



PD Modification Application: PRS 24-0516

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: May 7, 2024

1.0 APPLICATION SUMMARY

Applicant: Hillsborough County Real Estate Dept -Bill Hand

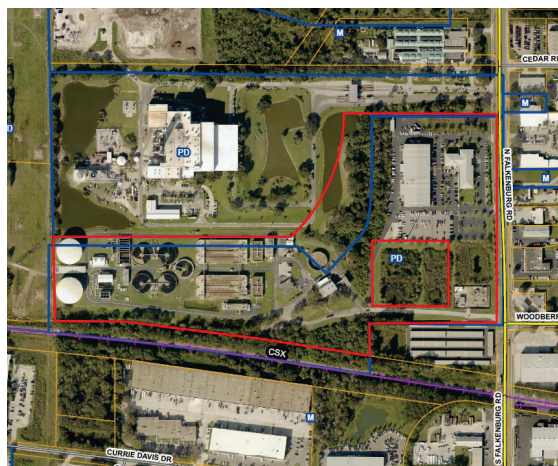
FLU Category: P/QP

Service Area: Urban

Site Acreage: 38.01 AC

Community Plan Area: Brandon

Overlay: None



Introduction Summary:

PD 87-0079 as most recently modified by MM 05-0542 was approved for a wastewater treatment facility, a radiotelephone communications support structure and antenna a maximum of 200 feet in height, and a County maintenance/administrative facility and manufacturing (M) zoning district uses including outdoor vehicle and equipment storage.

A new cross access connection is proposed in the western portion of the PD to connect the County Wastewater Treatment Plant and Falkenburg Maintenance Facility with the adjacent Tampa Bay Water Plant, for accessing water storage tanks. Both parcels are County owned. A companion application PRS 24-0515 was submitted to permit an east-west cross access to the adjacent development zoned Planned Development (PD 87-0079).

No changes to the approved uses or lot development standards are proposed.

Existing Approval(s):

No access along the western boundary of Parcel folio 67977.0150.

Proposed Modification(s):

Allow the provision of one additional access point to the west.

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:

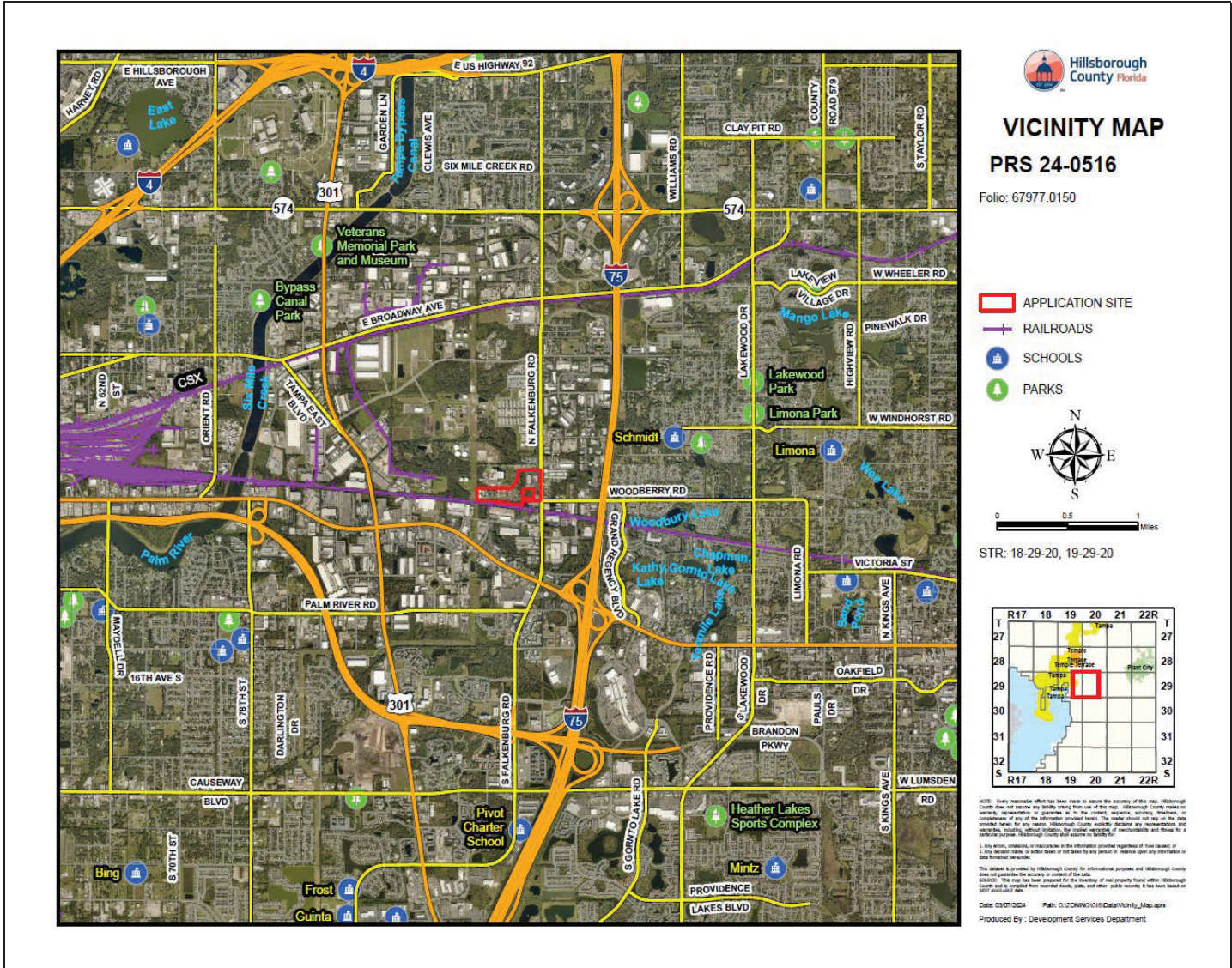
N/A

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 area is primarily developed with public service facilities and light industrial uses. The adjacent property zoned PD 83-0274 to the north is developed with a resource recovery facility. To the west is the Tampa water plant. To the east are properties zoned M developed with a mini warehouse facility. To the south is the CSX Railroad.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

ZONING MAP

PRS 24-0516

Folio: 67977.0150

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS

STR: 18-29-20, 19-29-20

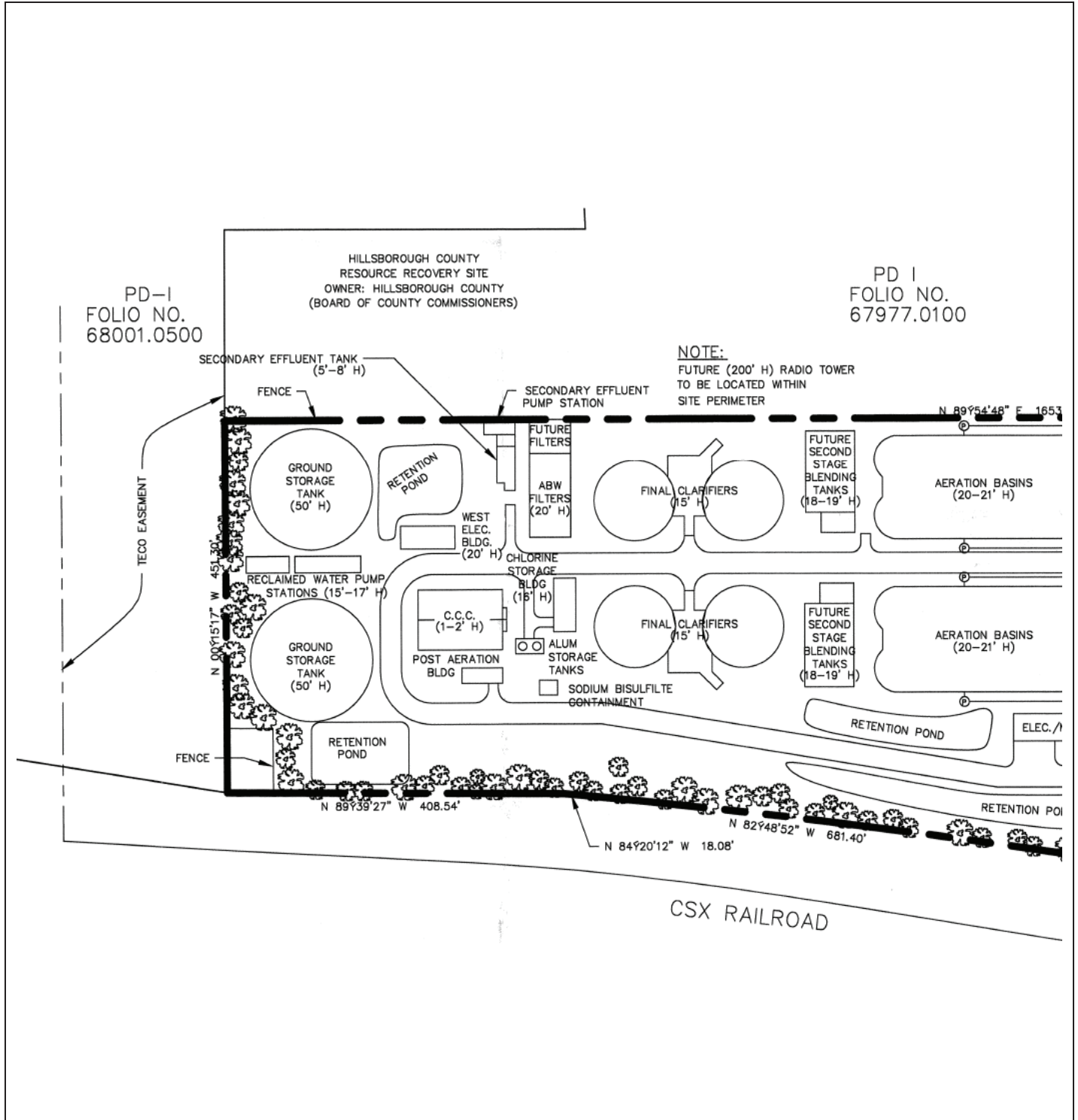
Date: 03/07/2024 Path: C:\ZONING\GIS\Zoning_Map.aprx
Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 83-0274	-	Resource Recovery Facility	Resource Recovery Facility
South	M	0.75 FAR	Manufacturing	CSX Railroad
East	M	0.75 FAR	Manufacturing	Commercial
West	PD 87-0079	0.4 FAR	Commercial, manufacturing, public use facilities	Tampa Bay Water Facility

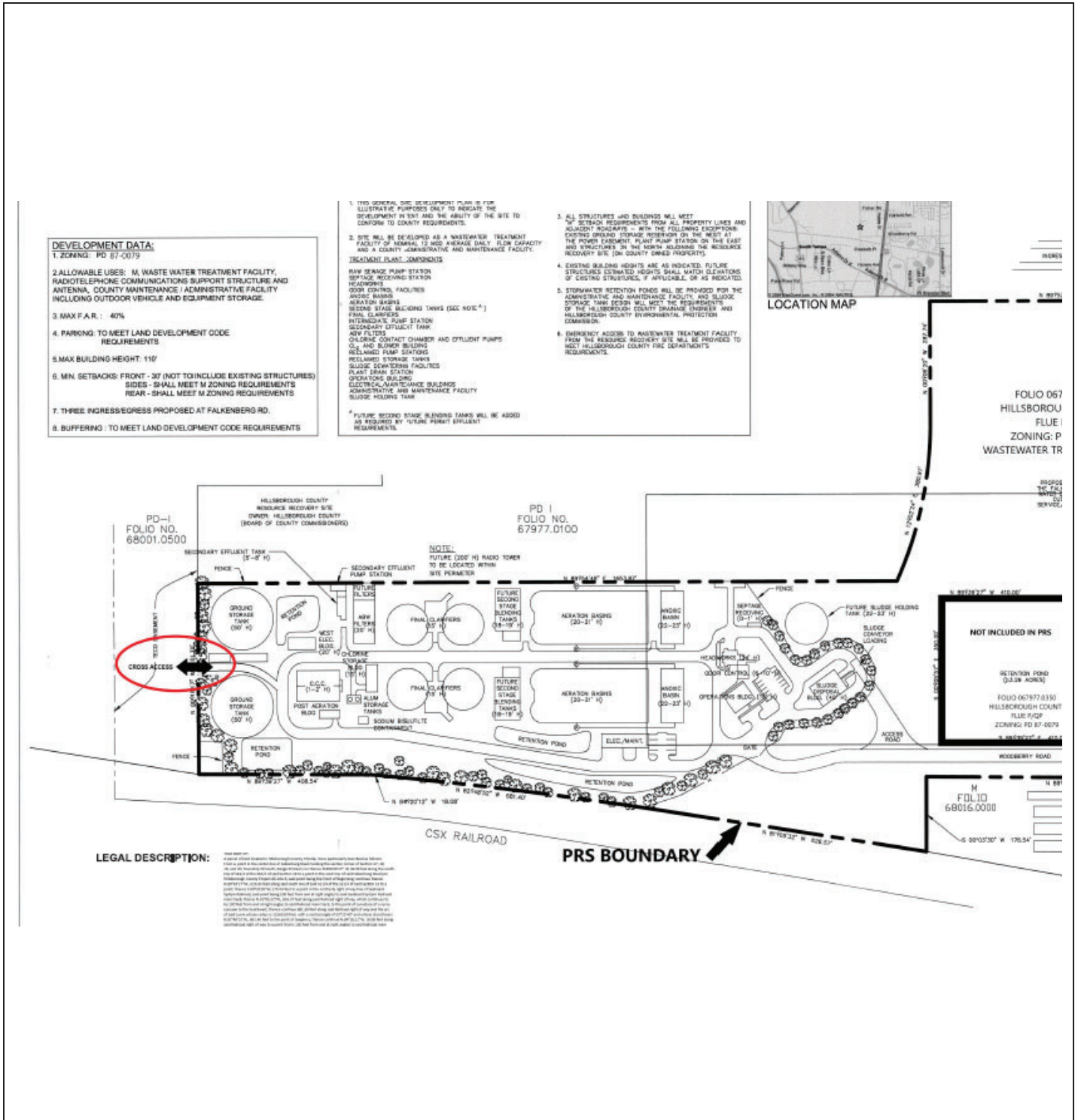
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Falkenberg Rd.	County Arterial - Urban	4 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			
Proposed			
Difference (+/1)			

*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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East	X	Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Vehicular & Pedestrian	Choose an item.
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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" 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	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
No comments have been received as part of this application.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

No changes to intensity or permitted uses of the development have been proposed as part of this modification. Staff finds the proposed modification to the approved Planned Development to be compatible with the surrounding areas.

Transportation Review staff offered no objection to the proposed additional access points, subject to the revised conditions as outlined in the conditions of approval.

5.2 Recommendation

Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 29, 2024.

1. The uses permitted in the PD-I district shall be limited to a wastewater treatment facility, a radiotelephone communications support structure and antenna a maximum of 200 feet in height, and a County maintenance/administrative facility and manufacturing (M) zoning district uses including outdoor vehicle and equipment storage. The tower shall be designed and constructed in accordance with Land Development Code Section 6.11.29, Communications Facilities, Radiotelephone, unless otherwise specified herein. The proposed tower shall not be required to be camouflaged.
2. Buffering and screening for the cell tower shall be provided in accordance with the Land Development Code, unless otherwise specified herein.
3. Prior to the issuance of any permits from Hillsborough County, the applicant shall provide proof to the County that permits from other agencies, specifically the Hillsborough County Aviation Authority, Federal Aviation Administration, and Federal Communications Commission or any other applicable regulatory agencies have been acquired. As part of the FCC approval, the applicant has to provide a letter of approval from the State Historic Preservation Officer verifying that the proposed 200 foot tall cell tower does not negatively impact the properties listed or eligible for listing in the National Register of Historic Places.
4. The development shall be subject to the Land Development Code (LDC) Manufacturing (M) development standards, unless otherwise referenced herein. Existing structures are recognized as legally nonconforming.
5. Driveway radii shall be a minimum of 40 feet to accommodate single-unit vehicles.
6. Stormwater detention/retention pond design requirements for the development shall be as listed below, unless otherwise approved by the Hillsborough County Drainage Engineer and the Hillsborough County Environmental Protection Commission.
 - 6.1 The side slopes shall be no greater than 4:1.
 - 6.2 The banks shall be completely vegetated to the design low water elevation.
 - 6.3 The sides and the bottom of each pond shall not be constructed of impervious material.
7. An emergency access sufficient for emergency vehicles to access the wastewater treatment facility from the Resource Recovery site shall be provided. If a fence separates the resource recovery site from the project site, a gate or break-away fence shall be provided. The location and sufficiency of the access shall be determined by the Hillsborough County Fire Department prior to detailed site plan approval.
8. Any change to the existing general design, location or number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, is approved by Hillsborough County Planning and Growth Management Department and may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetland, and does not grant any implied or vested right to environmental approvals.
10. 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.
11. 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).
12. 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.
- ~~10~~ 13. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- ~~11~~ 14. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
- ~~12~~ 15. This condition has been satisfied as the required right-of-way has been provided. The developer shall dedicate, at the request of Hillsborough County Traffic Engineer to coincide with road improvements, additional right-of-way along Falkenburg Road based on the design of the roadway now in design phase.
- ~~13~~ 16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- ~~14~~ 17. Within ninety days of approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which shall reflect all the conditions outlined above.
- ~~15~~ 18. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
19. The following condition is applicable to the areas within PRS 24-0516: In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject

Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



J. Brian Grady
Tue Apr 23 2024 15:48:12

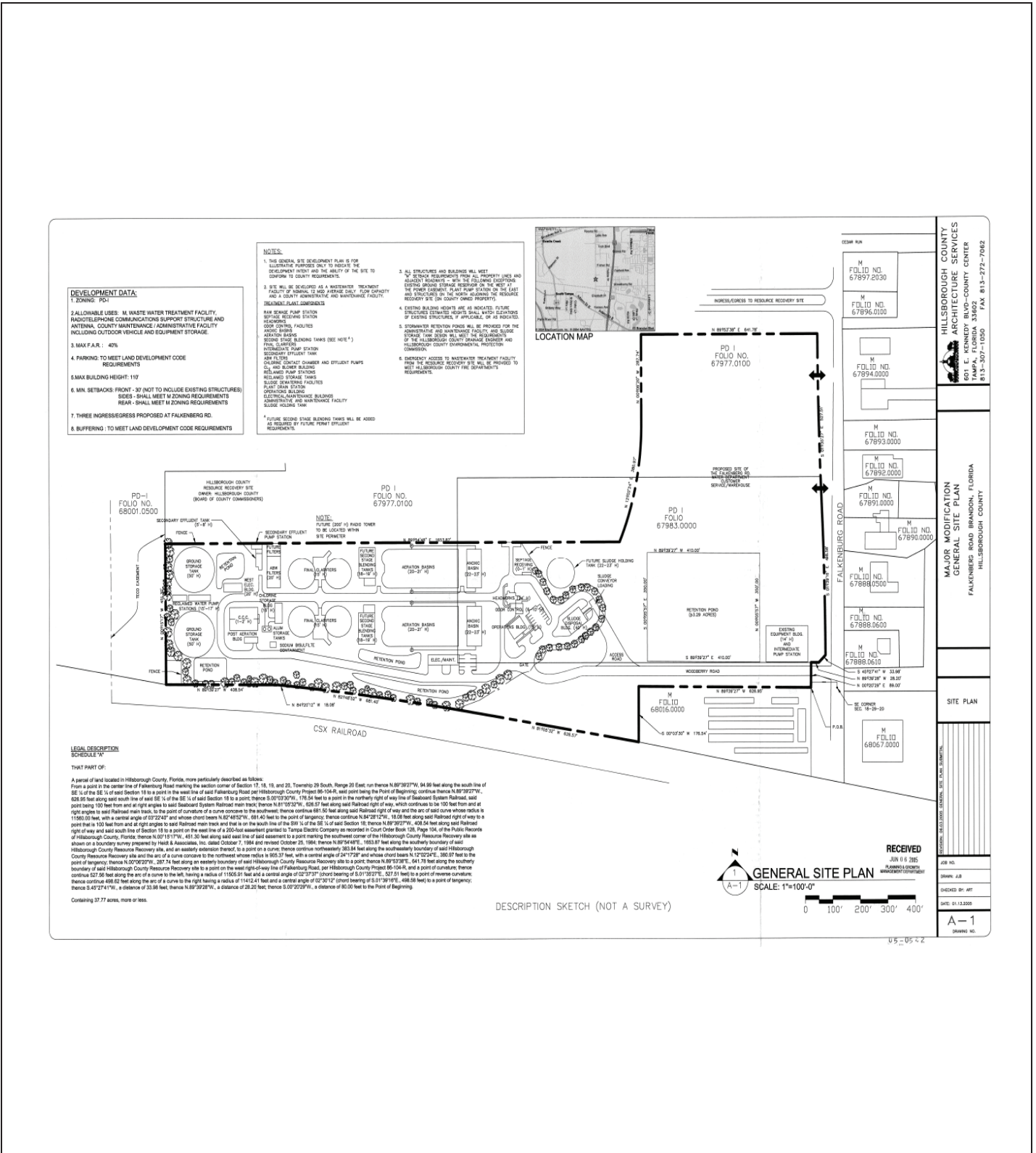
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 4/17/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: PRS 24-0516

- 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.

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSIONS

The applicant is requesting a minor modification/personal appearance (PRS) to approved Planned Development (PD) #87-0079, as most recently amended under Major Modification (MM)#05-0542. The PD consists of multiple parcels; however, the area being modified consists of a single +/- 38.01-acre parcel located at 102 N. Falkenburg Rd.

The applicant is seeking a PD modification to establish a new cross access connection to adjacent folio#67977.0510 (PD#92-0084, as most recently amended by PRS#21-1137) to the west. Staff notes that there is a concurrent application (PRS# 24-0515) for a minor modification to PD#92-0084/ PRS#21-1137 to allow for a reciprocal cross access connection.

The proposed modification will have no impact on maximum potential traffic generation to/from the proposed sites, as project entitlements are remaining unchanged. Transportation Review Section staff has no objection to the proposed modification.

LEVEL OF SERVICE (LOS) INFORMATION

County level of Service (LOS) is provided below for informational purposes.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Falkenburg Rd.	Adamo Dr.	MLK Blvd.	D	C

Source: 2020 Hillsborough County Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Falkenberg Rd.	County Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East	X	Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Vehicular & Pedestrian	Choose an item.
Notes:				

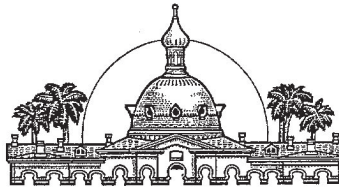
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
N/A	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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



**CURRENTLY
APPROVED**



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

May 24, 2005

BOARD OF COUNTY COMMISSIONERS

Brian Blair
Kathy Castor
Ken Hagan
Jim Norman
Thomas Scott
Mark Sharpe
Ronda Storms

Deputy County Administrator
Wally Hill

Assistant County Administrators
Bernardo Garcia
Carl S. Harness
Manus J. O' Donnell

Ana R. Tulloch, Project Manager
Hillsborough County Real Estate Dept
601 E. Kennedy Blvd., 21st Floor
Tampa, Fl 33602

RE: PETITION NO. MM 05-0542 BR

Dear Ms. Tulloch:

At the regularly scheduled public meeting on May 24, 2005, the Board of County Commissioners granted your request for a Major Modification to PD-I (87-79), with the attached amended final conditions.

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

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review Certification to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy. For information concerning the certification process, please contact Laura Pierce at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

Attachments

cc: Michael Kelly, Director, Real Estate Department
File: PD-I (87-69) Post Office Box 1110 · Tampa, Florida 33601
Web Site: www.hillsboroughcounty.org

An Affirmative Action/Equal Opportunity Employer

Approval - Approval, subject to the conditions listed below, is based on site plan received January 14, 2005.

1. The uses permitted in the PD-I district shall be limited to a wastewater treatment facility, a radiotelephone communications support structure and antenna a maximum of 200 feet in height, and a County maintenance/administrative facility and manufacturing (M) zoning district uses including outdoor vehicle and equipment storage. The tower shall be designed and constructed in accordance with Land Development Code Section 6.11.29, Communications Facilities, Radiotelephone, unless otherwise specified herein. The proposed tower shall not be required to be camouflaged.
2. Buffering and screening for the cell tower shall be provided in accordance with the Land Development Code, unless otherwise specified herein.
3. Prior to the issuance of any permits from Hillsborough County, the applicant shall provide proof to the County that permits from other agencies, specifically the Hillsborough County Aviation Authority, Federal Aviation Administration, and Federal Communications Commission or any other applicable regulatory agencies have been acquired. As part of the FCC approval, the applicant has to provide a letter of approval from the State Historic Preservation Officer verifying that the proposed 200 foot tall cell tower does not negatively impact the properties listed or eligible for listing in the National Register of Historic Places.
4. The development shall be subject to the Land Development Code (LDC) Manufacturing (M) development standards, unless otherwise referenced herein. Existing structures are recognized as legally nonconforming.
5. Driveway radii shall be a minimum of 40 feet to accommodate single-unit vehicles.
6. Stormwater detention/retention pond design requirements for the development shall be as listed below, unless otherwise approved by the Hillsborough County Drainage Engineer and the Hillsborough County Environmental Protection Commission.
 - 6.1 The side slopes shall be no greater than 4:1.
 - 6.2 The banks shall be completely vegetated to the design low water elevation.
 - 6.3 The sides and the bottom of each pond shall not be constructed of impervious material.
7. An emergency access sufficient for emergency vehicles to access the wastewater treatment facility from the Resource Recovery site shall be provided. If a fence separates the resource recovery site from the project site, a gate or break-away fence shall be provided. The location and sufficiency of the access shall be determined by the Hillsborough County Fire Department prior to detailed site plan approval.

AMENDED
FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 05-0542 BR (87-79)
BOCC MEETING DATE: May 24, 2005
DATE TYPED: May 25, 2005

8. Any change to the existing general design, location or number of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, is approved by Hillsborough County Planning and Growth Management Department and may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.
 9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetland, and does not grant any implied or vested right to environmental approvals.
 10. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
 11. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
 12. This condition has been satisfied as the required right-of-way has been provided. The developer shall dedicate, at the request of Hillsborough County Traffic Engineer to coincide with road improvements, additional right-of-way along Falkenburg Road based on the design of the roadway now in design phase.
-
13. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
 14. Within ninety days of approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which shall reflect all the conditions outlined above.
 15. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 4/17/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/ Central

PETITION NO: PRS 24-0516

- 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.

DESCRIPTION OF REQUEST, STAFF ANALYSIS, AND CONCLUSIONS

The applicant is requesting a minor modification/personal appearance (PRS) to approved Planned Development (PD) #87-0079, as most recently amended under Major Modification (MM)#05-0542. The PD consists of multiple parcels; however, the area being modified consists of a single +/- 38.01-acre parcel located at 102 N. Falkenburg Rd.

The applicant is seeking a PD modification to establish a new cross access connection to adjacent folio#67977.0510 (PD#92-0084, as most recently amended by PRS#21-1137) to the west. Staff notes that there is a concurrent application (PRS# 24-0515) for a minor modification to PD#92-0084/ PRS#21-1137 to allow for a reciprocal cross access connection.

The proposed modification will have no impact on maximum potential traffic generation to/from the proposed sites, as project entitlements are remaining unchanged. Transportation Review Section staff has no objection to the proposed modification.

LEVEL OF SERVICE (LOS) INFORMATION

County level of Service (LOS) is provided below for informational purposes.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
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Source: 2020 Hillsborough County Level of Service Report.

Transportation Comment Sheet

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Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
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South		Choose an item.	Choose an item.	Choose an item.
East	X	Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Vehicular & Pedestrian	Choose an item.
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Michael Owen
 Joshua Wostal



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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: May 7, 2024</p> <p>PETITION NO.: 24-0516</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813) 627-2600 X1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: April 3, 2024</p> <p>PROPERTY ADDRESS: 102 N Falkenburg Rd, Tampa</p> <p>FOLIO #: 0679770150</p> <p>STR: 18-29S-20E</p>
<p>REQUESTED ZONING: PRS Amendment to Planned Development</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands/other surface waters appear to exist in the northern portion of the property and along the southern property boundary. Wetlands exist offsite to the west.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. 	

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

INFORMATIONAL COMMENTS:

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

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

aow /

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

PETITION NO.: PRS 24-0516 REVIEWED BY: Clay Walker, E.I. DATE: 3/11/2024

FOLIO NO.: 67977.0150

WATER

- The property lies within the _____ 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 _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater gravity 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: The engineer should work with the operators at the Falkenburg AWWTP to determine the location of any buried equipment.



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:** 3/5/2024
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 3/11/2024
PROPERTY OWNER: Hillsborough County Real Estate Dept **PID:** 24-0516
-Bill Hand
APPLICANT: Hillsborough County Real Estate Dept -Bill Hand
LOCATION: 102 North Falkenburg Rd. Tampa, FL 33619
FOLIO NO.: 67977.0150

AGENCY REVIEW COMMENTS:

According to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan at this time, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (HC EVSD) has no objections.