLEASE PRINT NAME <u>Brian Moore</u> ADDRESS <u>5904 Hampton Oak Pkwy Ste E</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813 335 2147</u>
APPLICATION # <u>22-1640</u>	PLEASE PRINT NAME <u>Euse Batsel</u> ADDRESS <u>401 E. Jackson St. Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813.222.5057</u>

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

PAGE 5 OF 6

DATE/TIME: 5/15/23 6pm

HEARING MASTER: Pamela Jo Hatley and Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # 22-1703</p>	<p>PLEASE PRINT NAME <u>Rebecca Kert</u> ADDRESS <u>400 N Tampa St Ste 1905</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>8133683064</u></p>
<p>APPLICATION # 22-1703</p>	<p>PLEASE PRINT NAME <u>MICHAEL YATES</u> ADDRESS <u>PAUM TRAFFIC 400 N TAMPA ST, 15th Floor</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>8132058057</u></p>
<p>APPLICATION # 23-0085</p>	<p>PLEASE PRINT NAME <u>Braulio Grijales</u> ADDRESS <u>5300 W. Cypress Street Suite 282</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>8136448333</u></p>
<p>APPLICATION # 23-0085</p>	<p>PLEASE PRINT NAME <u>REV. KAREN J. SIMS, AICP</u> ADDRESS <u>12017 TIMBERHILL DRIVE</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33529</u> PHONE <u>813-404-1565</u></p>
<p>APPLICATION # 23-0085</p>	<p>PLEASE PRINT NAME <u>Lake Zunamon</u> ADDRESS <u>6530 SW 47th Street</u> CITY <u>Miami</u> STATE <u>FL</u> ZIP <u>33155</u> PHONE <u>877-868-6221</u></p>
<p>APPLICATION # 23-0150</p>	<p>PLEASE PRINT NAME <u>Kamala Corbett</u> ADDRESS <u>101 Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-2278421</u></p>

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

PAGE 6 OF 6

DATE/TIME: 5/15/23 6pm

HEARING MASTER: Damela Jo Hatley
Susan Finch

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

<p>APPLICATION #</p> <p><u>23-0150</u></p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u></p> <p>ADDRESS <u>220 2nd Ave S #451</u></p> <p>CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33729</u> PHONE <u>727-894-1760</u></p>
<p>APPLICATION #</p> <p><u>23-0150</u></p>	<p>PLEASE PRINT NAME <u>Aden Tietz</u></p> <p>ADDRESS <u>4350 W. CYPRESS ST SUITE 220</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>402-304-3216</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: 5-15-2023

HEARING MASTER: Susan Finch and Pamela Jo Hatley

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 22-0689	Elise Batsel	1. Applicant Presentation Packet	Yes (Copy)
MM 23-0132	Michelle Heinrich	1. Revised Staff Report	Yes (Copy)
MM 23-0132	Jake Cremer	2. Applicant Presentation Packet	Yes (Copy)
MM 23-0132	Jake Cremer	3. Applicant Rebuttal Packet	Yes (Copy)
MM 23-0132	Leslie Green	4. Opposition Presentation Packet	No
MM 23-0132	Fred Pearce	5. Opposition Presentation Packet	No
MM 23-0132	Fred Pearce	6. Opposition Thumb Drive	No
MM 23-0132	Leslie Green	7. Opposition Letter	No
MM 23-0132	Leslie Green	8. Opposition Thumb Drive	No
MM 23-0132	Jake Cremer	9. Application Rebuttal Packet	No
MM 23-0132	Leslie Green	10. Opposition Letter	No
RZ 22-1640	Elise Batsel	1. Revised Staff Report	Yes (Copy)
RZ 22-1703	Michelle Heinrich	1. Revised Staff Report	Yes (Copy)
RZ 23-0150	Todd Pressman	1. Applicant Thumb Drive	No
RZ 23-0150	Kami Corbett	2. Applicant Presentation Packet	Yes (Copy)
RZ 23-0150	Kami Corbett	3. Applicant Thumb Drive	No

MAY 15, 2023 - ZONING HEARING MASTER

The Land Use Hearing Officer (LUHO), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 17, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

📄 Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

📄 Brian Grady and Michelle Heinrich, Development Services, reviewed the nonpublished changes.

A. WITHDRAWALS AND CONTINUANCES

📄 Ms. Michelle Heinrich, Development Services, continued review of the published changes/withdrawals/continuances/introductions.

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

📄 Assistant County Attorney Cameron Clark overview of oral argument/ZHM process.

📄 Pamela Jo Hatley, ZHM, oath.

B. REMANDS

B.1. RZ 22-0689

📄 Michelle Heinrich, Development Services, called MM 22-0689.

📄 Testimony provided.

📄 Pamela Jo Hatley, ZHM, closed MM 22-0689.

C. REZONING STANDARD (RZ-STD):

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

D.1. RZ 22-1702


📄 Michelle Heinrich and Brian Grady, Development Services, called RZ 22-1702.


📄 Testimony provided.


📄 Susan Finch, ZHM, closed RZ 22-1702.

MONDAY, MAY 15, 2023

D.2. MM 23-0132

 Brian Grady and Michelle Heinrich, Development Services, called MM 23-0132.


 Testimony provided.


 Susan Finch, ZHM, closed MM 23-0132.

 Break

 Resumes hearing

D.3. RZ 22-1390

 Brian Grady and Michelle Heinrich, Development Services, called RZ 22-1390.

 Pamela Jo Hatley, ZHM, continued RZ 22-1390 to June 20, 2023, ZHM Hearing.

D.4. RZ 22-1640


 Michelle Heinrich, Development Services, called RZ 22-1640.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 22-1640.

D.5. RZ 22-1703

 Michelle Heinrich, Development Services, called RZ 22-1703.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 22-1703.

D.6. RZ 23-0085

 Michelle Heinrich, Development Services, called RZ 23-0085.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 23-0085.

MONDAY, MAY 15, 2023

D.7. RZ 23-0150

Michelle Heinrich, Development Services, called RZ 23-0150.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 23-0150.

E. ZHM SPECIAL USE

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 9:30 p.m.

Rezoning Application: PD 22-1703

Zoning Hearing Master Date: May 15, 2023

BOCC Land Use Meeting Date: July 18, 2023



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: The Widewaters Group, Inc.

FLU Category: UMU-20 & RES-6

Service Area: Urban

Site Acreage: 16.44 +/-

Community Plan Area: Brandon

Overlay: None

Request: Rezoning from PD to PD



Introduction Summary:

The applicant seeks to rezone two parcels from PD 20-0447 and two parcels from PD 05-0809 (as most recently modified by PRS 22-0091) to PD 22-1703 to allow for the development of 280 multi-family units. This application includes a flex request of the UMU-20 Future Land Use category. Additionally, this application is a companion to Minor Modification (PRS) 23-0033 to recognize the removal of two parcels from PD 05-0809 within the multi-parcel PD.

Zoning:	Existing		Proposed
District(s)	PD 20-0447	PD 05-0809	PD 22-1703
Typical General Use(s)	Self-storage facility, agricultural uses, and one single family home	Single-Family Attached (townhome)	Multi-Family
Acreage	7.24 +/-	21.6	16.44
Density/Intensity	0.26 FAR / 1 unit per acre	9 unit per acre (flex)	17 units per acre (flex)
Mathematical Maximum*	80,000 sf / 1 unit per acre	195 residential units	280 residential units

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	PD 20-0447	PD 05-0809	PD 22-1703
Lot Size / Lot Width	n/a	1,360 sf / 16'	n/a

Application No. 22-1703
Name: Michelle Heinrich
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 5/15/23

APPLICATION NUMBER: PD 22-1703

ZHM HEARING DATE: May 15, 2023

BOCC LUM MEETING DATE: July 18, 2023

Case Reviewer: Michelle Heinrich, AICP

Setbacks/Buffering and Screening	30' Front Yards north and west 8' buffer only north and west 20' buffer/Type B along south and east	15' Front Yard 15' Rear Yard 20' Side Yards 25' landscape buffers west and east 15' landscape buffers north	60'-25' Front Yard 650'-10' Rear Yard 70'-10' East Side Yard 65'-25' West Side Yard 20 <u>25'</u> buffer / <u>solid masonry wall or fence along west</u> 8' buffer/Type A <u>screening</u> along north and east <u>20' buffer / existing vegetation along south</u>
Height	40' (2:1 setback)	35' (no 2:1 setback)	50'-20' (no 2:1 setback)

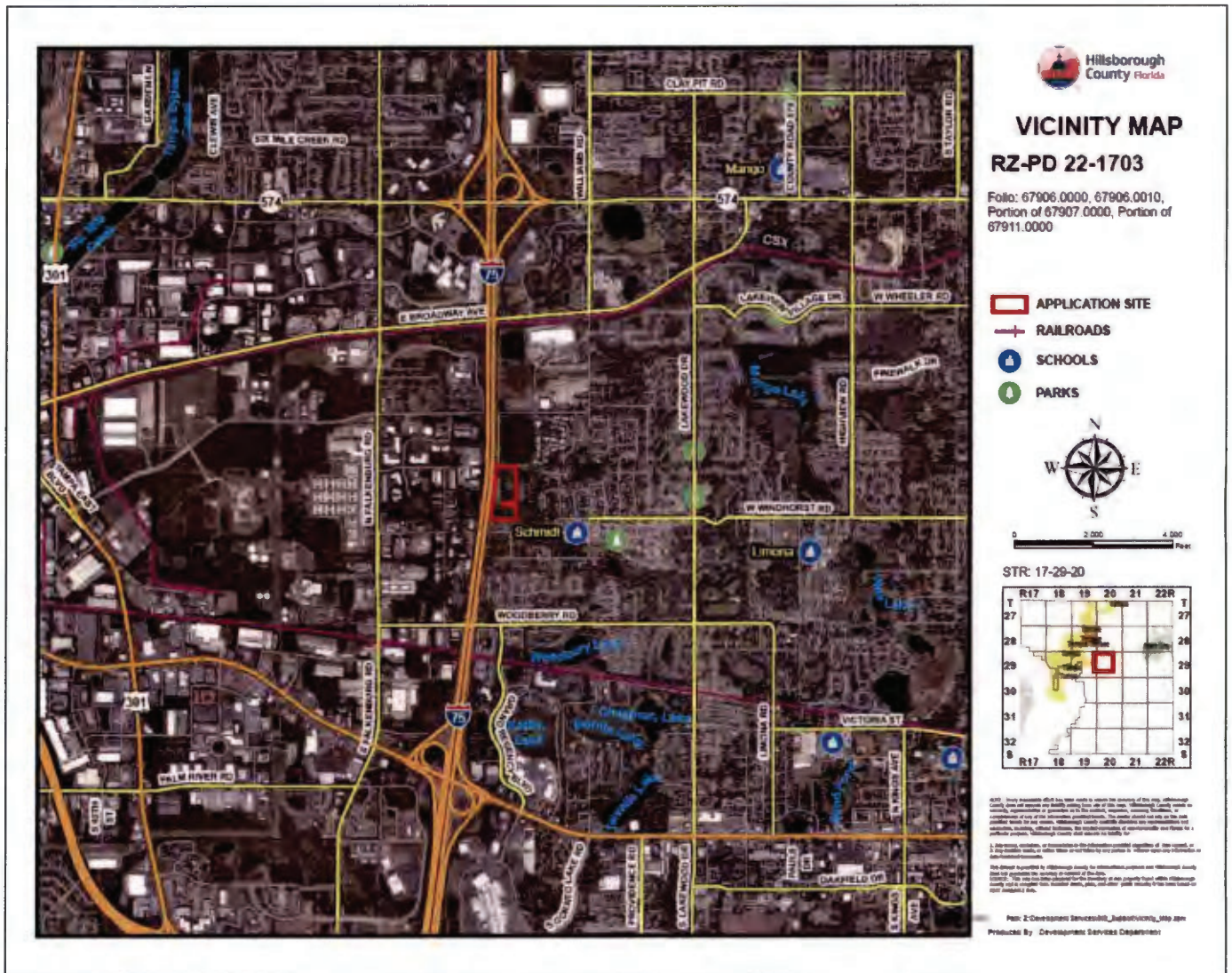
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

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

2.1 Vicinity Map



Context of Surrounding Area:

The site is located within the Brandon community, east of I-75 and west of Williams Rd. The general area consists of single-family and multi-family residential uses to the east of I-75 and commercial and industrial uses to the west of I-75. Residential uses are developed at levels ranging from urban (multi-family development) to low densities (ASC-1); however, the predominate density is suburban (RSC-6).

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

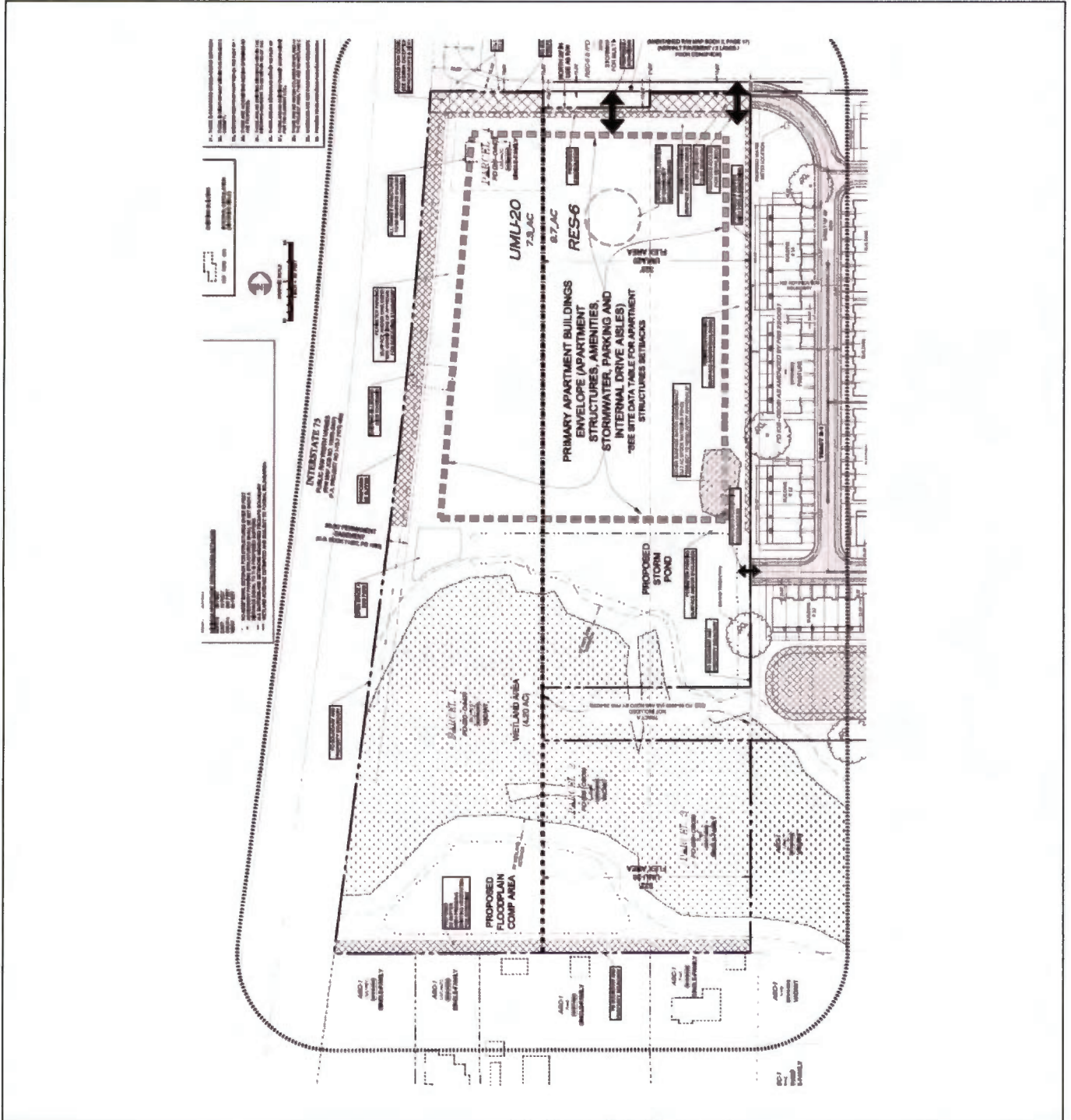


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	IPD-1 89-0127	3-9 units per acre	Multi-family/Single-Family Attached/Single-Family Detached	Multi-Family
South	ASC-1	1 unit per acre	Single-Family Residential	Single-Family Residential
East	PD 05-0809	9 units per acre	Single-Family Attached	Undeveloped
West	n/a	n/a	n/a	Interstate

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Graves Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	750	48	62
Proposed	1,870	110	141
Difference (+/-)	+1,120	+62	+79

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Graves Road/ Substandard Road	Design Exception Requested	Approvable
Notes:		

APPLICATION NUMBER: PD 22-1703

ZHM HEARING DATE: May 15, 2023

BOCC LUM MEETING DATE: July 18, 2023

Case Reviewer: Michelle Heinrich, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input 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	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 280 units = \$1,865,080 Parks: \$1,555 * 280 units = \$ 435,400 School: \$3,891 * 280 units = \$1,089,480 Fire: \$249 * 280 units = \$ 69,720 Total Multi-Family (1-2 story) = \$3,459,680 Urban Mobility, Central Park/Fire - 280 multi-family units				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes a multi-family project which will include a flex of the UMU-20 Future Land Use (FLU) category. The resulting density will be approximately 17 units per acre. Due to the parcel's size, compatibility measures can be accommodated. Property to the immediate north is developed with the adjacent multi-family project's stormwater pond, with no buildings directly across from the site. Additionally, Type A screening is proposed along the subject project's frontage. Interstate 75 is located to the west of the site with no intervening uses or roads. An existing tree line is present, and the applicants propose a 25 foot wide buffer along the west. Single-family residential to the south will be separated from the project area by approximately 650 feet with an intervening 4.7 acre wetland area. Property to the east is proposed for single-family attached development with two story units. The applicant is providing a 70 foot setback along the east in order to provide a 2:1 setback (2 feet for every 1 foot over 20 feet in height). Additionally, type A screening along the south is proposed.

Given the above factors, staff finds the project to be compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. Site Data Table to correct the flex area from RES-6 to UMU-20.
2. Accessory structure southern setback to be revised – distance from PD boundary needed.
3. Site Plan to remove delineation and notation of existing billboard.
4. Correct RES-6 acreage on site plan from 9.7 acres to 9.1 acres.
5. Add a Note to the site plan that reads “Sidewalks to be provided per the Hillsborough County Land Development Code.”
6. Site Data table to remove “billboard” from existing use and proposed use.
7. The northern PD boundary buffer to be delineated using a different pattern than the eastern buffer.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted April 18, 2023.

1. Development shall be limited to a maximum of 280 multi-family units. Uses shall be developed where generally shown on the general site plan.
 - 1.1 The project may be development together with the adjacent land identified on the site plan as “Tract A,” which land is located within Folio Nos. 067907-0000 and 067911-0000 and part of PD 05-0809 (PRS 23-0033), if approved, and if the Developer proposes to develop the overall land as a single unified development, provided that uses on Tract A shall be limited to stormwater ponds and improvements, floodplain compensation areas, passive recreation, and, subject to all environmental permitting, improvements necessary to access the southern portion of the project.
 - 1.2 The existing on-site billboard was lawfully erected prior to the submittal of PD 22-1703, and the rights of the billboard owner to maintain said lawfully erected billboard at its present location shall not be affected by approval of said application. All rights to remain, repair, reconstruct, reconfigure, or relocate the billboard structure shall be governed by the applicable Settlement Agreement regarding billboards.
2. Multi-family buildings shall be located a minimum of 60 feet from the northern PD boundary, a minimum of 70 feet from the eastern PD boundary, a minimum of 650 feet from the southern PD boundary and a minimum of 65 feet from the western PD boundary. The northern setback shall be taken from the Graves Road right-of-way preservation/dedication line. Maximum building height for multi-family buildings shall be 50 feet. No additional 2:1 building setback for buildings over 20 feet in height shall be required.
3. Accessory parking structures shall be located a minimum of 25 feet from the northern PD boundary, a minimum of 10 feet from the eastern PD boundary, a minimum of 600 feet from the southern PD boundary and a minimum of 25 feet from the western PD boundary. The northern setback shall be taken from the Graves Road right-of-way preservation/dedication line. Maximum building height for accessory parking structures shall be 20 feet.
4. A 25 foot wide buffer shall be provided along the western PD boundary, where depicted on the general site plan. Screening placed along the most interior buffer boundary shall be permitted. Screening required per LDC Section 6.06.06.C.6 shall be provided using a 6-foot high masonry wall or solid wooden or PVC fence. Accessory garage structures, with or in lieu of the wall or fence, may be used to meet the screening requirement.

5. An 8 foot wide buffer shall be provided along the eastern PD boundary, where depicted on the general site plan. Type A screening shall be provided within the buffer.
6. A 20 foot wide buffer shall be provided along the southern PD boundary, where depicted on the general site plan. Existing vegetation shall be preserved (unless required to be removed by Natural Resources staff) within this buffer.
7. Passive recreational uses shall be permitted throughout the PD. A dog park shall be permitted where depicted on the general site plan.
8. 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.
9. As notated on the revised site plan and additional information sheet dated January 26, 2023, proposed impacts to the central OSW shall be "subject to regulatory 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.
10. 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).
11. 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.
12. RZ 22-1703 is approved, the County Engineer will approve a Design Exception (dated March 28, 2023) which was found approvable by the County Engineer (on April 4, 2023) for the Graves Road. substandard road improvements. As Graves Road is a substandard local roadway, the developer shall make certain improvements to Graves Road consistent with the Design Exception.
13. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
14. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

APPLICATION NUMBER: PD 22-1703

ZHM HEARING DATE: May 15, 2023

BOCC LUM MEETING DATE: July 18, 2023

Case Reviewer: Michelle Heinrich, AICP

Zoning Administrator Sign Off:



J. Brian Grady
Mon May 15 2023 12:58:41

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

The subject application seeks to rezone a portion of land within PD 05-0809 into the proposed PD. Staff has evaluated the request and finds that no impacts to PD 05-0809 will occur. PD 05-0809 consists of four parcels and was approved with a flex of the UMU-20 FLU category found to the west and a flex of the CMU-12 FLU category found to the north. The resulting density of 9 units per acre (195 single-family attached units) was due to a blending of the RES-6, UMU-20 and CMU-12 FLU categories over 21.6 acres.

Figure 1 shows the FLU categories within the existing PD. The entire PD is located within the RES-6 FLU category. The red area depicts the UMU-20 flex that occurred from property to the immediate west of PD 05-0809 (13.9 acres). The green area depicts the CMU-12 flex that occurred from the north of PD 05-0809 (3.8 acres). The blue area depicts the area that remained in the RES-6 FLU category (3.9 acres).

Figure 2 shows how PD 05-0809 will be modified due to the proposed rezoning. The area to be removed under this PD request is shown in yellow. The CMU-12 flex (shown in green) remains and is not impacted by the removal. In order to maintain the UMU-20 flex and the units it provides, a strip of land (shown in red) will remain connecting the UMU-20 FLU parcel to PD 05-0809. The remainder of PD 05-0809 will be within the RES-6 FLU category. The calculations are as follows: CMU-12 (3.8 acres) = 45 units, UMU-20 (0.95 acres) = 18 units, RES-6 (7.41 acres) = 44 units, totaling 107 units over the development area of 11.55 acres (9 units per acre). Additionally, the remaining area under PD 05-0809 has full access to Graves Road and is not dependent on the removed acreage for access.

Figure 1: Existing PD 05-0809

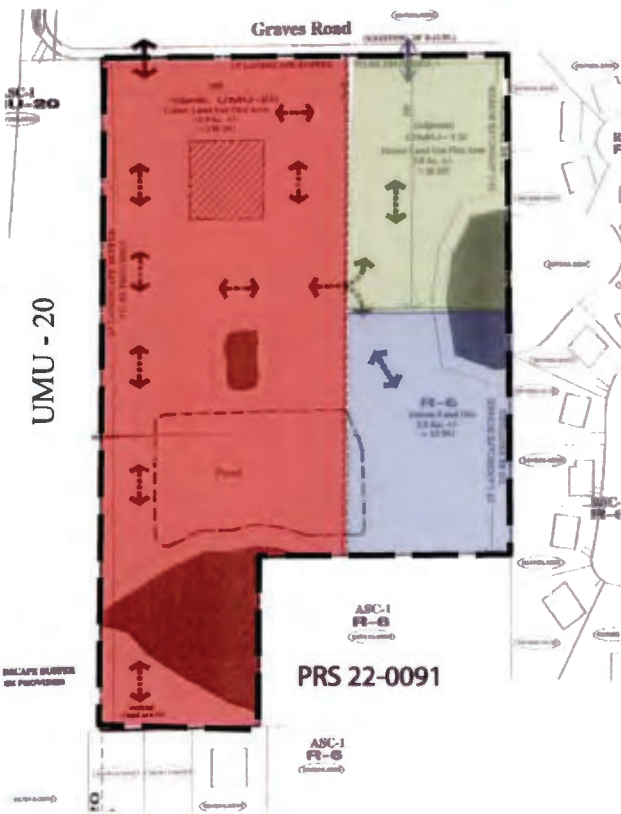
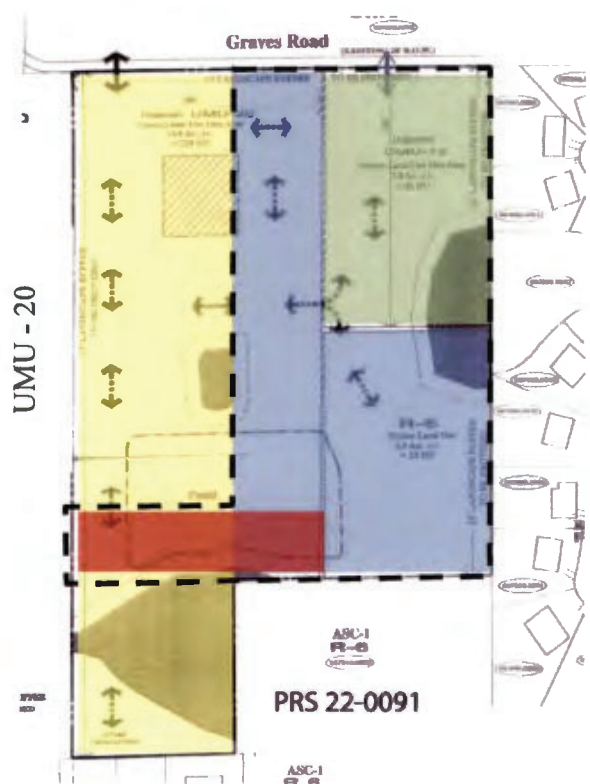


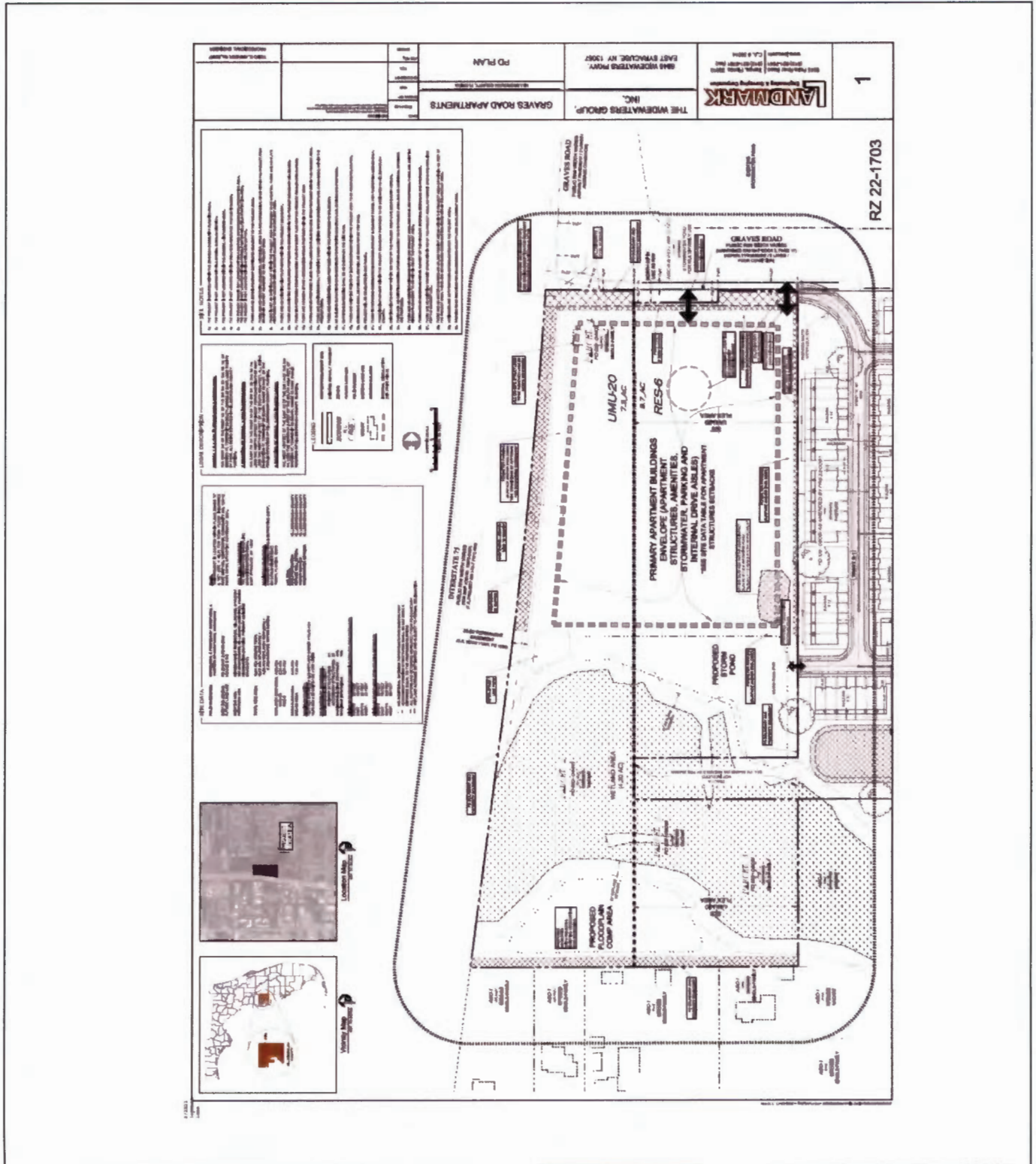
Figure 2: Modified PD 05-0809



PD Variation Request:

The applicant requests a PD Variation to LDC Section 6.06.06.C.6., which requires Type B landscaping (trees) or a berm/planting combination at 8 feet in height providing an opacity of 75%. The applicant is proposing screening to instead be provided by a 6-foot high masonry wall or solid wooden or PVC fence. Alternatively, the accessory garage structures may also be used to meet some or all of this screening requirement. There is an existing underground pipeline located within the western PD boundary; therefore, the screening is proposed to occur within 30 feet of the PD boundary, which may be in or outside of the 25 foot buffer. Staff has no objections to this request.

8.0 PROPOSED SITE PLAN (FULL)





**PARTY OF
RECORD**

NONE