

**1.0 APPLICATION SUMMARY**

**Applicant:** Channelside Partners, LLC  
**FLU Category:** SMU-6  
**Service Area:** Urban  
**Site Acreage:** 71.2  
**Community Plan Area:** Ruskin  
**Overlay:** None



**Introduction Summary**

PD 19-0067 was approved in 2019 to allow for single-family and multi-family residential, commercial, office, light industrial, institutional, recreational, and lodging uses over an area covering 997 acres in the southwest quadrant of the Interstate – 75 and 19<sup>th</sup> Avenue NE intersection. The PD was most recently modified through PRS 21-1034 to allow additional access for neighboring Tract G2.

The applicant requests modifications to Tracts H, I, and J, a 71.2-acre area approved for research/corporate park and residential uses. The proposed modifications include changes to conditions of approval related to roadway configuration and multi-family design requirements. The current reverse frontage and grid like standards requirements were offered by the applicant and supported by Development Services when multi-family residential use was approved for Tracts H/I and J. This residential use within Tract H/I and J is limited to multi-family housing with a minimum set aside for “workforce housing”. The property is located within DRI #429; a companion application to modify the DRI is not required because all the proposed modifications are design related.

| Existing Approvals   | Proposed Modifications  |
|--|---|
| Multi-family development subject to RMC-16 development standard except as noted below. <ul style="list-style-type: none"> <li>Maximum height: 4 stories up to 60’ tall</li> <li>Parking required to the rear of the development.</li> <li>Gridlike street network with 800-foot maximum block length is required.</li> <li>The minimum lot are per dwelling is 2,725.</li> </ul> | Multi-family development subject to RMC-16 development standard except as noted below. <ul style="list-style-type: none"> <li>Maximum height: 5 stories up to 70’ tall</li> <li>Eliminate parking location requirements.</li> <li>Eliminate gridlike street network requirements, but require at least 4 sidewalk connections to 30<sup>th</sup> Street NE.</li> <li>Density to be restricted to the remaining entitlements of the DRI up to 16 dwelling per acre.</li> </ul> |

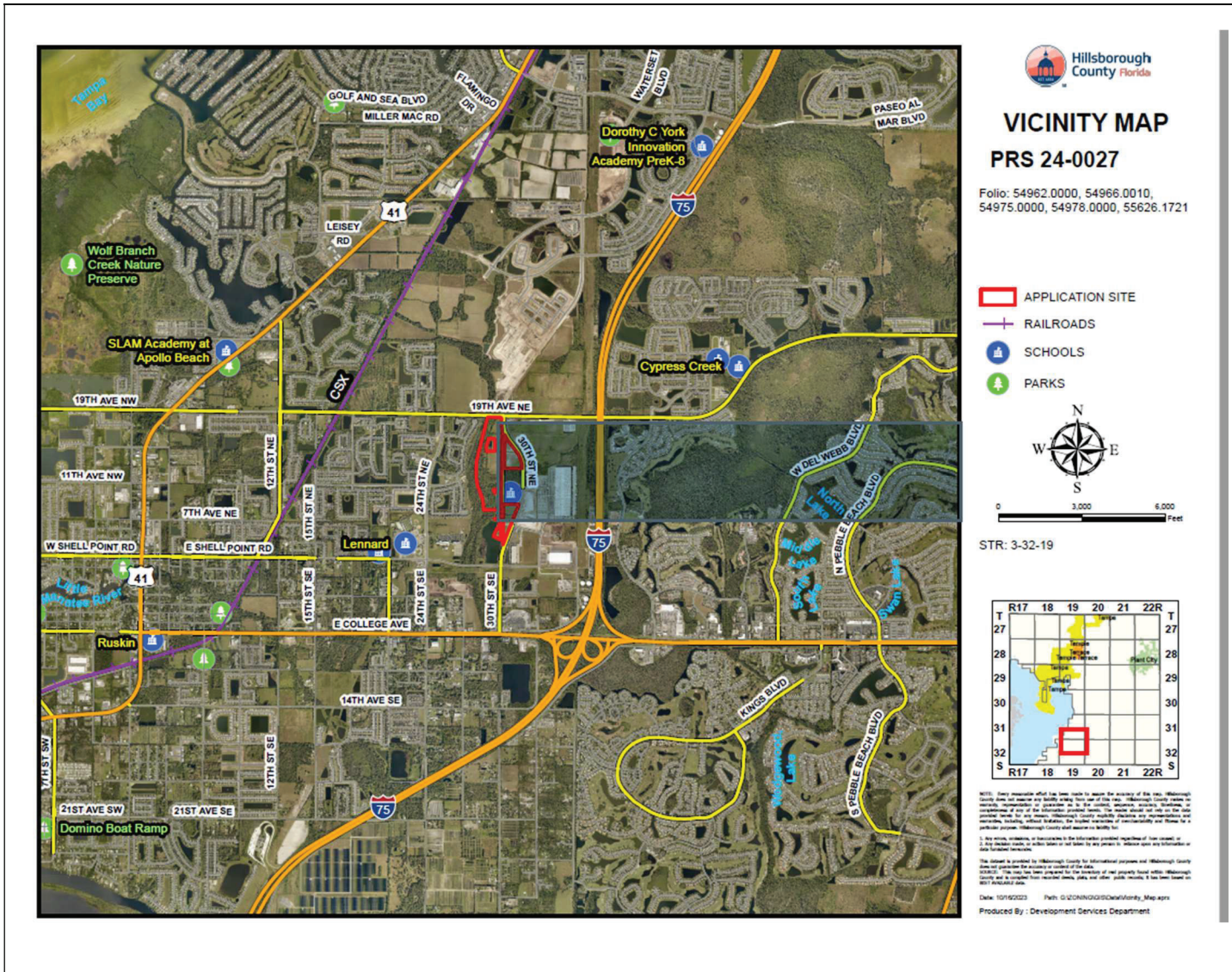
**Additional Information**

|                                      |  |
|--------------------------------------|--|
| PD Variations                        | None Requested as part of this application |
| Waivers to the Land Development Code | None Requested as part of this application |

|   |   |
|---|---|
| <b>Planning Commission Recommendation:</b><br>N/A | <b>Development Services Recommendation:</b><br>Approvable, subject to proposed conditions |
|---|---|

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

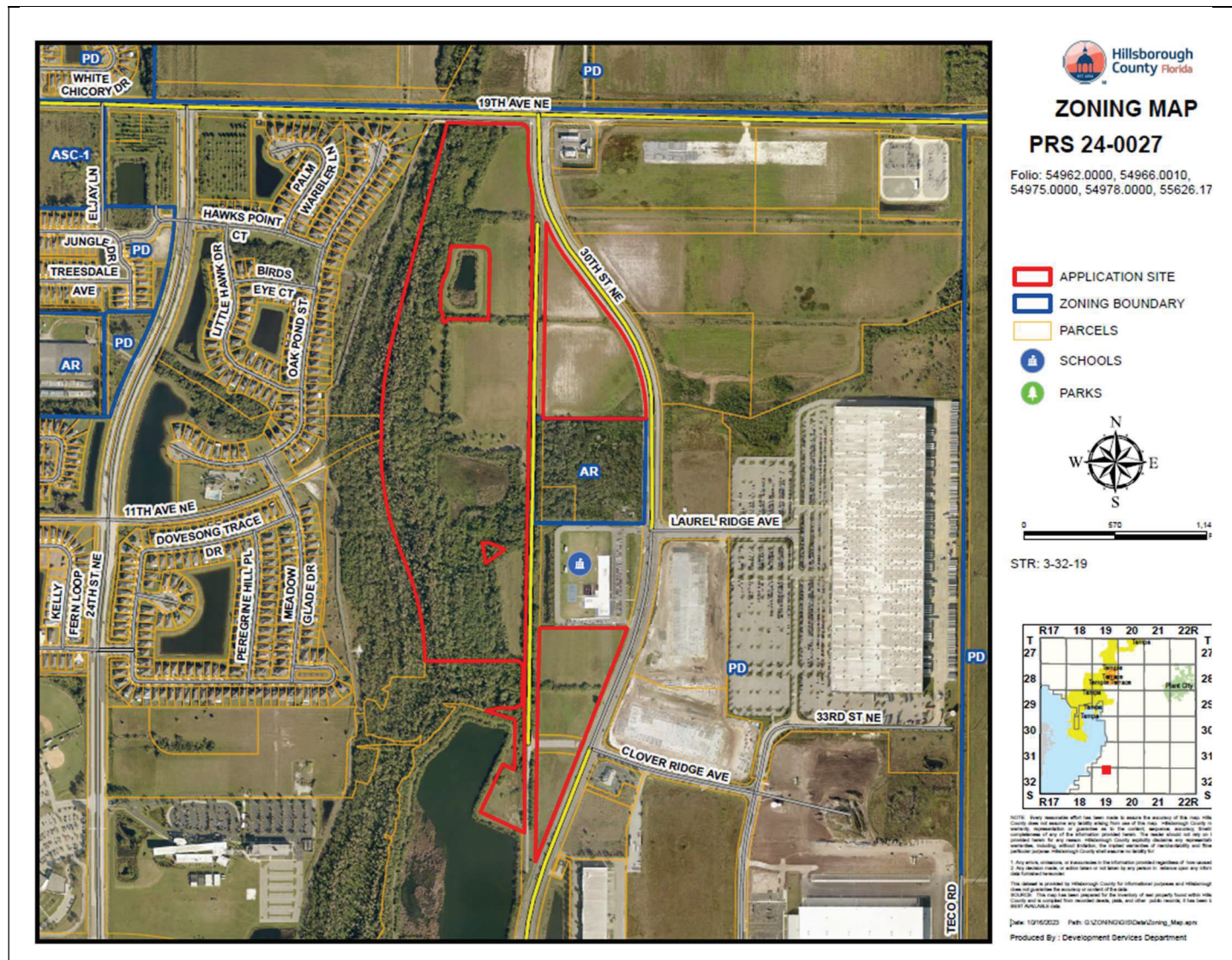


#### Context of Surrounding Area:

The property is in the Southshore Corporate Park DRI (#429). The properties to the north are zoned PD (14-0815) and are platted for single-family development. The uses in the area include single-family, conventional, educational, retail, financial institution, vacant lands, and warehousing.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map



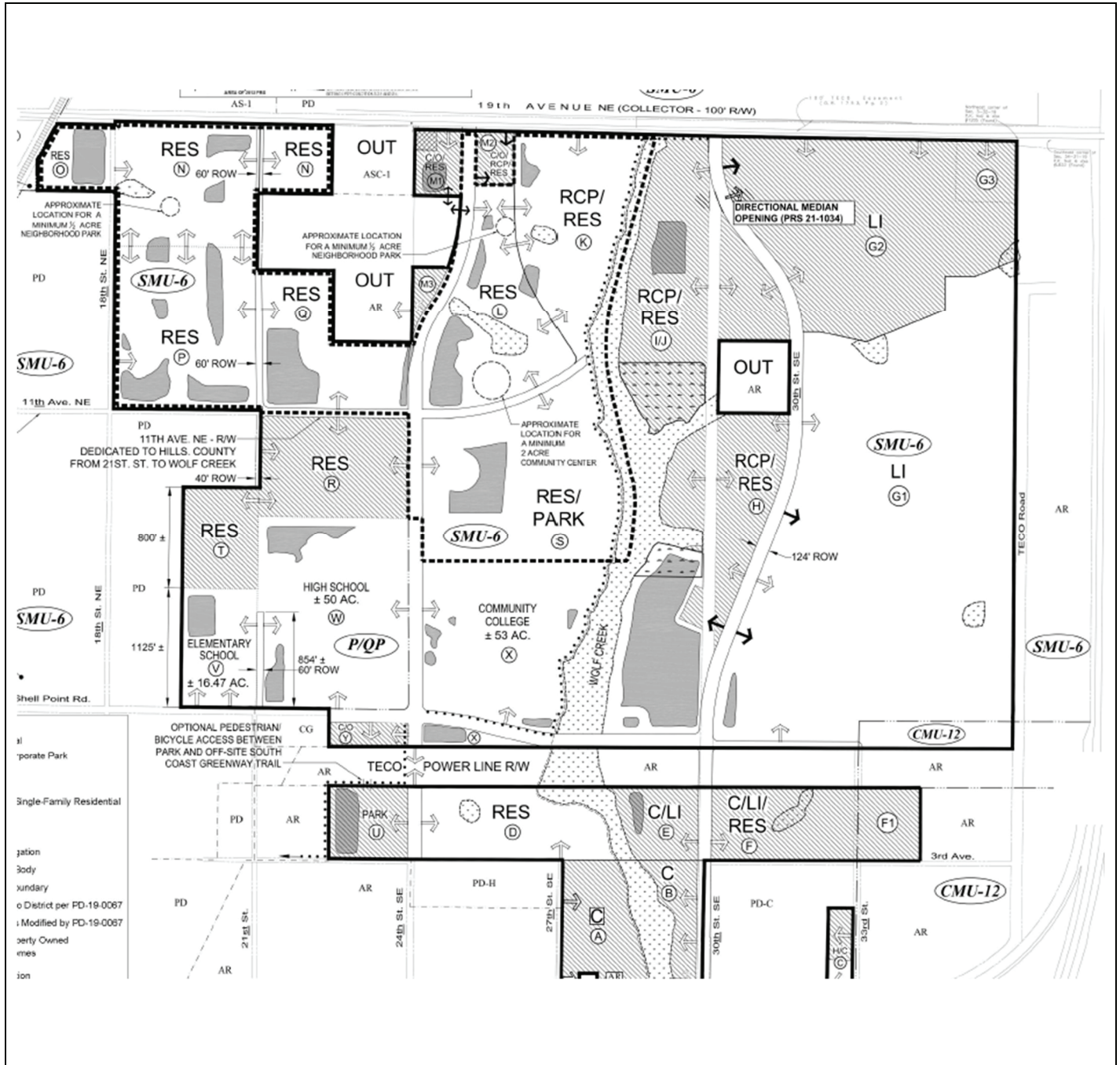
Adjacent Zonings and Uses

| Location | Zoning     | Maximum Density/FAR Permitted by Zoning District | Allowable Use  | Existing Use   |
|----------|------------|--|--|--|
| North    | PD 14-0815 | 6 DU/GA/FAR: 0.25                                | Single-family attached and detached, duplex, and commercial general with exceptions. | Vacant lands, and vacant lands platted for residential development.  |
| South    | AR         | 1 DU per 5 GA/FAR: 0.0                           | Agricultural and single family   | Utility, TECO transmission lines.  |
| East     | PD 19-0067 | 0.0 DU per GA/FAR: 0.50                          | M zoning and RCP uses.   | Private school, vacant lands, warehouse and distribution (Amazon Fulfillment Center), retail, credit union |
| East     | AR         | 1 DU per 5 GA/FAR: 0.0                           | Agricultural and single family   | Single-family, conventional  |

|      |            | Tract | DU per GA/FAR          | Allowable Use   | Existing Use                |
|------|------------|-------|------------------------|---|-----------------------------|
| West | PD 19-0067 | K     | 16 DU per GA/FAR: 0.50 | RMC-19 and RCP  | Single-family, conventional |
|      |            | S     | 16 DU per GA/FAR: NA   | Single family, multi family, community residential home Types A, B, C | Single-family, conventional |
|      |            | X     | NA                     | Community college   | Community college           |

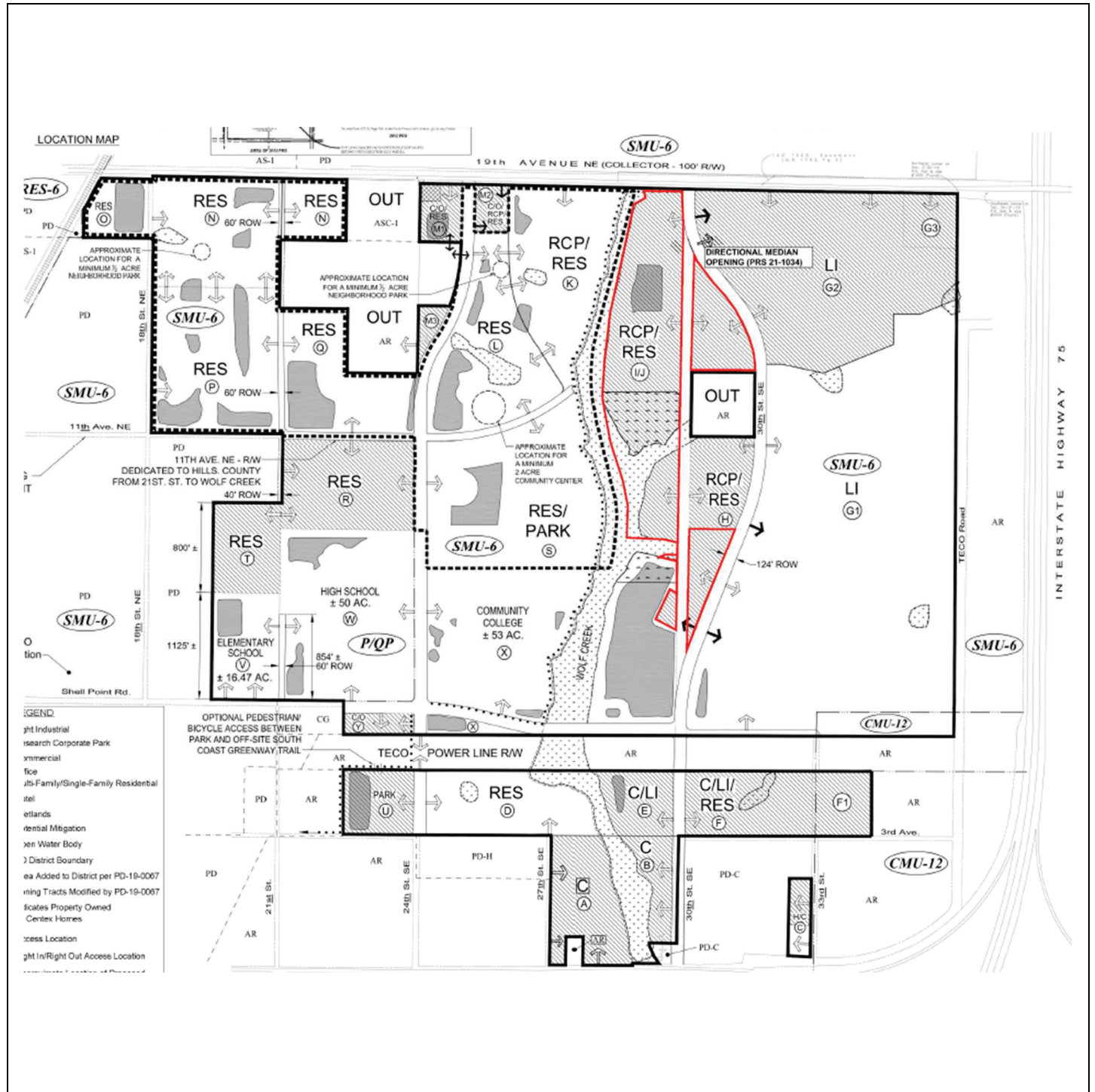
### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PRS 24-0027

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: June 11, 2024

Case Reviewer: Sam Ball

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

Proposed modification does not impact entitlements or access.

#### Adjoining Roadways (check if applicable)

| Road Name | Classification             | Current Conditions  | Select Future Improvements   |
|-----------|----------------------------|---|--|
|           | County Arterial<br>- Urban | 2 Lanes<br><input type="checkbox"/> Substandard Road<br><input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan<br><input type="checkbox"/> Site Access Improvements<br><input type="checkbox"/> Substandard Road Improvements<br><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         |                            |                      |                      |
| Proposed         |                            |                      |                      |
| Difference (+/-) |                            |                      |                      |

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

#### Connectivity and Cross Access Not applicable for this request

| Project Boundary | Primary Access | Additional Connectivity/Access | Cross Access | Finding |
|------------------|----------------|--------------------------------|--------------|---------|
| North            |                | None                           | None         |         |
| South            |                | None                           | None         |         |
| East             |                | None                           | None         |         |
| West             |                | None                           | None         |         |
| Notes:           |                |                                |              |         |

#### Design Exception/Administrative Variance Not applicable for this request

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



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## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

Staff finds that the close proximity of a significant employment center is a complimentary use for a multi-family development that includes provisions for workforce housing and requirements to increase pedestrian access to 30<sup>th</sup> Street, with at least four sidewalk connections. To preserve interconnectivity of the whole property and in the event that the property is not developed under a single development, pedestrian connection stubouts will be required to connect each adjoining development, which would reduce out-of-direction of non-motorized travel and increase the effectiveness of the pedestrian and bicycle trail network. The four sidewalk connections to 30<sup>th</sup> Street and the internal connectivity requirements would provide a similar functionality of a gridlike street system.

Staff also finds that the expanse of wetlands and existing vegetation along the western boundary of the proposed development would sufficiently screen the allowable development from the single-family uses to the west and mitigate the impact of the proposed ten-foot allowable height increase from 60 to 70 feet. The applicant will also be required to provide enhanced vehicular use area buffers to help offset the visual effect of any surface parking that is constructed along 30<sup>th</sup> Street. Staff finds that due to the lack of possible external linkages to a grid-like design in conjunction with the connectivity standards, and enhanced buffering proposed by the applicant meet the intent of the original approved development design concept.

Staff finds the proposed modifications compatible with the surrounding development pattern.

### **5.2 Recommendation**

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

## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~August 5, 2021~~ May 2, 2024.

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

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

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

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

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

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

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

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

- Tract A - Commercial General (CG) zoning district uses;
- Tract B - CG zoning district uses;
- Tract C - CG zoning district uses;
- Tract D - residential units;
- Tract E - CG and Manufacturing (M) zoning district uses, and Research Corporate Park (RCP) uses;

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

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

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

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

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

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

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

2.1 Single family (front loaded only):

|                     |          |
|---------------------|----------|
| Minimum Lot Size:   | 4,400 sf |
| Minimum Lot Width:  | 40 feet  |
| Minimum Front Yard: | 20 feet  |

|                       |             |
|-----------------------|-------------|
| Minimum Side Yard:    | 5 feet      |
| Minimum Rear Yard:    | 20 feet (1) |
| Maximum Lot Coverage: | 60%         |
| Maximum Height:       | 3-stories   |

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

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

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

2.3 Townhouse:

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

2.4 Villa-duplex:

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

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

2.5 Four Unit Village Homes:

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

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

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

- 2.5.1 Parking for the Four Unit Village Homes shall be provided within designated parking areas or on-street. On-street parking shall comply with parking standards contained in the Technical Review Manual for the road type being constructed.
- 2.5.2 All parking lots, common areas and landscaping, including but not limited to, yards of individual units shall be maintained by a Home Owner's Association or similar entity.
- 2.5.3 A park and/or recreational facilities (a minimum of 10,000 square feet in size) shall be constructed in Tract N. All such facilities shall be owned and maintained by a Home Owner's Association or similar entity.
- 2.5.4 The front façade of each building shall have a front porch. The porch shall have a minimum of eight feet in width and five feet in depth. The porch shall be covered with a solid roof but shall not be screened or otherwise enclosed. Railings, if provided, shall be consistent with the architectural style of the structure.
- 2.5.5 The front of façade of each building shall at least one architectural enhancement such as, but not limited to, recessed doors, arches, transoms, sidelights, or porticos, consistent with the architectural style of the structure.
- 2.5.6 All exterior wall surfaces shall be architecturally finished with cement plaster, brick or hardieplank / lap siding. If lap siding is used, lap exposure shall be no less than four inches and no more than eight inches. Paint shall not constitute architectural finish.
- 2.5.7 Windows shall be provided on all sides of each structure at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof for each dwelling unit. This requirement shall be met per individual story on each wall.
- 2.5.8 Decorative shutters, if provided, shall be made of wood, metal, or copolymer material and shall not be scored into the cement plaster (stucco).
- 2.5.9 Roofs shall be gable or hipped roof styles. Pitched roofs shall have a minimum pitch of 4/12. Rolled roofing and built-up roofing are prohibited.
- 2.5.10 If fascias are provided, they shall have a minimum vertical dimension of six inches and maximum vertical dimension of eight inches.
- 2.5.11 Solid waste facilities provided outside of a building, shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front building wall of the main building. Trash, recycling receptacles, and other similar areas must be located in parking areas or in a central location, and must be screened to minimize sound and visibility from residences and to preclude visibility from residences or from a public right-of-way. Service areas shall be screened by a masonry wall and landscape buffer on three

(3) sides if it is located in areas visible to residences or from a public right-of-way. The screening wall shall be six (6) feet high, include architectural design, materials and colors that are consistent with those of the residential structures. The landscape buffer shall be a minimum of five (5) feet in width and contain evergreen plants a minimum of three (3) feet in height spaced not more than 4 feet apart.

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

2.5.13 Fences between units or yards shall be prohibited.

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

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

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

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

2.6.2 Monitoring/enforcement shall consist of the following requirements:

a. The property owner, on its own or through a qualified third-party verification and monitoring company, shall determine each tenant's eligibility for a workforce housing

set-aside unit by confirming the tenant's annual gross income for compliance with the income limits. Income must be recertified annually.

- b. The property owner shall provide to the County's Affordable Housing Services Department (AHS) an annual report in a format approved by AHS demonstrating compliance with the workforce set-aside requirement, including compliance with tenant income and rent limit requirements.
  - c. As part of the Construction Plan application submittal, the applicant shall submit a copy of an executed Restrictive Covenant which memorializes the workforce housing requirements outlined in this condition. The format of the Restrictive Covenant shall be approved in advance by the Hillsborough County Affordable Housing Services Department and the County Attorney's Office. The Restrictive Covenant shall be executed by all owners of the property, and be recorded in the public records of Hillsborough County. Restrictions will run with the land regardless of the transfer of ownership.
- 2.6.3 ~~Development of multi-family housing in Tracts I/J and H shall utilize a grid street network to promote vehicular and pedestrian connectivity both within said tracts and to perimeter roadways pedestrian facilities such that a minimum of four sidewalk connections to the frontage of 30<sup>th</sup> Street NE shall be provided; should Tracts I/J and H not be developed under a singular development, sidewalk stubouts with cross-access easements shall be provided between all individual developments for eventual internal pedestrian connections; and This grid street network shall be established through the use of block standards and connections to 30th Street. The use of cul-de-sacs shall be prohibited. Should Tracts I/J and H not be developed under a singular development, paved street stubouts shall be provided between all individual developments for eventual internal roadway connections. Exceptions to this are permitted except where necessary to avoid naturally sensitive areas and to provide vehicular access to isolated areas due to natural features.~~
  - 2.6.4 ~~Roadway connections to 30th Street from Tracts I/J and H shall be provided at a maximum of every 800 feet. Connections to 30th Street of less than 800 feet from another connection shall meet minimum spacing standards per the Land Development Code. Sufficient Right of Way shall be preserved in accordance with the Hillsborough County Preservation Plan (CPP). If any segment is removed from the CPP during an update, preservation requirements will no longer be required of that section and modification to the zoning shall not be required for the change.~~
  - 2.6.5 Pedestrian connections from Tract I/J's internal pedestrian network to the County Trail along 19th Avenue shall be provided.
  - 2.6.6 ~~Multi-family housing within Tracts I/J and H shall be developed using blocks of no more than 800 feet in length and no more than 500 feet in width. Roadways shall border each block on all sides. Exceptions to this are permitted where necessary due to natural features. In cases wherein a roadway cannot be provided due to natural features, those blocks shall provide roadways on at least 2 sides. The number and spacing of vehicle access points shall be regulated based on the Land Development Code.~~
  - 2.6.7 Multi-family buildings within Tracts I/J and H shall be developed in accordance with RMC-16 standards except as stated below and otherwise herein.~~located a maximum of 30 feet from the~~

perimeter streets of 19th Avenue and 30th Street. The maximum setback from all other streets for multi-family buildings within Tracts I/J and H shall be 15 feet.

- a.        Maximum building height shall be ~~60~~70 feet/45-stories.
- b.        No additional setback for buildings over 20 feet in height shall be required.
- c.        Minimum Zoning Lot area per dwelling unit requirements of the Land Development Code shall not apply.

2.6.8 ~~Vehicular use areas shall be buffered and screened in accordance with LDC, Section 6.06.04.G with the exception that at least one tree for each 30 linear feet or part thereof of required buffer shall be planted in the buffer with trees located to maximize the shading of the off-street vehicular use area. All other landscaping shall be consistent with the requirements of the regulations of the Hillsborough County Land Development Code. Surface parking lots serving the multi-family housing in Tracts I/J and H shall be located behind the multi-family buildings on at least three sides of the block. For blocks within these tracts providing roadways on at least 2 sides (as permitted in condition 2.6.6), surface parking lots shall be located behind the multi-family buildings on at least one side. In both instances, the block side with no buildings between the surface parking lot and roadway shall be permitted to be gated, which shall be in accordance with TD-09 standards of the Transportation Technical Manual.~~

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

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

- 2.7 A minimum of fifty percent (50%) of the single-family detached lots shall be a minimum of 5,000 square feet in size with a minimum lot width of 50 feet, or shall be rear loaded with alley access.
- 2.8 Zero lot line development shall be permitted and shall be subject to zero lot line regulations in the Land Development Code. Rear yards shall be a minimum of 20 feet.
- 2.9 Except for townhomes, Four Unit Village Homes, and ~~multi-family development within Tracts I/J and H,~~ multi-family development shall comply with the RMC-16 regulations of the Hillsborough County Land Development Code. Townhomes, Four Unit Village Homes, and multi-family development within Tracts I/J and H shall not be subject to the 2 to 1 additional setback for every foot above 20 feet in height requirements of the Land Development Code.

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

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



- 4.1 In Tract G2 and Tract I/J, there shall be a 30-foot-wide buffer along 19th Avenue. For Tract I/J, the 30-foot-wide trail corridor required in condition #26 may be located within the required 30-foot wide buffer to accommodate a County trail. Within this buffer area, and unless otherwise stated, screening shall be achieved through the use of Screening Standard "B." No Type B screening shall be required for a convenience store with gas use located within the western 355 feet of Tract G2.
- 4.2 If either Tract K or Tract M2 are developed with RCP uses, there shall be a 30-foot-wide buffer along 19th Avenue. Within this buffer area, screening shall be achieved through the use of Screening Standard "B."
5. Lighting within the project shall be fully shielded to diffuse glare off site.
6. All trash/refuse/dumpster storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures. Dumpsters shall not be emptied between the hours of 9:00 p.m. and 7:00 a.m., excluding Tracts A, B, C, E, F1, G1, G2 and G3. Such time limitations shall also not apply to Tracts H and I/J if either tract is developed in its entirety with non-residential (RCP) uses.
7. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks approval to actually develop.
8. The Developer shall apply for reclaimed water service in accordance with the County's Reclaimed Water Waiting List Standard Operating Procedure 6.23 within 30 days of zoning approval or prior to General Site Plan certification, whichever comes first.
9. The Developer shall design and install an irrigation system consistent with the requirements of the County's Dryline Standard Operating Procedure 6.2.4. If groundwater from existing wells is used for irrigation purposes, the irrigation system shall be built to County standards pursuant to a right-of-way use permit, and shall be maintained by the developer or designee until reclaimed water becomes available and the system is accepted by Hillsborough County for maintenance.
10. Prior to any development permit approvals, construction or improvement of the project, the Developer shall submit a Master Drainage Plan for review and approval by the Hillsborough County Public Works Department and Development Services Department and to the South West Florida Water Management District. Any required drainage easements will be dedicated to Hillsborough County.
11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
12. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application, which has been received, pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
13. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

14. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
15. The locations of all lakes, retention area and potential mitigation areas are conceptual.
16. To provide interconnectivity and internal capacity for circulation, each tract adjacent to a roadway shown on the general site plan shall demonstrate, as determined by Hillsborough County, the ability to provide cross access and internal circulation to adjacent parcels or tracts, except where such cross access would require a crossing of Wolf Creek. The character and design of the cross access shall be: (a) proportional to the proposed development for the site; and (b) may be limited to pedestrian-only access, including nonvehicular cross access provided via the proposed County trail. Character and design of required crossaccess shall be as determined by Hillsborough County. Tracts G and S shall support traffic circulation with internal roadway connections to the roadways shown on the general site plan. Tracts with development that includes parking lots shall have efficient parking lot circulation to accomplish the goal of internal circulation by connecting to the access points shown on the general site plan or other locations as approved by Hillsborough County. School sites and park tracts shall accommodate non-vehicular or vehicular cross access and internal circulation appropriate to their use.
17. Upon written request of the County or prior to Construction Plan or Final Plat approval for adjacent development, whichever is earlier, the applicant shall dedicate and convey to Hillsborough County a 60 foot wide right-of-way for the future extension of 21st Street from Shell Point Road to 19th Avenue. The alignment of the right-of-way will be at the discretion of the Developer.
18. Developer of the parcels adjacent to 24th Street and Shell Point Road (west of 30th Street) has designed and constructed to County Standards, Shell Point Road (west of 30th Street) as a two-lane roadway, and has designed 24<sup>th</sup> Street as a four lane roadway and constructed the first two lanes. Permitting, and construction of a traffic signal at the intersection of 24th Street and Shell Point Road, when warranted, shall be the responsibility of the Developer. The traffic signal shall be designed and constructed to Hillsborough County Standards. The Developer(s) shall be responsible for providing 100 percent of the right-of-way.
19. The general design, location and number of access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and/or the Florida Department of Transportation, if applicable. Final design, if approved by Hillsborough County Development Services Department and/or the Florida Department of Transportation may include, but is not limited to, left turn lanes, acceleration lane(s), and deceleration lane(s). Access points may be restricted in movements.
20. The Optional Right In/Right Out access location on 24th Street in Tract M2 and Optional Right In/Right Out access location on 24th Street in Tract M1 shall meet the Hillsborough County Access Management Regulations and the determination of feasibility of the proposed access shall be made by Hillsborough County at Site Plan Review based on the traffic conditions at this location. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department.
21. Prior to Preliminary Site Plan approval, the Developer shall provide a traffic analysis, signed by a professional engineer, showing the amount of left and right turn lane storage needed to serve development traffic. The Developer shall provide, at his expense, left and right turn lanes at each project access on roads that are shown on the Long Range Transportation Plan and/or the South Shore Corridor Plan. The left and right turn lanes shall be of sufficient length to accommodate anticipated left and right turning traffic. The design and construction of

these left and right turn lanes shall be approved by the Hillsborough County Development Services Department and/or FDOT. All roadway construction of said left turn lanes shall be completed with proper transitions from the widened section to the existing roadway pavement.

- a. For Developments along 24th Street the intersections of 24th Street and 19th Avenue, 24th Street and Shell Point Drive and 24th Street and S.R. 674 as well as project driveways shall be analyzed to determine if turn lanes are adequate to accommodate the project traffic.
  - b. For Developments along 30th Street the intersections of 30th Street and 19th Avenue, 30th Street and Shell Point Drive and 30th Street and S.R. 674 as well as project driveways shall be analyzed to determine if turn lanes are adequate to accommodate the project traffic.
22. When warranted, the Developer shall also construct a traffic signal at the intersection of SR 674 & 24th Street. The traffic signal shall be designed to FDOT and Hillsborough County standards.
23. The Developer shall install a traffic signal at the intersection of 24th Street & 19th Avenue at the time Site Development Approval is sought for parcels adjacent to the intersection. The Developer shall be responsible for the signal, only if Site Development Approval is sought for development on the south side of 19th Ave at 24th Street. If a signal were to be warranted due to traffic coming south on the future extension of 24th Street north of 19th Ave, then the Developer would not be required to install the traffic signal. The Developer has the option of either installing the signal or making payment to the County for the cost of the signal in lieu of installation. If the Developer chooses the payment option, direct payment in the form of a Letter of Credit is acceptable or a Certified Check paid to the County to hold in Escrow. Payment shall be made to the County prior to preliminary site plan approval. If the Developer chooses to install the signal the Developer shall indicate on the preliminary site plan that a traffic signal will be installed. Prior to Construction Plan Approval, the Developer shall submit 60% design plans. Prior to the issuance of a Certificate of Occupancy (CO) the traffic signal shall be installed. The Developer shall be responsible for the cost of design and installation of the traffic signal and appropriate interconnect with adjacent signals. All signals must be approved by the Hillsborough County Public Works Department.
24. If project traffic exceeds 30% of the daily traffic on 30th Street, Developer shall install a traffic signal at the intersection of 30th Street & 19th Ave. If a signal were to be warranted due to traffic coming south on the future extension of 30th Street north of 19th Ave, Developer shall not be required to install the traffic signal. The Developer has the option of either installing the signal or making payment to the County for the cost of the signal in lieu of installation. If the Developer chooses the payment option, direct payment in the form of a Letter of Credit is acceptable or a Certified Check paid to the County to hold in Escrow. Payment shall be made to the County prior to preliminary site plan approval. If the Developer chooses to install the signal the Developer shall indicate on the preliminary site plan that a traffic signal will be installed. Prior to Construction Plan Approval, the Developer shall submit 60% design plans. Prior to the issuance of a Certificate of Occupancy (CO) the traffic signal shall be installed. The Developer shall be responsible for the cost of design and installation of the traffic signal and appropriate interconnect with adjacent signals. All signals must be approved by the Hillsborough County Public Works Department. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department.
25. The directional median included in PRS 21-1034 on 30th Street shall be limited to left in movements for vehicles traveling southbound. The proposed additional access to Tract G2 included in PRS 21-1034 shall be restricted to right in right out and left in traffic movements.
26. The developers of Tract I/J, Tract K, Tract S, and Tract X have participated in the implementation of the

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

27. The Developer shall coordinate with the County regarding the design and construction of the proposed County trail through the project and shall design an internal bicycle/pedestrian trail network compatible with and connected to the County trail.
28. To ensure the safety of trail users, the Developer shall design any lakes/ponds adjacent to the South Coast trail corridor in a manner that creates a slope no greater than 6:1 along the trail side of the lake/pond system.
29. To ensure connectivity between the County trail and the internal bicycle/pedestrian trail network, the stormwater drainage system to be located on the west side of the trail corridor shall not be one continuous open body of water along the entire length of the trail corridor through the project. The stormwater system shall be designed as two or more lakes/ponds with sufficient land between them to allow the Developer to provide the internal bicycle/pedestrian trail connection(s) to the County trail. At a minimum, one bicycle/pedestrian trail connection to the County trail shall be provided in the vicinity of the community college/park/schools.
30. Project signs shall be limited to building signs and monument signs. All monument signs shall be a maximum of 15 feet in height. Billboards, pole signs, banners and pennants shall be prohibited.
31. All Phase I residential development beyond 607 units (multi-family or single-family) shall provide mitigation for hurricane shelter space through application of the following formula:
  - 31.1 Number of dwelling units (x) 2.5 (occupancy factor) = the number of potential evacuees.
  - 31.2 Number of potential evacuees (x) .25 (historical public shelter demand) = shelter space demand.
  - 31.3 Number of shelter space demand (x) \$129.00 = offset cost/mitigation for shelter impact.
32. In the event there is conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
33. Development of the project shall proceed in strict accordance with the terms and conditions contained in the DRI (DRI# 249) Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
34. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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

**Zoning Administrator Sign Off:**

*J. Brian Grady*

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

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

**APPLICATION NUMBER: PRS 24-0027**

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: June 11, 2024

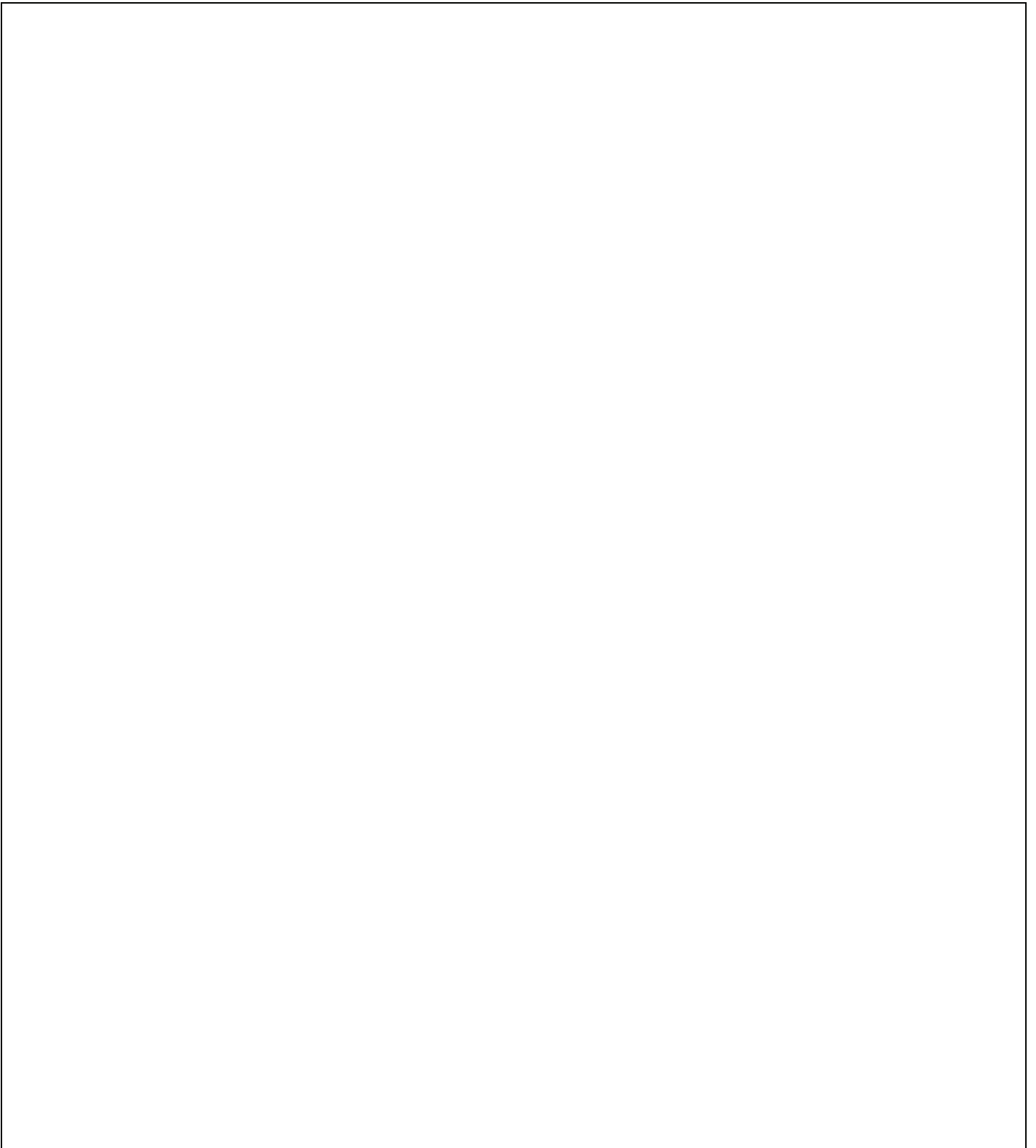
Case Reviewer: Sam Ball

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## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

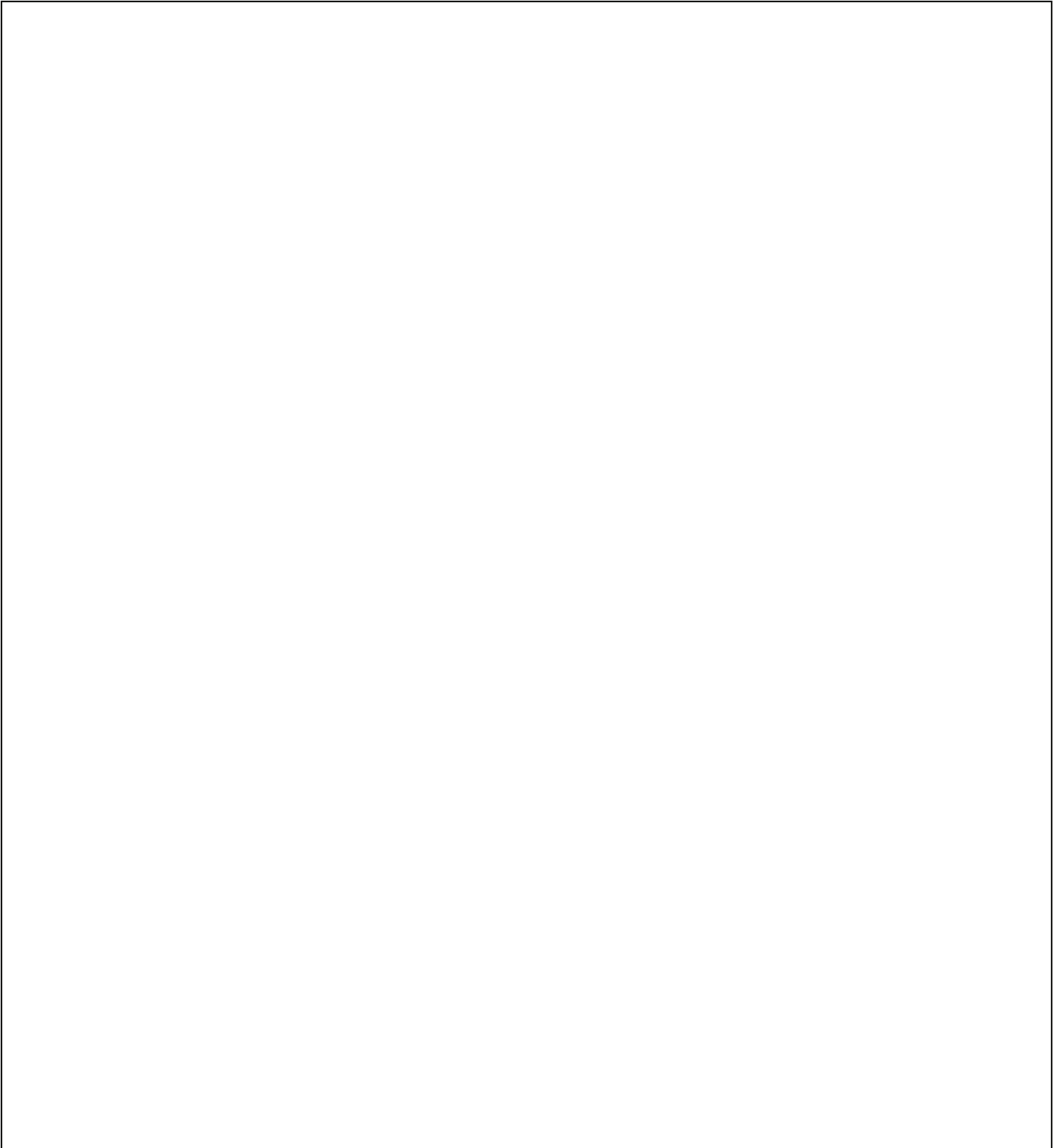
## **8.0 SITE PLANS (FULL)**

### **8.1 Approved Site Plan (Full)**



## 8.0 SITE PLANS (FULL)

### 8.2 Proposed Site Plan (Full)





**9.0 FULL TRANSPORTATION REPORT (see following pages)**

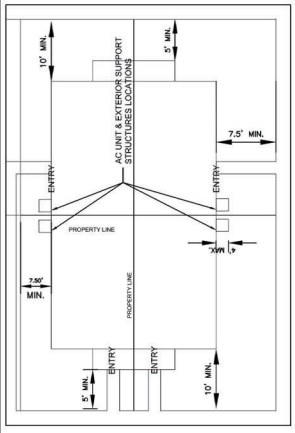
Artisan Farms, Inc.  
Master Developer  
Buchanan Ingersoll & Rooney, P.C.  
Legal Counsel  
Starter Consulting Services, Inc.  
Planning  
Lincks & Associates, Inc.  
Transportation

**SOUTH SHORE CORPORATE PARK**  
PD 19-0067

**GENERAL DEVELOPMENT PLAN**

10/03/2023

Sheet 1 of 2



**SOUTHSHORE CORPORATE PARK**  
**DIR DEVELOPMENT PHASING AND LAND USE TABLE**

| LAND USE            | APPROXIMATE ACREAGE | DIR PHASE    | DIR PHASE    | TOTAL        |
|---------------------|---------------------|--------------|--------------|--------------|
|                     |                     | 2001-2021    | 2012-2030*   |              |
| COMMERCIAL          | 100,000 SF          | 215,000 SF   | 215,000 SF   | 430,000 SF   |
| LOFT/INDUSTRIAL/RCP | TBD                 | 2,644,200 SF | 3,742,200 SF | 6,386,400 SF |
| COMMUNITY COLLEGE   | 53.17               | 500,500 SF   | 2,305,500 SF | 2,806,000 SF |
| EDUCATIONAL SCHOOL  | 16.47               | 16.47 AC     | 0            | 16.47 AC     |
| HOUSING             | 150                 | 150          | 0            | 300          |
| HOTEL/MOTEL         | TBD                 | 150 Rooms    | 0            | 150 Rooms    |
| MULTI-FAMILY        | TBD                 | 392 Units**  | 500 Units    | 892 Units    |
| SINGLE-FAMILY       | TBD                 | 749 Units**  | 0            | 749 Units    |
| PARKS/RECREATION    | 40.29               | 10.29 AC     | 0            | 10.29 AC     |
| TRAIL               | 40.29               | 10.29 AC     | 0            | 10.29 AC     |
| <b>TOTAL</b>        | <b>977.06</b>       |              |              |              |

NOTE:  
\* DIR Phase II Entitlements may be applied only within zoning districts A, B, C, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

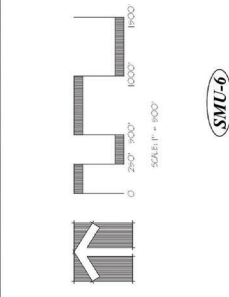
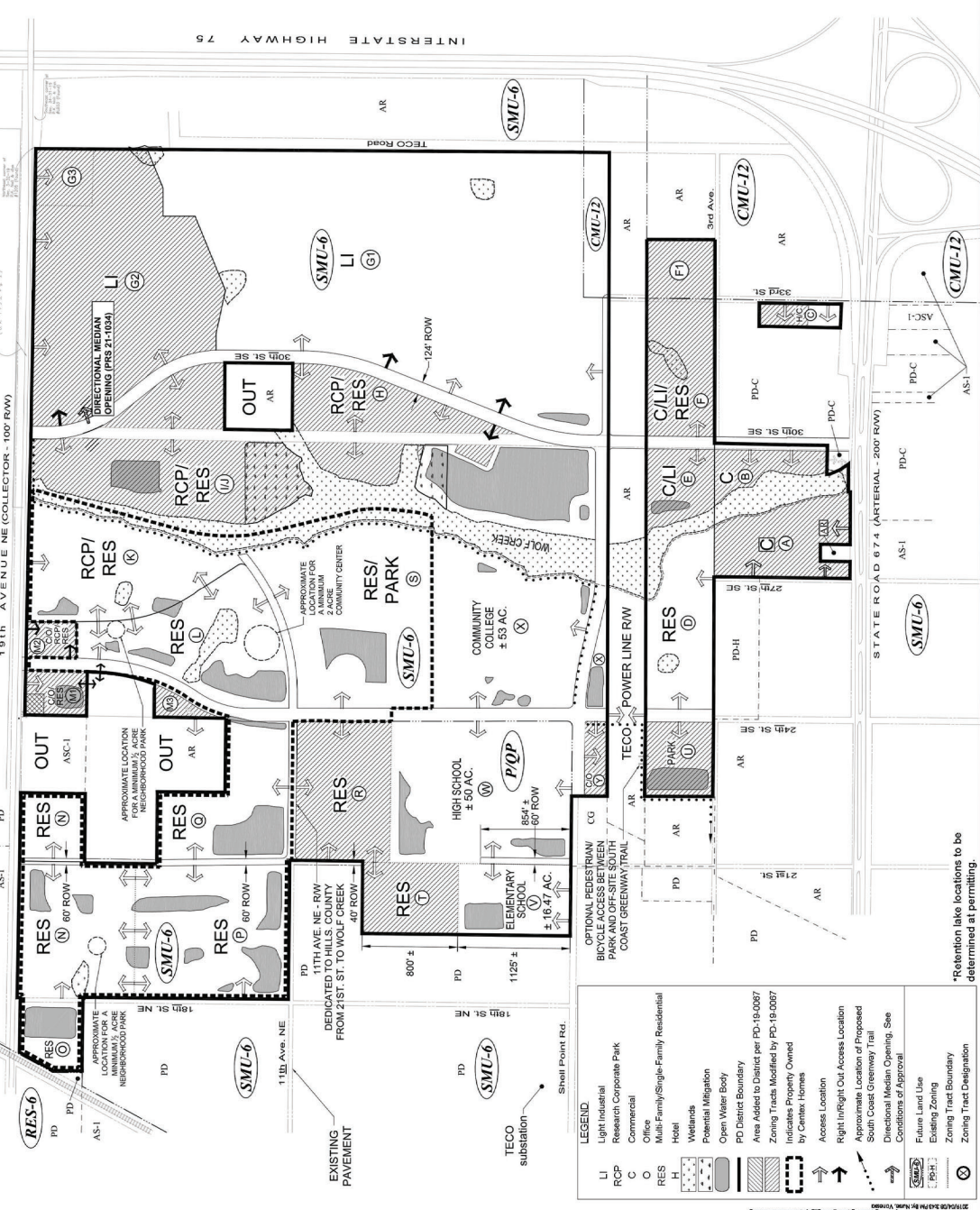
**DEVELOPMENT PERMITTED USES**

| TRACT                        | PERMITTED USES  | MAXIMUM DENSITY ADJUSTMENT |
|------------------------------|---|----------------------------|
| A, B, C, E, F                | Permitted uses shall be those permitted in the Research Corporate Park (RCP) District and the Business Center District (BCD). Other permitted uses include: community meeting facilities, child care facilities and community centers. Other permitted uses shall be those permitted in the Research Corporate Park (RCP) District and the Business Center District (BCD). Other permitted uses include: community meeting facilities, child care facilities and community centers. | 0.50 FAR                   |
| D, L, M, N, O, P, Q, R, S, T | Permitted uses shall be those permitted in the Residential Multi-Family, Condos (RMF-C) District, Community Residential Homes Type A, B, and C, and C-1 District.   | 1.00/1.00/0.50, 0.50       |
| G, I, G2                     | Permitted uses shall be those permitted in the Manufacturing (M) District and the Research Corporate Park (RCP) District.   | 0.50 FAR                   |
| E, F                         | Permitted uses shall be those permitted in the Manufacturing (M) District and the Research Corporate Park (RCP) District.   | 0.50 FAR                   |
| F, I, G3                     | Permitted uses shall be those permitted in the Manufacturing (M) District and the Research Corporate Park (RCP) District.   | N/A                        |
| M1, M2, Y                    | Permitted uses shall be those permitted in the Manufacturing (M) District and the Research Corporate Park (RCP) District.   | 0.50 FAR                   |
| F, H, J, K, M2               | Permitted uses shall be those permitted in the Manufacturing (M) District and the Research Corporate Park (RCP) District.   | 0.50 FAR                   |
| N, O, P                      | Permitted uses shall be those permitted in the Manufacturing (M) District and the Research Corporate Park (RCP) District.   | 1.00/1.00/0.50, 0.50       |
| U, V, W, X                   | Permitted uses shall be those permitted in the Manufacturing (M) District and the Research Corporate Park (RCP) District.   | N/A                        |
| Y                            | Permitted uses shall be those permitted in the Manufacturing (M) District and the Research Corporate Park (RCP) District.   | N/A                        |
| X                            | Permitted uses shall be those permitted in the Manufacturing (M) District and the Research Corporate Park (RCP) District.   | N/A                        |

NOTE:  
1. The boundaries of the Research Corporate Park (RCP) District and the Business Center District (BCD) shall be established at the time of the adoption of this plan. The boundaries of the Research Corporate Park (RCP) District and the Business Center District (BCD) shall be established at the time of the adoption of this plan. The boundaries of the Research Corporate Park (RCP) District and the Business Center District (BCD) shall be established at the time of the adoption of this plan.

| ADJUSTED FAR | ADJUSTED FAR | ADJUSTED FAR | ADJUSTED FAR |
|--------------|--------------|--------------|--------------|
| ADJUSTED FAR | ADJUSTED FAR | ADJUSTED FAR | ADJUSTED FAR |
| ADJUSTED FAR | ADJUSTED FAR | ADJUSTED FAR | ADJUSTED FAR |
| ADJUSTED FAR | ADJUSTED FAR | ADJUSTED FAR | ADJUSTED FAR |

- NOTES:**
1. PD AMENDMENT TO:
    - ADD AREA TO PD DISTRICT.
    - ADD AND USE ENTITLEMENTS ASSOCIATED WITH CERTAIN TRACTS WITHIN THE PD DISTRICT.
  2. PD DISTRICT IS LOCATED ENTIRELY WITHIN THE RUSKIN COMMUNITY PLANNING AREA.
  3. INTERNAL ACCESS LOCATIONS AS SHOWN ARE ALLOWED BY THESE PD ZONINGS BUT ARE NOT REQUIRED.
  4. INTERNAL ACCESS LOCATIONS AS SHOWN ARE ALLOWED BY THESE PD ZONINGS BUT ARE NOT REQUIRED.
  5. ANY SUCH ADDITIONAL INTERNAL ACCESS POINTS WILL BE ALLOWED WITHOUT MODIFICATION BY THE COUNTY'S LDC OR BY OTHER REGULATORY REQUIREMENTS (E.G., ADDITIONAL GATED DRIVEWAYS).
  6. THIS PD IS BEING AMENDED TO CONSIDER THE PD TO IMPLEMENT AN AMENDMENT TO THE DIR DEVELOPMENT ORDER FOR THE SOUTH SHORE CORPORATE PARK DIR.
  7. THE PD IS BEING AMENDED TO CONSIDER THE PD TO IMPLEMENT AN AMENDMENT TO THE DIR DEVELOPMENT ORDER FOR THE SOUTH SHORE CORPORATE PARK DIR.
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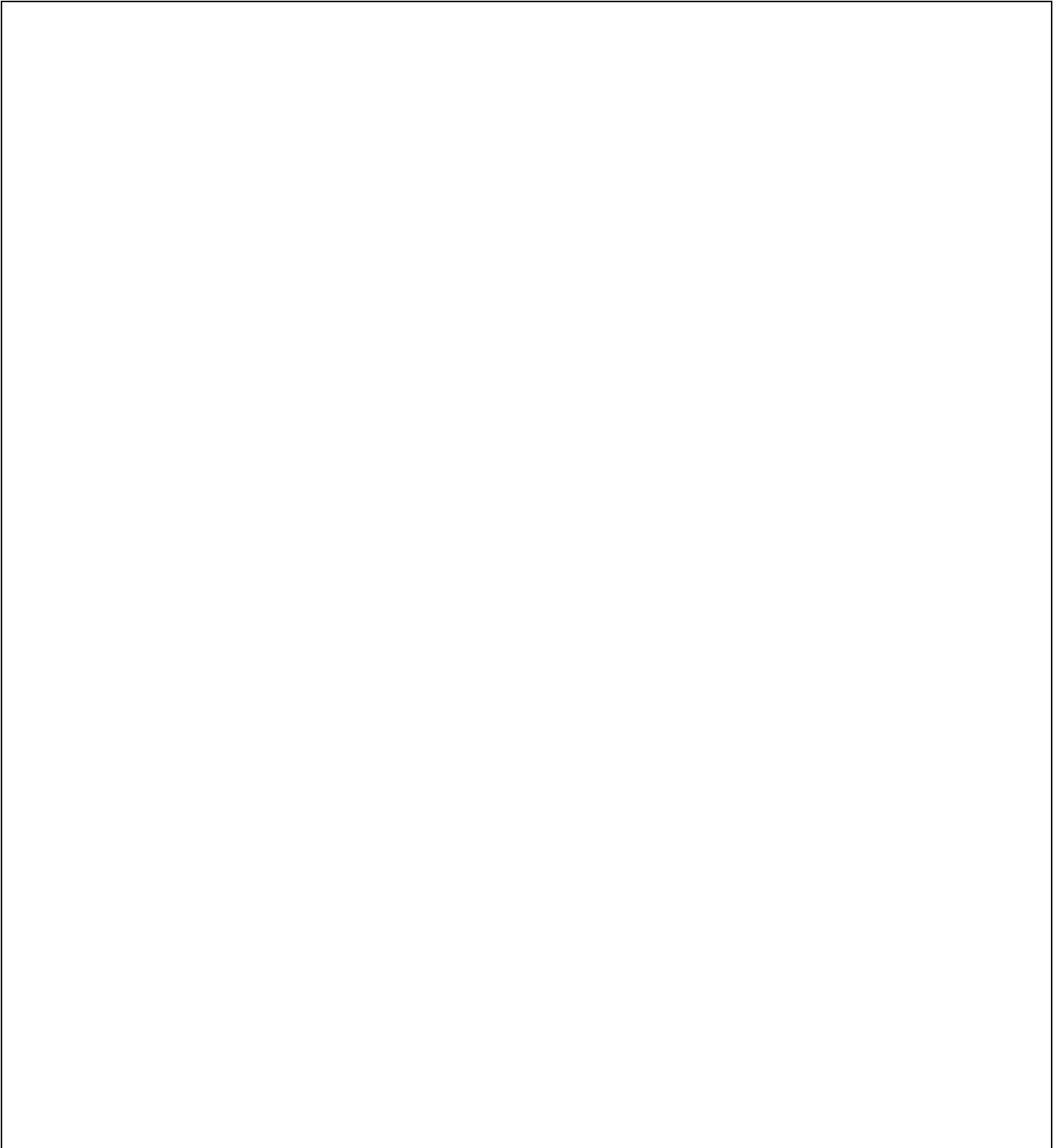
**LEGEND**

- LI Light Industrial
- RCP Research Corporate Park
- C Commercial
- O Office
- RES Multi-Family/Single-Family Residential
- H Hotel
- H Wetlands
- P Potential Mitigation
- W Open Water Body
- PD District Boundary
- Area Added to District per PD-19-0067
- Indicates Property Owned by Grantor/Owner
- Access Location
- Right In/Right Out Access Location
- Approximate Location of Proposed South Coast Greenway Trail
- Directional Median Opening. See Conditions of Approval
- Future Land Use Existing Zoning
- Zoning Tract Boundary
- Zoning Tract Designation

\*Retention lake locations to be determined at permitting.

**8.0 SITE PLANS (FULL)**

**8.2 Proposed Site Plan (Full)**





**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 5/28/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin/ South

PETITION NO: PRS 24-0027

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- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached revised conditions.
- This agency objects for the reasons outlined below.

### REVISED CONDITIONS

2.6.3 Development of multi-family housing in Tracts I/J and H shall ~~utilize a grid street network to~~ promote ~~vehicular and~~ pedestrian connectivity ~~both~~ within said tracts and to perimeter ~~roadways~~ ~~pedestrian facilities~~. ~~A minimum of four (4) sidewalk connections to the frontage of 30th St NE shall be provided. This grid street network shall be established through the use of block standards and connections to 30th Street.~~ ~~Cul-de-sac design should only be used to avoid natural areas or provide vehicular access to isolated areas of the plan. The use of cul-de-sacs shall be prohibited.~~ Should Tracts I/J and H not be developed under a singular development, ~~paved street~~ ~~sidewalk~~ stubouts shall be provided between all individual developments for eventual internal ~~roadway~~ ~~pedestrian~~ connections. Exceptions to this are permitted where necessary due to natural features.

[Staff supports this modification due to pedestrian and bicycle connectivity between tracts and to 30<sup>th</sup> Avenue. Cul-de-sacs are not permitted unless located in insolated or environmentally required due to natural features.]

~~2.6.4 Roadway connections to 30th Street from Tracts I/J and H shall be provided at a maximum of every 800 feet. Connections to 30th Street of less than 800 feet from another connection shall meet minimum spacing standards per the Land Development Code. Sufficient Right of Way shall be preserved in accordance with the Hillsborough County Preservation Plan (CPP). If any segment is removed from the CPP during an update, preservation requirements will no longer be required of that section and modification to the zoning shall not be required for the change.~~

[Staff supports this modification based on pedestrian and bicycle connectivity commitments made in condition 2.6.3. Staff is repurposing this condition to detail potentially required right of way preservation according to the Hillsborough County Corridor Preservation Plan. If that Plan is amended and the segment is removed, a minor modification of the Planned Development will not be required.]

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

[Staff supports this modification based on the commitment to connectivity in condition 2.6.3. Even if not explicitly referenced in a condition, the development shall still be required to comply with all relevant Hillsborough County Transportation Technical Manual and Land Development Code requirements.]

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

[Staff supports this modification due to removing private drives as it allows for more flexibility for development. Even if not explicitly referenced in a condition, the development shall still be required to comply with all relevant Hillsborough County Transportation Technical Manual and Land Development Code requirements.]

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to Planned Development (PD) #19-0067, also located within the South Shore DRI. The proposed minor modification request is to revise the condition language to allow for additional flexibility in developing the Planned Development. No change to access locations or entitlements is requested. Per the DRPM, no traffic study was required since no change to entitlement is proposed. The minor modification has no impact on the transportation network. PRS 24-0027 does not change the number or location of the previously approved access locations. The Developer will be required to assess any access-related improvements per the LDC when the project goes through the site review process. Transportation staff has worked with the applicant on condition language that is supportable by staff, and as such, transportation staff does not object to the subject rezoning.

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**CURRENTLY  
APPROVED**

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

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

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

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

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

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

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

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

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

- Tract A - Commercial General (CG) zoning district uses;
- Tract B - CG zoning district uses;
- Tract C - CG zoning district uses;
- Tract D - residential units;

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

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

- 1.3 Agricultural uses shall be allowed on an interim basis, excluding logging in wetlands.
- 1.4 The uses on Tracts K, M1 and M2, will be established at the time of issuance of the first permit for each tract. For example, if the first permit for any portion of Tract K is for residential housing units, then the remainder of Tract K will be required to be developed with residential units unless tract boundaries are modified in accordance with LDC regulations governing modifications to certified General Site Plans.
- 1.5 A neighborhood park, a minimum of ½ acre in size, shall be constructed within Tract N in the general location shown on the general site plan.
- 1.6 A neighborhood park, a minimum of ½ acre in size and a community center, a minimum of 2 acres in size, shall be constructed within Tract L in the general location shown on the general site plan.

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

2.1 Single family (front loaded only):

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

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

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

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

2.3 Townhouse:

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

2.4 Villa-duplex:

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

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

2.5 Four Unit Village Homes:

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

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

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

- 2.5.1 Parking for the Four Unit Village Homes shall be provided within designated parking areas or on-street. On-street parking shall comply with parking standards contained in the Technical Review Manual for the road type being constructed.
- 2.5.2 All parking lots, common areas and landscaping, including but not limited to, yards of individual units shall be maintained by a Home Owner's Association or similar entity.
- 2.5.3 A park and/or recreational facilities (a minimum of 10,000 square feet in size) shall be constructed in Tract N. All such facilities shall be owned and maintained by a Home Owner's Association or similar entity.
- 2.5.4 The front façade of each building shall have a front porch. The porch shall have a minimum of eight feet in width and five feet in depth. The porch shall be covered with a solid roof but shall not be screened or otherwise enclosed. Railings, if provided, shall be consistent with the architectural style of the structure.
- 2.5.5 The front of façade of each building shall at least one architectural enhancement such as, but not limited to, recessed doors, arches, transoms, sidelights, or porticos, consistent with the architectural style of the structure.
- 2.5.6 All exterior wall surfaces shall be architecturally finished with cement plaster, brick or hardieplank / lap siding. If lap siding is used, lap exposure shall be no less than four inches and no more than eight inches. Paint shall not constitute architectural finish.
- 2.5.7 Windows shall be provided on all sides of each structure at a minimum rate of one window per 20 feet of exterior wall length or fraction thereof for each dwelling unit. This requirement shall be met per individual story on each wall.
- 2.5.8 Decorative shutters, if provided, shall be made of wood, metal, or copolymer material and shall not be scored into the cement plaster (stucco).
- 2.5.9 Roofs shall be gable or hipped roof styles. Pitched roofs shall have a minimum pitch of 4/12. Rolled roofing and built-up roofing are prohibited.

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

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

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

2.5.13 Fences between units or yards shall be prohibited.

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

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

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

2.6.1 This Workforce Housing set aside shall be provided for a period of 15 years beginning with the issuance of Certificates of Occupancy for a development project. A development project shall be a project with an approved Site Development Construction Plan. Each development project shall set aside 15 percent of the units for workforce housing. If the development project provides a variety of unit types (i.e. one bedroom, two bedroom, etc.),

the units set aside shall be proportionately allocated among each unit type (i.e. 15% one bedroom, 15% two bedroom, etc.) to provide for a variety of workforce housing types in the development project. To maintain a variety in unit type and variety in location within the development project, the units available for the workforce housing set aside shall be all the units within the development project, as opposed to setting aside specific units.

2.6.2 Monitoring/enforcement shall consist of the following requirements:

- a. The property owner, on its own or through a qualified third party verification and monitoring company, shall determine each tenant's eligibility for a workforce housing set-aside unit by confirming the tenant's annual gross income for compliance with the income limits. Income must be recertified annually.
- b. The property owner shall provide to the County's Affordable Housing Services Department (AHS) an annual report in a format approved by AHS demonstrating compliance with the workforce set-aside requirement, including compliance with tenant income and rent limit requirements.
- c. As part of the Construction Plan application submittal, the applicant shall submit a copy of an executed Restrictive Covenant which memorializes the workforce housing requirements outlined in this condition. The format of the Restrictive Covenant shall be approved in advance by the Hillsborough County Affordable Housing Services Department and the County Attorney's Office. The Restrictive Covenant shall be executed by all owners of the property, and be recorded in the public records of Hillsborough County. Restrictions will run with the land regardless of the transfer of ownership.

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

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

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

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

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- 2.6.7 Multi-family buildings within Tracts I/J and H shall be located a maximum of 30 feet from the perimeter streets of 19th Avenue and 30th Street. The maximum setback from all other streets for multi-family buildings within Tracts I/J and H shall be 15 feet. Maximum building height shall be 60 feet/4-stories. No additional setback for buildings over 20 feet in height shall be required.
- 2.6.8 Surface parking lots serving the multi-family housing in Tracts I/J and H shall be located behind the multi-family buildings on at least three sides of the block. For blocks within these tracts providing roadways on at least 2 sides (as permitted in condition 2.6.6), surface parking lots shall be located behind the multi-family buildings on at least one side. In both instances, the block side with no buildings between the surface parking lot and roadway shall be permitted to be gated, which shall be in accordance with TD-09 standards of the Transportation Technical Manual.
- 2.6.9 Notwithstanding condition 2.6.8, private driveways between the multi-family buildings to the block's interior parking lot and/or garages shall be permitted. These private driveways shall be permitted to be gated, which shall be in accordance with TD-09 standards of the Transportation Technical Manual. Private driveways shall not account for more than 25% of the block's frontage.
- 2.6.10 All fencing within any required front yard (30 feet along 30th Street and 19th Avenue and 15 feet along all other roadways) shall be limited to a maximum height of 4 feet.
- 2.7 A minimum of fifty percent (50%) of the single-family detached lots shall be a minimum of 5,000 square feet in size with a minimum lot width of 50 feet, or shall be rear loaded with alley access.
- 2.8 Zero lot line development shall be permitted and shall be subject to zero lot line regulations in the Land Development Code. Rear yards shall be a minimum of 20 feet.
- 2.9 Except for townhomes, Four Unit Village Homes, and multi-family development within Tracts I/J and H, multi-family development shall comply with the RMC-16 regulations of the Hillsborough County Land Development Code. Townhomes, Four Unit Village Homes and multi-family development within Tracts I/J and H shall not be subject to the 2 to 1 additional setback for every foot above 20 feet in height requirements of the Land Development Code.
3. Commercial uses and office uses shall be developed in accordance with CG zoning district standards. Light industrial/RCP uses shall be developed in accordance with M zoning district standards. Schools shall be developed in accordance with the provisions of the Interlocal Agreement for educational facility siting dated October 15, 1997, as amended. Colleges shall be developed in accordance with Land Development Code Section 6.11.27.
4. Buffering and screening requirements shall be those of the Land Development Code unless otherwise noted within these conditions.
- 4.1 In Tract G2 and Tract I/J, there shall be a 30-foot wide buffer along 19th Avenue. For Tract I/J, the 30-foot wide trail corridor required in condition #26 may be located within the required 30-foot wide buffer to accommodate a County trail. Within this buffer area, and unless otherwise stated, screening shall be achieved through the use of Screening Standard "B." No Type B



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screening shall be required for a convenience store with gas use located within the western 355 feet of Tract G2.

- 4.2 If either Tract K or Tract M2 are developed with RCP uses, there shall be a 30-foot wide buffer along 19th Avenue. Within this buffer area, screening shall be achieved through the use of Screening Standard "B."
5. Lighting within the project shall be fully shielded to diffuse glare off site.
6. All trash/refuse/dumpster storage facilities shall be completely enclosed. Said facilities shall be architecturally finished in materials similar to those of the principal structures. Dumpsters shall not be emptied between the hours of 9:00 p.m. and 7:00 a.m., excluding Tracts A, B, C, E, F1, G1, G2 and G3. Such time limitations shall also not apply to Tracts H and I/J if either tract is developed in its entirety with non-residential (RCP) uses.
7. Approval of this application does not ensure that public wastewater and potable water services will be available at the time when the applicant seeks approval to actually develop.
8. The Developer shall apply for reclaimed water service in accordance with the County's Reclaimed Water Waiting List Standard Operating Procedure 6.23 within 30 days of zoning approval or prior to General Site Plan certification, whichever comes first.
9. The Developer shall design and install an irrigation system consistent with the requirements of the County's Dryline Standard Operating Procedure 6.2.4. If groundwater from existing wells is used for irrigation purposes, the irrigation system shall be built to County standards pursuant to a right-of-way use permit, and shall be maintained by the developer or designee until reclaimed water becomes available and the system is accepted by Hillsborough County for maintenance.
10. Prior to any development permit approvals, construction or improvement of the project, the Developer shall submit a Master Drainage Plan for review and approval by the Hillsborough County Public Works Department and Development Services Department and to the South West Florida Water Management District. Any required drainage easements will be dedicated to Hillsborough County.
11. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
12. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application, which has been received, pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
13. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

14. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
15. The locations of all lakes, retention area and potential mitigation areas are conceptual.
16. To provide interconnectivity and internal capacity for circulation, each tract adjacent to a roadway shown on the general site plan shall demonstrate, as determined by Hillsborough County, the ability to provide cross access and internal circulation to adjacent parcels or tracts, except where such cross access would require a crossing of Wolf Creek. The character and design of the cross access shall be: (a) proportional to the proposed development for the site; and (b) may be limited to pedestrian-only access, including nonvehicular cross access provided via the proposed County trail. Character and design of required crossaccess shall be as determined by Hillsborough County. Tracts G and S shall support traffic circulation with internal roadway connections to the roadways shown on the general site plan. Tracts with development that includes parking lots shall have efficient parking lot circulation to accomplish the goal of internal circulation by connecting to the access points shown on the general site plan or other locations as approved by Hillsborough County. School sites and park tracts shall accommodate non-vehicular or vehicular cross access and internal circulation appropriate to their use.
17. Upon written request of the County or prior to Construction Plan or Final Plat approval for adjacent development, whichever is earlier, the applicant shall dedicate and convey to Hillsborough County a 60 foot wide right-of-way for the future extension of 21st Street from Shell Point Road to 19th Avenue. The alignment of the right-of-way will be at the discretion of the Developer.
18. Developer of the parcels adjacent to 24th Street and Shell Point Road (west of 30th Street) has designed and constructed to County Standards, Shell Point Road (west of 30th Street) as a two-lane roadway, and has designed 24<sup>th</sup> Street as a four lane roadway and constructed the first two lanes. Permitting, and construction of a traffic signal at the intersection of 24th Street and Shell Point Road, when warranted, shall be the responsibility of the Developer. The traffic signal shall be designed and constructed to Hillsborough County Standards. The Developer(s) shall be responsible for providing 100 percent of the right-of-way.
19. The general design, location and number of access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department and/or the Florida Department of Transportation, if applicable. Final design, if approved by Hillsborough County Development Services Department and/or the Florida Department of Transportation may include, but is not limited to, left turn lanes, acceleration lane(s), and deceleration lane(s). Access points may be restricted in movements.
20. The Optional Right In/Right Out access location on 24th Street in Tract M2 and Optional Right In/Right Out access location on 24th Street in Tract M1 shall meet the Hillsborough County Access Management Regulations and the determination of feasibility of the proposed access shall be made by Hillsborough County at Site Plan Review based on the traffic conditions at this location. The design and construction of curb cuts are subject to approval by the Hillsborough County Development Services Department.

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

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

25. The directional median included in PRS 21-1034 on 30th Street shall be limited to left in movements for vehicles traveling southbound. The proposed additional access to Tract G2 included in PRS 21-1034 shall be restricted to right in right out and left in traffic movements.
26. The developers of Tract I/J, Tract K, Tract S, and Tract X have participated in the implementation of the Hillsborough Greenways Master Plan by providing Hillsborough County a 30-foot wide trail corridor easement across their properties along the west side of Wolf Branch Creek, where needed between 19th Avenue and the Tampa Electric Company easement south of 19th Avenue. The developer(s) of Tract I/J shall participate by providing Hillsborough County a 30-foot wide trail corridor easement along the south side of 19th Avenue west of 30th Street provided such trail easement is required for use by the County as part of the trail that comprises part of the County's trail network. The easement interest shall be conveyed at such time that the County identifies funding for design and construction of the trail through the project. The County shall be responsible for trail design, permitting, construction and maintenance of the trail. Except for that portion of the trail along the south side of 19th Avenue which crosses over Wolf Branch Creek, the 30-foot trail corridor may be adjacent to, but not overlap, the wetland buffer.
27. The Developer shall coordinate with the County regarding the design and construction of the proposed County trail through the project and shall design an internal bicycle/pedestrian trail network compatible with and connected to the County trail.
28. To ensure the safety of trail users, the Developer shall design any lakes/ponds adjacent to the South Coast trail corridor in a manner that creates a slope no greater than 6:1 along the trail side of the lake/pond system.
29. To ensure connectivity between the County trail and the internal bicycle/pedestrian trail network, the stormwater drainage system to be located on the west side of the trail corridor shall not be one continuous open body of water along the entire length of the trail corridor through the project. The stormwater system shall be designed as two or more lakes/ponds with sufficient land between them to allow the Developer to provide the internal bicycle/pedestrian trail connection(s) to the County trail. At a minimum, one bicycle/pedestrian trail connection to the County trail shall be provided in the vicinity of the community college/park/schools.
30. Project signs shall be limited to building signs and monument signs. All monument signs shall be a maximum of 15 feet in height. Billboards, pole signs, banners and pennants shall be prohibited.
31. All Phase I residential development beyond 607 units (multi-family or single-family) shall provide mitigation for hurricane shelter space through application of the following formula:
  - 31.1 Number of dwelling units (x) 2.5 (occupancy factor) = the number of potential evacuees.
  - 31.2 Number of potential evacuees (x) .25 (historical public shelter demand) = shelter space demand.
  - 31.3 Number of shelter space demand (x) \$129.00 = offset cost/mitigation for shelter impact.

32. In the event there is conflict between a zoning condition of approval, as stated herein, and any written or graphic notation on the general site plan, the more restrictive requirement shall apply.
33. Development of the project shall proceed in strict accordance with the terms and conditions contained in the DRI (DRI# 249) Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
34. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
35. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Site Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.



# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 5/28/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin/ South

PETITION NO: PRS 24-0027

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- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached revised conditions.
- This agency objects for the reasons outlined below.

### REVISED CONDITIONS

2.6.3 Development of multi-family housing in Tracts I/J and H shall ~~utilize a grid street network to promote vehicular and~~ pedestrian connectivity ~~both~~ within said tracts and to perimeter ~~roadways pedestrian facilities.~~ A minimum of four (4) sidewalk connections to the frontage of 30th St NE shall be provided. This grid street network shall be established through the use of block standards and connections to 30th Street. Cul-de-sac design should only be used to avoid natural areas or provide vehicular access to isolated areas of the plan. The use of cul-de-sacs shall be prohibited. Should Tracts I/J and H not be developed under a singular development, ~~paved street sidewalk~~ stubouts shall be provided between all individual developments for eventual internal ~~roadway pedestrian~~ connections. Exceptions to this are permitted where necessary due to natural features.

[Staff supports this modification due to pedestrian and bicycle connectivity between tracts and to 30<sup>th</sup> Avenue. Cul-de-sacs are not permitted unless located in insolated or environmentally required due to natural features.]

~~2.6.4 Roadway connections to 30th Street from Tracts I/J and H shall be provided at a maximum of every 800 feet. Connections to 30th Street of less than 800 feet from another connection shall meet minimum spacing standards per the Land Development Code. Sufficient Right of Way shall be preserved in accordance with the Hillsborough County Preservation Plan (CPP). If any segment is removed from the CPP during an update, preservation requirements will no longer be required of that section and modification to the zoning shall not be required for the change.~~

[Staff supports this modification based on pedestrian and bicycle connectivity commitments made in condition 2.6.3. Staff is repurposing this condition to detail potentially required right of way preservation according to the Hillsborough County Corridor Preservation Plan. If that Plan is amended and the segment is removed, a minor modification of the Planned Development will not be required.]

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

[Staff supports this modification based on the commitment to connectivity in condition 2.6.3. Even if not explicitly referenced in a condition, the development shall still be required to comply with all relevant Hillsborough County Transportation Technical Manual and Land Development Code requirements.]

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

[Staff supports this modification due to removing private drives as it allows for more flexibility for development. Even if not explicitly referenced in a condition, the development shall still be required to comply with all relevant Hillsborough County Transportation Technical Manual and Land Development Code requirements.]

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS), to Planned Development (PD) #19-0067, also located within the South Shore DRI. The proposed minor modification request is to revise the condition language to allow for additional flexibility in developing the Planned Development. No change to access locations or entitlements is requested. Per the DRPM, no traffic study was required since no change to entitlement is proposed. The minor modification has no impact on the transportation network. PRS 24-0027 does not change the number or location of the previously approved access locations. The Developer will be required to assess any access-related improvements per the LDC when the project goes through the site review process. Transportation staff has worked with the applicant on condition language that is supportable by staff, and as such, transportation staff does not object to the subject rezoning.



**COMMISSION**

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 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
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 Steffanie L. Wickham WASTE DIVISION

**AGENCY COMMENT SHEET**

| REZONING  |  |
|---|--|
| <p><b>HEARING DATE:</b> 12/12/2023</p> <p><b>PETITION NO.:</b> 24-0027</p> <p><b>EPC REVIEWER:</b> Melissa Yañez</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1360</p> <p><b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a></p>   | <p><b>COMMENT DATE:</b> 11/2/2023</p> <p><b>PROPERTY ADDRESS:</b> Ruskin, FL 33570</p> <p><b>FOLIO #:</b> 055626.1721, 054978.0000, 054975.0000, 054966.0010, and 54962.0000</p> <p><b>STR:</b> 03-32-19</p> |
| <p><b>EXAMPLE FROM:</b> Modification to PD</p>  |  |
| FINDINGS  |  |
| <b>WETLANDS PRESENT</b>   | YES  |
| <b>SITE INSPECTION DATE</b>   | N/A  |
| <b>WETLAND LINE VALIDITY</b>  | Approved Wetland Survey valid until 05/31/2028   |
| <b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>  | Wetlands Found on the eastern portion of all total parcels, ranging North to South.  |
| <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"> <li>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.</li> <li>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.</li> <li>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</li> </ul> |  |

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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 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.

my / cb

ec: Channelside Partners, LLC - [RajPatel4@gmail.com](mailto:RajPatel4@gmail.com)  
Shelby Fuente - [Shelby.Fuente@stantec.com](mailto:Shelby.Fuente@stantec.com)



**Adequate Facilities Analysis: Rezoning**

**Date:** May 15, 2024

**Acreage:** 71.2 (+/- acres)

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** Planned Development

**Case Number:** 24-0027

**Future Land Use:** SMU-6

**HCPS #:** RZ 617

**Maximum Residential Units:** 1136

**Address:** West of 30th Street between 19<sup>th</sup> Ave and Shell Point Road

**Residential Type:** Multifamily

**Parcel Folio Number(s):** 54962.0000  
54966.0010 54975.0000 54978.0000 55626.1721

| School Data   | Cypress Creek Elementary | Shields Middle | Lennard High |
|---|--------------------------|----------------|--------------|
| <b>FISH Capacity</b><br>Total school capacity as reported to the Florida Inventory of School Houses (FISH)  | 983                      | 1557           | 2494         |
| <b>2023-24 Enrollment</b><br>K-12 enrollment on 2023-24 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions                             | 921                      | 1739           | 2420         |
| <b>Current Utilization</b><br>Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity   | 94%                      | 112%           | 97%          |
| <b>Concurrency Reservations</b><br>Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 5/10/2024   | 0                        | 0              | 74           |
| <b>Students Generated</b><br>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 | 130                      | 47             | 58           |
| <b>Proposed Utilization</b><br>School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application                                | 107%                     | 115%           | 102%         |

**Notes:** Cypress Creek Elementary, Shields Middle, and Lennard High schools are projected to be over capacity given existing approved development and the proposed rezoning. State law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). Currently, additional capacity exists in adjacent concurrency service areas at the elementary and high school level, however, there is no adjacent capacity available at the middle school level. The applicant is advised to contact the school district for more information.

**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  
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Hillsborough County Public Schools

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

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PETITION NO.: PRS 24-0027      REVIEWED BY: Clay Walker, E.I.      DATE: 10/17/2023

FOLIO NO.: 54962.0000, 54966.0010, 54975.0000, 54978.0000, 55626.1721

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located east of the subject property within the west Right-of-Way of 30<sup>th</sup> Street Northeast. 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 4 inch wastewater forcemain exists  (adjacent to the site),  (approximately 90 feet from the site) and is located east of the subject property within the east Right-of-Way of 30<sup>th</sup> Street Northeast. 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. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



## Agency Review Comment Sheet

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

**TO:** Zoning Review, Development Services    **REQUEST DATE:** 10/10/2023

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

**APPLICANT:** Channelside Partners, LLC    **PID:** 24-0027

**LOCATION:** East of 30th Street NE and South of 19th Street NE Ruskin, FL 33570

**FOLIO NO.:** 54962.0000, 54966.0010, 54975.0000, 54978.0000, and 55626.1721

### AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.