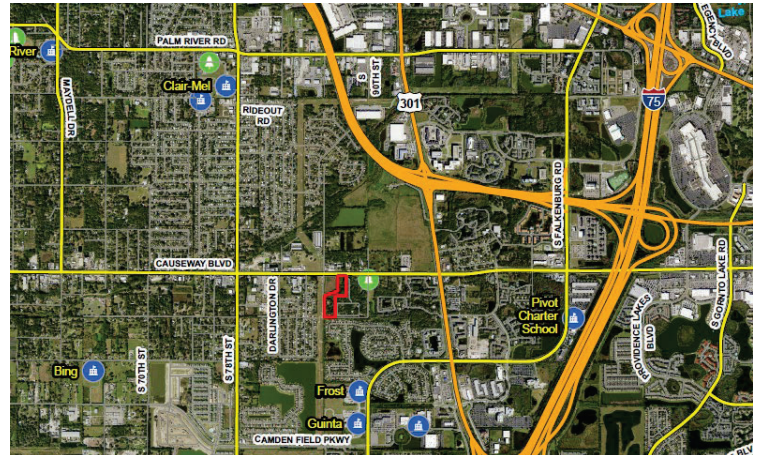


**Rezoning Application:** PD 23-0777  
**Zoning Hearing Master Date:** November 13, 2023  
**BOCC Land Use Meeting Date:** January 9, 2024

**1.0 APPLICATION SUMMARY**

**Applicant:** Causeway Holdings LLC  
**FLU Category:** RES-9  
**Service Area:** Urban  
**Site Acreage:** 8.88 +/-  
**Community Plan Area:** Greater Palm River  
**Overlay:** None



**Introduction Summary:**

The applicant requests to rezone a portion of PD 85-0262 and parcels zoned AS-1 and RSC-6, to Planned Development 23-0777 to allow for a multi-family residential project. Utilizing both a flex of the RES-20 Future Land Use (FLU) category and the graywater technologies density bonus, a maximum of 238 units is proposed (26.81 units per acre).

A companion Minor Modification (PRS 24-0110) to PD 85-0262 is proposed to recognize PD 85-0262 without the area under PD 23-0777.

Zoning:	Existing			Proposed
District(s)	PD 85-0262 (portion of)	AS-1	RSC-6	PD 23-0777
Typical General Use(s)	Two-Family Residential	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)	Multi-Family Residential
Acreage	4.01	3.79	1.0	8.8
Density/Intensity	3 units per acre	1 unit per acre	6 units per acre	27 units per acre
Mathematical Maximum*	48 units	3 units	6 units	238 units (with density bonuses)

\*number represents a pre-development approximation

Development Standards:	Existing			Proposed
District(s)	PD 85-0262	AS-1	RSC-6	PD 23-0777
Lot Size / Lot Width	n/a	7,200 sf / 75'	7,000 sf / 70'	n/a
Setbacks/Buffering and Screening	Per site plan	50' Front 50' Rear 15' Sides No B/S required	25' Front 25' Rear 7.5' sides No B/S required	30' northern boundary 80' eastern boundary 34' western boundary 91' southern boundary 20 B/ B screening along west and east
Height	35'/2-stories	50'	35'	60'

**APPLICATION NUMBER: PD 23-0777**

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Michelle Heinrich, AICP

**Additional Information:**

PD Variation(s)

None requested as part of this application

Waiver(s) to the Land Development Code

None requested as part of this application

**Planning Commission Recommendation:**

Consistent

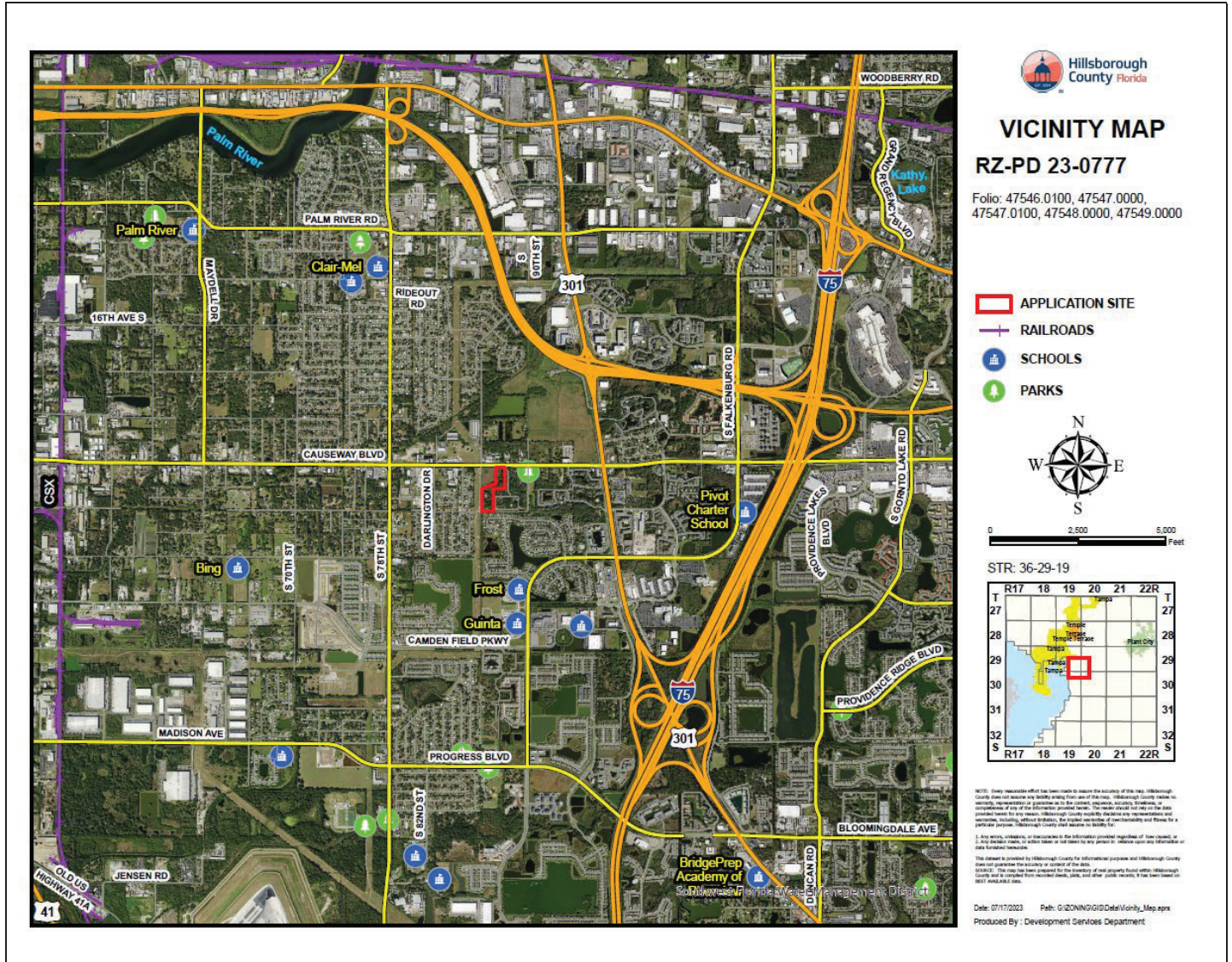
**Development Services Recommendation:**

Approvable, subject to proposed conditions



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

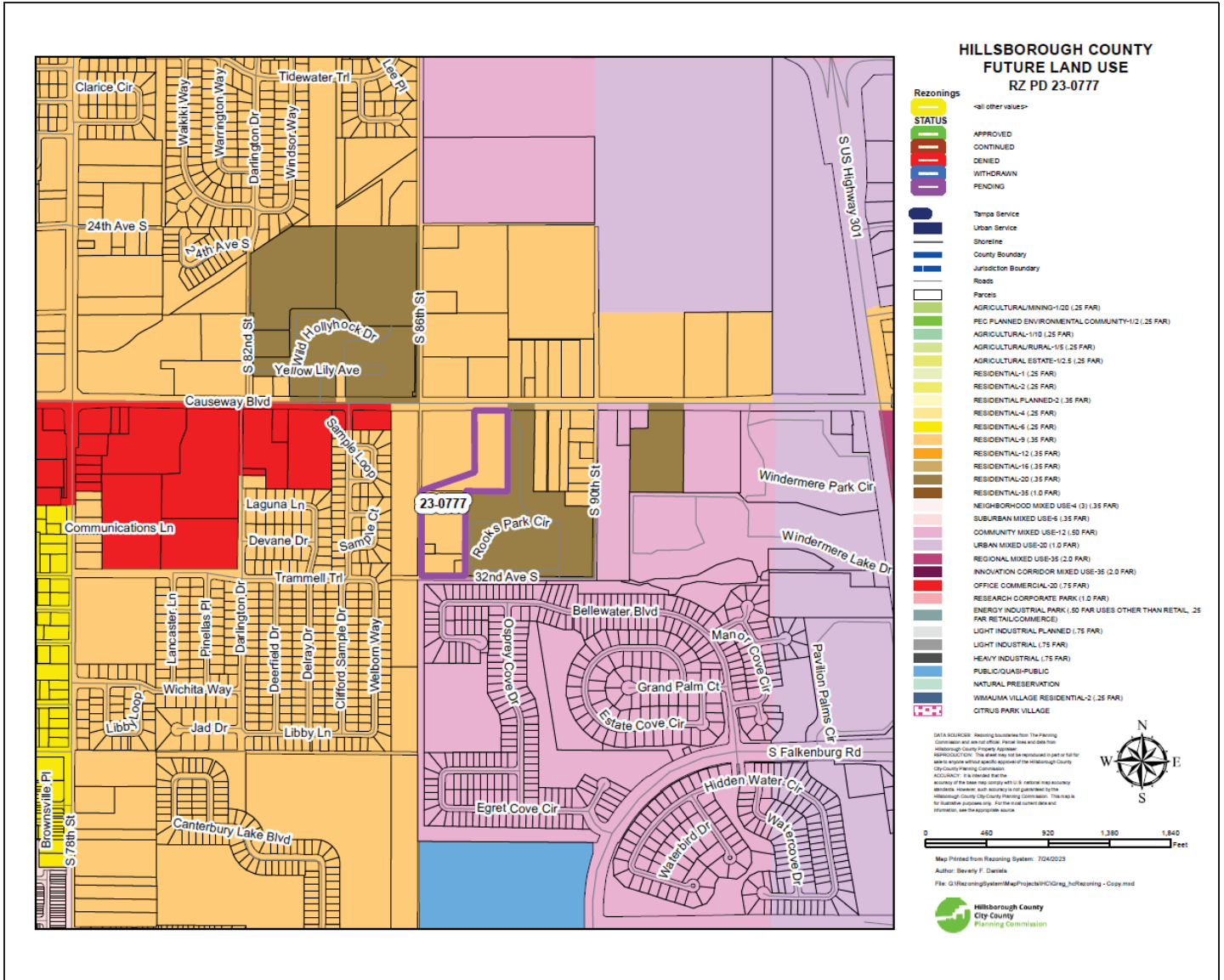


### Context of Surrounding Area:

The site is located in the Greater Palm River area, west of US Highway 301 on the southside of Causeway Boulevard (a 4-lane divided roadway). The area contains a mixture of uses which includes single-family residential, multi-family residential and commercial uses. Commercial uses vary in intensity from neighborhood serving to intensive.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

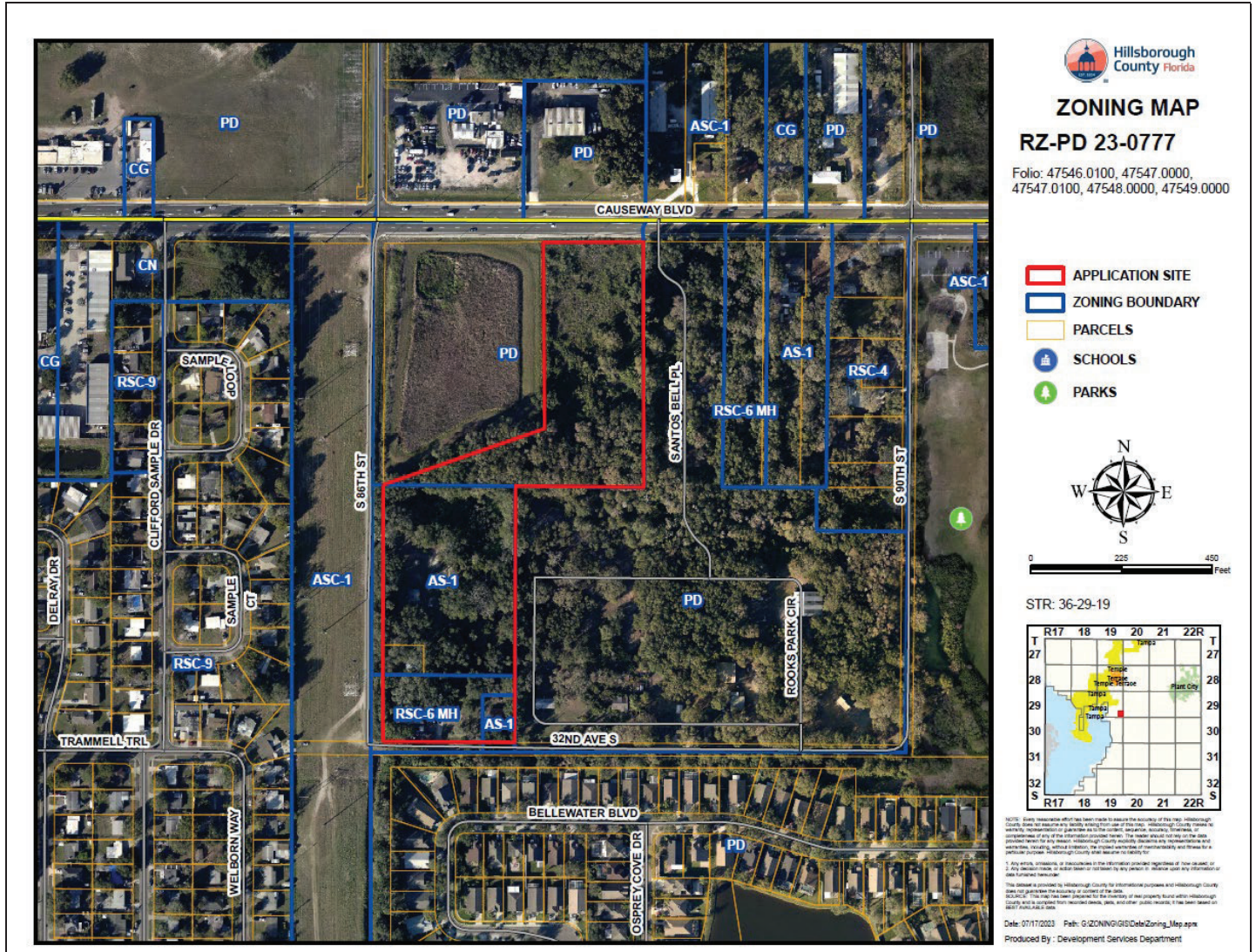


Subject Site Future Land Use Category:	RES-9 RES-20 (Flex) RES-35 (Graywater Bonus)
Maximum Density/F.A.R.:	RES-9: 9 units per acre RES-20 (Flex): 20 units per acre RES-35 (Graywater Bonus)
Typical Uses:	RES-9: Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. RES-20 (Flex): Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments. RES-35 (Graywater Bonus): Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



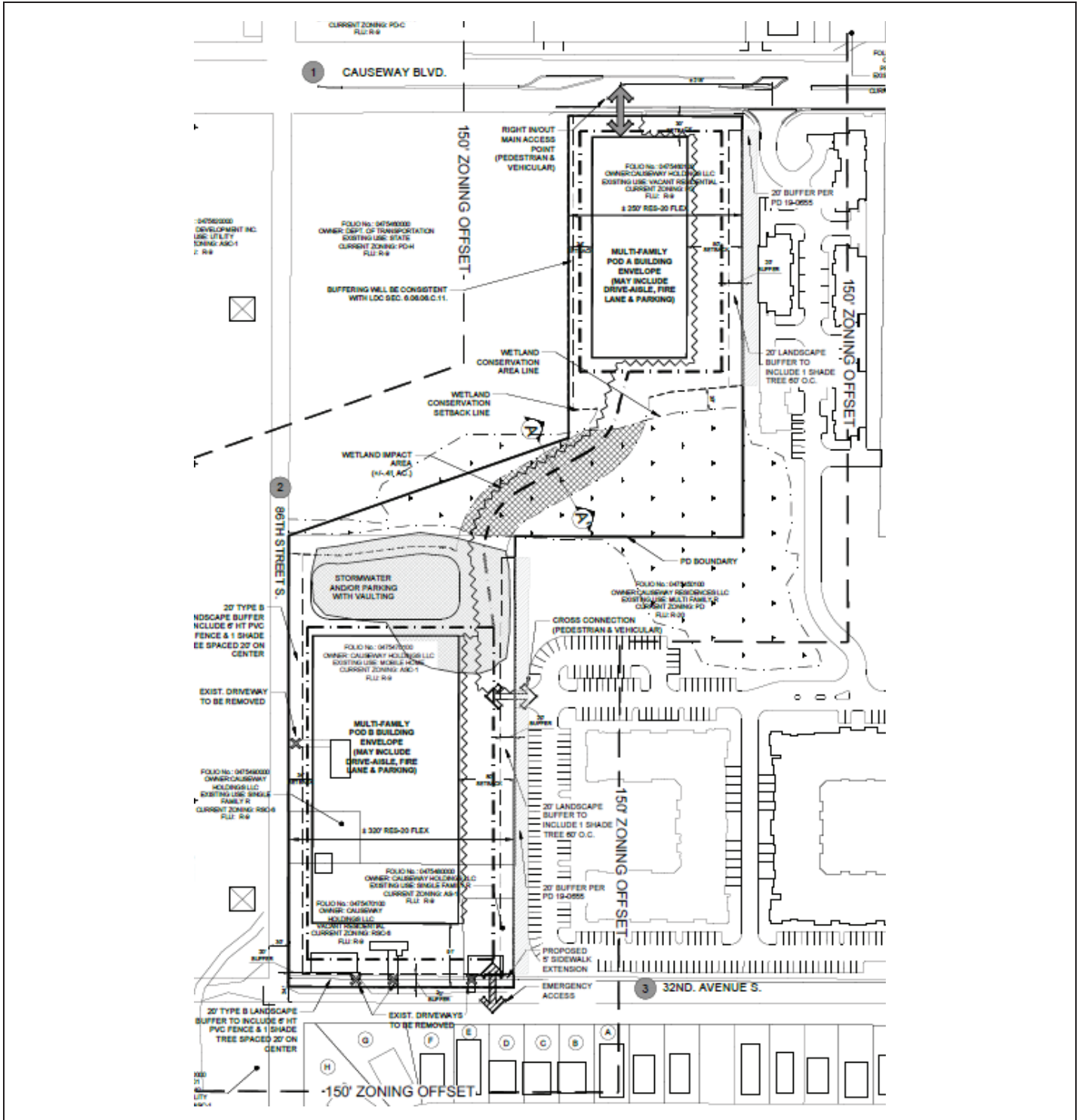
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 22-0562 PD 87-0083	PD 22-0562: 7.22 u/a and 0.25 FAR PD 87-0083: 0.25 FAR	PD 22-0562: Townhomes and CG uses (Flex) PD 87-0083: Commercial	PD 22-0562: Auto repair PD 87-0083: Auto repair
South	PD 89-0051	4.93	Single-Family Residential	Single-Family Residential
East	PD 19-0655	20 u/a	Multi-Family Residential	Multi-Family Residential

West	ASC-1	1 u/a	Single-Family Residential & Agriculture	Utility
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### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	190	15	18
Proposed	1,088	93	93
Difference (+/-)	(+) 898	(+) 78	(+) 75

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

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

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

Notes:

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

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:



**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <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> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 238 units = \$1,585,318 Parks: \$1,555 * 238 units = \$ 370,090 School: \$3,891 * 238 units = \$ 926,058 Fire: \$249 * 238 units = \$ 59,262      Urban Mobility, Central Park/Fire - 238 multi-family units Total Multi-Family (1-2 story) = \$2,940,728				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The subject project is located on the south side of a 4-lane arterial roadway within an area featuring both single-family detached and multi-family uses. The project has demonstrated compatibility with the general area and adjacent developments. Height is limited to a maximum of 60 feet, as is the project to the immediate east. Buildings will meet or exceed the 2:1 building setback along the eastern and southern PD boundaries, which abut residential uses. Property to the east is developed with power lines and with unimproved right-of-way (86<sup>th</sup> Street) which provides approximately 200 feet of separation between the project and single-family residential. Along the southern boundary, the proposed setback and right-of-way (32<sup>nd</sup> Avenue S, provides approximately 155 feet of separation between the project and existing single-family residential. The project's sole access is at Causeway Boulevard. Access to the south (32<sup>nd</sup> Avenue S) is limited to emergency access only. The intensity of the project is comparable to the multi-family project to the east, which is within the RES-20 Future Land Use category.

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

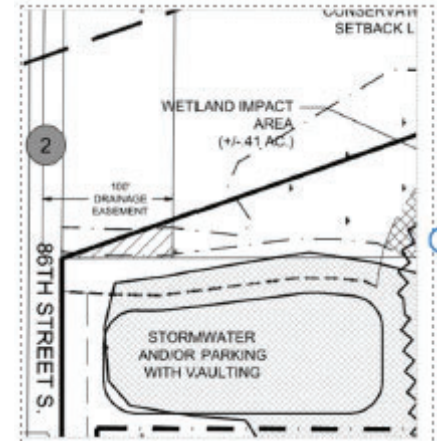
### 5.2 Recommendation

Approvable, subject to conditions.

## 6.0 PROPOSED CONDITIONS

### Requirements for Certification:

1. Site plan to correct 222 to 221.
2. Eliminate all extraneous pages of the PD site plan document (i.e. all transmittal letters, cover sheets, clouded change documents, etc.).
3. Add the 100-foot drainage easement to the PD site plan and label "100-Foot-Wide Potential Easement Dedication Area – See Conditions of Approval" in accordance with the requirements of the zoning condition and as general shown in the image to the right, and label "100-Foot Wide Potential Easement Dedication Area – See Conditions of Approval." Modify the label and legend symbology stating "Emergency Access" to instead state "Pedestrian Connection and Gated Emergency Vehicular Access."
4. ~~Modify the label and legend symbology stating "Emergency Access" to instead state "Pedestrian Connection and Gated Emergency Vehicular Access".~~
5. Staff notes that sidewalks are inconsistently shown. The applicant shall either add the required sidewalk along the project's 86<sup>th</sup> St. S frontage or remove the proposed sidewalk along the project's 32<sup>nd</sup> Ave. S. frontage. Staff notes that regardless of whether such sidewalks are shown, the applicant will be required to construct the required sidewalks internal and external to the project in accordance with LDC Sections 6.02.08 and 6.03.02, and with sufficient separation from the adjacent travel lanes as required pursuant to applicable sections of the LDC and Hillsborough County Transportation Technical Manual.



**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 20, 2023.

1. The project shall be limited to a maximum of 238 multi-family units, when utilizing a flex of the RES-20 Future Land Use (FLU) Category per Comprehensive Plan Policy 7.3 and Florida State Statute 403.892 (Graywater technology density bonus) when provided for 100% of the units. Should the project utilize only a flex of the RES-20 FLU category, the maximum number of units shall be 177. Should the project utilize a flex of the RES-20 FLU category per Comprehensive Plan Policy 7.3 and Florida State Statute 403.892 (Graywater technology density bonus) provided for at least 75% of the project, the maximum number of units shall be 221.
  - 1.1 Upon request for site development approval for 178 or more residential units, the developer shall demonstrate compliance with Florida State Statute 403.892(3)(b), 403.892(3)(c) and 403.892(4).
  - 1.2 In accordance with Florida State Statute 403.892(3)(e), an operation and maintenance manual for the graywater system shall be supplied to each unit. The manual shall provide a method of contacting the installer or manufacturer and shall include directions to the tenant that the manual shall remain with the unit throughout the life cycle of the system.
2. The northern building shall be setback a minimum of 30 feet from the northern PD boundary (Causeway Boulevard), a minimum of 34 feet from the western PD boundary and a minimum of 80 feet from the eastern PD boundary. The southern PD boundary setback shall be generally where depicted on the general site plan. Maximum building height shall be limited to 60 feet.




3. The southern building shall be setback a minimum of 91 feet from the southern PD boundary (32<sup>nd</sup> Avenue), a minimum of 34 feet from the western PD boundary and 80 feet from the eastern PD boundary. The northern PD boundary setback shall be generally where depicted on the general site plan. Maximum building height shall be limited to 60 feet.
4. Causeway Boulevard is an Urban Scenic Corridor and shall comply with Land Development Code Section 6.06.03.1.2.c.
5. A 20 foot wide buffer shall be provided along the eastern PD boundary where depicted on the general site plan. Within this buffer, one evergreen shade tree on 60 foot centers shall be provided. The tree species shall be subject to the review and approval of the Natural Resources staff. Trees shall be a minimum of 10 feet in height and a minimum of two inches in caliper at the time of planning.
6. A 20 foot wide buffer shall be provided along the western PD boundary where depicted on the general site plan. Type B screening shall be provided within this buffer.
7. 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.
8. 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.
9. 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).
10. 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.
11. The project shall be permitted up to 238 multi-family dwelling units pursuant to the three density options as shown on the PD site plan. Regardless of which option is chosen and due to the way traffic impacts were studied, all units constructed must be within apartment style buildings with a minimum height of four (4) stories. Multi-family townhomes and single-family style multi-family dwellings (e.g. single-family rental communities) shall not be permitted.
12. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
13. The project shall be served by, and limited to, one (1) vehicular access connections to Causeway Blvd. Additionally, the developer shall construct one (1) vehicular and pedestrian cross access connection along as eastern project boundary in the location shown on the PD site plan, and one (1) pedestrian and emergency vehicular access to 32nd Ave. S. Such emergency connection shall be gated with a Knox Box (or similar device

acceptable to the Hillsborough County Fire Marshall). All other existing access connections shall be closed and resodded.

- 14. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 15. Unless the developer provides written concurrence from the Florida Department of Transportation and Hillsborough County Public Works at the time of plat/site/construction plan review for the initial increment of development, the developer shall dedicate to the County, prior to Detailed Site Plan approval, sufficient acreage to provide for a drainage easement located on the west property boundary of the site with a total width of 100 feet measured from the center line of 86<sup>th</sup> St. (Hobbs Rd.). The developer shall submit evidence of drainage easement location approval from the Engineering and Operations Section of the Public Works Department to the Development Services Department prior to Detailed Site Plan approval. The drainage easement shall be required to relocate the portion of the existing ditch within the PD, when 86<sup>th</sup> St. (Hobbs Rd.) is widened. If the easement is provided, no construction shall be permitted within the 100-foot-wide drainage easement on site.
- 16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Mon Nov 13 2023 08:10:21

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

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

## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

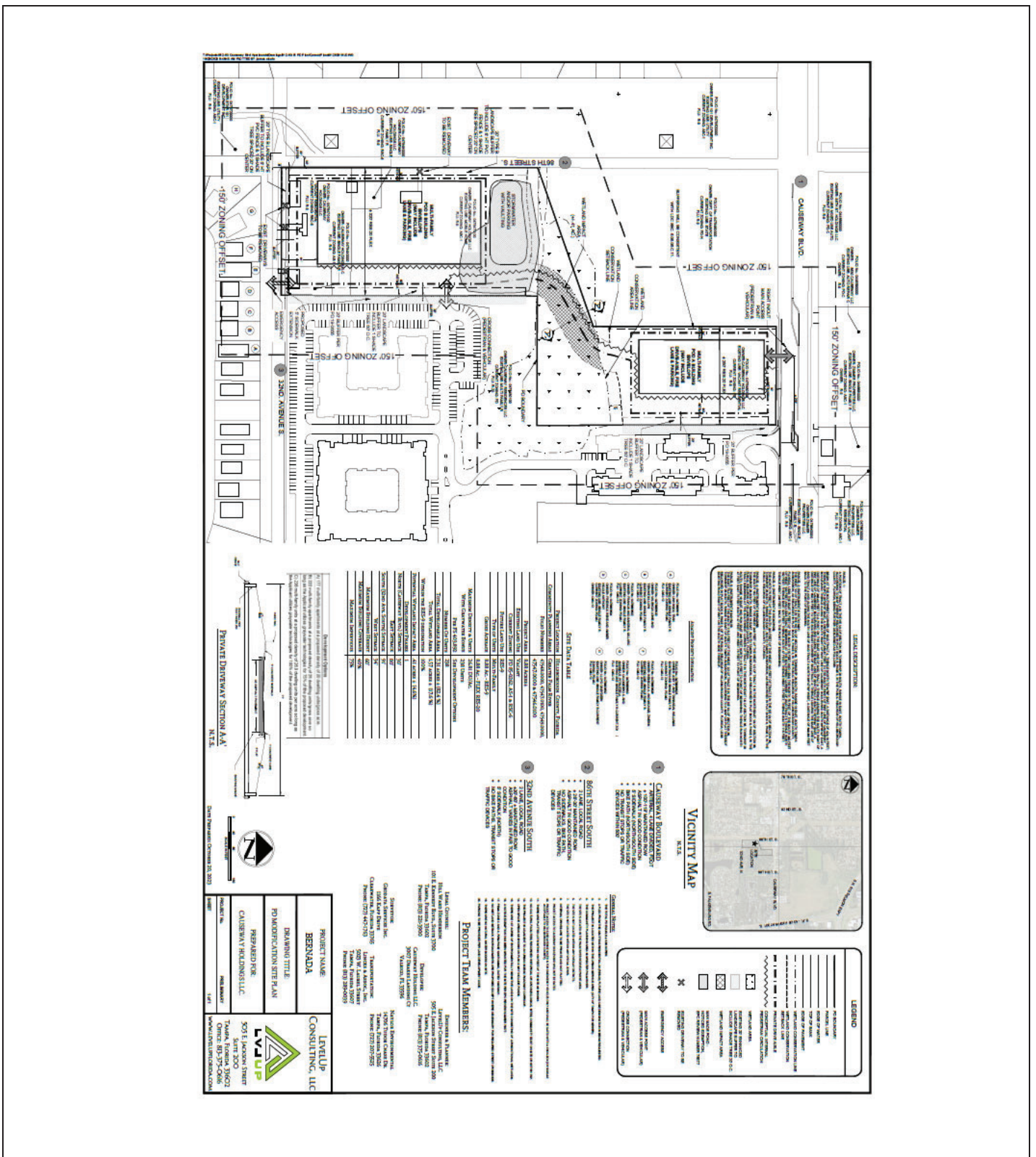
### Florida State Statute 403.892

A density bonus of 25% - 35% is available under Florida State Statute 403.892 when using graywater systems in some or all residential units. The 25% bonus is available when at least 75% of the units utilize a graywater system. The 35% bonus is available when 100% of the units utilize a graywater system. For this project, the 25% bonus increases the number of units by 44 from 177 units to 221 units that can be potentially requested. A 35% bonus increases the number of units by 62 from 177 to 239 units.

Graywater is water that is not used to remove sewage from a residence's toilets, urinals, or kitchen drains (blackwater); rather, it is the water used by bath/shower, bathroom sink and laundry facilities. This Florida State Statute seeks to promote the reuse and conservation of such water by providing a density bonus when utilized. The project meets, or will be required to meet through proposed conditions of approval, requirements of the statute.



8.0 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: 11/06/2023

*Revised: 11/9/2023*

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/ Central

PETITION NO: RZ 23-0777

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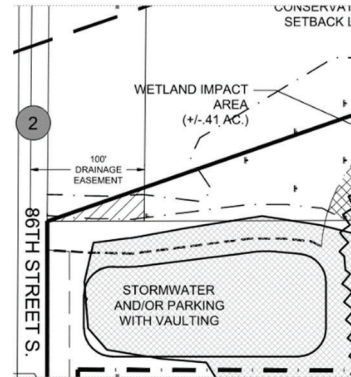
- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

### **CONDITIONS OF APPROVAL**

1. The project shall be permitted up to 238 multi-family dwelling units pursuant to the three density options as shown on the PD site plan. Regardless of which option is chosen and due to the way traffic impacts were studied, all units constructed must be within apartment style buildings with a minimum height of four (4) stories. Multi-family townhomes and single-family style multi-family dwellings (e.g. single-family rental communities) shall not be permitted.
2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
3. The project shall be served by, and limited to, one (1) vehicular access connections to Causeway Blvd. Additionally, the developer shall construct one (1) vehicular and pedestrian cross access connection along as eastern project boundary in the location shown on the PD site plan, and one (1) pedestrian and emergency vehicular access to 32nd Ave. S. Such emergency connection shall be gated with a Knox Box (or similar device acceptable to the Hillsborough County Fire Marshall). All other existing access connections shall be closed and resodded.
4. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
5. Unless the developer provides written concurrence from the Florida Department of Transportation and Hillsborough County Public Works at the time of plat/site/construction plan review for the initial increment of development, the developer shall dedicate to the County, prior to Detailed Site Plan approval, sufficient acreage to provide for a drainage easement located on a portion of the west property boundary of the site with a total width of 100 feet measured from the center line of 86<sup>th</sup> St. (Hobbs Rd.). The developer shall submit evidence of drainage easement location approval from the Engineering and Operations Section of the Public Works Department to the Development Services Department prior to Detailed Site Plan approval. The drainage easement shall be required to relocate the portion of the existing ditch within the PD, when 86<sup>th</sup> St. (Hobbs Rd.) is widened. If the easement is provided, no construction shall be permitted within the 100-foot-wide drainage easement on site.

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise the PD Site Plan to:
  - Eliminate all extraneous pages of the PD site plan document (i.e. all transmittal letters, cover sheets, clouded change documents, etc.).
  - Add the 100-foot drainage easement to the PD site plan in accordance with the requirements of the zoning condition, and as generally shown in the image at right, and label “100-Foot-Wide Potential Easement Dedication Area – See Conditions of Approval”. Modify the label and legend symbology stating, “Emergency Access” to instead state “Pedestrian Connection and Gated Emergency Vehicular Access”.
  - Staff notes that sidewalks are inconsistently shown. The applicant shall either add the required sidewalk along the project’s 86<sup>th</sup> St. S frontage or remove the proposed sidewalk along the project’s 32<sup>nd</sup> Ave. S. frontage. Staff notes that regardless of whether such sidewalks are shown, the applicant will be required to construct the required sidewalks internal and external to the project in accordance with LDC Sections 6.02.08 and 6.03.02, and with sufficient separation from the adjacent travel lanes as required pursuant to applicable sections of the LDC and Hillsborough County Transportation Technical Manual.



**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone multiple parcels, totaling +/- 8.88 ac. parcel, from Agricultural Single-Family - 1 (AS-1), Planned Development (PD) 85-0262 and Residential Single-Family Conventional – 6 (RSC-6) to PD. Existing PD 85-0262 consists of a portion of the land within the subject PD and an adjacent parcel (folio 47546.0000), which is owned by the Florida Department of Transportation (FDOT) and which is the subject of concurrent/related PRS 24-0110. PD 85-0262 was approved for a maximum of 48 single-family attached dwelling units. Transportation Review Section staff he County and the developer worked together to determine that 12 of those units were assignable/apportionable to the land included within subject PD (with the remaining 38 going to the adjacent folio which is the subject of a concurrent request as noted above). The proposed PD is seeking entitlements to permit up to 238 multi-family dwelling units.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The applicant’s analysis slightly overestimated trip impacts, having analyzed 246 dwelling units, rather than the 238 proposed. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

Existing Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 5 single-family detached dwelling units (ITE LUC 210)	48	5	5
PD, 85-0262, 12 single-family attached dwelling units (ITE LUC 215)	86	5	7
RSC-6, 6 single-family detached dwelling units (ITE LUC 210)	56	5	6
Subtotal:	190	15	18

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 238 multi-family dwelling units (ITE LUC 221)	1,088	93	93

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 898</b>	<b>(+) 78</b>	<b>(+) 75</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Causeway Blvd. is a 4-lane, divided, arterial roadway owned and maintain by (and under the permitting authority of) the Florida Department of Transportation (FDOT). The roadway is characterized by +/-12-foot lanes and +/-72 feet of pavement within +/-118 feet of right-of-way. There are +/- 6-foot-wide sidewalks (on the back of curb) and +/- 4-foot-wide bicycle lanes along both sides of the roadway in the vicinity of the proposed project.

**SITE ACCESS AND CONNECTIVITY**

The applicant is proposing one (1) access connection to serve the proposed project, consistent with Section 6.04.03.I. of the LDC. No site access improvements were identified by FDOT staff as being necessary to support the proposed project.

Staff notes the applicant is proposing one (1) pedestrian and gated emergency only access to 32<sup>nd</sup> Ave S. The applicant is also proposing a vehicular and pedestrian cross access connection to adjacent PD 19-0655, which will connect to stubout which was constructed by that project for future connection upon development/redevelopment of the site which is the subject of this request.

This project will sever the cross connectivity between the adjacent folio and the lands within this project which were a part of PD 85-0262. Such severance is supportable, since the adjacent project is being simultaneously modified to remove residential entitlements from that PD (and so no shared access or interconnectivity will be necessary given that adjacent PD will only permit stormwater pond uses after the 24-0110 modification is complete).

**TRANSIT FACILITIES**

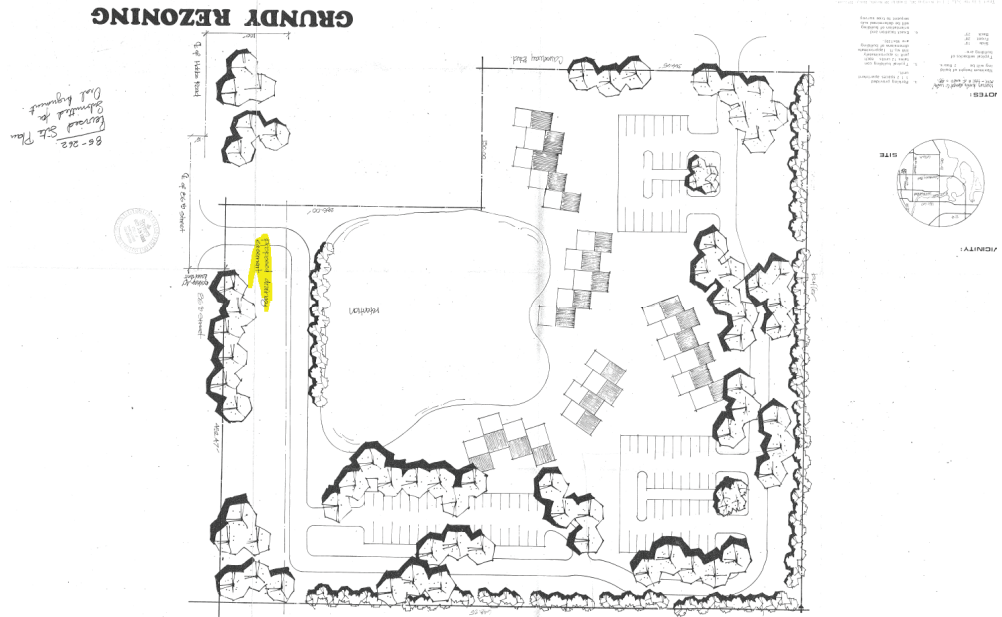
Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

**FUTURE DRAINAGE EASEMENT**

Approved PD 85-0262 contains a notation on the site plan and two zoning conditions (18 and 19), as shown in the images below, which require the developer to dedicate a 100-foot-wide drainage easement along the project’s 86<sup>th</sup> St. (Hobbs Rd.) frontage. Transportation Review Section staff reviewed the condition with the County Engineer and Transportation Section Manager, and staff does not believe the origin/reason behind the condition is clearly discernable from the condition language. As such, staff cannot support allowing this project to zone out of that condition without written concurrence from the appropriate stormwater reviewers within Hillsborough County and the Florida Department of Transportation that such easement was no longer required, as was required during the sufficiency review meeting process. The



applicant failed to obtain such written concurrence by the time this staff report was written, so staff is recommending approval of the project with that condition added back in (with a modification to correct outdated department titles, clarify roadway names, and a language which allows this requirement to be administratively dismissed at the time of plat/stic/construction plan review for the initial increment of development, if the applicant provides the required written concurrence from the appropriate County and FDOT subject matter experts.



18. The developer shall dedicate to the County, prior to Detailed Site Plan approval, sufficient acreage to provide for a drainage easement located on the west property boundary of the site with a total width of 100 feet measured from the center line of Hobbs Road. The drainage easement shall be shown on the Revised General Site Plan. The developer shall submit evidence of drainage easement location approval from the Drainage Services Section of the County Engineering Department to the County Department of Development Coordination prior to Detailed Site Plan approval. The drainage easement shall be required to relocate the existing ditch when Eighty-sixth Street (Hobbs Road) is widened.

<p>FINAL CONDITIONS OF APPROVAL</p>	<p>MEETING OF: County Commissioners MEETING DATE: October 1, 1985 PETITION NUMBER: 85-262 DATE TYPED: November 1, 1985</p>
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19. No construction shall be permitted within the 100-foot wide drainage easement on site.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information for adjacent roadway section(s) is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Causeway Blvd.	50 <sup>th</sup> St./ US 41	US 301	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	190	15	18
Proposed	1,088	93	93
Difference (+/-)	<b>(+) 898</b>	<b>(+) 78</b>	<b>(+) 75</b>

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

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

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

Transportation Comment Sheet

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

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

<b>Application number:</b>	RZ-PD 23-0777
<b>Hearing date:</b>	November 13, 2023
<b>Applicant:</b>	Causeway Holdings, LLC
<b>Request:</b>	Rezone to Planned Development
<b>Location:</b>	Northeast corner of South 86 <sup>th</sup> Street and South 32 <sup>nd</sup> Avenue, south of Causeway Boulevard, Tampa
<b>Parcel size:</b>	8.88 acres +/-
<b>Existing zoning:</b>	RSC-6, PD 85-0262, and AS-1
<b>Future land use designation:</b>	Res-9 (9 du/ga; 0.50 FAR)
<b>Service area:</b>	Urban
<b>Community planning area:</b>	Greater Palm River Community Plan

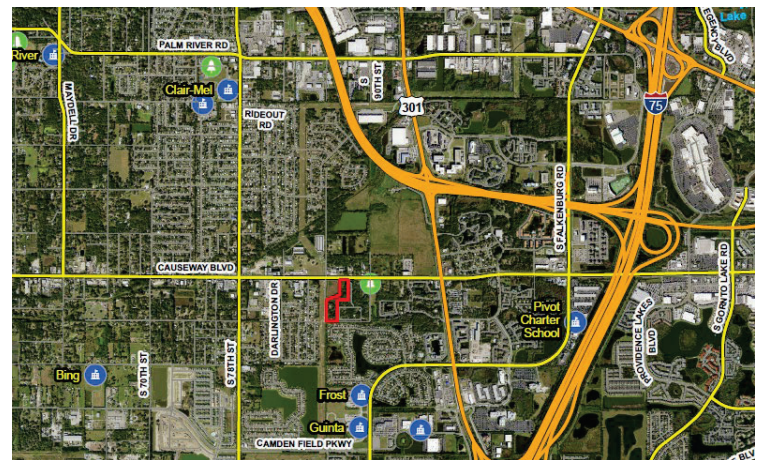


**A. APPLICATION REVIEW**

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

**1.0 APPLICATION SUMMARY**

**Applicant:** Causeway Holdings LLC  
**FLU Category:** RES-9  
**Service Area:** Urban  
**Site Acreage:** 8.88 +/-  
**Community Plan Area:** Greater Palm River  
**Overlay:** None



**Introduction Summary:**  
 The applicant requests to rezone a portion of PD 85-0262 and parcels zoned AS-1 and RSC-6, to Planned Development 23-0777 to allow for a multi-family residential project. Utilizing both a flex of the RES-20 Future Land Use (FLU) category and the graywater technologies density bonus, a maximum of 238 units is proposed (26.81 units per acre).  
 A companion Minor Modification (PRS 24-0110) to PD 85-0262 is proposed to recognize PD 85-0262 without the area under PD 23-0777.

Zoning:	Existing			Proposed
District(s)	PD 85-0262 (portion of)	AS-1	RSC-6	PD 23-0777
Typical General Use(s)	Two-Family Residential	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)	Multi-Family Residential
Acreage	4.01	3.79	1.0	8.8
Density/Intensity	3 units per acre	1 unit per acre	6 units per acre	27 units per acre
Mathematical Maximum*	48 units	3 units	6 units	238 units (with density bonuses)

\*number represents a pre-development approximation

Development Standards:	Existing			Proposed
District(s)	PD 85-0262	AS-1	RSC-6	PD 23-0777
Lot Size / Lot Width	n/a	7,200 sf / 75'	7,000 sf / 70'	n/a
Setbacks/Buffering and Screening	Per site plan	50' Front 50' Rear 15' Sides No B/S required	25' Front 25' Rear 7.5' sides No B/S required	30' northern boundary 80' eastern boundary 34' western boundary 91' southern boundary 20 B/ B screening along west and east
Height	35'/2-stories	50'	35'	60'

**APPLICATION NUMBER: PD 23-0777**

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Michelle Heinrich, AICP

**Additional Information:**

PD Variation(s)

None requested as part of this application

Waiver(s) to the Land Development Code

None requested as part of this application

**Planning Commission Recommendation:**

Consistent

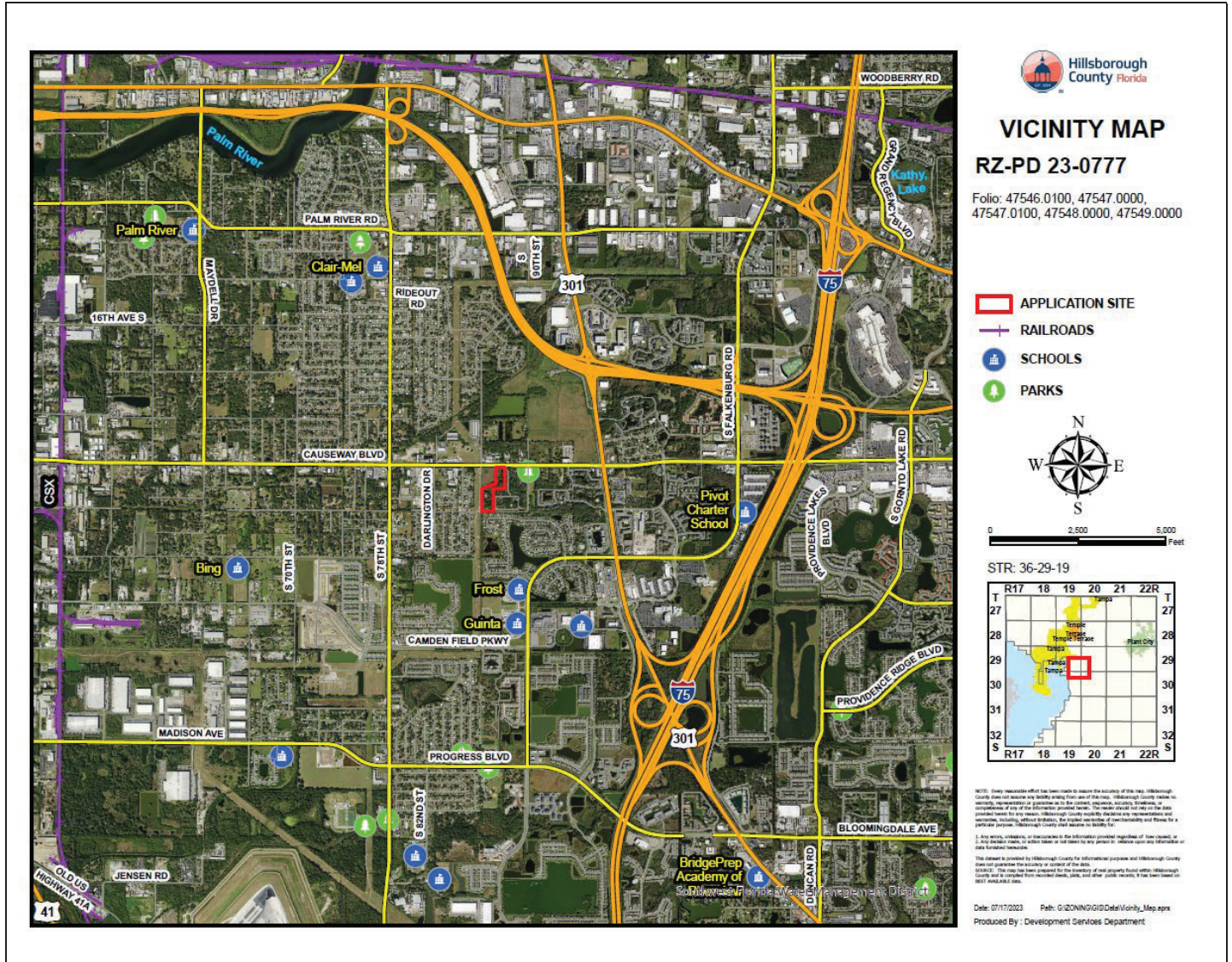
**Development Services Recommendation:**

Approvable, subject to proposed conditions



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



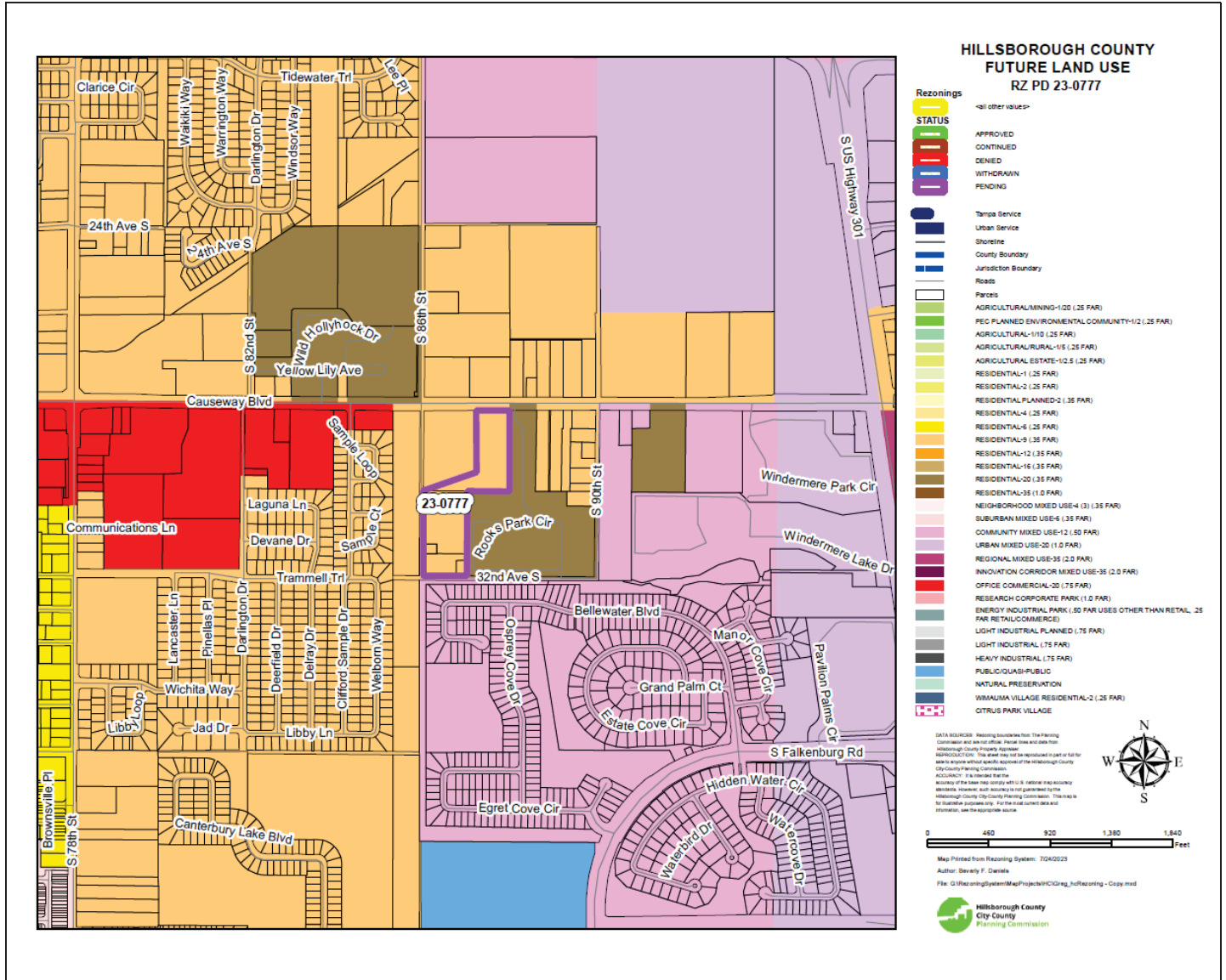
### Context of Surrounding Area:

The site is located in the Greater Palm River area, west of US Highway 301 on the southside of Causeway Boulevard (a 4-lane divided roadway). The area contains a mixture of uses which includes single-family residential, multi-family residential and commercial uses. Commercial uses vary in intensity from neighborhood serving to intensive.



2.0 LAND USE MAP SET AND SUMMARY DATA

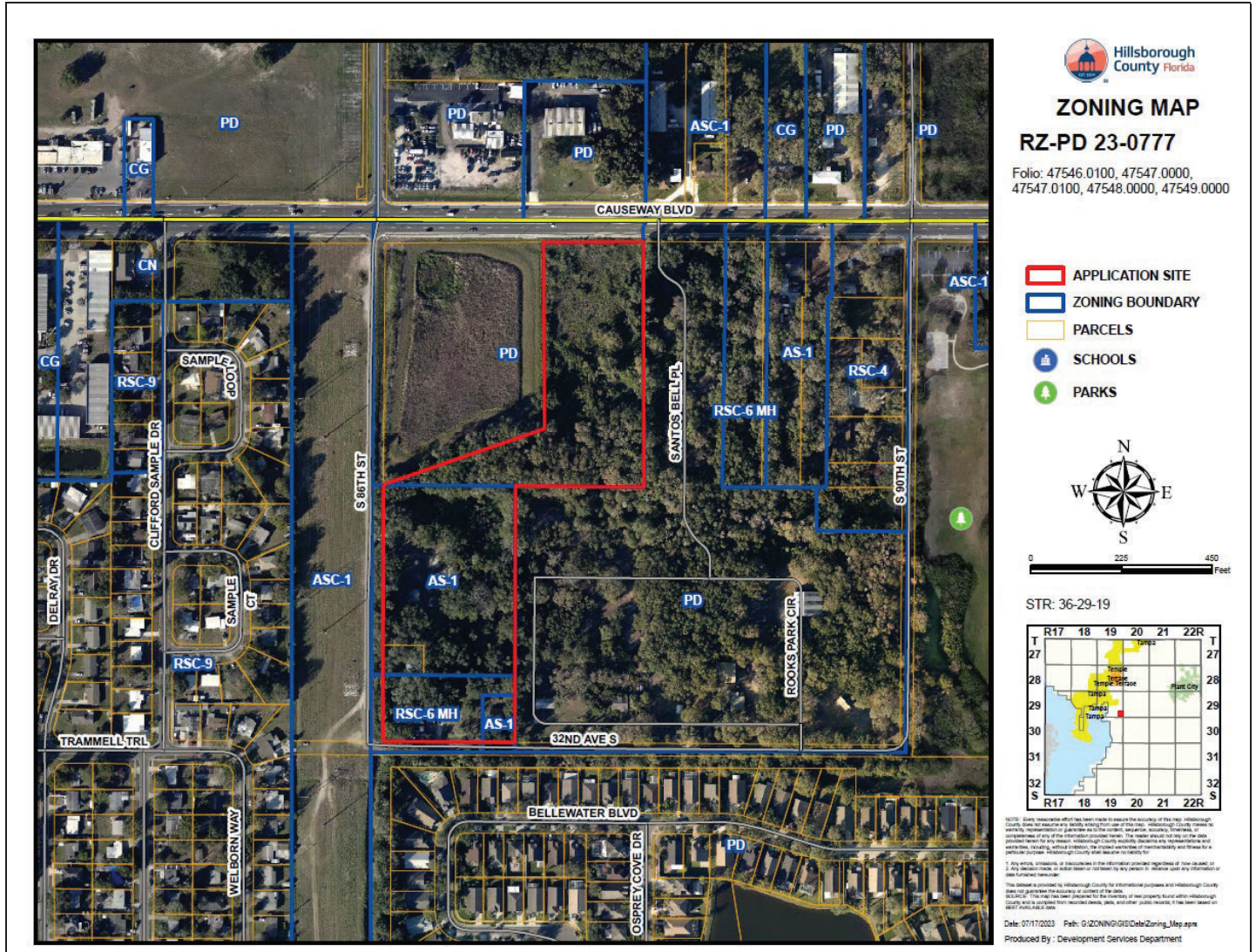
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-9 RES-20 (Flex) RES-35 (Graywater Bonus)
Maximum Density/F.A.R.:	RES-9: 9 units per acre RES-20 (Flex): 20 units per acre RES-35 (Graywater Bonus)
Typical Uses:	RES-9: Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. RES-20 (Flex): Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments. RES-35 (Graywater Bonus): Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

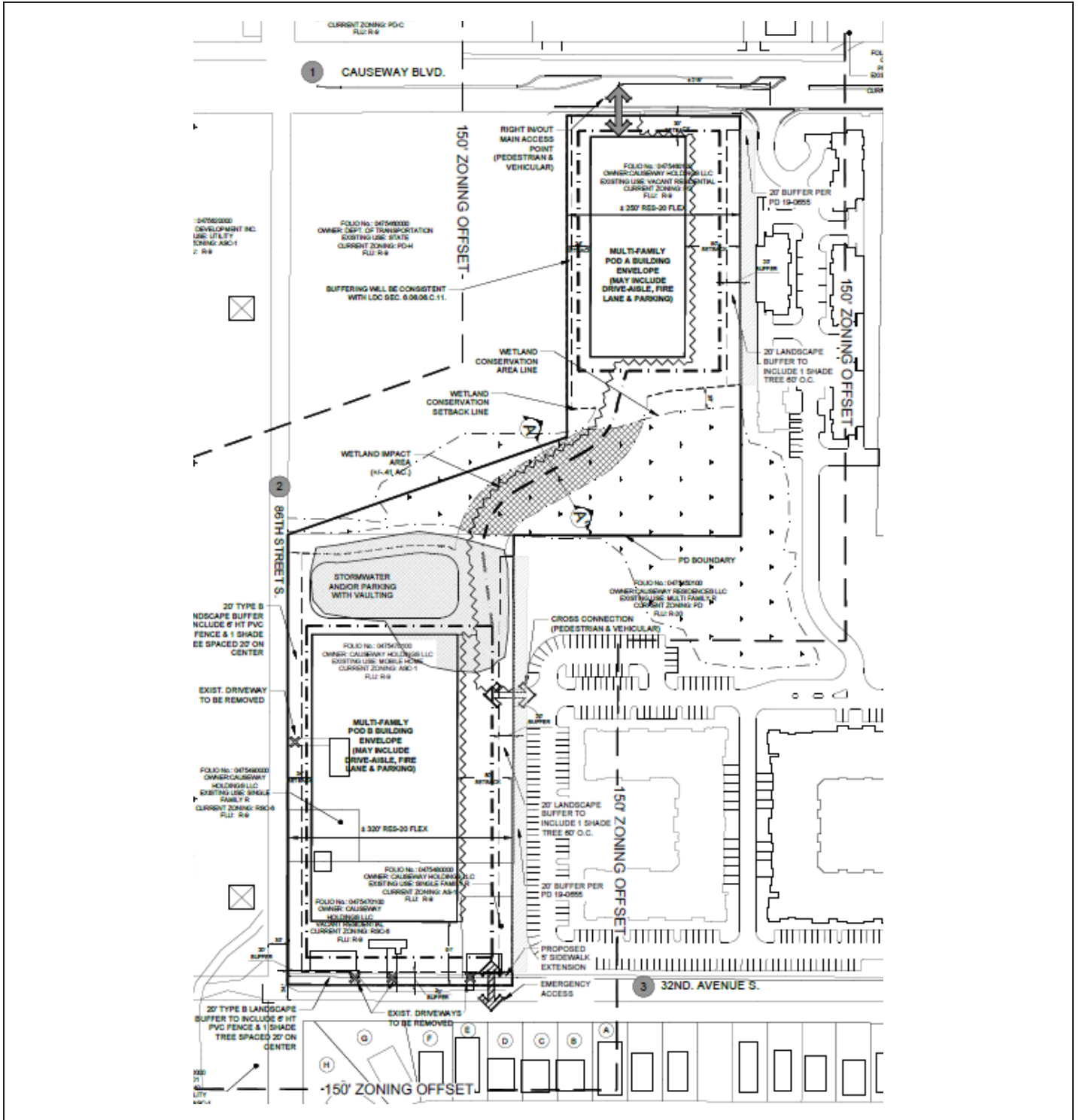
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 22-0562 PD 87-0083	PD 22-0562: 7.22 u/a and 0.25 FAR PD 87-0083: 0.25 FAR	PD 22-0562: Townhomes and CG uses (Flex) PD 87-0083: Commercial	PD 22-0562: Auto repair PD 87-0083: Auto repair
South	PD 89-0051	4.93	Single-Family Residential	Single-Family Residential
East	PD 19-0655	20 u/a	Multi-Family Residential	Multi-Family Residential



West	ASC-1	1 u/a	Single-Family Residential & Agriculture	Utility
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### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	190	15	18
Proposed	1,088	93	93
Difference (+/-)	(+) 898	(+) 78	(+) 75

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

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

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

Notes:

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

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:



**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>																
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>												
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Check if Applicable: <table border="0" style="width:100%"> <tr> <td><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</td> <td><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other _____</td> </tr> </table>					<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area															
<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat															
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<input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor															
	<input type="checkbox"/> Adjacent to ELAPP property															
	<input type="checkbox"/> Other _____															
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>												
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<b>Impact/Mobility Fees</b> (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 238 units = \$1,585,318 Parks: \$1,555 * 238 units = \$ 370,090 School: \$3,891 * 238 units = \$ 926,058 Fire: \$249 * 238 units = \$ 59,262                      Urban Mobility, Central Park/Fire - 238 multi-family units Total Multi-Family (1-2 story) = \$2,940,728																
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>												
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The subject project is located on the south side of a 4-lane arterial roadway within an area featuring both single-family detached and multi-family uses. The project has demonstrated compatibility with the general area and adjacent developments. Height is limited to a maximum of 60 feet, as is the project to the immediate east. Buildings will meet or exceed the 2:1 building setback along the eastern and southern PD boundaries, which abut residential uses. Property to the east is developed with power lines and with unimproved right-of-way (86<sup>th</sup> Street) which provides approximately 200 feet of separation between the project and single-family residential. Along the southern boundary, the proposed setback and right-of-way (32<sup>nd</sup> Avenue S, provides approximately 155 feet of separation between the project and existing single-family residential. The project's sole access is at Causeway Boulevard. Access to the south (32<sup>nd</sup> Avenue S) is limited to emergency access only. The intensity of the project is comparable to the multi-family project to the east, which is within the RES-20 Future Land Use category.

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

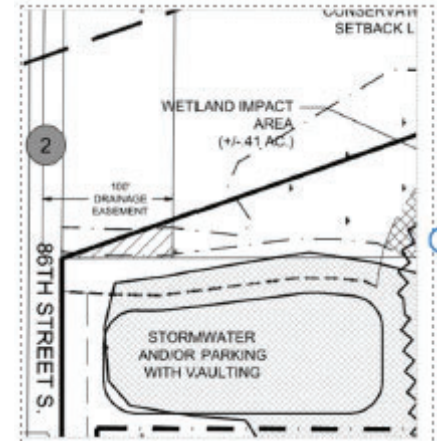
### 5.2 Recommendation

Approvable, subject to conditions.

## 6.0 PROPOSED CONDITIONS

### Requirements for Certification:

1. Site plan to correct 222 to 221.
2. Eliminate all extraneous pages of the PD site plan document (i.e. all transmittal letters, cover sheets, clouded change documents, etc.).
3. Add the 100-foot drainage easement to the PD site plan and label “100-Foot-Wide Potential Easement Dedication Area – See Conditions of Approval” in accordance with the requirements of the zoning condition and as general shown in the image to the right, and label “100-Foot Wide Potential Easement Dedication Area – See Conditions of Approval.” Modify the label and legend symbology stating “Emergency Access” to instead state “Pedestrian Connection and Gated Emergency Vehicular Access.”
4. ~~Modify the label and legend symbology stating “Emergency Access” to instead state “Pedestrian Connection and Gated Emergency Vehicular Access”.~~
5. Staff notes that sidewalks are inconsistently shown. The applicant shall either add the required sidewalk along the project’s 86<sup>th</sup> St. S frontage or remove the proposed sidewalk along the project’s 32<sup>nd</sup> Ave. S. frontage. Staff notes that regardless of whether such sidewalks are shown, the applicant will be required to construct the required sidewalks internal and external to the project in accordance with LDC Sections 6.02.08 and 6.03.02, and with sufficient separation from the adjacent travel lanes as required pursuant to applicable sections of the LDC and Hillsborough County Transportation Technical Manual.



**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 20, 2023.


1. The project shall be limited to a maximum of 238 multi-family units, when utilizing a flex of the RES-20 Future Land Use (FLU) Category per Comprehensive Plan Policy 7.3 and Florida State Statute 403.892 (Graywater technology density bonus) when provided for 100% of the units. Should the project utilize only a flex of the RES-20 FLU category, the maximum number of units shall be 177. Should the project utilize a flex of the RES-20 FLU category per Comprehensive Plan Policy 7.3 and Florida State Statute 403.892 (Graywater technology density bonus) provided for at least 75% of the project, the maximum number of units shall be 221.
  - 1.1 Upon request for site development approval for 178 or more residential units, the developer shall demonstrate compliance with Florida State Statute 403.892(3)(b), 403.892(3)(c) and 403.892(4).
  - 1.2 In accordance with Florida State Statute 403.892(3)(e), an operation and maintenance manual for the graywater system shall be supplied to each unit. The manual shall provide a method of contacting the installer or manufacturer and shall include directions to the tenant that the manual shall remain with the unit throughout the life cycle of the system.
2. The northern building shall be setback a minimum of 30 feet from the northern PD boundary (Causeway Boulevard), a minimum of 34 feet from the western PD boundary and a minimum of 80 feet from the eastern PD boundary. The southern PD boundary setback shall be generally where depicted on the general site plan. Maximum building height shall be limited to 60 feet.

3. The southern building shall be setback a minimum of 91 feet from the southern PD boundary (32<sup>nd</sup> Avenue), a minimum of 34 feet from the western PD boundary and 80 feet from the eastern PD boundary. The northern PD boundary setback shall be generally where depicted on the general site plan. Maximum building height shall be limited to 60 feet.
4. Causeway Boulevard is an Urban Scenic Corridor and shall comply with Land Development Code Section 6.06.03.1.2.c.
5. A 20 foot wide buffer shall be provided along the eastern PD boundary where depicted on the general site plan. Within this buffer, one evergreen shade tree on 60 foot centers shall be provided. The tree species shall be subject to the review and approval of the Natural Resources staff. Trees shall be a minimum of 10 feet in height and a minimum of two inches in caliper at the time of planning.
6. A 20 foot wide buffer shall be provided along the western PD boundary where depicted on the general site plan. Type B screening shall be provided within this buffer.
7. 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.
8. 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.
9. 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).
10. 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.
11. The project shall be permitted up to 238 multi-family dwelling units pursuant to the three density options as shown on the PD site plan. Regardless of which option is chosen and due to the way traffic impacts were studied, all units constructed must be within apartment style buildings with a minimum height of four (4) stories. Multi-family townhomes and single-family style multi-family dwellings (e.g. single-family rental communities) shall not be permitted.
12. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
13. The project shall be served by, and limited to, one (1) vehicular access connections to Causeway Blvd. Additionally, the developer shall construct one (1) vehicular and pedestrian cross access connection along as eastern project boundary in the location shown on the PD site plan, and one (1) pedestrian and emergency vehicular access to 32nd Ave. S. Such emergency connection shall be gated with a Knox Box (or similar device

acceptable to the Hillsborough County Fire Marshall). All other existing access connections shall be closed and resodded.

- 14. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 15. Unless the developer provides written concurrence from the Florida Department of Transportation and Hillsborough County Public Works at the time of plat/site/construction plan review for the initial increment of development, the developer shall dedicate to the County, prior to Detailed Site Plan approval, sufficient acreage to provide for a drainage easement located on the west property boundary of the site with a total width of 100 feet measured from the center line of 86<sup>th</sup> St. (Hobbs Rd.). The developer shall submit evidence of drainage easement location approval from the Engineering and Operations Section of the Public Works Department to the Development Services Department prior to Detailed Site Plan approval. The drainage easement shall be required to relocate the portion of the existing ditch within the PD, when 86<sup>th</sup> St. (Hobbs Rd.) is widened. If the easement is provided, no construction shall be permitted within the 100-foot-wide drainage easement on site.
- 16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Mon Nov 13 2023 08:10:21

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

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



## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

### Florida State Statute 403.892

A density bonus of 25% - 35% is available under Florida State Statute 403.892 when using graywater systems in some or all residential units. The 25% bonus is available when at least 75% of the units utilize a graywater system. The 35% bonus is available when 100% of the units utilize a graywater system. For this project, the 25% bonus increases the number of units by 44 from 177 units to 221 units that can be potentially requested. A 35% bonus increases the number of units by 62 from 177 to 239 units.

Graywater is water that is not used to remove sewage from a residence's toilets, urinals, or kitchen drains (blackwater); rather, it is the water used by bath/shower, bathroom sink and laundry facilities. This Florida State Statute seeks to promote the reuse and conservation of such water by providing a density bonus when utilized. The project meets, or will be required to meet through proposed conditions of approval, requirements of the statute.

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on November 13, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Ms. Kami Corbett spoke on behalf of the applicant. Ms. Corbett introduced Mr. Steven Sposato, a certified planner, to present the rezoning request.

Mr. Sposato presented the rezoning request and provided testimony as reflected in the hearing transcript attached to and made a part of this recommendation.

### **Development Services Department**

Ms. Michelle Heinrich, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report previously submitted to the record, a copy of which is attached to and made a part of this recommendation.

### **Planning Commission**

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

### **Proponents**

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

### **Opponents**

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

### **Development Services Department**

Ms. Heinrich stated the Development Services Department had nothing further.

### **Applicant Rebuttal**

Ms. Corbett stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 23-0777.

### **C. EVIDENCE SUBMITTED**

Mr. Sposato submitted to the record at the hearing a copy of the applicant's presentation packet.

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

### **D. FINDINGS OF FACT**

1. The Subject Property consists of five folio parcels, 047546-0100, 047547-0000, 047547-0100, 047548-0000, and 047549-0000. The Subject Property has a combined total of approximately 8.88 acres and is located at the northeast corner of South 86<sup>th</sup> Street and South 32<sup>nd</sup> Avenue, south of Causeway Boulevard in Tampa.
2. The Subject Property is zoned PD 85-0262 (folio 047546-0100), AS-1 (folios 047549-0000, 047547-0000, and 047548-0000), and RSC-6 (folio 047547-0100), and is designated Res-9 on the comprehensive plan Future Land Use Map. The Subject Property is in the Urban Services Area and is within the boundaries of the Greater Palm River Community Plan.
3. The general area surrounding the Subject Property consists of a mix of single-family and multi-family residential and commercial uses. Adjacent properties to the west include a parcel owned by the Florida Department of Transportation and developed as a stormwater retention area, the 86<sup>th</sup> Street right-of-way, and an electrical utility corridor; to the east is an apartment complex; to the south is 32<sup>nd</sup> Avenue South and a residential subdivision; and to the north are Causeway Boulevard and several commercial properties.
4. The applicant is requesting to rezone the Subject Property to a Planned Development to allow a multi-family residential project. The applicant is requesting application of Future Land Use Policies 7.3 and 7.4 to flex the Res-20 Future land Use designation on adjacent folio 047545-0100 to the east and to allow three development options:
  - a. 177 multi-family apartment units at a proposed density of 20 dwelling units per gross acre.
  - b. 222 multi-family apartment units at a proposed density of 25 dwelling units per gross acre with a density bonus for the use of graywater technologies applied to 75 percent of the units.
  - c. 238 multi-family units at a proposed density of 26.9 dwelling units per gross acre with a density bonus for the use of graywater technologies applied to 100 percent of the units.

5. A companion Minor Modification, PRS 24-0110, has been submitted to remove Folio 474546-0100 from PD 85-0262.
6. The applicant is proposing a maximum building height of 60 feet. Along the Subject Property's south and east boundaries, the development will comply with the requirement of LDC section 6.01.01, footnote 8, that structures will be set back an additional two feet for every one foot of height over 20 feet. The applicant is requesting a waiver for the additional two-to-one setback along the Subject Property's north boundary abutting Causeway Boulevard and west boundary abutting 86<sup>th</sup> Street and the FDOT stormwater retention area. The applicant is proposing a 34-foot setback along the Subject Property's west boundary and a 30-foot setback along the north boundary.
7. Transportation Review staff found the approved PD 85-0262 includes a notation on the site plan and two zoning conditions (18 and 19) that require dedication of a 100-foot-wide drainage easement on the Subject Property's west boundary adjacent to the 86<sup>th</sup> Street right-of-way. Transportation Review staff recommended approval of rezoning PD 23-0777 with a condition that includes the easement language from PD 85-0262. This is reflected in Condition 15 of the Development Services Department staff report. However, Condition 15 appears to burden the Subject Property's entire west boundary adjacent to the 86<sup>th</sup> Street right-of-way and not be limited to only that portion of the Subject Property that is zoned PD 85-0262. As written, Condition 15 would potentially require a 100-foot-wide drainage easement on the Subject Property's entire west boundary adjacent to the 86<sup>th</sup> Street right-of-way and could prohibit construction within that area. The original drainage easement condition applied only to the property subject to PD 85-0262, now folios 047546-0000 and 047546-0100. The Florida Department of Transportation owns folio 047546-0000, which includes the notation area on the PD 85-0262 site plan as shown on the Transportation Review staff report. The applicant in this case owns folio 047546-0100, which is part of the Subject Property, and the southwest corner of folio 047546-0100 touches the 86<sup>th</sup> Street right-of-way. Therefore, Condition 15 should apply only to folio 047546-0100, and not to the other folios that are part of the Subject Property in RZ-PD 23-0777.
8. Development Services Department staff found the requested Planned Development zoning compatible with the surrounding area. Staff recommended approval, subject to the conditions enumerated in the Development Services Department.
9. Planning Commission staff found the proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan and compatible with the existing and planned development pattern found in the surrounding area.



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

Considering the record as a whole, the evidence demonstrates the proposed Planned Development is in compliance with and does further the intent of the Goals, Objectives, and Policies of Unincorporated Hillsborough County Comprehensive Plan.

## **F. CONCLUSIONS OF LAW**

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

## **G. SUMMARY**

The applicant is requesting to rezone the Subject Property to a Planned Development to allow a multi-family residential project. The applicant is requesting application of Future Land Use Policies 7.3 and 7.4 to flex the Res-20 Future land Use designation on adjacent folio 047545-0100 to the east and to allow three development options:

- a. 177 multi-family apartment units at a proposed density of 20 dwelling units per gross acre.
- b. 222 multi-family apartment units at a proposed density of 25 dwelling units per gross acre with a density bonus for the use of graywater technologies applied to 75 percent of the units.
- c. 238 multi-family units at a proposed density of 26.9 dwelling units per gross acre with a density bonus for the use of graywater technologies applied to 100 percent of the units.

A companion Minor Modification, PRS 24-0110, has been submitted to remove Folio 474546-0100 from PD 85-0262.

The applicant is proposing a maximum building height of 60 feet. Along the Subject Property’s south and east boundaries, the development will comply with the requirement of LDC section 6.01.01, footnote 8, that structures will be set back an additional two feet for every one foot of height over 20 feet. The applicant is requesting a waiver for the additional two-to-one setback along the Subject Property’s north boundary abutting Causeway Boulevard and west boundary abutting 86th Street and the FDOT stormwater retaining area. The applicant is proposing a 34-foot setback along the Subject Property’s west boundary and a 30-foot setback along the north boundary.

#### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning subject approval of PRS 24-0110, and subject to the certification requirements and conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted October 20, 2023, **AND** subject to clarification of Condition 15 to limit applicability of the 100-foot-wide drainage easement requirement to only folio 047546-0100 since that is the only folio parcel within the Subject Property that is zoned PD 85-0262 and subject to the conditions of that zoning.

*Pamela Jo Hatley*  
Pamela Jo Hatley PhD, JD  
Land Use Hearing Officer

December 6, 2023  
Date:



1 MS. HEINRICH: Our next application is PD Rezoning  
2 23-0777. The applicant is requesting to rezone property that's  
3 currently zoned RSC-6, PD and AS-1 to a PD. I've reviewed this  
4 for Development Services and will provide Staff findings after  
5 the applicant's presentation.

6 HEARING MASTER: All right. Thank you.

7 MS. CORBETT: Good evening, Kami Corbett again with  
8 the law firm of Hill, Ward and Henderson. And this time our  
9 team does include a planner and I'm going to ask him to make the  
10 presentation.

11 HEARING MASTER: Thank you.

12 MR. SPOSATO: Good evening.

13 HEARING MASTER: Yes, I'm sorry. I didn't realize you  
14 were waiting on me. Your -- your name and address, please.

15 MR. SPOSATO: Yeah. My name is Steven Sposato. I'm a  
16 certified planner with Level Up Consulting, 505 East Jackson  
17 Street here in Tampa.

18 HEARING MASTER: Okay.

19 MR. SPOSATO: We're proposing multi-family residential  
20 on a near nine acre site that fronts on Causeway Boulevard.  
21 That's in the urban service area. The limits of the Greater  
22 Palm River Community Plan and is designated RES-9 on the Future  
23 Land Use Map. And I think the theme I guess of my presentation,  
24 if I'm not too repetitive, is this is where density wants to go,  
25 should go. And not just from a larger context, the -- the sort



1 of neighborhood context, as well as sort of the immediate what  
2 is found immediately adjacent and I believe there's also a  
3 consensus to that finding from the review agencies as well.

4           From -- sorry, from an efficiency standpoint, density  
5 benefits from being proximate to major employment centers, as  
6 well as transportation facilities. As you can see, where our  
7 site is relative to Downtown Tampa and to major transportation  
8 facilities, including 41, 301, 75 in the -- and the expressway.

9           Zoom in a little bit to the neighborhood context,  
10 Causeway is a revitalizing urban corridor with a mix of uses.  
11 Recent projects are -- are highlighted on the -- on the map and  
12 they include Santos Flats, which is a multi-story apartment  
13 complex. Causeway Commons, which is the same and the Meridian,  
14 which is further to the east and then Cross Town Center, which  
15 includes the Coca-Cola facility.

16           If you can zoom in just a little bit more to the  
17 immediate vicinity showing that the project is consistent with  
18 massing scale in intensity. To the north is Causeway Boulevard  
19 and then commercial. West is a stormwater pond that is owned by  
20 the FDOT. And then further west is a power line easement. East  
21 again is Santos Flats and then south is 32nd Avenue South.

22           We are proposing up to 238 units. It does include the  
23 flex of the RES-20 designation. We satisfied the criteria for  
24 flexing. And the max density also reflects that the -- reflects  
25 the state available of gray water density bonus.

1           So this graphic kind of highlights some of the key  
2 site features, including the max building envelope, open space  
3 areas and -- and circulation. Primary access to the north to  
4 Causeway Boulevard. We have emergency access on 32nd Avenue  
5 South and a cross access into the Santos Flax -- Santos Flats  
6 community. And there's also a cross access provided within that  
7 PD as well. Setbacks conformed to the Land Development Code and  
8 we're not seeking any variations or waivers.

9           This graphic just shows some of the developments I  
10 mentioned before, just in terms of the -- the you know with the  
11 scale and massing. Again, the Meridian's on top. Santos Flats  
12 is to our east. And then Causeway Commons, that's recently  
13 constructed is to the north, northwest.

14           With -- tracking with this request is PRS 24-110. So  
15 look at this -- this image? The yellow portion of our site is  
16 overlaying by a PD that dates back to the mid-80s and subsequent  
17 to that PD, the FDOT purchase the property and constructed a  
18 pond and a ditch to support the widening of Causeway Boulevard.  
19 And the -- the result of both, the PRS and the -- and this PD is  
20 to add the -- that 4.11 acre site to this PD and to make the  
21 remaining PD, that's owned by the FDOT consistent with -- with  
22 current conditions.

23           The project site is in the right location generally.  
24 It complements the neighborhood context and is compatible with  
25 surrounding development. And finally, do appreciate that

1 Planning Commission had found the request consistent and  
2 Development Services approvable subject to conditions. Thank  
3 you. I'd be happy to answer any questions.

4 HEARING MASTER: Yeah, I have no questions for you.  
5 Thank you.

6 MR. SPOSATO: Thank you.

7 THE CLERK: Can you please sign in?

8 MR. SPOSATO: Oh, sorry.

9 HEARING MASTER: Ms. Corbett, anything further?  
10 Okay. Development Services, please.

11 MS. HEINRICH: Michelle Heinrich, Development  
12 Services.

13 As you heard, the applicant is requesting a rezone of  
14 portion of PD 85-0262 and adjacent parcels currently zoned AS-1  
15 and RSC-6 to PD to allow up to a maximum of 238 multi-family  
16 units. And this number is achieved using both a flex of the  
17 RES-20 Future Land Use Category found in the east. Any  
18 provision of the gray water technology bonus found in Florida  
19 State Statute 403.892.

20 Also as you heard from the applicant, there is a  
21 companion PRS that will travel to the same board meeting with  
22 this to recognize this property coming out of the 85 PD. The  
23 general area consists of high intensity uses, such as  
24 apartments, hotels and commercial, along Causeway Boulevard west  
25 of Highway 301. In keeping with the existing and future

1 development, the project will consist of 60-foot tall structures  
2 to accommodate the maximum of 238 units. The project has been  
3 designed to provide setbacks in keeping with the required two to  
4 one setback due to height where adjacent to residential, which  
5 is found to the east and to the south.

6 Staff does not object to noncompliance with the two to  
7 one setback due to height along the west due to the use of that  
8 adjacent property, which is a 200-foot wide TICO parcel with  
9 overhead power lines. Staff received no objections from  
10 reviewing agencies and in finding consistency from the Planning  
11 Commission. Therefore, we do recommend approval subject to  
12 proposed conditions. I'm available if you have any questions.

13 HEARING MASTER: All right. Thank you.

14 Planning Commission.

15 MR. FEHRINGER: Bryce Fehringer, Planning Commission  
16 Staff.

17 The subject property is located within the residential  
18 nine Future Land Use Category. It is in the urban service area  
19 and is located within the limits of the Greater Palm River  
20 Community Plan. Residential nine extends to the north, west and  
21 southwest. Residential 20 is located directly east and further  
22 northwest. Community mixed 12 is located directly south and  
23 extends further southeast. Further west along Causeway  
24 Boulevard is the office commercial 20 Future Land Use  
25 designation. The proposed rezoning is consistent with Objective

1 one and Policy 1.4 of the Future Land Use Element as it would  
2 encourage compatible development within the urban service area.  
3 The area contains a mix of uses including single-family  
4 residential, multi-family residential and public institutional  
5 uses.

6           The applicant request a flex with the adjacent Future  
7 Land Use Category of Residential 20 to the east. The second and  
8 third development options incorporated with Florida gray water  
9 density bonus, in addition to the flex request. In coordination  
10 with the Hillsborough County Attorney's Office, Planning  
11 Commission Staff has -- have determined that the Florida Statute  
12 403.892, gray water density bonus is nondiscretionary and must  
13 be applied and consider through the application of a flex  
14 request under Policy 7.3 and 7.4 of the Future Land Use Element.

15           The proposed modification meets the intent of Future  
16 Land Element Objective 16 and several of its associated  
17 policies, as the multi-family development complements the  
18 existing range of residential development options within the  
19 area. The subject site is located along an arterial roadway and  
20 the urban service area, which is a preferred location for high  
21 density residential development. The proposal will also ensure  
22 a gradual transition of residential uses between Causeway  
23 Boulevard and the single-family units that are located south of  
24 the subject site. Similarly, the proposal is consistent with  
25 Goal 12 and Objective 12-1 of the community design component,



1 which encourage new developments to be designed in a manner that  
2 is consistent with the predominant character of the surrounding  
3 area.

4           The maximum building height of 60 feet is similar in  
5 nature to the existing multi-family development located directly  
6 east of the site and is complementary to the area. The proposal  
7 is consistent with the intent of the Greater Palm River  
8 Community Plan of the liveable communities element. The  
9 proposed development will meet the community's goals of  
10 encouraging well designed, compatible densities and intensities  
11 at an appropriate location.

12           Based upon the above considerations, Planning  
13 Commission Staff finds the proposed major modification  
14 consistent with the Unincorporated Hillsborough County  
15 Comprehensive Plan, subject to the conditions proposed by the  
16 Development Services Department.

17           HEARING MASTER: All right. Thank you. Is there  
18 anyone here or online who wishes to speak in support of this  
19 application? I do not hear anyone.

20           Is there anyone here or online who wishes to speak in  
21 opposition to this application? All right. I do not hear  
22 anyone.

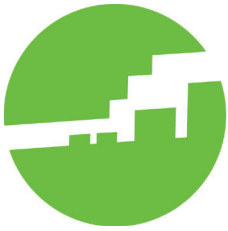
23           Development Services, anything further?

24           MS. HEINRICH: Nothing further, ma'am.

25           HEARING MASTER: Okay. Applicant, anything further?

1 No. All right. That clears -- that closes the hearing on  
2 Rezoning PD 23-0777.

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**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> November 13, 2023  <b>Report Prepared:</b> November 1, 2023	<b>Petition: PD 23-0777</b>  <b>Folios 47546.0100, 47547.0000, 47547.0100, 47548.0000, &amp; 47549.0000</b>  <i>On the northeast corner of South 86<sup>th</sup> Street and South 32<sup>nd</sup> Avenue, south of Causeway Boulevard</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-9 (9 du/ga; 0.50 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan</b>	<b>Greater Palm River</b>
<b>Request</b>	Residential Single Family Conventional (RSC-6), Agricultural Single Family (AS-1), Planned Development (PD 85-0262) to a Planned Development (PD 23-0777) to permit three development options utilizing FLUE Policies 7.3 and 7.4 and the Florida Statute 403.892 Greywater Density Bonus
<b>Parcel Size</b>	8.88 ± acres
<b>Street Functional Classification</b>	Causeway Boulevard – <b>Arterial</b> South 86 <sup>th</sup> Street – <b>Local</b> South 32 <sup>nd</sup> Avenue – <b>Local</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	D



## **Context**

- The approximately 8.8 ± acre subject site is located the northeast corner of South 86th Street and South 32nd Avenue, south of Causeway Boulevard.
- The site is located within the Urban Service Area and is located within the limits of the Greater Palm River Community Plan.
- The subject site is located within the Residential-9 (RES-9) Future Land Use category, which can be considered for a maximum density of 9 dwelling units per gross acre and a maximum intensity of 0.5 FAR. The RES-9 Future Land Use category is intended to designate areas that are suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed-use developments. Typical uses include residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- RES-9 extends to the north, west, and southwest. Residential-20 (RES-20) is located directly east and further northwest. Community Mixed Use-12 (CMU-12) is located directly south and extends further southeast. Further west along Causeway Boulevard is the Office Commercial-20 (OC-20) Future Land Use designation.
- Vacant and single-family uses are currently located on the subject site. Multi-family uses are located on the property directly to the east. Public institutional uses abut the site to the northwest. Public communication and utility uses are located west and southwest of the site across South 86<sup>th</sup> Street. Single family uses extend further west, southwest, and south. Vacant, single family, and multi-family uses are interspersed to the east. To the north, across Causeway Boulevard, there are light commercial, heavy commercial, vacant, and single family uses that are interspersed north of the site. The area surrounding the subject site is mostly residential with occasional public communications and public institutional uses.
- The subject property is currently zoned as Residential Single Family Conventional (RSC-6), Agricultural Single Family (AS-1), and Planned Development (PD 85-0262). The PD zoning district is located north, west, east, and south of the subject site. Agricultural Single Family Conventional (ASC-1) is located west and southwest. Residential Single Family Conventional (RSC-9) and Commercial Neighborhood (CN) is located further west. Residential Single Family Conventional (RSC-6 & RSC-4) and AS-1 are located further east. ASC-1 and Commercial General (CG) are located northeast.
- The applicant is requesting to rezone the subject site from Residential Single Family Conventional (RSC-6), Agricultural Single Family (AS-1), Planned Development (PD 85-0262) to Planned Development (PD 23-0777) to permit three development options utilizing FLUE Policies 7.3 and 7.4 and the Florida Statute 403.892 Greywater Density Bonus.

## **Compliance with Comprehensive Plan:**

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

## **FUTURE LAND USE ELEMENT**

## **Urban Service Area**

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

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

## **Relationship to the Future Land Use Map**

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

**Policy 7.1:** The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

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

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

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

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

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

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

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

A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or the range



of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.

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

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

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

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

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

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

### **Relationship to Land Development Regulations**

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

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

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

### **Neighborhood/Community Development**

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

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

locational criteria for the placement of non-residential uses as identified in this Plan,

limiting commercial development in residential land use categories to neighborhood scale;

requiring buffer areas and screening devices between unlike land uses.

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

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

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

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

**Policy 16.10:** *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

**Policy 16.13:** *Medium and high density residential and mixed use development is encouraged to be located along transit emphasis corridors, potential transit corridors on the MPO 2050 Transit Concept Map and collector and arterial roadways within the Urban Service Area.*

## **Community Design Component**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

## **LIVABLE COMMUNITIES ELEMENT: Greater Palm River Community Plan**

### **Infrastructure and Utilities**

**Goal 1:** Affordable and dependable water and wastewater services are a basic requirement for economic growth and an improved standard of living in the greater Palm River area. Current and future growth requires urban-level services.

### **Planning and Growth /Economic Development**

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

### **Strategies**

3. Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community’s unique character and sense of place.
8. Support well designed, compatible densities and intensities at appropriate locations.

### **Environment and Natural Resources**

**Goal 7a:** Protect and enhance the natural environment and resources of the Palm River area.

#### **Staff Analysis of Goals, Objectives and Policies:**

The approximately 8.88 acre subject site is located on the northeast corner of South 86<sup>th</sup> Street and South 32<sup>nd</sup> Avenue, south of Causeway Boulevard. The subject site is in the Urban Service Area and is in the limits of the Greater Palm River Community Plan. The subject site has a Future Land Use classification of Residential-9 (RES-9) on the Future Land Use Map (FLUM). The applicant is requesting to rezone the subject site from Residential Single Family Conventional (RSC-6), Agricultural Single Family (AS-1), and Planned Development (PD 85-0262) to a Planned Development (PD 23-0777) to permit three development options utilizing FLUE Policies 7.3 and 7.4 and the Florida Statute 403.892 Greywater Density Bonus.

Option 1 includes a Future Land Use (FLU) flex request of the adjacent Residential-20 (RES-20) FLU category located directly east of the subject site for the development of up to 177 multi-family dwelling units. Option 2 includes the Greywater Density Bonus in addition to the flex request for the development of 222 multi-family dwelling units, so long as the applicant utilizes graywater technologies for 75% of the proposed development. Option 3 includes the Greywater Density Bonus in addition to the flex request for the development of 238 dwelling units, so long as the Applicant utilizes graywater technologies for 100% of the proposed development. In coordination with the Hillsborough County Attorney’s Office, Planning Commission staff have determined that the Florida Statute 403.892 Greywater Density Bonus is non-discretionary and must be applied and considered though the application of a flex request under FLUE Policies 7.3 and 7.4.

The proposed rezoning meets the intent of Objective 1 which requires that 80 percent of the growth of the county to be within the Urban Service Area and Policy 1.4 of the Future Land Use Element (FLUE). Policy 1.4 states that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” In this case, the subject site is directly adjacent to existing multi-family uses and is located along an arterial roadway (Causeway Boulevard). The remaining surrounding uses are primarily single-family residential, with public institutional and utility uses interspersed along South 86<sup>th</sup> Street. A high-density multi-family residential use consisting of up to 238 multi-family units will provide for an urban level intensity of housing types in an area of the county that is well placed in terms of access. The proposed rezoning provides an opportunity for residential development that anticipates a higher density development pattern, consistent with the intensity expected in the adjacent RES-20 Future Land Use category.

The applicant requests a flex of the RES-20 Future Land Use category located directly to the east. FLUE Objective 7 and Policy 7.1 establish the Future Land Use Map (FLUM) and assert that it shall be used to determine permissible land uses and maximum densities. FLUE Policy 7.3 allows for the consideration of flex requests. A flex must demonstrate how it furthers other Goals, Objectives and Policies of the Comprehensive Plan per FLUE Policy 7.4. In this case, the flex would encourage a higher level of density within the Urban Service Area while also providing adequate transition of uses between Causeway Boulevard and the single family uses that are located south and southwest of the subject site. The flex request would also advance Goals within the Greater Palm River Community Plan as they relate to planning growth and economic development (see Livable Communities Element Section).

According to Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state and federal land development regulations. The site has been redesigned per EPC's request and does not require a resubmittal, as stated by official comments dated September 21, 2023. The existing wetland areas on site will be mitigated and will not be impacted. The total wetlands on site are less than 25% which means that the density can be calculated as per the gross acreage of the site. This allows for the consideration of the flex request and the Greywater Density Bonus options. Similarly, on October 23<sup>rd</sup>, 2023, the applicant submitted an additional revised site plan, which modified the maximum building height to 60 feet in order to meet the 2:1 setback requirement established by the Land Development Code. At the time of filing this report, Zoning and Transportation comments were not yet available in Optix. EPC has not provided official comments on the most recently submitted site plan.

The subject site is surrounded by single family and multifamily residential uses. The proposal meets the compatibility requirements of Objective 16 and policies 16.2, 16.3, 16.8, 16.10 and 16.13 of the FLUE, as the multi-family development complements the existing range of residential development in the area. The revised site plan also depicts buffering and revised setbacks on the eastern boundary of the site, which will help ensure compatibility with the adjacent multifamily uses. The subject site is located along an arterial roadway in the Urban Service Area, which is a preferred location for high density residential development. The proposal will also ensure a gradual transition of residential uses between Causeway Boulevard and the single-family units that are located south of the subject site. Overall, the proposal meets the intent of the aforementioned Neighborhood Protection Objectives and Policies.

The Community Design Component (CDC) in the FLUE provides policy direction about designing neighborhoods that are related to the predominant character of the area. Goal 12 and Objective 12-1 require new development to be designed in a compatible way to the surrounding area. There are existing multi-family uses directly adjacent to the subject site to the east. Additionally, with the revised building height of 60 feet (rather than 70 feet), the proposed development will appear similar in nature to the existing multi-family development located directly to the east of the subject site. Overall, the proposal will implement additional multi-family residential development in a complementary manner to the existing residential uses located south of Causeway Boulevard.

The subject site is within the limits of the Greater Palm River Community Plan. Goal 1 requires affordable and dependable water and wastewater services, economic growth and an improved standard of living in the Greater Palm River area. The subject site is within

the Urban Service area and will therefore meet this goal by connecting to the respective water services. Goal 5a of the community plan seeks to provide opportunities for compatible, well designed residential uses. More specifically, Strategies 3 and 5 encourage new development to support well designed, compatible densities and intensities at appropriate locations. Given the area's residential character and location along an arterial roadway, the proposal for each of the three development options meet the Goals and Strategies of the Greater Palm River Community Plan.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, and that is compatible with the existing and planned development pattern found in the surrounding area.

#### **Recommendation**

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



# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 23-0777

Rezonings  
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

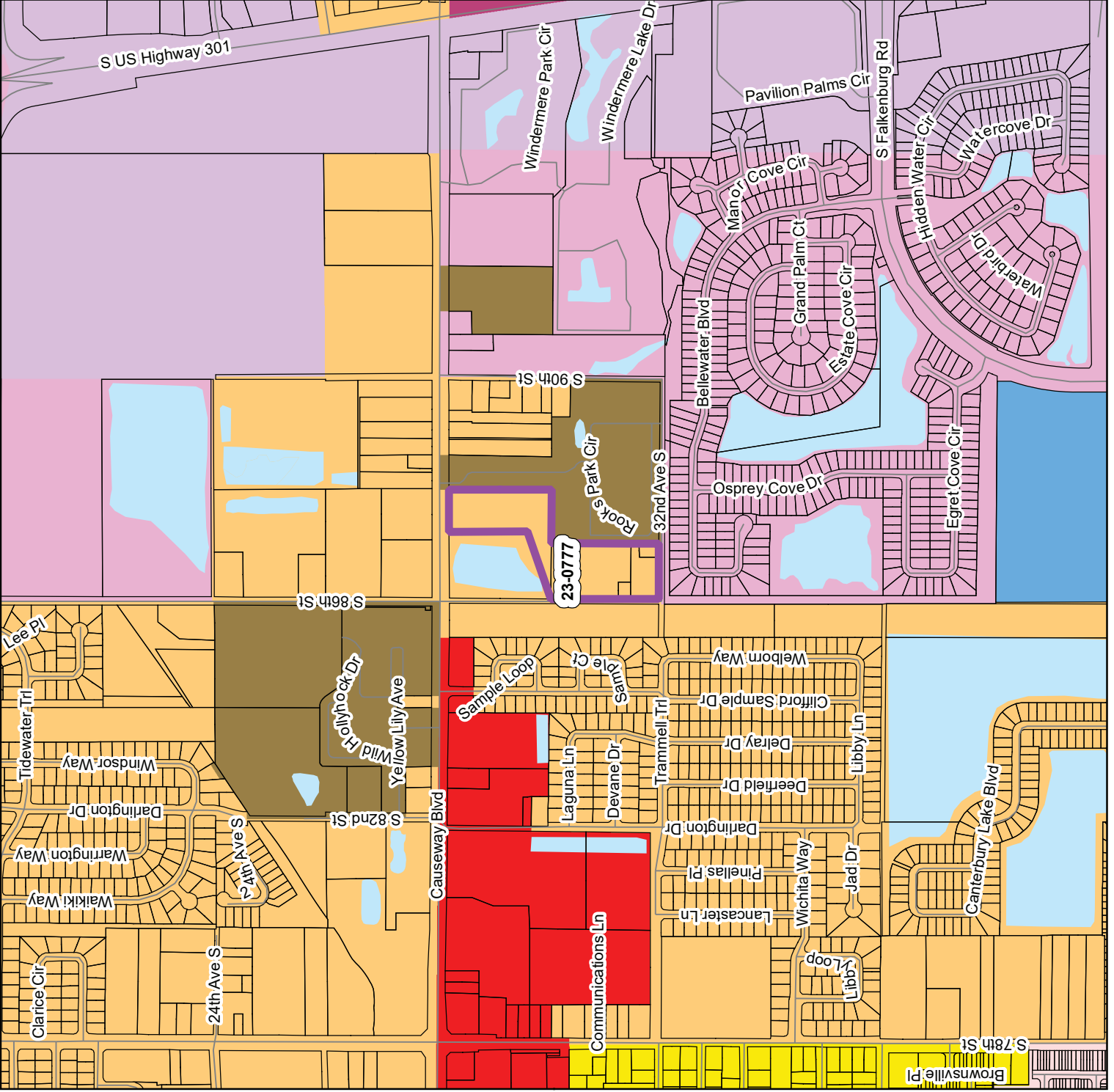
- WATER
- WATER TREATMENT PLANT
- WATER TREATMENT PLANT - 1/2 (.25 FAR)
- WATER TREATMENT PLANT - 1/10 (.25 FAR)
- WATER TREATMENT PLANT - 1/5 (.25 FAR)
- WATER TREATMENT PLANT - 1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information is for informational purposes only and is not intended to be used for any other purpose without specific approval of the Hillsborough County Planning Commission.

ACCURACY: It is intended that the information is not intended to be used for any other purpose without specific approval of the Hillsborough County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 7/24/2023  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Rezoning\Rezoning - Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**Hillsborough  
County Florida**

**DEVELOPMENT SERVICES**

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

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Michael Owen  
Donna Cameron Cepeda  
Joshua Wostal

**COUNTY**

**ADMINISTRATOR** Bonnie  
M. Wise **COUNTY**

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

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Bernada Multi-Family

Zoning File: RZ-PD (23-0777) Modification: None

Atlas Page: None Submitted: 12/19/23

To Planner for Review: 12/19/23 Date Due: ASAP

Contact Person: Stephen Sposato, AICP Phone: 813.375.0616/Stephen@levelupflorida.com

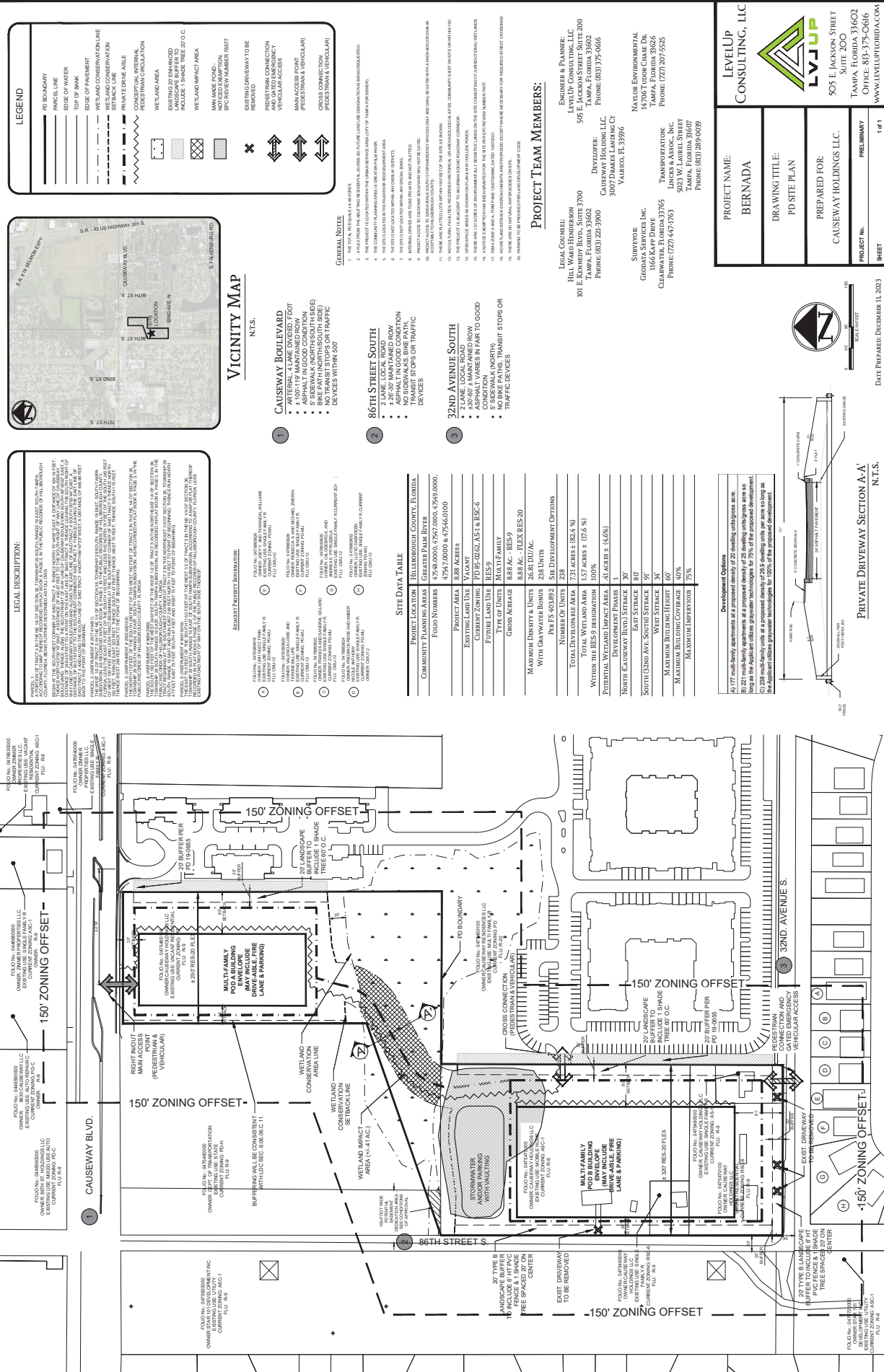
Right-Of-Way or Land Required for Dedication: Yes  No

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

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

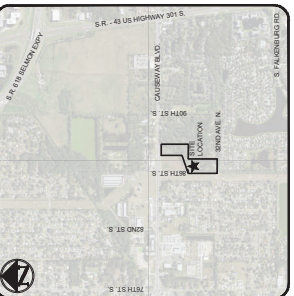
Reviewed by: Michelle Heinrich Date: 12/20/23

Date Agent/Owner notified of Disapproval: \_\_\_\_\_



### LEGEND

- PD BOUNDARY
- PARCEL LINE
- EDGE OF WATER
- TOP OF BANK
- WETLAND CONSERVATION LINE
- WETLAND CONSERVATION SETBACK LINE
- PRIVATE EASE
- CONCEPTUAL INTERNAL FLEXURE/REGULATION
- EXISTING OF EMHANCED INCLUDE 1/8" SHADE 20' O.C.
- WETLAND IMPACT AREA
- MAINTENANCE ROW
- TRANSIT STOP
- TRANSIT STOP TO BE RETAINED
- PRESTAMP CONNECTION AND CURBED AMBERGENCY VEHICULAR ACCESS
- MAIN ACCESS POINT (POST-TENSION 1/4" VERTICAL)
- CROSS CONNECTION (PRE-TENSION VEHICULAR)



### VICINITY MAP

- N.T.S.
- 1 CAUSEWAY BOULEVARD
    - 1/4" MAINTAINED ROW
    - 4' 100'-119' MAINTAINED ROW
    - 6' SIDEWALK (NORTH/SOUTH SIDE)
    - BIKE PATH (NORTH/SOUTH SIDE)
    - DEVICES WITHIN 50'
  - 2 86TH STREET SOUTH
    - 1/4" MAINTAINED ROW
    - ASPHALT IN GOOD CONDITION
    - TRANSIT STOP OR TRAFFIC DEVICES
  - 3 32ND AVENUE SOUTH
    - 1/4" MAINTAINED ROW
    - 4' 200'-30' MAINTAINED ROW
    - CONCRETION
    - 5' SIDEWALK (NORTH)
    - TRANSIT STOP OR TRAFFIC DEVICES

### GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA LANDSCAPE ARCHITECTURE BOARD REGULATIONS.
2. THE PROJECT IS TO BE CONSTRUCTED WITHIN THE UNIMPAIRED AREA OF THE WETLANDS.
3. THE COMMUNITY PLANNING AREA IS 100' FROM THE WETLANDS.
4. THE PROJECT IS TO BE CONSTRUCTED WITHIN THE UNIMPAIRED AREA OF THE WETLANDS.
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19. THE PROJECT IS TO BE CONSTRUCTED WITHIN THE UNIMPAIRED AREA OF THE WETLANDS.
20. THE PROJECT IS TO BE CONSTRUCTED WITHIN THE UNIMPAIRED AREA OF THE WETLANDS.

### PROJECT TEAM MEMBERS:

**ENGINEER & PLANNER:**  
LEVELUP CONSULTING, LLC  
505 E. JACKSON STREET  
TAMPA, FLORIDA 33602  
PHONE: (813) 375-0666

**DEVELOPER:**  
CAUSEWAY HOLDINGS LLC  
3007 DRAGES LANE CT  
VALERIO, FL 33996

**CONTRACTOR:**  
NAVATOR ENVIRONMENTAL  
14706 TUDOR CHASE DR  
TAMPA, FLORIDA 33626  
PHONE: (727) 207-5265

**TRANSPORTATION:**  
THUNDERBOLT ENGINEERING  
LAKERS & ASSOC., INC.  
5033 W. LAUREL STREET  
TAMPA, FLORIDA 33607  
PHONE: (813) 289-0079

**LEVELUP CONSULTING, LLC**

**PROJECT NAME:** BERNADA

**DRAWING TITLE:** PD SITE PLAN

**PREPARED FOR:** CAUSEWAY HOLDINGS LLC.

**PROJECT NO.:** 14-1

**SHEET**

**DATE PREPARED:** DECEMBER 14, 2023

### LEGAL DESCRIPTION:

PARCELS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

### ADJACENT PROPERTY INFORMATION

ADJACENT PROPERTY	OWNER	ADDRESS	PERMITS
1	CAUSEWAY HOLDINGS LLC	150' ZONING OFFSET	RES-20
2	LEVELUP CONSULTING, LLC	505 E. JACKSON STREET	RES-20
3	NAVATOR ENVIRONMENTAL	14706 TUDOR CHASE DR	RES-20
4	THUNDERBOLT ENGINEERING	5033 W. LAUREL STREET	RES-20
5	LEVELUP CONSULTING, LLC	505 E. JACKSON STREET	RES-20
6	NAVATOR ENVIRONMENTAL	14706 TUDOR CHASE DR	RES-20
7	THUNDERBOLT ENGINEERING	5033 W. LAUREL STREET	RES-20
8	LEVELUP CONSULTING, LLC	505 E. JACKSON STREET	RES-20
9	NAVATOR ENVIRONMENTAL	14706 TUDOR CHASE DR	RES-20
10	THUNDERBOLT ENGINEERING	5033 W. LAUREL STREET	RES-20

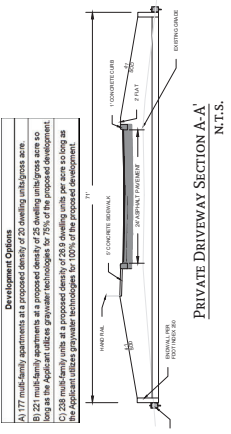
### SITE DATA TABLE

PROJECT LOCATION	GREATER PALM BEACH
COMMUNITY PLANNING AREA	GREATER PALM BEACH
FOOD NUMBERS	47546.0000, 47547.0000, 47548.0000, 47549.0000, 47550.0000
PROJECT AREA	5.88 ACRES
EXISTING LAND USE	VACANT
CURRENT ZONING	RD-50/RS-20, AS-1 & RS-6
PROPOSED ZONING	RES-20
PERMITTED USES	RESIDENTIAL FAMILY
GROSS ACREAGE	5.88 AC - RES-20
MAXIMUM DENSITY UNITS	26.81 DU/AC
WITH GRAYWATER BONUS	238 UNITS
PER FES 403892	SUB DEVELOPMENT OPTIONS
NUMBER OF UNITS	238
TOTAL DEVELOPABLE AREA	731 ACRES ± (82.4 %)
WITHIN THE RES-20 DESIGNATION	100%
POTENTIAL WETLAND IMPACT AREA	24 ACRES ± (4.6%)
NORTH CAUSEWAY BRIDGE STRUCK	30'
EAST STRUCK	30'
SOUTH (2ND AVE. SOUTH STRUCK)	30'
WEST STRUCK	30'
MAXIMUM BUILDING HEIGHT	60'
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPROVEMENTS	75%

### Development Options

A17 multi-family apartments at a proposed density of 26 dwelling units/gross acre

238 multi-family units at a proposed density of 26.8 dwelling units per acre so long as the applicant utilizes graywater technologies for 100% of the proposed development.



PRIVATE DRIVEWAY SECTION A-A' N.T.S.



# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 11/06/2023

*Revised: 11/9/2023*

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/ Central

PETITION NO: RZ 23-0777

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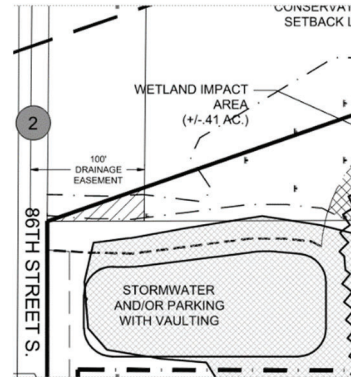
- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

### **CONDITIONS OF APPROVAL**

1. The project shall be permitted up to 238 multi-family dwelling units pursuant to the three density options as shown on the PD site plan. Regardless of which option is chosen and due to the way traffic impacts were studied, all units constructed must be within apartment style buildings with a minimum height of four (4) stories. Multi-family townhomes and single-family style multi-family dwellings (e.g. single-family rental communities) shall not be permitted.
2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
3. The project shall be served by, and limited to, one (1) vehicular access connections to Causeway Blvd. Additionally, the developer shall construct one (1) vehicular and pedestrian cross access connection along as eastern project boundary in the location shown on the PD site plan, and one (1) pedestrian and emergency vehicular access to 32nd Ave. S. Such emergency connection shall be gated with a Knox Box (or similar device acceptable to the Hillsborough County Fire Marshall). All other existing access connections shall be closed and resodded.
4. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
5. Unless the developer provides written concurrence from the Florida Department of Transportation and Hillsborough County Public Works at the time of plat/site/construction plan review for the initial increment of development, the developer shall dedicate to the County, prior to Detailed Site Plan approval, sufficient acreage to provide for a drainage easement located on a portion of the west property boundary of the site with a total width of 100 feet measured from the center line of 86<sup>th</sup> St. (Hobbs Rd.). The developer shall submit evidence of drainage easement location approval from the Engineering and Operations Section of the Public Works Department to the Development Services Department prior to Detailed Site Plan approval. The drainage easement shall be required to relocate the portion of the existing ditch within the PD, when 86<sup>th</sup> St. (Hobbs Rd.) is widened. If the easement is provided, no construction shall be permitted within the 100-foot-wide drainage easement on site.

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise the PD Site Plan to:
  - Eliminate all extraneous pages of the PD site plan document (i.e. all transmittal letters, cover sheets, clouded change documents, etc.).
  - Add the 100-foot drainage easement to the PD site plan in accordance with the requirements of the zoning condition, and as generally shown in the image at right, and label “100-Foot-Wide Potential Easement Dedication Area – See Conditions of Approval”. Modify the label and legend symbology stating, “Emergency Access” to instead state “Pedestrian Connection and Gated Emergency Vehicular Access”.
  - Staff notes that sidewalks are inconsistently shown. The applicant shall either add the required sidewalk along the project’s 86<sup>th</sup> St. S frontage or remove the proposed sidewalk along the project’s 32<sup>nd</sup> Ave. S. frontage. Staff notes that regardless of whether such sidewalks are shown, the applicant will be required to construct the required sidewalks internal and external to the project in accordance with LDC Sections 6.02.08 and 6.03.02, and with sufficient separation from the adjacent travel lanes as required pursuant to applicable sections of the LDC and Hillsborough County Transportation Technical Manual.



**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone multiple parcels, totaling +/- 8.88 ac. parcel, from Agricultural Single-Family - 1 (AS-1), Planned Development (PD) 85-0262 and Residential Single-Family Conventional – 6 (RSC-6) to PD. Existing PD 85-0262 consists of a portion of the land within the subject PD and an adjacent parcel (folio 47546.0000), which is owned by the Florida Department of Transportation (FDOT) and which is the subject of concurrent/related PRS 24-0110. PD 85-0262 was approved for a maximum of 48 single-family attached dwelling units. Transportation Review Section staff he County and the developer worked together to determine that 12 of those units were assignable/apportionable to the land included within subject PD (with the remaining 38 going to the adjacent folio which is the subject of a concurrent request as noted above). The proposed PD is seeking entitlements to permit up to 238 multi-family dwelling units.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The applicant’s analysis slightly overestimated trip impacts, having analyzed 246 dwelling units, rather than the 238 proposed. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

Existing Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 5 single-family detached dwelling units (ITE LUC 210)	48	5	5
PD, 85-0262, 12 single-family attached dwelling units (ITE LUC 215)	86	5	7
RSC-6, 6 single-family detached dwelling units (ITE LUC 210)	56	5	6
Subtotal:	190	15	18

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 238 multi-family dwelling units (ITE LUC 221)	1,088	93	93

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 898</b>	<b>(+) 78</b>	<b>(+) 75</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Causeway Blvd. is a 4-lane, divided, arterial roadway owned and maintain by (and under the permitting authority of) the Florida Department of Transportation (FDOT). The roadway is characterized by +/-12-foot lanes and +/-72 feet of pavement within +/-118 feet of right-of-way. There are +/- 6-foot-wide sidewalks (on the back of curb) and +/- 4-foot-wide bicycle lanes along both sides of the roadway in the vicinity of the proposed project.

**SITE ACCESS AND CONNECTIVITY**

The applicant is proposing one (1) access connection to serve the proposed project, consistent with Section 6.04.03.I. of the LDC. No site access improvements were identified by FDOT staff as being necessary to support the proposed project.

Staff notes the applicant is proposing one (1) pedestrian and gated emergency only access to 32<sup>nd</sup> Ave S. The applicant is also proposing a vehicular and pedestrian cross access connection to adjacent PD 19-0655, which will connect to stubout which was constructed by that project for future connection upon development/redevelopment of the site which is the subject of this request.

This project will sever the cross connectivity between the adjacent folio and the lands within this project which were a part of PD 85-0262. Such severance is supportable, since the adjacent project is being simultaneously modified to remove residential entitlements from that PD (and so no shared access or interconnectivity will be necessary given that adjacent PD will only permit stormwater pond uses after the 24-0110 modification is complete).

**TRANSIT FACILITIES**

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

**FUTURE DRAINAGE EASEMENT**

Approved PD 85-0262 contains a notation on the site plan and two zoning conditions (18 and 19), as shown in the images below, which require the developer to dedicate a 100-foot-wide drainage easement along the project’s 86<sup>th</sup> St. (Hobbs Rd.) frontage. Transportation Review Section staff reviewed the condition with the County Engineer and Transportation Section Manager, and staff does not believe the origin/reason behind the condition is clearly discernable from the condition language. As such, staff cannot support allowing this project to zone out of that condition without written concurrence from the appropriate stormwater reviewers within Hillsborough County and the Florida Department of Transportation that such easement was no longer required, as was required during the sufficiency review meeting process. The



**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information for adjacent roadway section(s) is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Causeway Blvd.	50 <sup>th</sup> St./ US 41	US 301	D	C

Source: Hillsborough County 2020 Level of Service Report.



Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	190	15	18
Proposed	1,088	93	93
Difference (+/-)	<b>(+) 898</b>	<b>(+) 78</b>	<b>(+) 75</b>

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

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

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

Transportation Comment Sheet

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



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
SECRETARY

August 8<sup>th</sup>, 2023

### **Bernada Multi-Family Pre App (Causeway Surplus Revisit IV)**

SR 676

10 250 000

MP .554 Rt Rdwy

Class 5 @ 45 MPH

Connection spacing – 245'

Signal spacing – 1320'

Directional median opening spacing – 660'

Full median opening spacing – 1320'

Folio #'s: 047546-0100, 047547, 047547-0100, 047548, & 047549

RE: Pre-Application Meeting/Revisit

#### **THIS DOCUMENT IS NOT A PERMIT APPROVAL**

**THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 2/8/2024**

#### **Attendees:**

**Guests:** Wes Wolk, Eden Cooke, Trent Stephenson, Jack Ostrowski, Cody Hewitt, Alan Daoud, Steve Henry, and James Ratliff

**FDOT:** Mecale' Roth, Tom Allen, Allison Carroll, William Gregory, Amanda Serra, Lindsey Mineer, Laurie Pizzo, Leanna Schail, Ahmad Chehab, and Kara Van Etten

#### **Proposed Conditions:**

This development is proposing new access to **SR 676**, a **class 5** roadway with a posted speed limit of **45 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **245'** driveway spacing, **660'** directional, **1320'** full median opening spacing, and **1320'** signal spacing requirements. Therefore, connections would be considered **non-conforming** in accordance with the rule chapters 1996/97 for connection spacing.



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Proposing 239 multifamily units with new access to SR 676/Causeway Boulevard, restricted access to 32nd street, access to 86<sup>th</sup> via cross access to eastern neighboring housing complex.

### **FDOT Recommendations:**

1. FDOT project number 446272-1 lets in 2025/26, be sure to coordinate schedules and design with project manager, Kara Van Etten, or Alaine Decker to avoid conflict.
2. A new traffic study required. Include intersections at Causeway and 86<sup>th</sup> and at 90<sup>th</sup>.
  - a. The Department has concerns with left in and weaving at 86<sup>th</sup>.
3. Interconnected access (between subdivisions) will need to be reflected in the traffic study.
4. 35' radius/12' wide ingress and 15' minimum radius/minimum 12' wide egress.
5. Emergency knocks box access on 32nd will be gated.
6. Center cross access may possibly be removed or become an emergency knocks box access.
  - a. If so call out on plans that it is gated and that it is a knock box and for emergency use.
  - b. Verify zoning conditions
  - c. Current PD allows full ungated cross access.
7. Provide Auto-turn circulation.
8. Sidewalk connection to the state road required as well as typical ADA interconnectivity.
9. Draw 20' pedestrian sight triangles at driveway entrance on plans.
10. A drainage permit will be required.
  - a. See attached checklist for a complete application submittal.
11. Relocate inlet in proposed driveway area.
12. Show every existing feature in the ROW on the plans. If something is relocated, label the existing and proposed location.
13. Contact Leanna Schaille for any traffic or access related questions at red, or at 813-975-6000.
14. Contact Todd Croft, Tom Allen, or Mecale' Roth for permit, pre app, or general questions at [todd.croft@dot.state.fl.us](mailto:todd.croft@dot.state.fl.us), [thomas.allen@dot.state.fl.us](mailto:thomas.allen@dot.state.fl.us), or [mecale.roth@dot.state.fl.us](mailto:mecale.roth@dot.state.fl.us), or 813-612-3200.



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15. Contact Caroline Cation-Smith or Amanda Serra for drainage related questions at [caroline.cation-smith@dot.state.fl.us](mailto:caroline.cation-smith@dot.state.fl.us) or [Amanda.serra@dot.state.fl.us](mailto:Amanda.serra@dot.state.fl.us) or 813-975-6000.

### Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- conforming
- non-conforming
- N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website ([osp.fdot.gov](http://osp.fdot.gov)):

- access-category A or B
- access-category C, D, E, or F
  - traffic study required
- access safety upgrade
- drainage
  - or
  - drainage exception
  - construction agreement
  - utility
  - general Use
  - other \_\_\_\_\_

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.





## Florida Department of Transportation

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2822 Leslie Road  
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.  
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Respectfully,

*Mecale' Roth*

### Permit Coordinator II

2822 Leslie Rd. Tampa 33619  
Office Phone #: 813-612-3237  
7:00 AM – 5:30 PM Mon-Thurs.



### Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.
4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
  - a. all associated FDOT permit #'s
  - b. state road # (& local road name) and road section ID #
  - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
  - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
  - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
  - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
  - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)



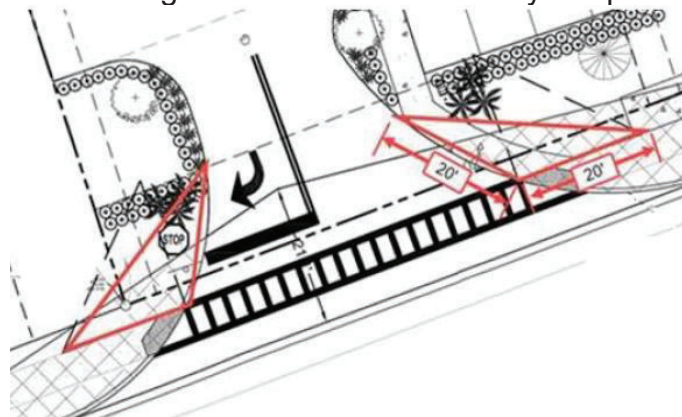
## Florida Department of Transportation

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- d. double yellow 6" lane separation lines
  - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
  - f. warning mats to be red in color unless specified otherwise
  - g. directional arrow(s) 25' behind the stop bar
  - h. all markings on concrete are to be high contrast (white with black border)
  - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



- 9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
- 10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

### Context Classification:



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The link below is where to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93>

Topic #625-000-002  
FDOT Design Manual

January 1, 2020

**Table 222.1.1 Standard Sidewalk Widths**

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12
<p>Notes:</p> <p>(1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.</p> <p>(2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.</p> <p>(3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.</p> <p>(4) See <b>FDM 260.2.2</b> for sidewalk width requirements on bridges.</p>	

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

### Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link and table for details:



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[https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf\\_2](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2)

Topic #625-000-002  
FDOT Design Manual

January 1, 2020

**Table 231.2.1 Lighting Initial Values**

Roadway Classification Or Project Type	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_V(\text{MAX})/L_{\text{AVG}}$
<b>Conventional Lighting</b>					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
<b>High Mast Lighting</b>					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
<b>Signalized Intersection Lighting</b>					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
<b>Midblock Crosswalk Lighting</b>					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
<b>Sidewalks and Shared Use Paths</b>					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
<b>Sign Lighting</b>					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
<b>Rest Area Lighting</b>					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting



TABLE 1  
ESTIMATED PROJECT TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE</u> <u>Land Use</u> <u>Code</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>			<u>PM Peak Hour</u> <u>Trip Ends</u>		
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Multi-Family	221	246 DU's	1,117	22	75	97	59	37	96

(1) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition, 2021.





**COMMISSION**

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



**DIRECTORS**

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

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> October 16, 2023</p> <p><b>PETITION NO.:</b> 23-0777</p> <p><b>EPC REVIEWER:</b> Abbie Weeks</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1101</p> <p><b>EMAIL:</b> <a href="mailto:weeksa@epchc.org">weeksa@epchc.org</a></p>	<p><b>COMMENT DATE:</b> September 21, 2023</p> <p><b>PROPERTY ADDRESS:</b> 8604, 8610 32nd Ave S, 3002, 3014 S 86th St, Tampa, FL 33619</p> <p><b>FOLIO #:</b> 0475460100, 0475470000, 0475470100, 0475480000, 0475490000</p> <p><b>STR:</b> 36-29S-19E</p>
<p><b>REQUESTED ZONING:</b> From AS-1, RSC-6, and PD to PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	7/31/2023
<b>WETLAND LINE VALIDITY</b>	Pending approval by SWFWMD
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands and other surface waters are approximately depicted on the site plan
<p><b>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:</b></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>	

*Environmental Excellence in a Changing World*

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

must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

**INFORMATIONAL COMMENTS:**

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

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

Aow/

ec: [weswolk@gmail.com](mailto:weswolk@gmail.com)  
[alan.daoud@yahoo.com](mailto:alan.daoud@yahoo.com)  
[stephen@levelupflorida.com](mailto:stephen@levelupflorida.com)



**Adequate Facilities Analysis: Rezoning**

**Date:** 8/1/2023 **Acreage:** 8.88 (+/- acres)  
**Jurisdiction:** Hillsborough County **Proposed Zoning:** Planned Development  
**Case Number:** RZ PD 23-0777 **Future Land Use:** R-20  
**HCPS #:** RZ 541 **Maximum Residential Units:** 239  
**Address:** Causeway Blvd and 86<sup>th</sup> Street South **Residential Type:** Multifamily  
**Parcel Folio Number(s):** 047546.0100, 047547.000, 047549.000, 047547.0100, 047548.0000

School Data	Frost Elementary	Giunta Middle	Spoto High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	966	1558	2449
<b>2022-23 Enrollment</b> K-12 enrollment on 2022-23 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	551	859	1823
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	57%	55%	74%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 7/6/2023	73	205	489
<b>Students Generated</b> 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	28	10	13
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	67%	69%	95%

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

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

*Andrea A. Stingone*

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

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 24 Jul. 2023**

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

**APPLICANT: Stephen Sposato**

**PETITION NO: RZ-PD 23-0777**

**LOCATION: Not listed**

**FOLIO NO: 47548.0000, 47547.0100, 47549.0000, 47547.0000, & 47546.0100**

**SEC: \_\_\_\_\_ TWN: \_\_\_\_\_ RNG: \_\_\_\_\_**

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- This agency has no comments.
  
- This agency has no objection.
  
- This agency has no objection, subject to listed or attached conditions.
  
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.

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

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**PETITION NO.:** RZ-PD 23-0777    **REVIEWED BY:** Clay Walker, E.I.    **DATE:** 8/1/2023

**FOLIO NO.:** 47548.0000, 47547.0100, 47549.0000, 47547, 47546.0100

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**WATER**

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
  
- A \_\_\_ inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. 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 City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
  
- A \_\_\_ inch wastewater force main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. 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: \_\_\_\_\_.



## Agency Review Comment Sheet

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

**TO:** Zoning Review, Development Services      **REQUEST DATE:** 8/31/2023

**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 9/6/2023

**APPLICANT:** Causeway Holdings, LLC      **PID:** 23-0777

**LOCATION:** 3002 S. 88th St. Tampa, FL 33619  
3014 S. 86th St. Tampa FL, 33619  
8604 S. 32nd Ave. Tampa FL, 33619  
8610 S. 32nd Ave. Tampa FL, 33619

**FOLIO NO.:** 47548.0000, 47547.0100, 47549.0000, 47547.0000, 47546.0100

### AGENCY REVIEW COMMENTS:

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





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

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**TO:** Zoning Review, Development Services

**DATE:** 10/06/2023

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Causeway Holdings, LLC

**PETITION NO:** 23-0775

**LOCATION:** 3002/3014 S 86th St, 8604/8610 S 32nd Ave

**FOLIO NO:** see below

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**Estimated Fees:**

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

Mobility: \$6,661 \* 238 units = \$1,585,318

Parks: \$1,555 \* 238 units = \$ 370,090

School: \$3,891 \* 238 units = \$ 926,058

Fire: \$249 \* 238 units = \$ 59,262

Total Multi-Family (1-2 story) = \$2,940,728

**Project Summary/Description:**

Urban Mobility, Central Park/Fire - 238 multi-family units

47548.0000 47547.0100 47549.0000 47547.0000 47546.0100



# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

BEFORE:                    PAMELA JO HATLEY  
  Land Use Hearing Master

DATE:                      Monday, November 13, 2023

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

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

Reported by:  
Diane DeMarsh, AAERT No. 1654

1 MS. HEINRICH: Our next application is PD Rezoning  
2 23-0777. The applicant is requesting to rezone property that's  
3 currently zoned RSC-6, PD and AS-1 to a PD. I've reviewed this  
4 for Development Services and will provide Staff findings after  
5 the applicant's presentation.

6 HEARING MASTER: All right. Thank you.

7 MS. CORBETT: Good evening, Kami Corbett again with  
8 the law firm of Hill, Ward and Henderson. And this time our  
9 team does include a planner and I'm going to ask him to make the  
10 presentation.

11 HEARING MASTER: Thank you.

12 MR. SPOSATO: Good evening.

13 HEARING MASTER: Yes, I'm sorry. I didn't realize you  
14 were waiting on me. Your -- your name and address, please.

15 MR. SPOSATO: Yeah. My name is Steven Sposato. I'm a  
16 certified planner with Level Up Consulting, 505 East Jackson  
17 Street here in Tampa.

18 HEARING MASTER: Okay.

19 MR. SPOSATO: We're proposing multi-family residential  
20 on a near nine acre site that fronts on Causeway Boulevard.  
21 That's in the urban service area. The limits of the Greater  
22 Palm River Community Plan and is designated RES-9 on the Future  
23 Land Use Map. And I think the theme I guess of my presentation,  
24 if I'm not too repetitive, is this is where density wants to go,  
25 should go. And not just from a larger context, the -- the sort

1 of neighborhood context, as well as sort of the immediate what  
2 is found immediately adjacent and I believe there's also a  
3 consensus to that finding from the review agencies as well.

4           From -- sorry, from an efficiency standpoint, density  
5 benefits from being proximate to major employment centers, as  
6 well as transportation facilities. As you can see, where our  
7 site is relative to Downtown Tampa and to major transportation  
8 facilities, including 41, 301, 75 in the -- and the expressway.

9           Zoom in a little bit to the neighborhood context,  
10 Causeway is a revitalizing urban corridor with a mix of uses.  
11 Recent projects are -- are highlighted on the -- on the map and  
12 they include Santos Flats, which is a multi-story apartment  
13 complex. Causeway Commons, which is the same and the Meridian,  
14 which is further to the east and then Cross Town Center, which  
15 includes the Coca-Cola facility.

16           If you can zoom in just a little bit more to the  
17 immediate vicinity showing that the project is consistent with  
18 massing scale in intensity. To the north is Causeway Boulevard  
19 and then commercial. West is a stormwater pond that is owned by  
20 the FDOT. And then further west is a power line easement. East  
21 again is Santos Flats and then south is 32nd Avenue South.

22           We are proposing up to 238 units. It does include the  
23 flex of the RES-20 designation. We satisfied the criteria for  
24 flexing. And the max density also reflects that the -- reflects  
25 the state available of gray water density bonus.

1           So this graphic kind of highlights some of the key  
2 site features, including the max building envelope, open space  
3 areas and -- and circulation. Primary access to the north to  
4 Causeway Boulevard. We have emergency access on 32nd Avenue  
5 South and a cross access into the Santos Flax -- Santos Flats  
6 community. And there's also a cross access provided within that  
7 PD as well. Setbacks conformed to the Land Development Code and  
8 we're not seeking any variations or waivers.

9           This graphic just shows some of the developments I  
10 mentioned before, just in terms of the -- the you know with the  
11 scale and massing. Again, the Meridian's on top. Santos Flats  
12 is to our east. And then Causeway Commons, that's recently  
13 constructed is to the north, northwest.

14           With -- tracking with this request is PRS 24-110. So  
15 look at this -- this image? The yellow portion of our site is  
16 overlaying by a PD that dates back to the mid-80s and subsequent  
17 to that PD, the FDOT purchase the property and constructed a  
18 pond and a ditch to support the widening of Causeway Boulevard.  
19 And the -- the result of both, the PRS and the -- and this PD is  
20 to add the -- that 4.11 acre site to this PD and to make the  
21 remaining PD, that's owned by the FDOT consistent with -- with  
22 current conditions.

23           The project site is in the right location generally.  
24 It complements the neighborhood context and is compatible with  
25 surrounding development. And finally, do appreciate that



1 Planning Commission had found the request consistent and  
2 Development Services approvable subject to conditions. Thank  
3 you. I'd be happy to answer any questions.

4 HEARING MASTER: Yeah, I have no questions for you.  
5 Thank you.

6 MR. SPOSATO: Thank you.

7 THE CLERK: Can you please sign in?

8 MR. SPOSATO: Oh, sorry.

9 HEARING MASTER: Ms. Corbett, anything further?  
10 Okay. Development Services, please.

11 MS. HEINRICH: Michelle Heinrich, Development  
12 Services.

13 As you heard, the applicant is requesting a rezone of  
14 portion of PD 85-0262 and adjacent parcels currently zoned AS-1  
15 and RSC-6 to PD to allow up to a maximum of 238 multi-family  
16 units. And this number is achieved using both a flex of the  
17 RES-20 Future Land Use Category found in the east. Any  
18 provision of the gray water technology bonus found in Florida  
19 State Statute 403.892.

20 Also as you heard from the applicant, there is a  
21 companion PRS that will travel to the same board meeting with  
22 this to recognize this property coming out of the 85 PD. The  
23 general area consists of high intensity uses, such as  
24 apartments, hotels and commercial, along Causeway Boulevard west  
25 of Highway 301. In keeping with the existing and future

1 development, the project will consist of 60-foot tall structures  
2 to accommodate the maximum of 238 units. The project has been  
3 designed to provide setbacks in keeping with the required two to  
4 one setback due to height where adjacent to residential, which  
5 is found to the east and to the south.

6 Staff does not object to noncompliance with the two to  
7 one setback due to height along the west due to the use of that  
8 adjacent property, which is a 200-foot wide TICO parcel with  
9 overhead power lines. Staff received no objections from  
10 reviewing agencies and in finding consistency from the Planning  
11 Commission. Therefore, we do recommend approval subject to  
12 proposed conditions. I'm available if you have any questions.

13 HEARING MASTER: All right. Thank you.

14 Planning Commission.

15 MR. FEHRINGER: Bryce Fehringer, Planning Commission  
16 Staff.

17 The subject property is located within the residential  
18 nine Future Land Use Category. It is in the urban service area  
19 and is located within the limits of the Greater Palm River  
20 Community Plan. Residential nine extends to the north, west and  
21 southwest. Residential 20 is located directly east and further  
22 northwest. Community mixed 12 is located directly south and  
23 extends further southeast. Further west along Causeway  
24 Boulevard is the office commercial 20 Future Land Use  
25 designation. The proposed rezoning is consistent with Objective

1 one and Policy 1.4 of the Future Land Use Element as it would  
2 encourage compatible development within the urban service area.  
3 The area contains a mix of uses including single-family  
4 residential, multi-family residential and public institutional  
5 uses.

6           The applicant request a flex with the adjacent Future  
7 Land Use Category of Residential 20 to the east. The second and  
8 third development options incorporated with Florida gray water  
9 density bonus, in addition to the flex request. In coordination  
10 with the Hillsborough County Attorney's Office, Planning  
11 Commission Staff has -- have determined that the Florida Statute  
12 403.892, gray water density bonus is nondiscretionary and must  
13 be applied and consider through the application of a flex  
14 request under Policy 7.3 and 7.4 of the Future Land Use Element.

15           The proposed modification meets the intent of Future  
16 Land Element Objective 16 and several of its associated  
17 policies, as the multi-family development complements the  
18 existing range of residential development options within the  
19 area. The subject site is located along an arterial roadway and  
20 the urban service area, which is a preferred location for high  
21 density residential development. The proposal will also ensure  
22 a gradual transition of residential uses between Causeway  
23 Boulevard and the single-family units that are located south of  
24 the subject site. Similarly, the proposal is consistent with  
25 Goal 12 and Objective 12-1 of the community design component,

1 which encourage new developments to be designed in a manner that  
2 is consistent with the predominant character of the surrounding  
3 area.

4           The maximum building height of 60 feet is similar in  
5 nature to the existing multi-family development located directly  
6 east of the site and is complementary to the area. The proposal  
7 is consistent with the intent of the Greater Palm River  
8 Community Plan of the liveable communities element. The  
9 proposed development will meet the community's goals of  
10 encouraging well designed, compatible densities and intensities  
11 at an appropriate location.

12           Based upon the above considerations, Planning  
13 Commission Staff finds the proposed major modification  
14 consistent with the Unincorporated Hillsborough County  
15 Comprehensive Plan, subject to the conditions proposed by the  
16 Development Services Department.

17           HEARING MASTER: All right. Thank you. Is there  
18 anyone here or online who wishes to speak in support of this  
19 application? I do not hear anyone.

20           Is there anyone here or online who wishes to speak in  
21 opposition to this application? All right. I do not hear  
22 anyone.

23           Development Services, anything further?

24           MS. HEINRICH: Nothing further, ma'am.

25           HEARING MASTER: Okay. Applicant, anything further?

1 No. All right. That clears -- that closes the hearing on  
2 Rezoning PD 23-0777.

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Zoning Master Hearing ---  
October 16, 2023

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: Susan Finch  
Land Use Hearing Master

DATE: Monday, October 16, 2023

TIME: Commencing at 6:00 p.m.  
Concluding at 10:13 p.m.

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

Reported by:  
Diane DeMarsh, AAERT No. 1654



1           Item A.18, PD 23-0776. This application is out of  
2 order to be heard and is being continued to the  
3 November 13, 2023 ZHM Hearing.

4           Item A.19, PD 23-0777. This applicant -- application  
5 is being continued by the applicant to the November 13,2023 ZHM  
6 Hearing.

7           Item A.20, PD 23-0778. This application is out of  
8 order to be heard and is being continued to the  
9 December 18, 2023 ZHM Hearing.

10          Item A.21, PD 23-0779. This application is being  
11 withdrawn from the ZHM process.

12          Item A.22, PD 23-0780. This application is being  
13 continued by the applicant to the November 13, 2023 ZHM Hearing.

14          Item A.23, PD 23-0781. This application is out of  
15 order to be heard and is being continued to the  
16 November 13, 2023 ZHM Hearing.

17          Item A.24, Standard Rezoning 23-0782. This  
18 application is out of order to be heard and is being continued  
19 to the November 13, 2023 ZHM Hearing.

20          Item A.25, PD 23-0783. This application is out of  
21 order to be heard and is being continued to the  
22 November 13, 2023 ZHM Hearing.

23          Item A.26, PD 23-0785. This application is out of  
24 order to be heard and is being continued to the  
25 November 13, 2023 ZHM hearing.



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

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

PAGE 1 OF 3

DATE/TIME: 11/13/23 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>William J. Mollay</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813-751-7152</u></p>
<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>Isabelle Alburt</u> MAILING ADDRESS <u>1000 W. Ashley Dr. Suite 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>32602</u> PHONE <u>813-331-0976</u></p>
<p>APPLICATION # MM 22-0671</p>	<p>PLEASE PRINT NAME <u>Jim Johnson</u> MAILING ADDRESS <u>19255 Hidden Oaks Dr.</u> CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34604</u> PHONE <u>813-494-4547</u></p>
<p>APPLICATION # R2 US 23-0782</p>	<p>PLEASE PRINT NAME <u>Logan Opskal</u> MAILING ADDRESS <u>215 N. Viola Dr</u> CITY <del>000</del> <u>Auburndale</u> STATE <u>FL</u> ZIP <u>33823</u> PHONE _____</p>
<p>APPLICATION # R2 23-0369</p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 1st Ave #491</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-287-1760</u></p>
<p>APPLICATION # R2 230517</p>	<p>PLEASE PRINT NAME <u>Gina Grimes</u> MAILING ADDRESS <u>100 N. Tpa St. Ste 2200</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-494-8996</u></p>

DATE/TIME: 11/13/23 6pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>23-0517</u>	PLEASE PRINT NAME <u>Jerric Heer</u> MAILING ADDRESS <u>9016 122nd Av</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>414-394-9999</u>
APPLICATION # <u>RZ</u> <u>23-0517</u>	PLEASE PRINT NAME <u>DANIEL Bergin</u> MAILING ADDRESS <u>3802 Ehrlich Rd. Ste 312</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>(813)280-9441</u>
APPLICATION # <u>RZ 23-0519</u>	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ 23-0522</u>	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-84</u>
APPLICATION # <u>RZ</u> <u>23-0522</u>	PLEASE PRINT NAME <u>Stephen Mueach</u> MAILING ADDRESS <u>6806 Simmons Loop</u> CITY <u>River</u> STATE <u>FL</u> ZIP <u>33576</u> PHONE _____
APPLICATION # <u>RZ</u> <u>23-0522</u>	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>815-289-0039</u>



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

PAGE 3 OF 3

DATE/TIME: 11/13/23 6pm

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p>RZ 23-0777</p>	<p>PLEASE PRINT NAME <u>Kanna Lu Corbett</u></p> <p>MAILING ADDRESS <u>101 Ekemely Blvd Ste 3700</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8444</u></p>
<p>APPLICATION #</p> <p>RZ 23-0777</p>	<p>PLEASE PRINT NAME <u>Stephen Sposato</u></p> <p>MAILING ADDRESS <u>505 E. Jackson St.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0614</u></p>
<p>APPLICATION #</p> <p>RZ 23-0884</p>	<p>PLEASE PRINT NAME <u>David Singer</u></p> <p>MAILING ADDRESS <u>1000 W. Cuss St.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-254-8998</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: 11/13/2023

HEARING MASTER: Pamela Jo Hatley

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 22-0671	Michelle Heinrich	1. Revised Staff Report	No
MM 22-0671	William Molloy	2. Applicant Presentation Packet	Yes (Copy)
RZ 23-0782	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0369	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0369	Todd Pressman	2. Revised Staff Report	No
RZ 23-0517	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0517	Gina Grimes	2. Applicant Presentation Packet	No
RZ 23-0519	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0519	Kami Corbett	2. Applicant Presentation Packet	No
RZ 23-0522	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0522	Kami Corbett	2. Revised Staff Report	No
RZ 23-0777	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0777	Stephen Sposato	2. Applicant Presentation Packet	No
RZ 23-0884	Michelle Heinrich	1. Revised Staff Report	No
RZ 23-0884	David Singer	2. Applicant Presentation Packet	No



NOVEMBER 13, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 13, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), introductions and reviewed the changes/withdrawals/continuances.

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

▶ Chief Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use agenda process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. MM 22-0671

▶ Michelle Heinrich, DS, called MM 22-0671

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed MM 22-0671.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0782

▶ Michelle Heinrich, DS, called RZ 23-0782.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0782.

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

D.1. RZ 23-0369

▶ Michelle Heinrich, DS, called RZ 23-0369.

▶ Testimony provided.

MONDAY, NOVEMBER 13, 2023

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0369.

D.2. RZ 23-0517

▶ Michelle Heinrich, DS, called RZ 23-0517.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0517.

D.3. RZ 23-0519

▶ Michelle Heinrich, DS, called RZ 23-0519.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0519.

D.4. RZ 23-0522

▶ Michelle Heinrich, DS, called RZ 23-0522.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0522.

D.5. RZ 23-0777

▶ Michelle Heinrich, DS, called RZ 23-0777.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0777.

D.6. RZ 23-0884

▶ Michelle Heinrich, DS, called RZ 23-0884.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 23-0884.

E. ZHM SPECIAL USE

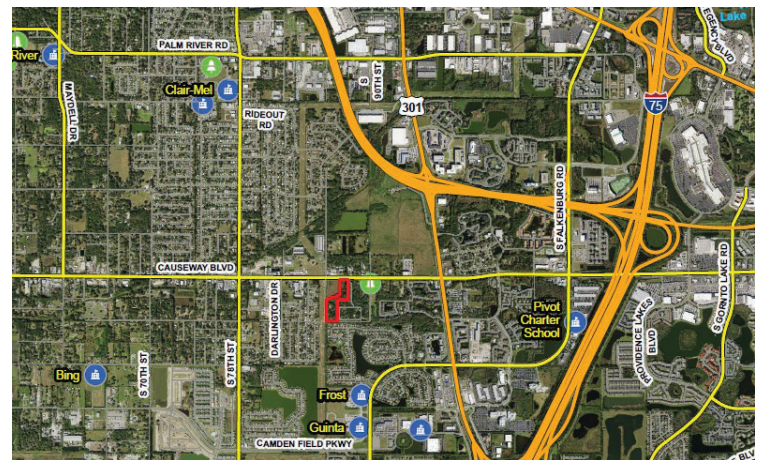
MONDAY, NOVEMBER 13, 2023

ADJOURNMENT

▶ Pamela Jo Hatley, ZHM, adjourned the meeting at 9:10 p.m.

**1.0 APPLICATION SUMMARY**

**Applicant:** Causeway Holdings LLC  
**FLU Category:** RES-9  
**Service Area:** Urban  
**Site Acreage:** 8.88 +/-  
**Community Plan Area:** Greater Palm River  
**Overlay:** None



**Introduction Summary:**  
 The applicant requests to rezone a portion of PD 85-0262 and parcels zoned AS-1 and RSC-6, to Planned Development 23-0777 to allow for a multi-family residential project. Utilizing both a flex of the RES-20 Future Land Use (FLU) category and the graywater technologies density bonus, a maximum of 238 units is proposed (26.81 units per acre).  
 A companion Minor Modification (PRS 24-0110) to PD 85-0262 is proposed to recognize PD 85-0262 without the area under PD 23-0777.

Zoning:	Existing			Proposed
District(s)	PD 85-0262 (portion of)	AS-1	RSC-6	PD 23-0777
Typical General Use(s)	Two-Family Residential	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)	Multi-Family Residential
Acreage	4.01	3.79	1.0	8.8
Density/Intensity	3 units per acre	1 unit per acre	6 units per acre	27 units per acre
Mathematical Maximum*	48 units	3 units	6 units	238 units (with density bonuses)

\*number represents a pre-development approximation

Development Standards:	Existing			Proposed
District(s)	PD 85-0262	AS-1	RSC-6	PD 23-0777
Lot Size / Lot Width	n/a	7,200 sf / 75'	7,000 sf / 70'	n/a
Setbacks/Buffering and Screening	Per site plan	50' Front 50' Rear 15' Sides No B/S required	25' Front 25' Rear 7.5' sides No B/S required	30' northern boundary 80' eastern boundary 34' western boundary 91' southern boundary 20 B/ B screening along west and east
Height	35'/2-stories	50'	35'	60'

**APPLICATION NUMBER: PD 23-0777**

ZHM HEARING DATE: November 13, 2023

BOCC LUM MEETING DATE: January 9, 2024

Case Reviewer: Michelle Heinrich, AICP

**Additional Information:**

PD Variation(s)

None requested as part of this application

Waiver(s) to the Land Development Code

None requested as part of this application

**Planning Commission Recommendation:**

Consistent

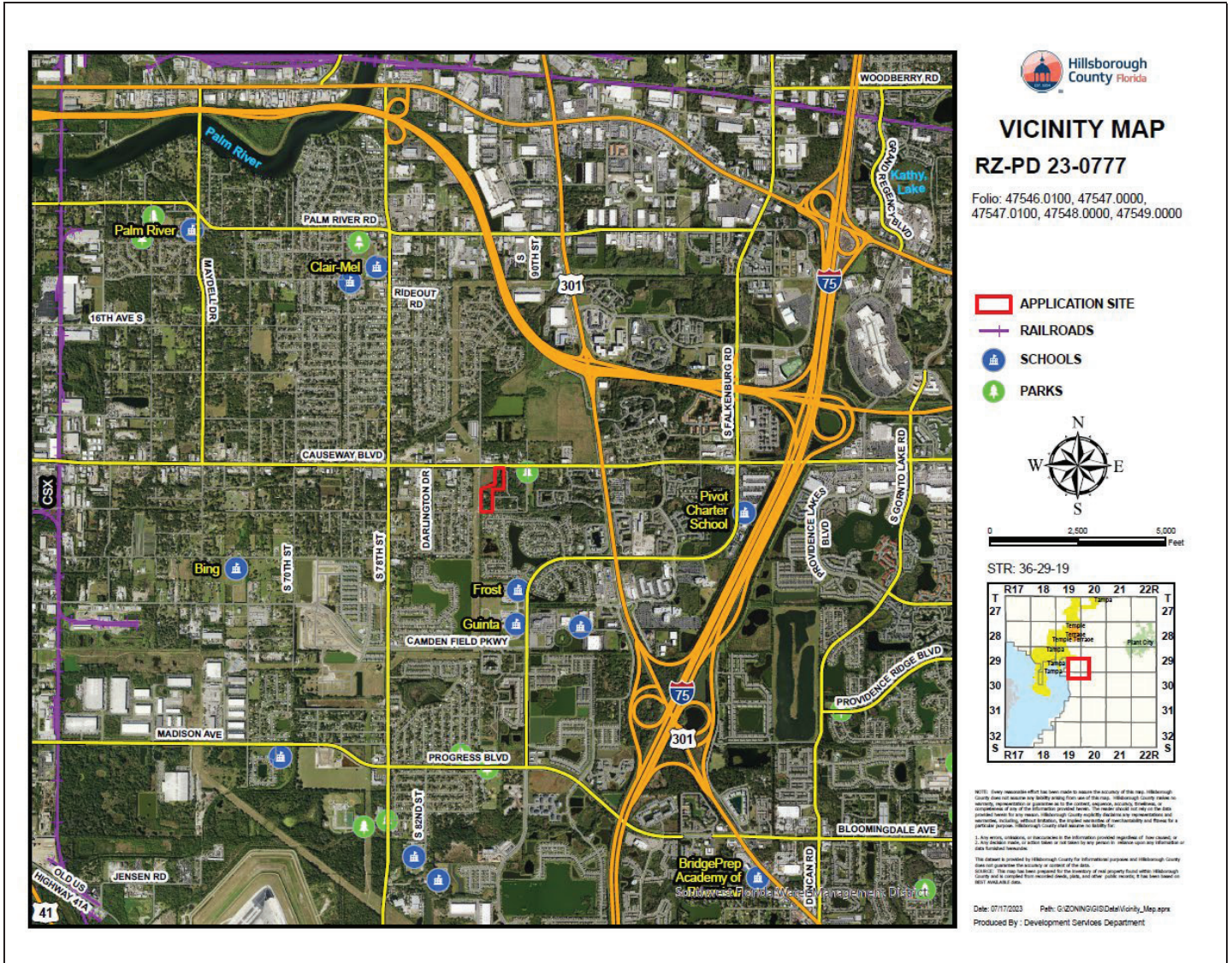
**Development Services Recommendation:**

Approvable, subject to proposed conditions



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



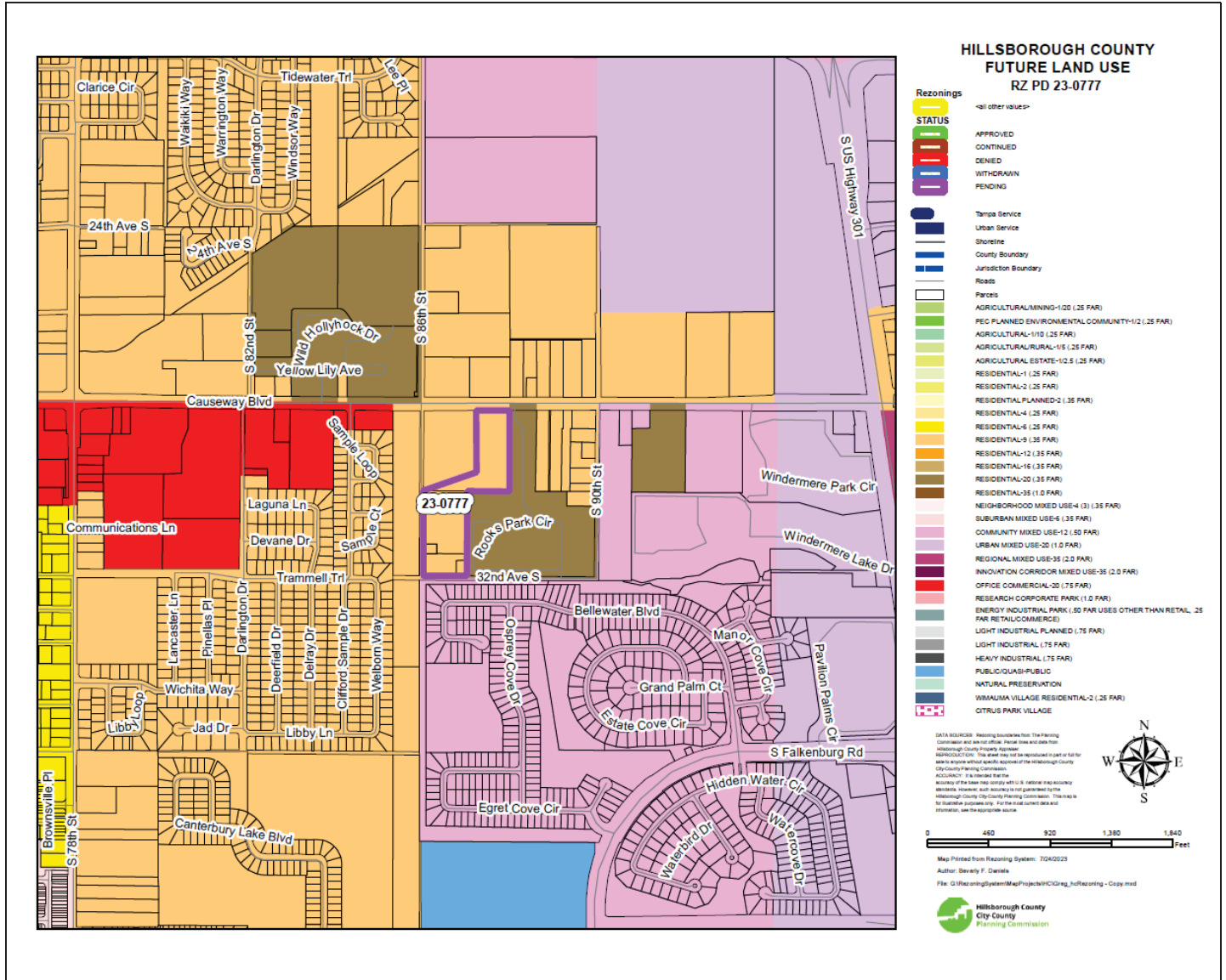
### Context of Surrounding Area:

The site is located in the Greater Palm River area, west of US Highway 301 on the southside of Causeway Boulevard (a 4-lane divided roadway). The area contains a mixture of uses which includes single-family residential, multi-family residential and commercial uses. Commercial uses vary in intensity from neighborhood serving to intensive.



2.0 LAND USE MAP SET AND SUMMARY DATA

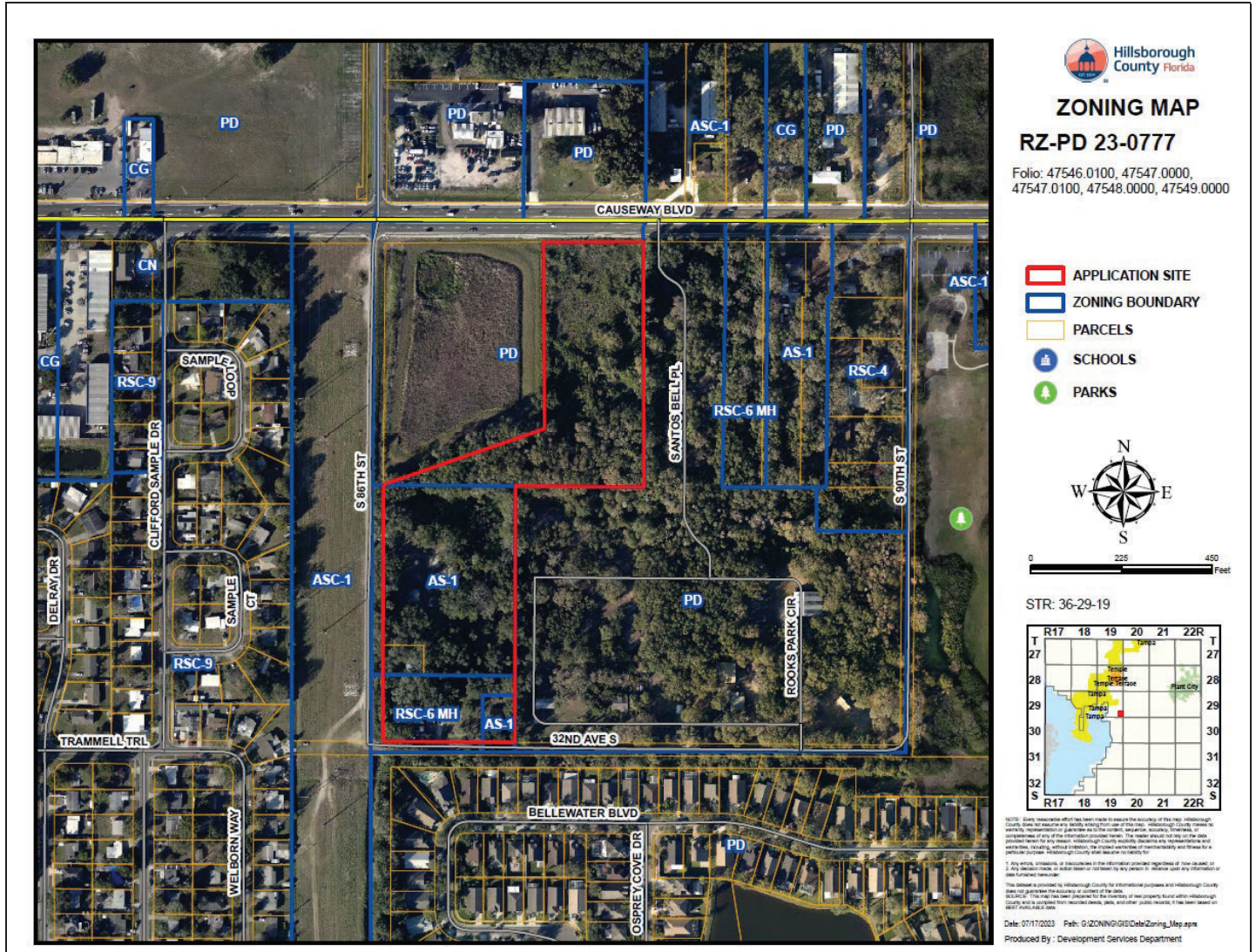
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-9 RES-20 (Flex) RES-35 (Graywater Bonus)
Maximum Density/F.A.R.:	RES-9: 9 units per acre RES-20 (Flex): 20 units per acre RES-35 (Graywater Bonus)
Typical Uses:	RES-9: Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. RES-20 (Flex): Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments. RES-35 (Graywater Bonus): Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

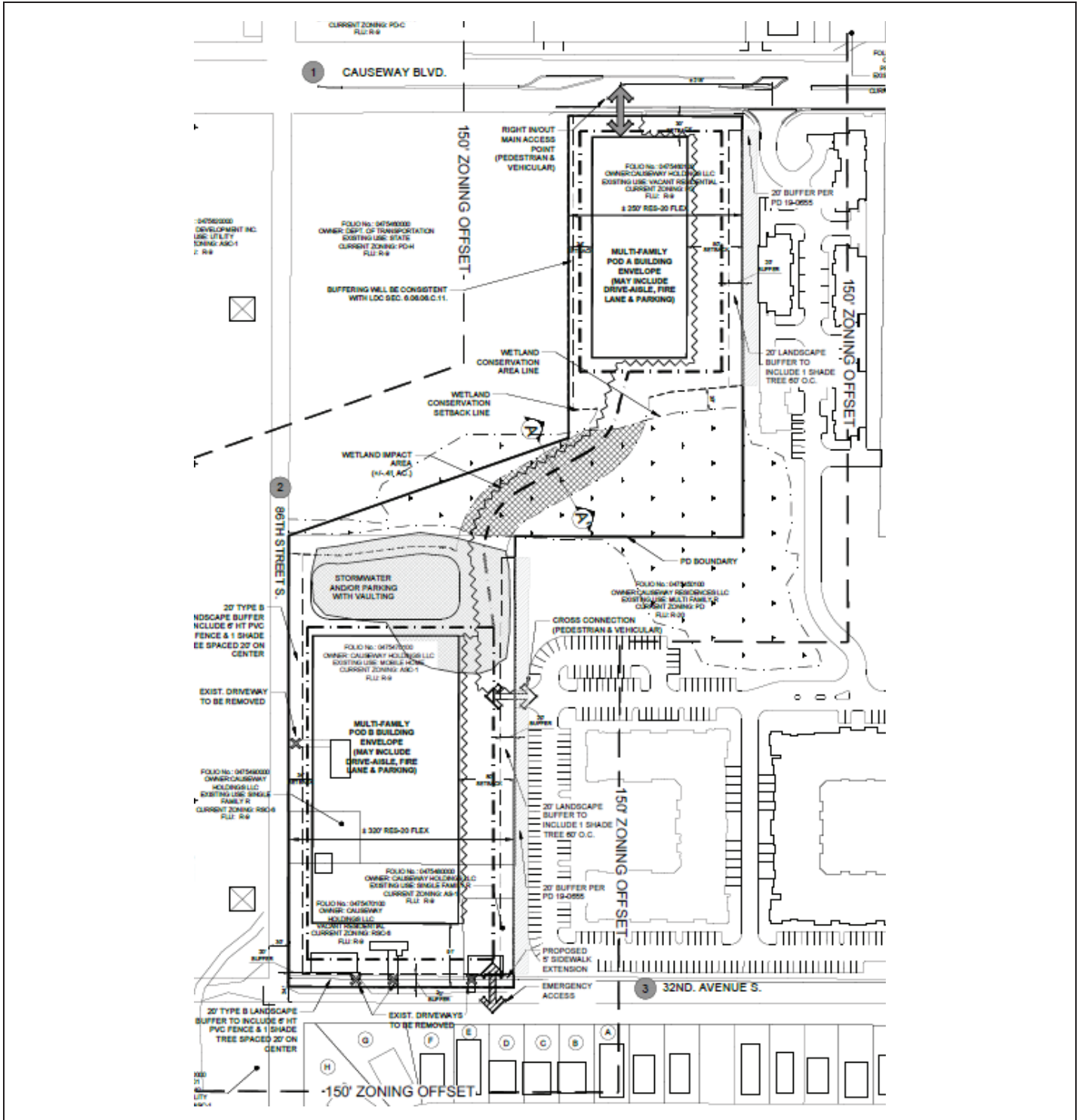
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 22-0562 PD 87-0083	PD 22-0562: 7.22 u/a and 0.25 FAR PD 87-0083: 0.25 FAR	PD 22-0562: Townhomes and CG uses (Flex) PD 87-0083: Commercial	PD 22-0562: Auto repair PD 87-0083: Auto repair
South	PD 89-0051	4.93	Single-Family Residential	Single-Family Residential
East	PD 19-0655	20 u/a	Multi-Family Residential	Multi-Family Residential



West	ASC-1	1 u/a	Single-Family Residential & Agriculture	Utility
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### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	190	15	18
Proposed	1,088	93	93
Difference (+/-)	(+) 898	(+) 78	(+) 75

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

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

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

Notes:

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

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY																
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Check if Applicable: <table border="0" style="width:100%"> <tr> <td style="width:50%"><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</td> <td style="width:50%"><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other _____</td> </tr> </table>					<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area															
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	<input type="checkbox"/> Adjacent to ELAPP property															
	<input type="checkbox"/> Other _____															
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<b>Impact/Mobility Fees</b> (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 238 units = \$1,585,318 Parks: \$1,555 * 238 units = \$ 370,090 School: \$3,891 * 238 units = \$ 926,058 Fire: \$249 * 238 units = \$ 59,262      Urban Mobility, Central Park/Fire - 238 multi-family units Total Multi-Family (1-2 story) = \$2,940,728																
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments												
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The subject project is located on the south side of a 4-lane arterial roadway within an area featuring both single-family detached and multi-family uses. The project has demonstrated compatibility with the general area and adjacent developments. Height is limited to a maximum of 60 feet, as is the project to the immediate east. Buildings will meet or exceed the 2:1 building setback along the eastern and southern PD boundaries, which abut residential uses. Property to the east is developed with power lines and with unimproved right-of-way (86<sup>th</sup> Street) which provides approximately 200 feet of separation between the project and single-family residential. Along the southern boundary, the proposed setback and right-of-way (32<sup>nd</sup> Avenue S, provides approximately 155 feet of separation between the project and existing single-family residential. The project's sole access is at Causeway Boulevard. Access to the south (32<sup>nd</sup> Avenue S) is limited to emergency access only. The intensity of the project is comparable to the multi-family project to the east, which is within the RES-20 Future Land Use category.

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

### 5.2 Recommendation

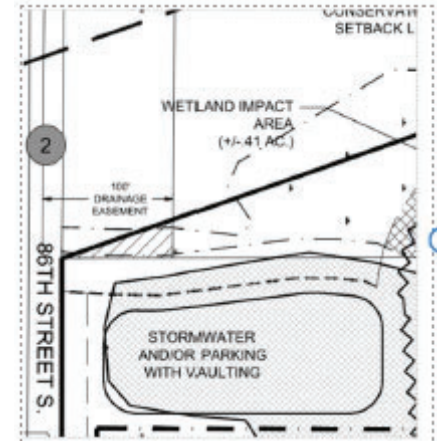
Approvable, subject to conditions.



## 6.0 PROPOSED CONDITIONS

### Requirements for Certification:

1. Site plan to correct 222 to 221.
2. Eliminate all extraneous pages of the PD site plan document (i.e. all transmittal letters, cover sheets, clouded change documents, etc.).
3. Add the 100-foot drainage easement to the PD site plan and label “100-Foot-Wide Potential Easement Dedication Area – See Conditions of Approval” in accordance with the requirements of the zoning condition and as general shown in the image to the right, and label “100-Foot Wide Potential Easement Dedication Area – See Conditions of Approval.” Modify the label and legend symbology stating “Emergency Access” to instead state “Pedestrian Connection and Gated Emergency Vehicular Access.”
4. ~~Modify the label and legend symbology stating “Emergency Access” to instead state “Pedestrian Connection and Gated Emergency Vehicular Access.”.~~
5. Staff notes that sidewalks are inconsistently shown. The applicant shall either add the required sidewalk along the project’s 86<sup>th</sup> St. S frontage or remove the proposed sidewalk along the project’s 32<sup>nd</sup> Ave. S. frontage. Staff notes that regardless of whether such sidewalks are shown, the applicant will be required to construct the required sidewalks internal and external to the project in accordance with LDC Sections 6.02.08 and 6.03.02, and with sufficient separation from the adjacent travel lanes as required pursuant to applicable sections of the LDC and Hillsborough County Transportation Technical Manual.



**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 20, 2023.


1. The project shall be limited to a maximum of 238 multi-family units, when utilizing a flex of the RES-20 Future Land Use (FLU) Category per Comprehensive Plan Policy 7.3 and Florida State Statute 403.892 (Graywater technology density bonus) when provided for 100% of the units. Should the project utilize only a flex of the RES-20 FLU category, the maximum number of units shall be 177. Should the project utilize a flex of the RES-20 FLU category per Comprehensive Plan Policy 7.3 and Florida State Statute 403.892 (Graywater technology density bonus) provided for at least 75% of the project, the maximum number of units shall be 221.
  - 1.1 Upon request for site development approval for 178 or more residential units, the developer shall demonstrate compliance with Florida State Statute 403.892(3)(b), 403.892(3)(c) and 403.892(4).
  - 1.2 In accordance with Florida State Statute 403.892(3)(e), an operation and maintenance manual for the graywater system shall be supplied to each unit. The manual shall provide a method of contacting the installer or manufacturer and shall include directions to the tenant that the manual shall remain with the unit throughout the life cycle of the system.
2. The northern building shall be setback a minimum of 30 feet from the northern PD boundary (Causeway Boulevard), a minimum of 34 feet from the western PD boundary and a minimum of 80 feet from the eastern PD boundary. The southern PD boundary setback shall be generally where depicted on the general site plan. Maximum building height shall be limited to 60 feet.

3. The southern building shall be setback a minimum of 91 feet from the southern PD boundary (32<sup>nd</sup> Avenue), a minimum of 34 feet from the western PD boundary and 80 feet from the eastern PD boundary. The northern PD boundary setback shall be generally where depicted on the general site plan. Maximum building height shall be limited to 60 feet.
4. Causeway Boulevard is an Urban Scenic Corridor and shall comply with Land Development Code Section 6.06.03.1.2.c.
5. A 20 foot wide buffer shall be provided along the eastern PD boundary where depicted on the general site plan. Within this buffer, one evergreen shade tree on 60 foot centers shall be provided. The tree species shall be subject to the review and approval of the Natural Resources staff. Trees shall be a minimum of 10 feet in height and a minimum of two inches in caliper at the time of planning.
6. A 20 foot wide buffer shall be provided along the western PD boundary where depicted on the general site plan. Type B screening shall be provided within this buffer.
7. 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.
8. 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.
9. 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).
10. 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.
11. The project shall be permitted up to 238 multi-family dwelling units pursuant to the three density options as shown on the PD site plan. Regardless of which option is chosen and due to the way traffic impacts were studied, all units constructed must be within apartment style buildings with a minimum height of four (4) stories. Multi-family townhomes and single-family style multi-family dwellings (e.g. single-family rental communities) shall not be permitted.
12. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
13. The project shall be served by, and limited to, one (1) vehicular access connections to Causeway Blvd. Additionally, the developer shall construct one (1) vehicular and pedestrian cross access connection along as eastern project boundary in the location shown on the PD site plan, and one (1) pedestrian and emergency vehicular access to 32nd Ave. S. Such emergency connection shall be gated with a Knox Box (or similar device

acceptable to the Hillsborough County Fire Marshall). All other existing access connections shall be closed and resodded.

- 14. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- 15. Unless the developer provides written concurrence from the Florida Department of Transportation and Hillsborough County Public Works at the time of plat/site/construction plan review for the initial increment of development, the developer shall dedicate to the County, prior to Detailed Site Plan approval, sufficient acreage to provide for a drainage easement located on the west property boundary of the site with a total width of 100 feet measured from the center line of 86<sup>th</sup> St. (Hobbs Rd.). The developer shall submit evidence of drainage easement location approval from the Engineering and Operations Section of the Public Works Department to the Development Services Department prior to Detailed Site Plan approval. The drainage easement shall be required to relocate the portion of the existing ditch within the PD, when 86<sup>th</sup> St. (Hobbs Rd.) is widened. If the easement is provided, no construction shall be permitted within the 100-foot-wide drainage easement on site.
- 16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Mon Nov 13 2023 08:10:21

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

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

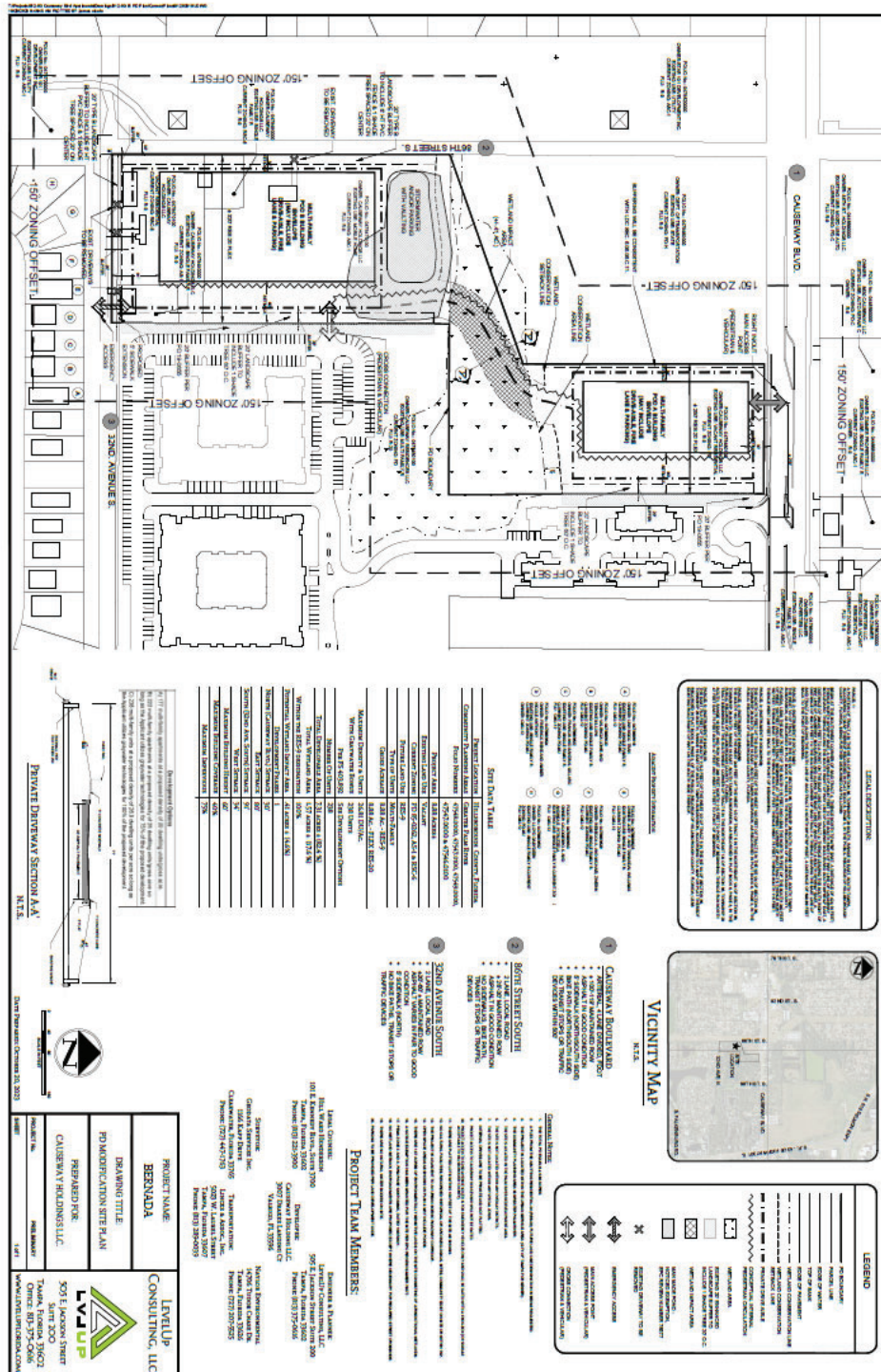
## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

### Florida State Statute 403.892

A density bonus of 25% - 35% is available under Florida State Statute 403.892 when using graywater systems in some or all residential units. The 25% bonus is available when at least 75% of the units utilize a graywater system. The 35% bonus is available when 100% of the units utilize a graywater system. For this project, the 25% bonus increases the number of units by 44 from 177 units to 221 units that can be potentially requested. A 35% bonus increases the number of units by 62 from 177 to 239 units.

Graywater is water that is not used to remove sewage from a residence's toilets, urinals, or kitchen drains (blackwater); rather, it is the water used by bath/shower, bathroom sink and laundry facilities. This Florida State Statute seeks to promote the reuse and conservation of such water by providing a density bonus when utilized. The project meets, or will be required to meet through proposed conditions of approval, requirements of the statute.

8.0 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: 11/06/2023

*Revised: 11/9/2023*

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/ Central

PETITION NO: RZ 23-0777

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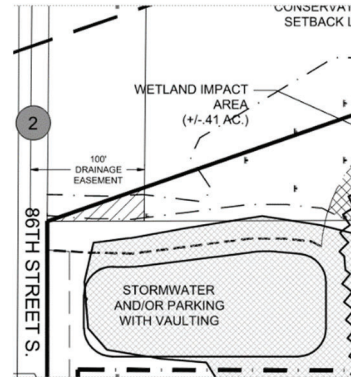
- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

### **CONDITIONS OF APPROVAL**

1. The project shall be permitted up to 238 multi-family dwelling units pursuant to the three density options as shown on the PD site plan. Regardless of which option is chosen and due to the way traffic impacts were studied, all units constructed must be within apartment style buildings with a minimum height of four (4) stories. Multi-family townhomes and single-family style multi-family dwellings (e.g. single-family rental communities) shall not be permitted.
2. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
3. The project shall be served by, and limited to, one (1) vehicular access connections to Causeway Blvd. Additionally, the developer shall construct one (1) vehicular and pedestrian cross access connection along as eastern project boundary in the location shown on the PD site plan, and one (1) pedestrian and emergency vehicular access to 32nd Ave. S. Such emergency connection shall be gated with a Knox Box (or similar device acceptable to the Hillsborough County Fire Marshall). All other existing access connections shall be closed and resodded.
4. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
5. Unless the developer provides written concurrence from the Florida Department of Transportation and Hillsborough County Public Works at the time of plat/site/construction plan review for the initial increment of development, the developer shall dedicate to the County, prior to Detailed Site Plan approval, sufficient acreage to provide for a drainage easement located on a portion of the west property boundary of the site with a total width of 100 feet measured from the center line of 86<sup>th</sup> St. (Hobbs Rd.). The developer shall submit evidence of drainage easement location approval from the Engineering and Operations Section of the Public Works Department to the Development Services Department prior to Detailed Site Plan approval. The drainage easement shall be required to relocate the portion of the existing ditch within the PD, when 86<sup>th</sup> St. (Hobbs Rd.) is widened. If the easement is provided, no construction shall be permitted within the 100-foot-wide drainage easement on site.

Other Conditions

- Prior to PD Site Plan Certification, the applicant shall revise the PD Site Plan to:
  - Eliminate all extraneous pages of the PD site plan document (i.e. all transmittal letters, cover sheets, clouded change documents, etc.).
  - Add the 100-foot drainage easement to the PD site plan in accordance with the requirements of the zoning condition, and as generally shown in the image at right, and label “100-Foot-Wide Potential Easement Dedication Area – See Conditions of Approval”. Modify the label and legend symbology stating, “Emergency Access” to instead state “Pedestrian Connection and Gated Emergency Vehicular Access”.
  - Staff notes that sidewalks are inconsistently shown. The applicant shall either add the required sidewalk along the project’s 86<sup>th</sup> St. S frontage or remove the proposed sidewalk along the project’s 32<sup>nd</sup> Ave. S. frontage. Staff notes that regardless of whether such sidewalks are shown, the applicant will be required to construct the required sidewalks internal and external to the project in accordance with LDC Sections 6.02.08 and 6.03.02, and with sufficient separation from the adjacent travel lanes as required pursuant to applicable sections of the LDC and Hillsborough County Transportation Technical Manual.



**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone multiple parcels, totaling +/- 8.88 ac. parcel, from Agricultural Single-Family - 1 (AS-1), Planned Development (PD) 85-0262 and Residential Single-Family Conventional – 6 (RSC-6) to PD. Existing PD 85-0262 consists of a portion of the land within the subject PD and an adjacent parcel (folio 47546.0000), which is owned by the Florida Department of Transportation (FDOT) and which is the subject of concurrent/related PRS 24-0110. PD 85-0262 was approved for a maximum of 48 single-family attached dwelling units. Transportation Review Section staff he County and the developer worked together to determine that 12 of those units were assignable/apportionable to the land included within subject PD (with the remaining 38 going to the adjacent folio which is the subject of a concurrent request as noted above). The proposed PD is seeking entitlements to permit up to 238 multi-family dwelling units.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The applicant’s analysis slightly overestimated trip impacts, having analyzed 246 dwelling units, rather than the 238 proposed. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

Existing Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 5 single-family detached dwelling units (ITE LUC 210)	48	5	5
PD, 85-0262, 12 single-family attached dwelling units (ITE LUC 215)	86	5	7
RSC-6, 6 single-family detached dwelling units (ITE LUC 210)	56	5	6
Subtotal:	190	15	18

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 238 multi-family dwelling units (ITE LUC 221)	1,088	93	93

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 898</b>	<b>(+) 78</b>	<b>(+) 75</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Causeway Blvd. is a 4-lane, divided, arterial roadway owned and maintain by (and under the permitting authority of) the Florida Department of Transportation (FDOT). The roadway is characterized by +/-12-foot lanes and +/-72 feet of pavement within +/-118 feet of right-of-way. There are +/- 6-foot-wide sidewalks (on the back of curb) and +/- 4-foot-wide bicycle lanes along both sides of the roadway in the vicinity of the proposed project.

**SITE ACCESS AND CONNECTIVITY**

The applicant is proposing one (1) access connection to serve the proposed project, consistent with Section 6.04.03.I. of the LDC. No site access improvements were identified by FDOT staff as being necessary to support the proposed project.

Staff notes the applicant is proposing one (1) pedestrian and gated emergency only access to 32<sup>nd</sup> Ave S. The applicant is also proposing a vehicular and pedestrian cross access connection to adjacent PD 19-0655, which will connect to stubout which was constructed by that project for future connection upon development/redevelopment of the site which is the subject of this request.

This project will sever the cross connectivity between the adjacent folio and the lands within this project which were a part of PD 85-0262. Such severance is supportable, since the adjacent project is being simultaneously modified to remove residential entitlements from that PD (and so no shared access or interconnectivity will be necessary given that adjacent PD will only permit stormwater pond uses after the 24-0110 modification is complete).

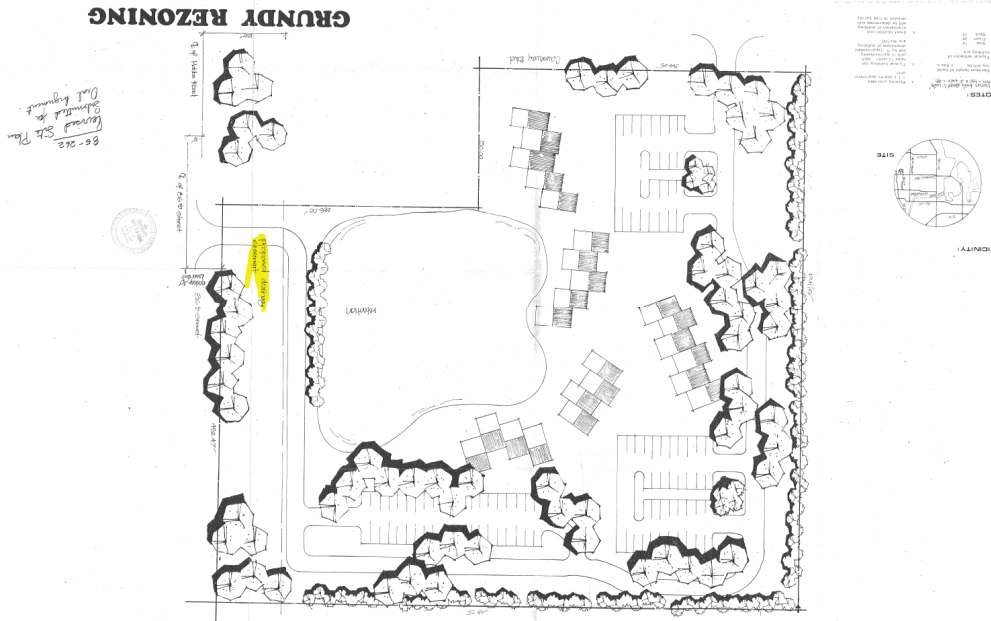
**TRANSIT FACILITIES**

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

**FUTURE DRAINAGE EASEMENT**

Approved PD 85-0262 contains a notation on the site plan and two zoning conditions (18 and 19), as shown in the images below, which require the developer to dedicate a 100-foot-wide drainage easement along the project’s 86<sup>th</sup> St. (Hobbs Rd.) frontage. Transportation Review Section staff reviewed the condition with the County Engineer and Transportation Section Manager, and staff does not believe the origin/reason behind the condition is clearly discernable from the condition language. As such, staff cannot support allowing this project to zone out of that condition without written concurrence from the appropriate stormwater reviewers within Hillsborough County and the Florida Department of Transportation that such easement was no longer required, as was required during the sufficiency review meeting process. The

applicant failed to obtain such written concurrence by the time this staff report was written, so staff is recommending approval of the project with that condition added back in (with a modification to correct outdated department titles, clarify roadway names, and a language which allows this requirement to be administratively dismissed at the time of plat/stic/construction plan review for the initial increment of development, if the applicant provides the required written concurrence from the appropriate County and FDOT subject matter experts.



18. The developer shall dedicate to the County, prior to Detailed Site Plan approval, sufficient acreage to provide for a drainage easement located on the west property boundary of the site with a total width of 100 feet measured from the center line of Hobbs Road. The drainage easement shall be shown on the Revised General Site Plan. The developer shall submit evidence of drainage easement location approval from the Drainage Services Section of the County Engineering Department to the County Department of Development Coordination prior to Detailed Site Plan approval. The drainage easement shall be required to relocate the existing ditch when Eighty-sixth Street (Hobbs Road) is widened.

FINAL CONDITIONS  
OF  
APPROVAL

MEETING OF: County Commissioners  
MEETING DATE: October 1, 1985  
PETITION NUMBER: 85-262  
DATE TYPED: November 1, 1985

19. No construction shall be permitted within the 100-foot wide drainage easement on site.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Level of Service (LOS) information for adjacent roadway section(s) is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Causeway Blvd.	50 <sup>th</sup> St./ US 41	US 301	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	190	15	18
Proposed	1,088	93	93
Difference (+/-)	<b>(+) 898</b>	<b>(+) 78</b>	<b>(+) 75</b>

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

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

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



Transportation Comment Sheet

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

Application No. 2223-0777  
Name: Stephen Spasato  
Entered at Public Hearing: 2/11/23  
Exhibit # 2 Date: 11/13/23

# Bernada Multi-Family Planned Development Rezone 23-0777

## Project Team

Planning and Engineering - LevelUp Consulting

Legal - Hill Ward Henderson

Transportation - Lincks & Assoc.

Environmental - Naylor Environmental Solutions

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### Bernada PD

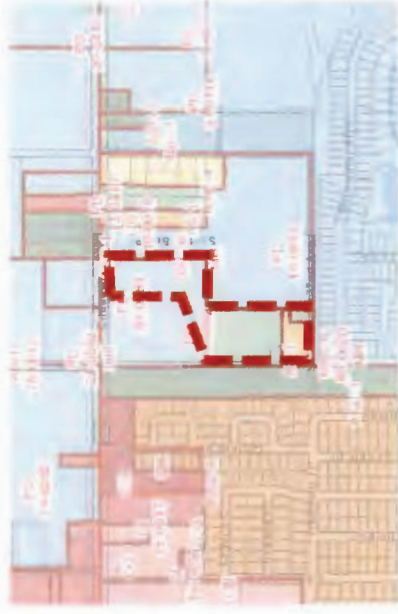
- +/- 8.88-acre property
- Urban Service Area (USA) – City of Tampa Utilities
- Greater Palm River Community Plan
- Mix of Uses Nearby – Frontage on Causeway Blvd. (Arterial)
- Proposing Multi-Family Residential



### Future Land Use: Residential-9



### Existing Zoning: PD 85-0262, AS-1, & RSC-6

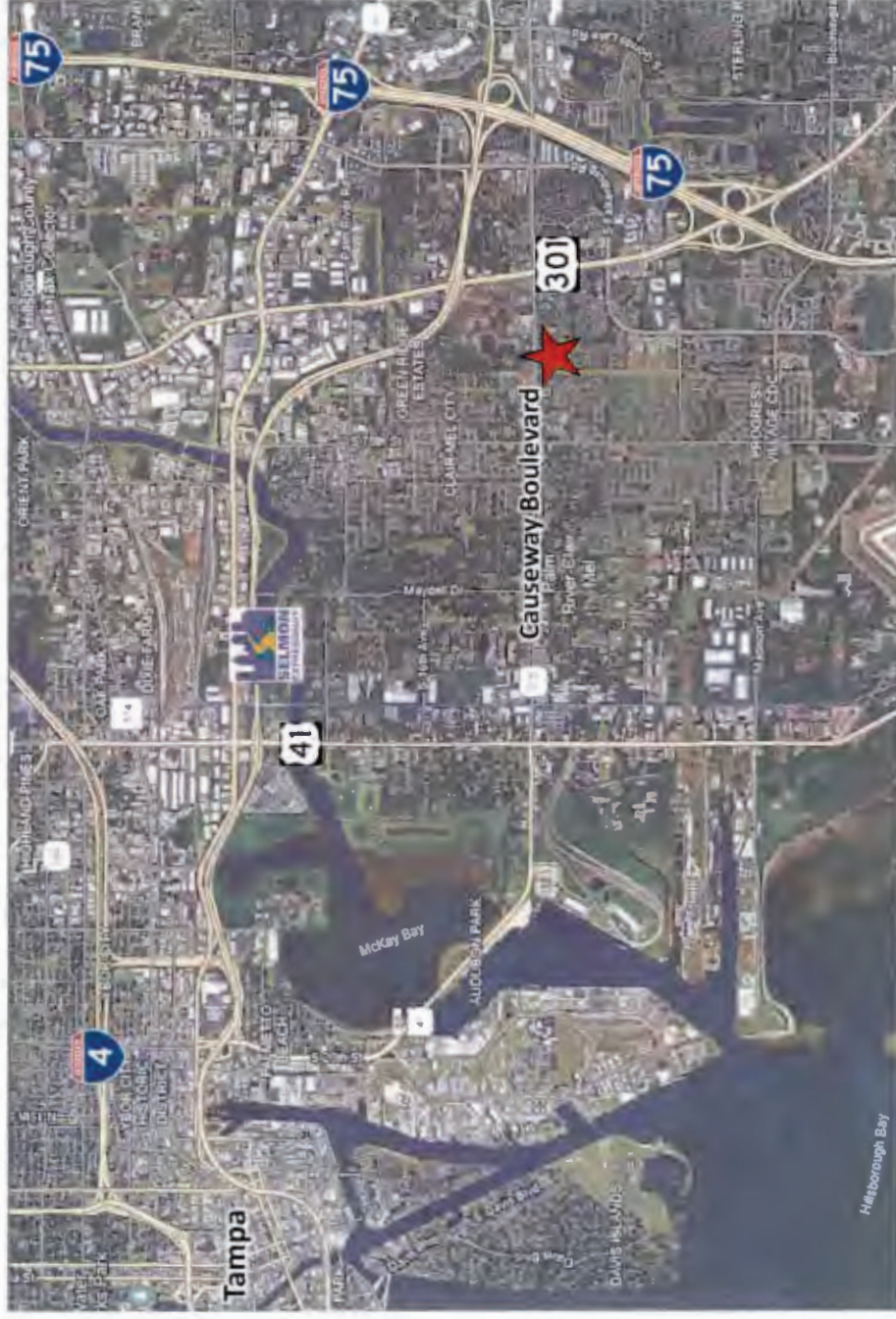


### Project Overview



## Sub-Regional Context

- +/- 7 miles from Downtown Tampa
- Nearby major employment centers
- Proximate to multiple major transportation corridors
- Frontage on Causeway Boulevard



Location and Context

### Neighborhood Context

- Revitalizing Urban Corridor
- Mix of Uses
- Recent approvals: Santos Flats, Causeway Commons (Azalea Apartments), The Meridian, & Crosstown Center
- Fits the context of corridor development trends



Location and Context





Causeway Commons



Santos Flats

### Immediate Vicinity Context

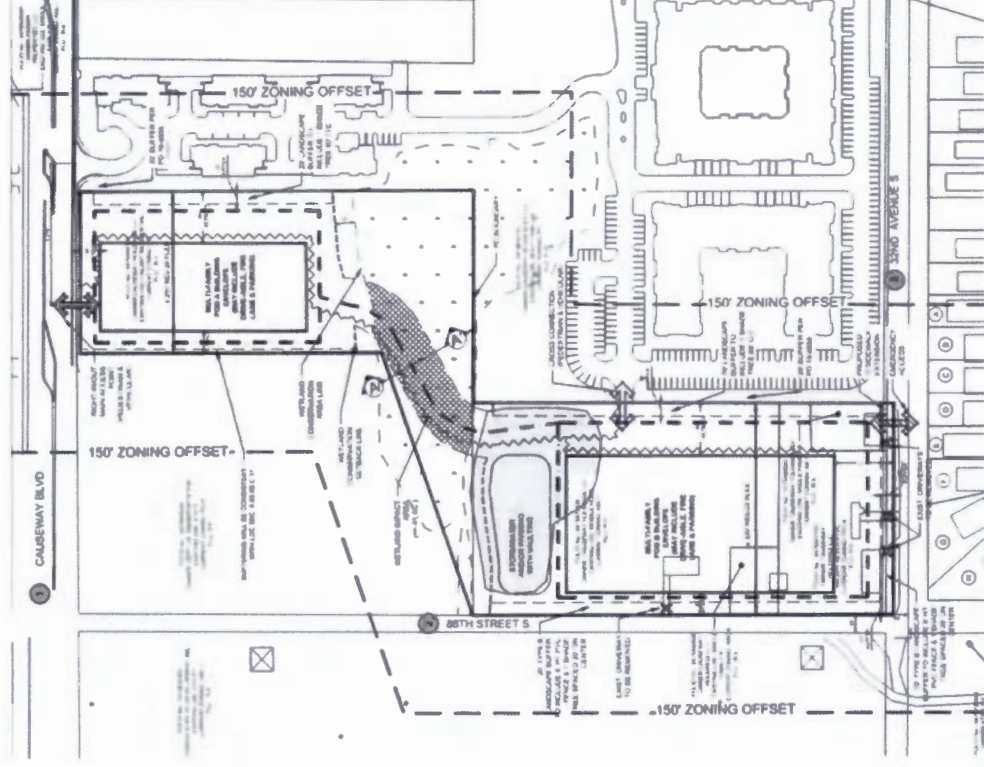
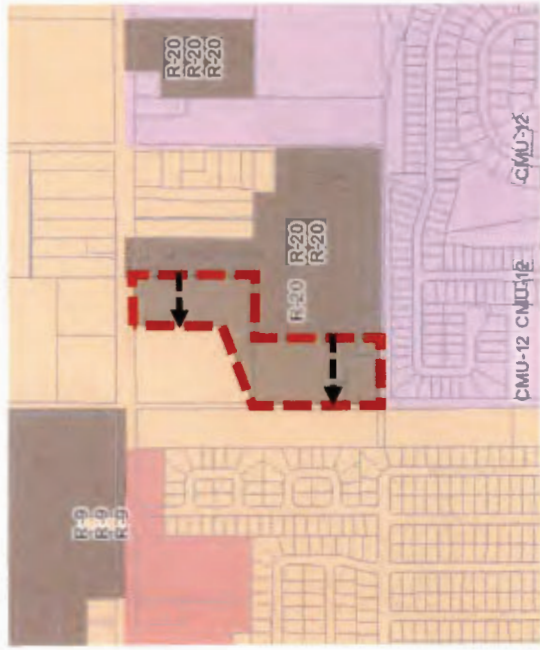
- Adjacent to:
  - North - Causeway Boulevard
  - West – FDOT Stormwater Pond & 86th Street S.
  - East – Santos Flats
  - South – 32nd Avenue S.

Location and Context



## Request – Planned Development

- Up to 238 Multi-Family Unit Complex
- Flex of adjacent Res-20 FLU designation
- Implementation of Graywater Bonus (Florida Statute 403.892)



Request and Site Layout

- Access:
  - Primary - Causeway Boulevard
  - Emergency - 32<sup>nd</sup> Avenue South
  - Cross – Santos Flats
- Maximum Height of 60 feet
- Wetland Impact for Connecting Drive
- Setbacks
  - North (Causeway Blvd) – 30 feet
  - East – 80 feet
  - South (32<sup>nd</sup> Ave. South) – 91 feet
  - West – 34 feet




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Design

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- Compatible with neighboring development
- Proximate to similar development to the north, east, and west
- Directly west is an FDOT Stormwater Pond, 86<sup>th</sup> Street South ROW, & +/- 200-foot Powerline Easement

Development	Maximum Building Height	Entitlements
The Meridian	45 feet	149 Bed Assisted Living
Santos Flats	60 feet	326 Multi-Family Units
Causeway Commons	70 feet	469 Multi-Family Units



Example 1: The Meridian



Example 2: Santos Flats



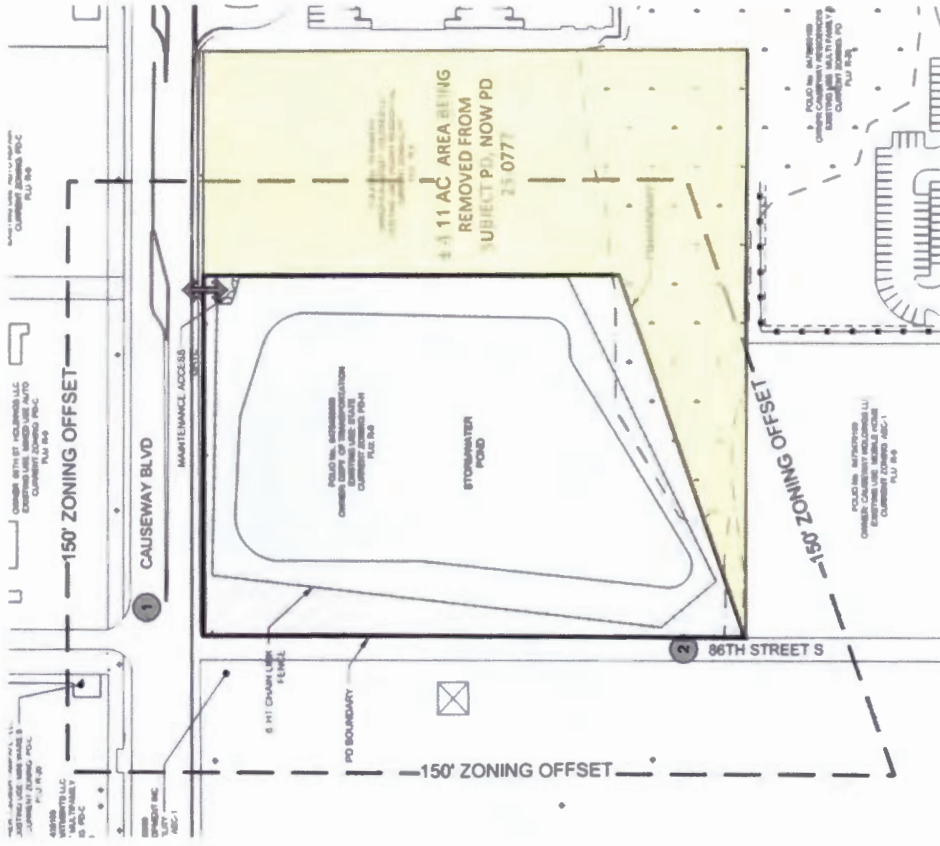
Example 3: Causeway Commons

Compatibility



### Grundy PD Minor Modification (PRS)

- Remove +/- 4.11-acre portion (now PD 23-0777)
- Exchange the 36 approved number of dwelling units with the current use of the property, a stormwater pond constructed by FDOT.
- Remove the access point on 86<sup>th</sup> St S.
- Replace the access point on Causeway Blvd with the existing maintenance-only gated drive.



Accompanying PRS

## Consistency and Compatibility

- The project is in the right location based on the sub-regional features, compliments the neighborhood context, and is compatible with surrounding development.

### **Future Land Use Element**

- *Objective 1: Direct growth to Urban Service Area; Policy 1.2: Minimum Density-75% of allowable (SMU-6); Policy 1.4: Sensitivity of Development proposals in maintaining the character of existing development. Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony.*

### **Relationship to Future Land Use Map**

- *Objective 7: The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025. Policy 7.3: Flex provisions & Policy 7.4: Criteria for consideration of a flex request.*

### **Relationship to Land Development Regulations**

- *Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes.*

### **Neighborhood/Community Development**

- *Objective 16, Policy 16.1: Neighborhood Protection; Policy 16.2: Transitions of intensities, Policy 16.3: Integrating adjacent land uses, Policy 16.8: Density and lot sizes reflect character of surrounding area, Policy 16.10: Density increase compatible with existing, proposed, or planned development, & Policy 16.13: High density residential encouraged along transit emphasis corridors.*

### **Community Design Component**

- *Goal 12: Design neighborhoods which are related to the predominant character of the surroundings. Objective 12-1: New developments should recognize the existing community and be designed in a way this is compatible.*

### **Livable Communities Element – Greater Palm River Community Plan**

- *Goal 1: Current and future growth requires urban-level services. Goal 5a: Planning and Growth. Goal 7a: Protect and enhance the natural environment/resources of Palm River area.*

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## Consistency and Compatibility

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- **No objections** by Review Agencies
- Planning Commission - **Compatible** with the existing and planned development pattern found within the surrounding area. **Consistent** with the Unincorporated Hillsborough County Comprehensive Plan, subject to conditions.
- Development Services: **Approvable**, subject to conditions

\_\_\_\_\_ Key Findings and Recommendations \_\_\_\_\_





**PARTY OF  
RECORD**

## Rome, Ashley

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**From:** Hearings  
**Sent:** Wednesday, November 8, 2023 2:19 PM  
**To:** Rome, Ashley; Timoteo, Rosalina; Heinrich, Michelle  
**Subject:** FW: RZ-PD 23-0777

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**From:** jean wiggins <jgwiggins@hotmail.com>  
**Sent:** Wednesday, November 8, 2023 2:16 PM  
**To:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Subject:** RZ-PD 23-0777

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

To whom it may concern: I don't understand why the county wants to build on every inch of forest land in the state of Florida. In this area alone in the last year or two hundreds of acres and swamp lands have been dug up and built on, leaving the wildlife homeless and run over by careless human beings. The land in question has or had several species of animals living there. Raccoons, fox, deer, squirrels, wood peckers and scrub jays, just to name a few. Can't we please just leave this 5 acre track as agricultural, a safe haven for the animals.

Thank you for your consideration. J.Wiggins  
8134311912

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