



STAFF REPORT

SUBJECT:	PD 20-0382	PLANNING AREA:	Seffner Mango
REQUEST:	Rezone to Planned Development	SECTOR	Central
APPLICANT:	Juniper Development, LLC		
Existing Zoning: Agricultural Residential (AR) and Residential Duplex Conventional -12 (RDC-12)		Comp Plan Category: Urban Mixed Use - 20	



Hillsborough County Florida

Project Location Map
RZ-PD 20-0382
Folio: 65053.0000, 65064.0000

Application Site
Parcels

N

0 50 100 Feet

STR. 5-20-20

NOTE: This map is for informational purposes only and does not constitute a final decision. The applicant is responsible for providing accurate information and for obtaining all necessary permits and approvals. The County is not responsible for any errors or omissions on this map. The County is not responsible for any damages or losses resulting from the use of this map. The County is not responsible for any claims or liabilities arising from the use of this map.

Date: 1/15/2020 File: 16294000704020.docx

The applicant seeks approval for three optional development scenarios which include a mix of single family and multi family residential and commercial development options.

	Option 1	Option 2	Option 3
Proposed Residential Development	Single Family Homes Min lot width 40'	Multi-Family Residential Minimum unit footprint 900sf	Multi-Family Residential
Number of Residential Units	110 units	148 units	348
Max Residential Building Height	36 feet	36 feet	60 feet
Proposed Commercial Development	Commercial uses shall be retail, hospitality, offices or self-storage or a combination of all proposed uses		
Maximum SF of Commercial	165,000 sf	165,000 sf	0 sf

Exhibit 3: Proposed Development Scenarios Matrix

General Development Plan – **Option 1 Detail** (next page) depicts detached single family residential development on the northern and southern portions of the site separated by wetlands and the manmade lake. The proposed commercial uses totaling 165,000 sf are located in the northeastern portion of the site on 4.65 acres. The proposed commercial uses will take access on Williams Road and Bryan Road while the Residential uses will utilize Bryan Road to the north for access. For **Option 2** the applicant proposes the same placement of residential and commercial uses with the same access points utilized by Option 1. For **Option 3** the applicant proposes the single use of multi-family residential uses on the entire site and with the elimination of commercial uses. In this development scenario the second access used for commercial uses on Bryan Road will be eliminated.

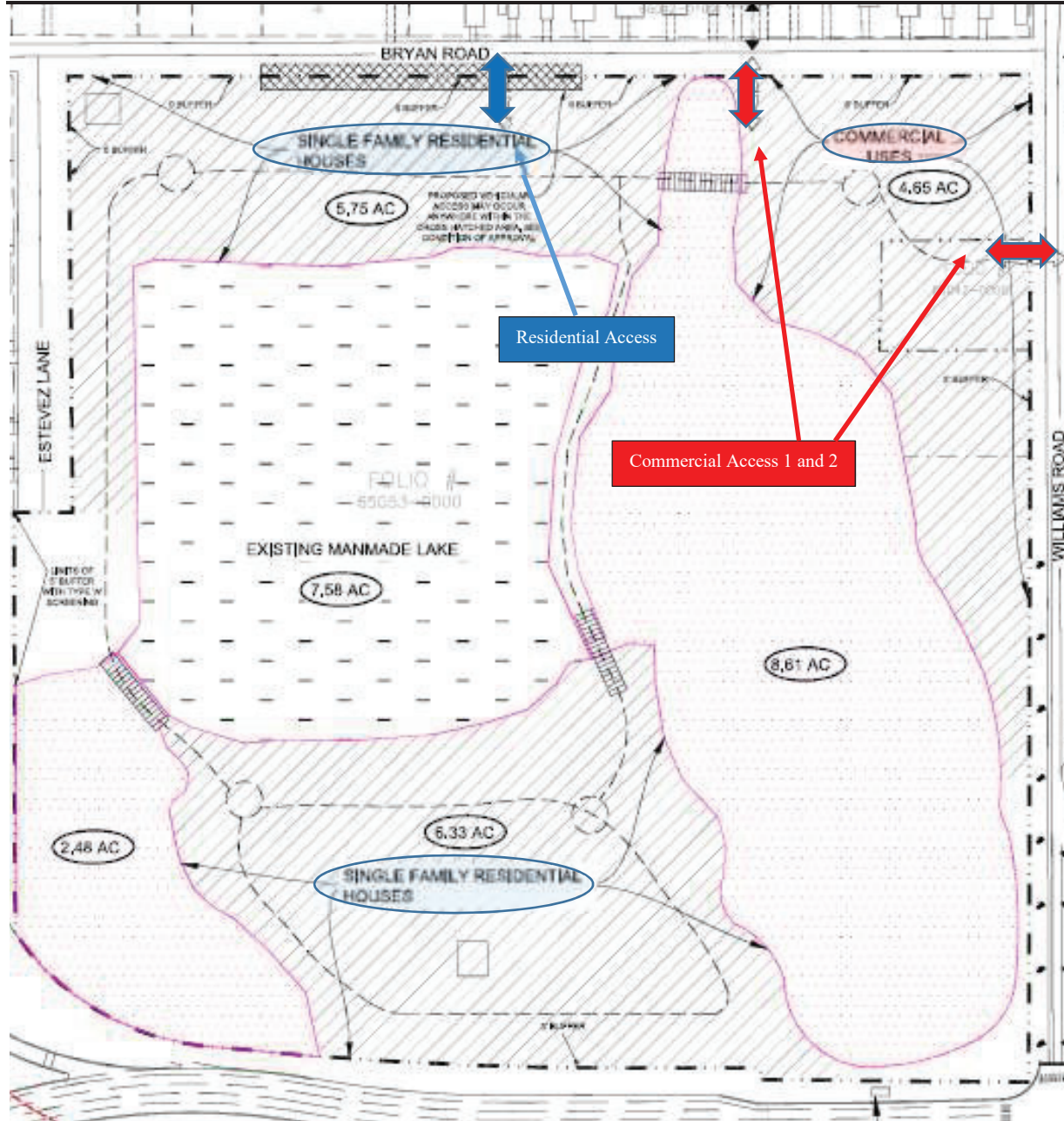


Exhibit 3: Detail of General Development Plan - Option 1

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code. The applicant will construct sidewalks on the south side of Bryan Road and the west side of Williams Road.

Per LDC Section 6.06.06, except for parcel folio 65154.0000 the project is separated from adjacent parcels with right of way exceeding 50 feet and adjacent uses would not be required to be buffered or screened.

In addition the 2 to 1 setback requirement for a structure over 20 feet shall apply only to this parcel.

1.3 Evaluation of Existing and Planned Public Facilities

Public Utilities

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

School Board

Comments received from the Hillsborough County Public Schools indicate Mango Elementary and Armwood High School currently do not have adequate capacity for the proposed development. However, contiguous concurrency service areas have available capacity at the high school level. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Transportation

The proposed project is anticipated to increase (by 6,586 average daily trips, 179 a.m. peak hour trips, and 478 p.m. peak hour trips) the maximum trip generation potential of the subject property. The developer will be required, as described in the transportation report, to construct improvements to Williams Road and Bryant Road which are both substandard roadways in this location.

If approved the applicant be required to construct sidewalks along the south side of Bryan Road as well as along the east side of Williams Road.

In addition, the applicant has agreed to construct approximately 350 feet of sidewalk on the east side of Williams Road and north of Bryan Road. Construction of this segment of sidewalk north of the project allows the project to achieve horizontal integration of a second use in the event they do not develop residential and commercial uses concurrently. The condition requiring this sidewalk improvement shall be considered a Critical Design Feature and revising the condition would require a Major Modification of the PD.

1.4 Natural Resources/Environmental

The Environmental Protection Commission has noted the site plan would result in multiple wetland impacts and recommended the applicant redesign this site plan to utilize the available upland areas and avoid impacts to the wetlands. The applicant indicates that to date they have not completed a wetland delineation on the site and will redesign the site subsequent to completion of the wetland delineation.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning **consistent** with the *Future of Hillsborough* Comprehensive Plan.

1.6 Compatibility

The existing land uses and zoning designations for the surrounding area are a diverse and balanced mix of commercial and residential uses including a variety of different zoning districts. The subject application mirrors this mix of uses. The current uses and approved uses for the subject parcels are as follows:

LOCATION	ZONING	USE / APPROVED FOR
North	Agricultural Rural (AR) and PD 12-0196 (MM 16-0548)	Residential SF/ Same Residential SF MH/ Mixed Uses, GC, BPO, Hotels, Motels, Light Industrial
South	Commercial General	MLK, Gas Station/ Same
East	PD 18-1051 and CG, M and CN	Vacant/CG Uses with Restriction (no bars etc) Commercial, Warehouse Uses, Neighborhood Commercial / Same
West	Agricultural Rural	Residential SF/ Same

Exhibit 4: Location, Zoning, Use/Approved For Matrix

The mix of commercial and residential uses in proximity to the subject site include a wide variety of uses that are similar to the mix of uses proposed by the applicant including Retail, Hospitality, Office or Self-Storage, insuring that the proposed PD will not introduce new incompatibilities to the surrounding area.

1.7 Agency Comments

The following agencies reviewed the application and offer no objections:

Hillsborough County Water Resources
Hillsborough County School Board
Florida Department of Transportation
Hillsborough County Environmental Protection Commission.
Conservation and Environmental Lands Management

1.8 Exhibits

Exhibit 1: Project Location Map
Exhibit 2: General Location Map
Exhibit 3: Proposed Development Scenarios Matrix
Exhibit 3: Detail of General Development Plan, Option 1
Exhibit 4: Location, Zoning, Use/Approved For Matrix
Exhibit 5: Proposed Site Plan PD 20-0382 Options
Exhibit 6: Intermediate Zoning Map
Exhibit 7: Future Land Use Map

2.0 Recommendation

Based on the above considerations, staff finds the request to be supportable subject to the attached conditions.

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

- On all sheets, change the label reading “Existing Bus” to instead read “Existing Transit Stop”; and,
- On all sheets, modify Note 21 within the “General Notes” section to state “Any internal project driveways will be privately maintained and may be gated. Any internal project roadways may be public or private and, if private, may be gated. Project gates will comply with TD-9 requirements of the Transportation Technical Manual.”
- Project Data Table Options 1 and 2: Max Units Allowed for Residential Development should use 12.08 AC as basis resulting in 308 Max units
- Project Data Table Options 3: Max Units Allowed for Residential Development shall use 16.73 AC as basis resulting in 418 Max units
- Option 1 Community Gathering Area in legend and on site plan should agree
- Buffer on Options 2 and 3 in SE Corner of project adjacent to SF MH zoned AR shall be 20 foot Type B. All other buffers should be 0 feet or no buffer.
- On all sheets the add the language “Except adjacent to Folio 65154.0000” to the statement “No 2:1 Additional Setback Required for over 20’ in Height.”

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 23, 2021.

1. The project shall be allowed development under one of three development options including single family and multi-family residential development and commercial development. Commercial development shall be limited to the following uses: retail, hospitality, office, or self-storage
2. Development Option 1 shall be developed with a mix of single family residential units and commercial uses with the following residential development standards:

Single Family Residential Units	110 Maximum
Minimum Lot Size	3,600 square feet
Minimum lot width:	40 feet
Minimum front yard setback:	20 feet
Minimum front yard setback for a front yard functioning as a side yard:	5 feet
Minimum separation between homes	10 feet
Minimum rear yard setback:	20 feet
Minimum side yard setback:	5 feet
Maximum building height:	36 feet
Maximum building coverage:	70%

Maximum Impervious Surface Area: 80%

Option 1 commercial development standards include:

Maximum Commercial Development SF	165,000 square feet
Minimum Commercial Development SF	16,500 square feet
Front Yard Setbacks	30 feet
Maximum Building Height	60 feet

3. Development Option 2 shall be developed with a mix of multi-family residential units and commercial uses with the following residential development standards:

Multi-Family Residential Units	148 Maximum
Minimum Lot Size	900 square feet
Minimum building width:	15 feet
Minimum front yard setback:	20 feet
Minimum separation between structures	10 feet
Minimum rear yard setback:	10 feet
Minimum side yard setback:	5 feet
Maximum building height:	36 feet
Maximum building coverage:	70%
Maximum Impervious Surface Area:	80%

Option 2 commercial development standards (See standards for Option 1)

4. Development Option 3 shall be developed with multi-family residential units with the following residential development standards:

Multi-Family Residential Units	348 Maximum
Minimum front yard setback:	20 feet
Maximum building height:	60 feet
Maximum building coverage:	70%
Impervious Surface Area:	80%

5. Buffer and screening shall be provided as depicted on the PD General Site Plan for Options 1-3. Buffer on Options 2 and 3 in SE Corner of project adjacent to SF MH zoned AR should be 20 foot Type B. All other buffers shall be 0 feet or no buffer
6. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
7. Prior to or concurrent with the initial increment of development, the developer shall construct a northbound to westbound left turn lane on Williams Rd. into the project access.

8. Prior to or concurrent with an increment of development taking access onto Bryan Rd., the developer shall:
 - a. For Options 1 and 2, the developer shall improve Bryan Rd., between the western Bryan Rd. access and eastern Bryan Rd. access, to the Typical Section – 3 (TS-3) residential subtype standards, as found within the Hillsborough County Transportation Technical Manual (TTM). The developer shall also improve Bryan Rd., between the eastern Bryan Rd. access and Williams Rd., to the TS-3 non-residential subtype standards, as found within the TTM; or,
 - b. For Option 3, the developer shall improve Bryan Rd., between the project access and Williams Rd., to the TS-3 residential subtype standards, as found within the TTM. Substandard road improvements on Bryan Rd. may necessitate the developer to dedicate and convey additional right-of-way to Hillsborough County, depending upon the file development option chosen.
9. To the greatest extent feasible, the developer shall improve Williams Rd., between Bryan Rd. and MLK Blvd., to the Typical Section – 4 (TS-4) standards for urban collector roadways, as found within the TTM. This condition recognizes that access modifications to an existing business on the east side of Williams Rd. in the vicinity of the Bryan Rd. intersection may not be possible until that site redevelops, and also recognizes the need to transition standard roadway features and alignments to meet the existing roadway configuration, given the existing right-of-way constraints of Williams Rd. north of Bryan Rd.
10. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, prior to or concurrent with the initial increment of development, the developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's frontage necessary to accommodate future improvements (by others) to the full TS-4 typical section standard, as well sufficient additional right-of-way necessary to accommodate a future northbound to westbound left turn lane (by others) on Williams Rd. onto Bryan Rd. If development proceeds under Options 1 or 2, the developer shall construct a minimum of 10% of, the total square footage of commercial uses (i.e. 16,500 s.f.) prior to issuance of the first Certificate of Occupancy for any residential development within the project. Alternatively, at the developer's option, the developer may elect to defer commercial development to a later project phase; however, in the event the developer makes such election then, in addition to any sidewalks required by Sections 6.02.08 and 6.03.02 of the Hillsborough County Land Development Code (LDC), the developer shall, at its sole expense, construct a minimum 5-foot wide ADA compliant sidewalk (to include crosswalks where necessary) along the west side of Williams Rd. for a distance of +/- 350 feet. If elected, such sidewalk shall be constructed concurrent with the initial increment of development. The intent of this condition is to connect the required internal sidewalk network, and external sidewalks to be constructed along the project's roadway frontages,

with the existing sidewalk along Williams Rd. which currently terminates along the frontage of folio 65208.0432. This condition may require the developer to acquire, dedicate and convey additional right-of-way or easement rights, as needed, to Hillsborough County for public access and maintenance purposes. Notwithstanding the above, in the event the County or another party constructs sidewalks/crosswalks within the +/- 350 foot segment prior to development of this project, then the developer shall be relieved of any obligation to construct sidewalks/crosswalks within the +/- 350 area, but may still take advantage of its presence for purposes of deferring required commercial development (reference Policy 19.1 of the Future Land Use Element of the Hillsborough County Comprehensive Plan).

11. In addition to any sidewalks required by Sections 6.02.08 and 6.03.02 of the Hillsborough County Land Development Code (LDC), if the development proceeds under Option 3 then the developer shall, at its sole expense, construct a minimum 5-foot wide ADA compliant sidewalk (to include crosswalks where necessary) along the west side of Williams Rd. for a distance of +/- 350 feet. Such sidewalk shall be constructed concurrent with the initial increment of development. The intent of this condition is to connect the required internal sidewalk network, and external sidewalks to be constructed along the project's roadway frontages, with the existing sidewalk along Williams Rd. which currently terminates along the frontage of folio 65208.0432. This condition may require the developer to acquire, dedicate and convey additional right-of-way or easement rights, as needed, to Hillsborough County for public access and maintenance purposes. Notwithstanding the above, in the event the County or another party constructs sidewalks/crosswalks within this segment prior to development of this project, the developer shall be relieved of any obligation with respect to construction of sidewalks not within or along project boundaries, but may still take advantage of its presence for purposes of satisfying Policy 19.1 of the Future Land Use Element of the Hillsborough County Comprehensive Plan.
12. This condition, together within conditions 5, 6 and 7, above, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.
13. This condition, together within conditions 5, 6 and 7, above, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.
14. Consistent with Section 6.03.09 of the LDC, the developer shall install bicycle racks at the existing transit stop at the northeast corner of MLK Blvd. and Williams Rd. The developer shall coordinate the design and location of such improvement with Hillsborough Area Regional Transit (HART).

15. With regards to the westernmost project access on Bryan Rd. (for Options 1 and 2), and only project access on Bryan Rd. (for Option 3), the developer shall be permitted to locate that project access anywhere within the bounding box area shown on the PD site plan.

16. 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.

17. 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.

18. 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).

19. 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

Staff's Recommendation: Approvable, Subject to Conditions

Zoning
Administrator



J. Brian Grady

Sign-off: Mon Mar 8 2021 15:38:18

MLK & WILLIAMS MIXED USE DEVELOPMENT 10810 E DR M L K JR BLVD, FL 33583 PLANNED DEVELOPMENT APPLICATION

HILLSBOROUGH COUNTY, FLORIDA
SECTION 09, TOWNSHIP 29 S, RANGE 20 E

LEGAL DESCRIPTION



PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 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, 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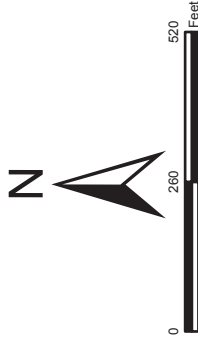


Immediate Aerial Zoning Map

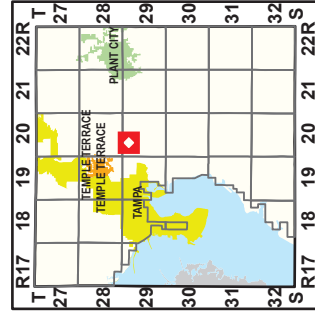
RZ-PD 20-0382

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-  Application Site
-  Zoning Boundary
-  Parcels



STR: 5-29-20

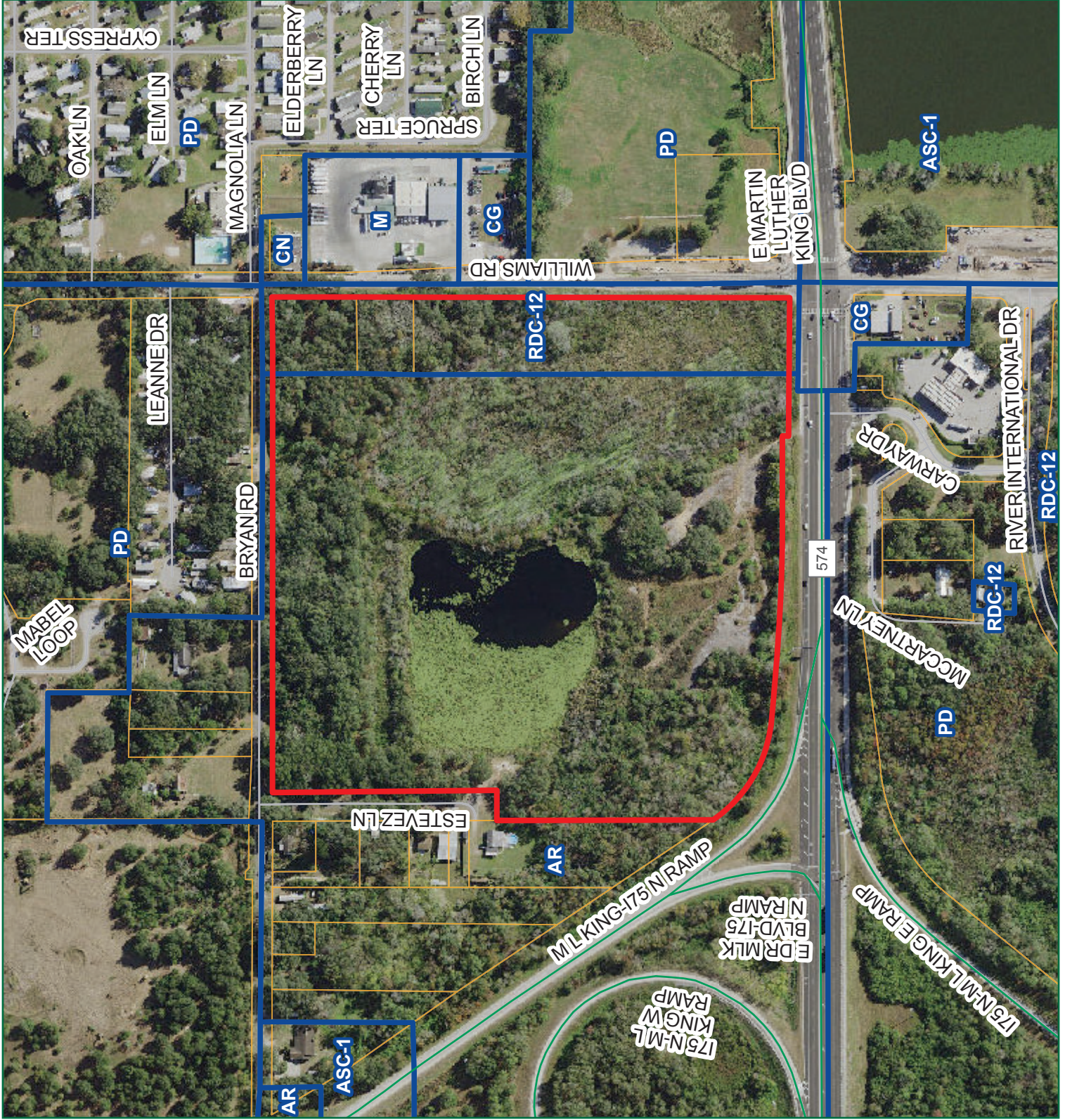


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.



COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 20-0382

DATE OF HEARING: March 15, 2021

APPLICANT: Juniper Development LLC / Abir Khalid

PETITION REQUEST: A request to rezone property from RDC-12 & AR to PD to permit a mix of multi-family residential and commercial development

LOCATION: 40 feet southwest of the intersection of Bryan Rd. and Williams Rd.

SIZE OF PROPERTY: 38 acres, m.o.l.

EXISTING ZONING DISTRICT: RDC-12 & AR

FUTURE LAND USE CATEGORY: UMU-20

SERVICE AREA: Urban

COMMUNITY PLAN: Seffner Mango

DEVELOPMENT REVIEW STAFF REPORT

1.0 Summary

1.1 Project Narrative

The applicant seeks to rezone two parcels, currently zoned Agricultural Rural (AR) and Residential Duplex Conventional – 12 (RDC-12) to Planned Development to allow a mix of multi-family residential and commercial development. The proposed PD has an area of approximately 35.4 acres, of which approximately 16.7 acres are uplands, and the remaining 18.7 acres are either wetlands or a man-made lake. The site is located on the northwest corner of Williams Road and MLK Boulevard and east of Interstate-75, within the Seffner Mango Planning Area and is in the Urban Service Area. The site has a Future Land Use classification of Urban Mixed Use -20 (UMU-20) and is currently vacant.

The applicant seeks approval for three optional development scenarios which include a mix of single family and multi-family residential and commercial development options.

	Option 1	Option 2	Option 3
Proposed Residential Development	Single-Family Homes Min Lot Width 40'	Multi-Family Residential Minimum footprint 900 sf	Multi-Family Residential
Number of Residential Units	110 units	148 units	348
Max Residential Building Height	36 feet	36 feet	60 feet
Proposed Commercial Development	Commercial uses shall be retail, hospitality, offices or self-storage or a combination of all proposed uses	Commercial uses shall be retail, hospitality, offices or self-storage or a combination of all proposed uses	Commercial uses shall be retail, hospitality, offices or self-storage or a combination of all proposed uses
Maximum SF of Commercial	165,000 sf	165,000 sf	0 sf

General Development Plan – Option 1 Detail (next page) depicts detached single family residential development on the northern and southern portions of the site separated by wetlands and the manmade lake. The proposed commercial uses totaling 165,000 sf are located in the northeastern portion of the site on 4.65 acres. The proposed commercial uses will take access on Williams Road and Bryan Road while the Residential uses will utilize Bryan Road to the north for access. For Option 2 the applicant proposes the same placement of residential

and commercial uses with the same access points utilized by Option 1. For Option 3 the applicant proposes the single use of multi-family residential uses on the entire site and with the elimination of commercial uses. In this development scenario the second access used for commercial uses on Bryan Road will be eliminated.

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code. The applicant will construct sidewalks on the south side of Bryan Road and the west side of Williams Road.

Per LDC Section 6.06.06, except for parcel folio 65154.0000 the project is separated from adjacent parcels with right of way exceeding 50 feet and adjacent uses would not be required to be buffered or screened.

In addition the 2 to 1 setback requirement for a structure over 20 feet shall apply only to this parcel.

1.3 Evaluation of Existing and Planned Public Facilities

Public Utilities

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

School Board

Comments received from the Hillsborough County Public Schools indicate Mango Elementary and Armwood High School currently do not have adequate capacity for the proposed development. However, contiguous concurrency service areas have available capacity at the high school level. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Transportation

The proposed project is anticipated to increase (by 6,586 average daily trips, 179 a.m. peak hour trips, and 478 p.m. peak hour trips) the maximum trip generation

potential of the subject property. The developer will be required, as described in the transportation report, to construct improvements to Williams Road and Bryant Road which are both substandard roadways in this location.

If approved the applicant be required to construct sidewalks along the south side of Bryan Road as well as along the east side of Williams Road.

In addition, the applicant has agreed to construct approximately 350 feet of sidewalk on the east side of Williams Road and north of Bryan Road. Construction of this segment of sidewalk north of the project allows the project to achieve horizontal integration of a second use in the event they do not develop residential and commercial uses concurrently. The condition requiring this sidewalk improvement shall be considered a Critical Design Feature and revising the condition would require a Major Modification of the PD.

1.4 Natural Resources/Environmental

The Environmental Protection Commission has noted the site plan would result in multiple wetland impacts and recommended the applicant redesign this site plan to utilize the available upland areas and avoid impacts to the wetlands. The applicant indicates that to date they have not completed a wetland delineation on the site and will redesign the site subsequent to completion of the wetland delineation.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning consistent with the Future of Hillsborough Comprehensive Plan.

1.6 Compatibility

The existing land uses and zoning designations for the surrounding area are a diverse and balanced mix of commercial and residential uses including a variety of different zoning districts. The subject application mirrors this mix of uses. The current uses and approved uses for the subject parcels are as follows:

LOCATION	ZONING	USE / APPROVED FOR
North	Agricultural Rural (AR) and PD 12-0196 (MM 16-0548)	Residential SF/ Same Residential SF MH/ Mixed Uses, GC, BPO, Hotels, Motels, Light Industrial
South	Commercial General	MLK, Gas Station/ Same
East	PD 18-1051 and CG, M and CN	Vacant/CG Uses with Restriction (no bars etc) Commercial, Warehouse Uses, Neighborhood Commercial / Same
West	Agricultural Rural	Residential SF/ Same

The mix of commercial and residential uses in proximity to the subject site include a wide variety of uses that are similar to the mix of uses proposed by the applicant including Retail, Hospitality, Office or Self- Storage, insuring that the proposed PD will not introduce new incompatibilities to the surrounding area.

1.7 Agency Comments

The following agencies reviewed the application and offer no objections:

Hillsborough County Water Resources

Hillsborough County School Board

Florida Department of Transportation

Hillsborough County Environmental Protection Commission. Conservation and Environmental Lands Management

1.8 Exhibits

Exhibit 1: Project Location Map

Exhibit 2: General Location Map

Exhibit 3: Proposed Development Scenarios Matrix Exhibit 3: Detail of General Development Plan, Option 1 Exhibit 4: Location, Zoning, Use/Approved For Matrix Exhibit 5: Proposed Site Plan PD 20-0382 Options Exhibit 6: Intermediate Zoning Map

Exhibit 7: Future Land Use Map

2.0 Recommendation

Based on the above considerations, staff finds the request to be supportable subject to the conditions.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 15, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. J. D. Alsabbagh, 8370 West Hillsborough Avenue Suite 205 Tampa testified on behalf of the applicant. Mr. Alsabbagh stated that the property is located at the northwest corner of Dr. Martin Luther King Jr. Blvd. and the Williams Road. He described property and added that it is 35.4 acres in size and zoned AR and RDC-12. The Future Land Use category is SMU-20. The property has 16.7 acres of upland and 18.7 acres of wetlands. There is a man-made lake and residences are proposed around the lake. Mr. Alsabbagh testified that three development options are proposed. Option 1 is for 110 single-family homes with 165,000 square feet of retail. Two access points are proposed to Williams Road and to Bryan Road. Option 2 proposes the same access as Option 1 but 148 multi-family dwelling units instead combined with the 165,000 square feet of commercial. Option 3 proposes 348 multi-family dwelling units and no commercial. The UMU land use category requires to uses. Option 3 proposes to utilize another mixed use project within one quarter mile of the property to satisfy the requirement. The adjacent property is zoned PD 12-0196 and the applicant can provide connectivity. Regarding density, Mr. Alsabbagh testified that there is an incentive under Policy 19.3 for a bonus to the FAR if three land uses are utilized. He concluded his presentation by stating that improvements will be made to Williams Road and Bryan Road and that the project is supported by the neighbor who wrote a letter that was filed into the record.

Hearing Master Finch asked Mr. Alsabbagh if he was in agreement with the revisions to the conditions proposed by County staff. Mr. Alsabbagh replied yes.

Mr. Steve Beachy, Development Services Department testified regarding the County's staff report. Mr. Beachy stated that the revisions to the conditions include the word combination and clarified the number of dwelling units.

Hearing Master Finch asked Mr. Beachy about Option 3 and the two land uses, one of which is off-site and whether that should be memorialized in the conditions. Mr. Beachy replied that zoning condition 11 documents that provision.

Ms. Yeneka Mills of the Planning Commission staff testified that the property is within the Urban Mixed Use-20 Future Land Use category and located in the Urban Service Area and the Seffner Mango Community Planning Area. She testified that three development options are proposed and described each one. Ms. Mills testified that the development meets the environmental features exception to the minimum density requirements and is consistent with Policy 1.3. The project is also consistent with Objective 16 regarding neighborhood compatibility. Additionally, the project is consistent with Policy 16.3 regarding the integration of adjacent land uses and Policy 16.5 regarding higher intensity uses to be restricted to arterials and locations external to established neighborhoods. Option 3 with the proposed sidewalk connection to the off-site property is consistent with Policy 19.1. She concluded her remarks by stating that the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

Mr. Grady of the Development Services Department clarified that zoning condition 12 addresses the Option 3 development scenario.

Mr. Alsabbagh did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Grady submitted revised zoning conditions into the record.

Mr. Alsabbagh submitted site plan and graphics of the project as well as two letters in support from neighbors, a copy of the sign in sheet for a neighborhood meeting and a description of the meeting.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 38 acres in size and is zoned RDC-12 and AR. The property is designated UMU-20 by the Comprehensive Plan and located in the Urban Service Area and the Seffner Mango Community Planning Area.
2. The request to rezone from RDC-12 and AR to Planned Development (PD) is for the purpose of developing the property with one of three options. Option one would permit up to 110 single-family homes with 165,000 square feet of commercial land uses. Option two would permit up to 148 multi-family dwelling units with 165,000 square feet of commercial. Option three would permit up to 348 multi-family dwelling unit with no commercial entitlements.
3. The applicant has committed to a maximum building height of 36 feet for Options one and two and a maximum height of 60 feet for Option 3.
4. The Planning Commission found the request to be consistent with Objective 16 regarding neighborhood compatibility. Further, the Planning Commission found the development proposal consistent with Policy 16.3 regarding the integration of adjacent land uses and Policy 16.5 regarding higher intensity uses to be restricted to arterials and locations external to established neighborhoods. The UMU-20 requirement for two or more land uses is met by the proposed Option one and two. Option three complies with the requirement using an adjacent project that will be connected by a sidewalk. The Planning Commission determined that the request is consistent with the Comprehensive Plan and supports the rezoning request.
5. The surrounding area is developed with a mix of residential and commercial land uses. Surrounding properties are zoned CN, CG, PD and M.
6. The applicant's representative testified that the wetlands are almost completely excluded from the proposed development. Additionally, he testified that water would not be pumped from the pond.
7. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

**FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE
HILLSBOROUGH COUNTY COMPREHENSIVE PLAN**

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

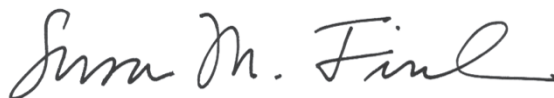
The request is to rezone 38 acres from RDC-12 and AR to PD to develop the property with one of three options. Option one would permit up to 110 single-family homes with 165,000 square feet of commercial land uses. Option two would permit up to 148 multi-family dwelling units with 165,000 square feet of commercial. Option three would permit up to 348 multi-family dwelling unit with no commercial entitlements. The applicant has committed to a maximum building height of 36 feet for Options one and two and a maximum height of 60 feet for Option 3.

The Planning Commission found the request to be compatible with the area and consistent with the Comprehensive Plan.

The request is compatible with the character of the area and consistent with the intent of the Land Development Code and Comprehensive Plan.

RECOMMENDATION

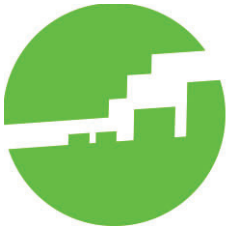
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



April 5, 2021

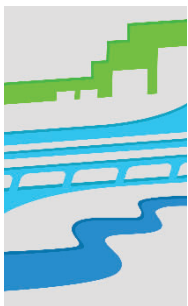
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 15, 2020 Report Prepared: March 5, 2021	Petition: RZ 20-0382 10810 Dr. Martin Luther King Jr. Boulevard <i>North side of Dr. Martin Luther King Jr. Boulevard, west of Williams Road</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Urban Mixed Use-20 (20 du/ga; 1.0 FAR)
Service Area	Urban
Community Plan:	Seffner Mango
Requested Zoning:	Planned Development (PD) approval for three development options: (1) 110 multi-family residential dwelling units and 165,000 square feet of commercial uses; (2) 148 multi-family residential dwelling units and 165,000 square feet of commercial uses; and (3) 348 multi-family residential dwelling units
Parcel Size (Approx.):	35.4 acres
Street Functional Classification:	Dr. Martin Luther King Jr. Boulevard - Arterial Williams Road – Collector
Locational Criteria	N/A (does not apply in UMU-20)
Evacuation Area	None



Context

- The applicant is requesting to rezone the subject property from Agricultural Rural (AR) and Residential Duplex Conventional-12 (RDC-12) to Planned Development (PD) for three development options:
 - (1) 110 multi-family residential dwelling units and 165,000 square feet of commercial uses;
 - (2) 148 multi-family residential dwelling units and 165,000 square feet of commercial uses; and
 - (3) 348 multifamily residential dwelling units
- The property is located within the limits of the Seffner Mango Community Plan and is in the Urban Service Area. The subject site is currently vacant and undeveloped.
- The property's Future Land Use designation is Urban Mixed Use-20 (UMU-20) with typical uses of residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.
- The subject property is surrounded by the UMU-20 Future Land Use category to the north, south and west. To the east across Williams Road is Residential-9 (RES-9).
- The surrounding zoning pattern includes various Planned Developments approved for the uses described below. In addition, there is Agricultural Single Family-1 (AS-1) zoning to the north, Agricultural Rural (AR) zoning to the west, Residential Duplex Conventional-12 (RDC-12) zoning to the south and Commercial General (CG) zoning to the south.
- The immediate area is one of relative intensity given its proximity to the I-75 and Dr. Martin Luther King Jr. interchange. The area also includes a multitude of uses: light industrial, multi-family residential, public/quasi-public uses, light commercial, mobile homes and single family residential.

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 (USA)

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

Policy 1.2: Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.3: *Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be meet:*

- *Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;*
- *Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.*
- *Development would have an adverse impact on environmental features on the site or adjacent to the property.*
- *The site is located in the Coastal High Hazard Area.*
- *The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.*

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 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 9.2: *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.*

Environmental Considerations

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

Policy 13.3: Environmentally Sensitive Land Credit *Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.*

- *Wetlands are considered to be the following:*

- Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
- Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
 - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
 - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

Objective 16: Neighborhood Protection *The neighborhood is the 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:*

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *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:*

- d) *the creation of like uses; or*
- e) *creation of complementary uses; or*
- f) *mitigation of adverse impacts; and*
- g) *transportation/pedestrian connections*

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

Mixed Use Land Use Categories

Objective 19: All development in the mixed use categories shall be integrated and interconnected to each other.

Policy 19.1 Larger new projects proposed in all mixed use plan categories shall be required to develop with a minimum of 2 land uses in accordance with the following:

- Requirements for 2 land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.
- At least 10% of the total building square footage in the project shall be used for uses other than the primary use.
- The mix of uses may be horizontally integrated (located in separate building). Horizontal integration may also be achieved by utilizing off-site uses of a different type located within $\frac{1}{4}$ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.
- The land uses that may be included in a mixed use project include: retail commercial, office, light industrial, residential, residential support uses, and civic uses provided that the use is permitted in the land use category.
- These requirements do not apply within $\frac{1}{2}$ of a mile of an identified Community Activity Centers (if other mixed use standards have been adopted for that area or when the project is exclusively industrial).

Policy 19.2: In the mixed use land use categories, when two or more uses are required on the same project, then the development shall be implemented through a zoning district that demonstrates street connectivity, description of land uses, and site placement, access locations and internal connections at a minimum.

Discouraging Strip Commercial Development

Policy 23.2: Scattered, unplanned retail commercial development shall be discouraged, and commercial/office concentration shall be encouraged.

Policy 23.3: Commercial development should be designed to decrease the need for motorized vehicle trips by designing convenient, safe, non-motorized access.

Objective 24: Non-Residential Uses in Specific Locations

In the residential land use categories, the County will encourage the location of higher intensity non-residential land uses at locations that complement interstate interchanges, high employment areas, and affordable housing.

Policy 24.1: Recognize interstate interchanges as valuable resources for the location of more intensive commercial development pursuant to Policies 24.2, 24.3 and other Goals, Objectives and Policies of the Future Land Use Element.

Policy 24.3: *The development of commercial uses at interstate interchanges as planned, unified development on single tracts of land shall be encouraged to enable the use of common accesses, and to encourage other site design measures to minimize impacts to surrounding areas.*

Community Design Component

2.0 COUNTY LEVEL DESIGN

2.1 MIXED-USE DEVELOPMENT

GOAL 1: *Plan a pattern of compact, livable and walkable neighborhoods and communities within the urban service area which are supported by locally-oriented employment, goods and services.*

Policy 1-2.6: *Promote a wider range of uses in close proximity to each other within new and existing urban communities. These uses shall include:*

- *Mixed density housing with a variety of housing options*
- *Local-serving goods and services*
- *Civic uses*
- *Employment uses*

4.3 COMMERCIAL CHARACTER

GOAL 9: *Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.*

5.2 URBAN/SUBURBAN

GOAL 13: *Within urban and/or suburban areas of the County, encourage new developments or infill developments to incorporate a mix of uses.*

6.12 ACCESS MANAGEMENT

GOAL 15: *Provide a transportation system throughout Hillsborough County that is safe and functional for all modes of transportation, is aesthetically-pleasing, and is designed to meet the overall needs of the communities it serves*

OBJECTIVE 15-12: *Encourage clear and efficient patterns of movement for access and circulation by designing roadway improvements and new roadways with patterns of access which enhance the livability of the transportation system*

Livable Communities Element: Seffner Mango Community Plan

1. **Goal:** *Enhance community character and ensure quality residential and nonresidential development.*

Strategies:

- *Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.*

2. **Goal:** *Commercial development should be directed to the US 92 and Martin Luther King Boulevard corridors.*
- *Recognize the commercial character of US 92 and Martin Luther King Boulevard within the Urban Service Area.*
 - *Support in-fill development and redevelopment within the Urban Service Area.*

Staff Analysis of Goals Objectives and Policies:

The applicant is requesting approval of a Planned Development with three development options: (1) 110 multi-family residential units and 165,000 square feet of commercial uses; (2) 148 multi-family residential units and 165,000 square feet of commercial uses; and (3) 348 multi-family residential units.

The site contains more than 25% wetlands and according to Future Land Use Element (FLUE) Policy 13.3, the Environmentally Sensitive Land Credit applies to the site. The 35.40 acre site contains 16.73 acres of uplands. The applicant has submitted three development options (Options 1, 2 and 3). The allowable density and intensity for each development option is as follows:

Option	Residential acreage	Commercial acreage	Maximum Density/Intensity	Proposed Density/Intensity
1	12.08	4.65	302 dwelling units/253,193 square feet	110 dwelling units/165,000 square feet
2	12.08	4.65	302 dwelling units/253,193 square feet	148 dwelling units/165,000 square feet
3	16.73	0	418 dwelling units	148 dwelling units

All three development options are below the maximum density and intensity thresholds that can be considered in the Urban Mixed Use-20 (UMU-20) Future Land Use category. However, in all three options the minimum density requirement, as outlined in FLUE Policy 1.2, has not been met. This policy direction states that development within the Urban Service Area, and in categories allowing 4 dwelling units or greater, shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of FLUE Policy 1.3 (exceptions to minimum density). The subject property is 35.40 acres in size and contains 18.67 acres of wetlands, which is over half of the site (+/- 53%). Based on this information the development meets the environmental features exception to minimum density requirements and is therefore consistent with FLUE Policy 1.3.

FLUE Objective 16 and its accompanying policies address neighborhood protection and the compatibility of proposed development. All three proposed options are consistent with FLUE Policy 16.3, which calls for development to be integrated with adjacent land uses through various techniques such as the creation of like or complementary uses, transportation/pedestrian connections and the mitigation of adverse impacts. The

proposed uses in all three development options (residential and commercial) will fit in well with the variety of uses approved and already established in the immediate area. Surrounding the subject site is multi-family residential, mobile homes, industrial and commercial uses. The applicant is also providing internal and external sidewalk connections, consistent with policy direction. The proposed development is also consistent with FLUE Policy 16.5, which calls for higher intensity non-residential land uses be restricted to collectors and arterials and to locations external to established and developing neighborhoods. The commercial pods in Options 1 and 2 are located at the intersection of Dr. Martin Luther King Jr. Boulevard and Bryan Road, external to established and developing neighborhoods, consistent with policy direction.

Each option also meets the mixed use requirement for the UMU-20 Future Land Use category, as outlined in FLUE Policy 19.1. Options 1 and 2 are meeting the mixed use requirements by providing two distinct uses (residential and commercial). A condition of approval has been added addressing a timing mechanism to ensure that a mix of uses will occur in phase one of development.

Option 3 is proposing one single use, residential. Because of that, the applicant is utilizing the option in FLUE Policy 19.1 regarding off-site horizontal integration. Specifically, the policy states that a mix of uses may be horizontally integrated (located in a separate building). Horizontal integration may also be achieved by utilizing off-site uses of a different type located within $\frac{1}{4}$ mile of the project, on the same side of the street of a collector or arterial roadway and connected by a continuous pedestrian sidewalk. The applicant is proposing to utilize the uses approved in PD 12-0196, directly to the north of the subject property. This PD was approved for a mix of uses, including both office and commercial development. Because a sidewalk connecting the subject property with PD 12-0196 is not currently constructed, the applicant has proffered a condition wherein the sidewalk will be constructed to connect the off-site uses with the subject property in phase one of the development of Option 3. With this condition in place Option 3 will be consistent with FLUE Policy 19.1.

The proposed residential and commercial uses support the policy direction in the Seffner Mango Community Plan by locating this mixed use development along Dr. Martin Luther King Jr. Boulevard. The proposed development is considered infill development in the Urban Service Area, which the Community Plan supports as long as the development is compatible with the existing nearby uses. The proposed development supports this vision of the Seffner Mango Community Plan.

Recommendation

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



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Project Name:

Zoning File: Modification:

Atlas Page: Submitted:

To Planner for Review: Date Due:

Contact Person: Phone:

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: Date:

Date Agent/Owner notified of Disapproval:



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/17/2020

Revised: 1/10/2021

Revised: 3/7/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SM/ Central

PETITION NO: RZ 20-0382

- 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.

PROJECT SUMMARY AND CONCLUSIONS

- The proposed project is anticipated to increase (by 6,586 average daily trips, 179 a.m. peak hour trips, and 478 p.m. peak hour trips) the maximum trip generation potential of the subject property.
- The developer will be required to construct a northbound to westbound left turn lane into on Williams Rd. into the project driveway.
- Bryan Rd. is a substandard local roadway. The developer will be required to improve Bryan Rd., between the project driveway(s) and Williams Rd. to current County standards.
- Williams Rd. is a substandard collector roadway. The developer will be required to improve MLK Blvd., between Bryan Rd. and MLK Blvd., to current County standards to the greatest extent feasible. Right-of-way, geometric and other constrains make determination of the exact improvements impossible at the rezoning stage.
- The developer will be required to dedicate and convey sufficient right-of-way to the County necessary to accommodate full improvements to TS-4 standards in the future (by others), as well as to accommodate a northbound to westbound left turn lane on Williams Rd. onto Bryan Rd. (by others).
- The developer will be required to construct all sidewalks required by Sections 6.02.08 and 6.03.02 of the LDC. The developer has proffered the installation of additional sidewalks in order to address Comprehensive Plan policy requirements regarding mix-of-use requirements, as well as to allow the developer to defer required commercial. Transportation Review Section staff has included those proffered conditions, dealing with required sidewalks above and beyond the 6.02.08 and 6.03.02 sidewalk requirements, at the request of Planning Commission and Zoning staff.
- Transportation Review Section staff has no objection to this rezoning, subject to the conditions proposed hereinbelow.

CONDITIONS OF APPROVAL

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

2. Prior to or concurrent with the initial increment of development, the developer shall construct a northbound to westbound left turn lane on Williams Rd. into the project access.
3. Prior to or concurrent with an increment of development taking access onto Bryan Rd., the developer shall:
 - a. For Options 1 and 2, the developer shall improve Bryan Rd., between the western Bryan Rd. access and eastern Bryan Rd. access, to the Typical Section – 3 (TS-3) residential subtype standards, as found within the Hillsborough County Transportation Technical Manual (TTM). The developer shall also improve Bryan Rd., between the eastern Bryan Rd. access and Williams Rd., to the TS-3 non-residential subtype standards, as found within the TTM; or,
 - b. For Option 3, the developer shall improve Bryan Rd., between the project access and Williams Rd., to the TS-3 residential subtype standards, as found within the TTM.

Substandard road improvements on Bryan Rd. may necessitate the developer to dedicate and convey additional right-of-way to Hillsborough County, depending upon the file development option chosen.

4. To the greatest extent feasible, the developer shall improve Williams Rd., between Bryan Rd. and MLK Blvd., to the Typical Section – 4 (TS-4) standards for urban collector roadways, as found within the TTM. This condition recognizes that access modifications to an existing business on the east side of Williams Rd. in the vicinity of the Bryan Rd. intersection may not be possible until that site redevelops, and also recognizes the need to transition standard roadway features and alignments to meet the existing roadway configuration, given the existing right-of-way constraints of Williams Rd. north of Bryan Rd.
5. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, prior to or concurrent with the initial increment of development, the developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's frontage necessary to accommodate future improvements (by others) to the full TS-4 typical section standard, as well sufficient additional right-of-way necessary to accommodate a future northbound to westbound left turn lane (by others) on Williams Rd. onto Bryan Rd.
6. If development proceeds under Options 1 or 2, the developer shall construct a minimum of 10% of the total square footage of commercial uses (i.e. 16,500 s.f.) prior to issuance of the first Certificate of Occupancy for any residential development within the project. Alternatively, at the developer's option, the developer may elect to defer commercial development to a later project phase; however, in the event the developer makes such election then, in addition to any sidewalks required by Sections 6.02.08 and 6.03.02 of the Hillsborough County Land Development Code (LDC), the developer shall, at its sole expense, construct a minimum 5-foot wide ADA compliant sidewalk (to include crosswalks where necessary) along the west side of Williams Rd. for a distance of +/- 350 feet. If elected, such sidewalk shall be constructed concurrent with the initial increment of development. The intent of this condition is to connect the required internal sidewalk network, and external sidewalks to be constructed along the project's roadway frontages, with the existing sidewalk along Williams Rd. which currently terminates along the frontage of folio 65208.0432. This condition may require the developer to acquire, dedicate and convey additional right-of-way or easement rights, as needed, to Hillsborough County for public access and maintenance purposes. Notwithstanding the above, in the event the County or another party constructs sidewalks/crosswalks within the +/- 350 foot segment prior to development of this project, then the developer shall be relieved of any obligation to construct sidewalks/crosswalks within the +/- 350 area, but may still take advantage of its presence for purposes of deferring required commercial development (reference Policy 19.1 of the Future Land Use Element of the Hillsborough County Comprehensive Plan).

7. In addition to any sidewalks required by Sections 6.02.08 and 6.03.02 of the Hillsborough County Land Development Code (LDC), if the development proceeds under Option 3 then the developer shall, at its sole expense, construct a minimum 5-foot wide ADA compliant sidewalk (to include crosswalks where necessary) along the west side of Williams Rd. for a distance of +/- 350 feet. Such sidewalk shall be constructed concurrent with the initial increment of development. The intent of this condition is to connect the required internal sidewalk network, and external sidewalks to be constructed along the project's roadway frontages, with the existing sidewalk along Williams Rd. which currently terminates along the frontage of folio 65208.0432. This condition may require the developer to acquire, dedicate and convey additional right-of-way or easement rights, as needed, to Hillsborough County for public access and maintenance purposes. Notwithstanding the above, in the event the County or another party constructs sidewalks/crosswalks within this segment prior to development of this project, the developer shall be relieved of any obligation with respect to construction of sidewalks not within or along project boundaries, but may still take advantage of its presence for purposes of satisfying Policy 19.1 of the Future Land Use Element of the Hillsborough County Comprehensive Plan.
8. This condition, together within conditions 5, 6 and 7, above, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.
9. Consistent with Section 6.03.09 of the LDC, the developer shall install bicycle racks at the existing transit stop at the northeast corner of MLK Blvd. and Williams Rd. The developer shall coordinate the design and location of such improvement with Hillsborough Area Regional Transit (HART).
10. With regards to the westernmost project access on Bryan Rd. (for Options 1 and 2), and only project access on Bryan Rd. (for Option 3), the developer shall be permitted to locate that project access anywhere within the bounding box area shown on the PD site plan.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - On all sheets, change the label reading "Existing Bus" to instead read "Existing Transit Stop"; and,
 - On all sheets, modify Note 21 within the "General Notes" section to state "Any internal project driveways will be privately maintained and may be gated. Any internal project roadways may be public or private and, if private, may be gated. Project gates will comply with TD-9 requirements of the Transportation Technical Manual."

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/- 38 ac., from Agricultural Rural (AR) and Residential Duplex Conventional – 12 (RDC-12) to Planned Development (PD). The proposed PD is seeking entitlements for three potential development options. Option 1 would permit up to 110 single-family detached dwelling units and up to 165,000 s.f. of commercial uses. Option 2 would permit up to 148 multi-family dwelling units and up to 165,000 s.f. of commercial uses. Option 3 would permit up to 348 multi-family dwelling units.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. The analysis examined the trip impacts for each of the three development scenarios. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data for the proposed zoning is based upon the most trip intensive development option (i.e. Option 1). The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR and RDC-12, 73 Single-Family Detached Dwelling Units (ITE LUC 210)	778	57	75

Proposed Uses (Option 1):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 110 Single-Family Detached Dwelling Units (ITE LUC 210)	1,135	83	111
PD, 165,000 s.f. Shopping Center Uses (ITE LUC 820)	6,229	155	787
Subtotal:	7,364	238	898
<i>Less Internal Capture:</i>	<i>N/A</i>	-2	-98
<i>Less Pass-By Trips:</i>	<i>N/A</i>	-0	-250
Net New External:	7,364	236	550

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 6,586	(+) 179	(+) 478

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Williams Rd. is a 2-lane, undivided, publically maintained, substandard, collector roadway characterized by +/- 11-foot wide travel lanes in above average condition. The roadway lies within a variable width right-of-way (between +/- 60 feet and +/- 100 feet in width) along the project's frontage. There are +/- 4-foot wide bicycle facilities present along a portion of Williams Rd. in the vicinity of the proposed project. There are +/- 5 and 6-foot wide sidewalks along portions of both sides of Williams Rd. in the vicinity of the proposed project.

Bryan Rd. is a 2-lane, undivided, publically maintained, substandard, local roadway characterized by +/- 20 feet of pavement in average condition. The roadway lies within a variable width right-of-way (between +/- 40 feet and +/- 50 feet in width) in the vicinity of the proposed project. There are no bicycle facilities present along Bryan Rd. There is a +/- 5-foot wide sidewalk along a portion of the northern side of Bryan Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Site access for Development Options 1 and 2 are identical. Specifically, the developer is proposing one (1) full access connection to Williams Rd. and two (2) full access connections to Bryan Rd. Access for Development Option 3 proposes one (1) full access connection to Williams Rd. and one full access connection to Bryan Rd. No access is proposed to Estevez Ln. in any scenario. Estevez Ln. is a +/- 546-foot long dead end road connecting to Bryan Rd., and lying parallel to the western project boundary.

No additional opportunities for connectivity exist. Earlier versions of the applicant's proposal included a proposed connection to MLK Blvd.; however, Florida Department of Transportation (FDOT) staff did not approve such connection due to its proximity to the planned diverging diamond interchange improvements, as well as potential conflicts with existing transit facilities.

For each scenario, it was determined that consistent with Section 6.04.04.D of the LDC, a northbound to westbound left turn lane on Williams Rd. into the project access driveway was warranted. After discussions with the developer, in lieu of a full transportation analysis to determine whether and at what point a northbound to westbound left turn lane on Williams Rd. onto Bryan Rd. might be warranted in the future, the developer has proffered to dedicate additional right-of-way to the County as necessary to accommodate such future turn lane. Staff anticipates this access will be warranted if the PD to the north of this project develops to its highest and best use, and/or properties to the west of the proposed development intensity and/or redevelop.

REQUIRED IMPROVEMENTS

The applicant has committed to improve Bryan Rd., between the westernmost project access and Williams Rd. to current County standards. The applicable standard will be based upon the development option ultimately chosen. Options 1 and 2 will require the developer to improve portions of the road (between the Williams Rd. and the easternmost project access) to the TS-3 non-residential subtype, with the remaining portions (i.e. between the western project access and the eastern project access) developed to the TS-3 residential subtype. Option 3 would require the developer to improve the entire road to the (between the project access and Williams Rd.) to the TS-3 residential subtype.

The applicant has also committed to improving Williams Rd., between Bryan Rd. and MLK Blvd. to current County standards to the greatest extent possible. It should be noted that a portion of the roadway along the project's frontage already meets County standards; however, there is a segment south of Bryan Rd. which does not have curbing or bicycle lanes present. There are also a number of clear zone encroachments within this segment.

The applicant's ability to make improvements within this segment cannot be fully known at this stage in the development process. Given that the applicant does not control the existing right-of-way north of Bryan Rd., there are likely to be geometric constraints which will preclude their ability to improve the road up the full typical section up to exact point of the Bryan Rd. intersection, given the need to transition the features and road alignment to match the existing configuration. Additionally, there is an existing retail business at the SE corner of Magnolia Ln. (which is slightly offset from Bryan Rd. to the north) and Williams Rd. which appears to have been developed some time ago and whose entire frontage takes access to Williams Rd. (i.e. the access is uncontrolled). Without additional data collection and a full engineering design, it is impossible to determine the northernmost extent to which the full "per typical" design can be taken before transitions must begin; however, it is the developer's intent to improve the road between Bryan and MLK to the applicable Typical Section standard to the greatest extent possible. Additionally, the developer is committing to dedicate sufficient right-of-way as necessary to allow for the road to be improved (by others) to the full County standards once the County or others acquires additional right-of-way north of Bryan. This dedication will also include sufficient additional right-of-way to accommodate a future northbound to westbound left turn lane on Williams Rd. onto Bryan Rd., as discussed above in the Site Access section, in the event future development warrants such a turn lane; however, the exact amount and location of right-of-way to be dedicated and conveyed to the County cannot be determined at this time until final designs related to the developer's substandard road improvements are completed.

ADDITIONAL SIDEWALK IMPROVEMENTS REQUIRED BEYOND LDC MINIMUMS

The applicant worked with Planning Commission and Zoning section staff to address issues relating to Policy 19.1 of the Hillsborough County Comprehensive Plan, Future Land Use Element, requiring a mix of uses, whereas proposed Development Option 3 only contains residential uses. Transportation Review Section staff was asked to assist in the drafting of implementing language which would accomplish the needs of the applicant, Planning Commission and zoning staffs in a manner that is implementable and conforms to our standard condition language to the greatest extent possible. It should be noted that this condition language was also proffered by the applicant in support of its request to allow the developer to defer construction of the required commercial components of the project under Development Options 1

and 2, until after the residential portions are constructed. Relevant conditions have been proposed hereinabove.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Williams Rd.	Broadway Ave.	Sligh Ave.	D	C

Source: Hillsborough County 2019 Level of Service Report.

From: Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>
Sent: Thursday, August 6, 2020 3:25 PM
To: Ratliff, James; Beachy, Stephen; Grady, Brian
Cc: Santos, Daniel; Maass, Peter
Subject: FW: 20-0382
Attachments: 20-0382 Rev TS 08-03-20.pdf; RE: MLK & Williams Mixed Use - PD 20-0382
- Transportation Analysis

[External]

James, Stephen and Brian,

We received this revised traffic analysis for the MLK/Williams Road rezoning. Robert Pergolizzi states that the March 2020 traffic study was reviewed and accepted by Hillsborough County except for limiting Drive B to Williams Road to right-in/right-out movements.

However, Charles White sent the attached email to JD Alsabbagh on March 20, 2020 in which he stated, "FDOT has provided a written objection to access on Dr. MLK Jr. Blvd. Given their opposition staff cannot support an access at that location. Your site plan will also need to be revised to remove the MLK access and to restrict the southern driveway on Williams Road to right-in/right-out." Therefore this revised traffic analysis should remove Drive A to MLK and distribute those traffic trips elsewhere.

Lindsey Mineer

*Community Planning Coordinator
District 7 Transportation Analysis Group
Florida Department of Transportation
11201 N. McKinley Drive
Tampa, FL 33612
(813) 975-6922
Lindsey.Mineer@dot.state.fl.us*

<<<MOVE OVER>>>

or slow down for emergency lights

From: Camacho, Juan <CamachoJu@hillsboroughcounty.org>
Sent: Tuesday, August 4, 2020 7:53 AM
To: Ackett, Kelli <AckettK@hillsboroughcounty.org>; AhmadS@plancom.org; Alvarez, Alicia <AlvarezA@hillsboroughcounty.org>; amber.dickerson@sdhc.k12.fl.us; ashaw@hcso.tampa.fl.us; ayesha.brinkley@sdhc.k12.fl.us; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Castro, Jason <CastroJR@HillsboroughCounty.ORG>; charles.andrews1@sdhc.k12.fl.us; colleen.kruk@watermatters.org; Santos, Daniel <Daniel.Santos@dot.state.fl.us>; Skrelunas, David <David.Skrelunas@dot.state.fl.us>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Garantiva, Sofia <GarantivaS@hillsboroughcounty.org>; HaleyJ@plancom.org; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>;

Hudkins, Michael <HudkinsM@hillsboroughcounty.org>; Hummel, Christina <HummelC@hillsboroughcounty.org>; lkajtezovic@tampabaywater.org; Impact Fees <ImpactFees@hillsboroughcounty.org>; jkhamilton@tecoenergy.com; jrohr@hcsso.tampa.fl.us; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; kelly.oconnor@myfwc.com; LienhardM@plancom.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; marrerao@plancom.org; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Millsy@Plancom.org; mxganas@tecoenergy.com; Ortiz, Ines <OrtizI@HillsboroughCounty.ORG>; Petrovic, Jaksa <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Rochelle, Randy <RochelleR@HillsboroughCounty.ORG>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Schipfer, Andy <Schipfer@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Tapley, Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; tmantegna@tampairport.com; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Valdez, Rick <ValdezR@HillsboroughCounty.ORG>
Cc: Beachy, Stephen <BeachyS@hillsboroughcounty.org>
Subject: 20-0382

EXTERNAL SENDER: Use caution with links and attachments.

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: STEVEN BEACHY

Contact: beachys@hillsboroughcounty.org

All the best.

Juan Camacho MBA.

Planning & Zoning tech

Development Services

P: (813) 272-5595

E: CamachoJu@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Hillsborough County Florida

Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

RECEIVED
AUG-03-2020
DEVELOPMENT
SERVICES
DEPARTMENT.

Date Stamp Here

Application Number: PD 20-0382 Applicant's Name: MLK & Williams Mixed Use Development

Reviewing Planner's Name: Steve Beachy, AICP Date: 07/26/2020

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): 08/17/2020

The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
For Minor Change: 6 large copies.
For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
Development Services Department
Community Development Division
P.O. Box 1110
Tampa, FL 33601-1110

Hand Deliver to:
County Center
Development Services Department
19th Floor
601 E. Kennedy Blvd., Tampa

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Signature

07/26/2020
Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent
- Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____



Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering • Planning • Transportation • Permitting

ICOT Center
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760
Phone: (727) 524-1818
Fax: (727) 524-6090

August 3, 2020

Mr. JD Alsabbagh, P.E.
Sycamore Engineering, Inc.
8370 W. Hillsborough Avenue
Tampa, FL 33615

Re: MLK / William Road PD Rezoning (RZ 20-0382) – Traffic Analysis Addendum

Dear Mr. Alsabbagh:

Based on our conversations and per Hillsborough County request we are providing this “Traffic Analysis Addendum” to the detailed Traffic Analysis that was prepared in March 2020. The March 2020 study was reviewed and accepted by Hillsborough County, however, they are requiring Drive B to Williams Road be limited to right-in/right-out movements, which results in diversion of left turns to Drive C further north on Williams Road. This is the only change from the prior study. Revised future conditions operations of Drive B and Drive C are shown below:

<u>Intersection Location</u>	<u>AM LOS</u>	<u>Delay (sec/veh)</u>	<u>PM LOS</u>	<u>Delay (sec/veh)</u>
Williams Rd / Drive B	B*	10.2	B*	10.8
Williams Rd / Drive C	A/B**	8.5/13.7	A/C**	9.2/16.9

* Drive B LOS is for EB right turn exit movement

** Drive C LOS is for NB left turn/ EB approach

All other aspects of the March 2020 Traffic Analysis remain unchanged. The following improvements are recommended.

Williams Road / Drive C – Per Hillsborough County access management requirements, a full width NB left turn lane is necessary. For the NB left turn lane, the existing roadway should be restriped and widened to include 50 feet of queue storage plus deceleration distance.

The proposed future traffic is shown in Figure 4R and the HCS printouts are included in the Appendix.

Sincerely,

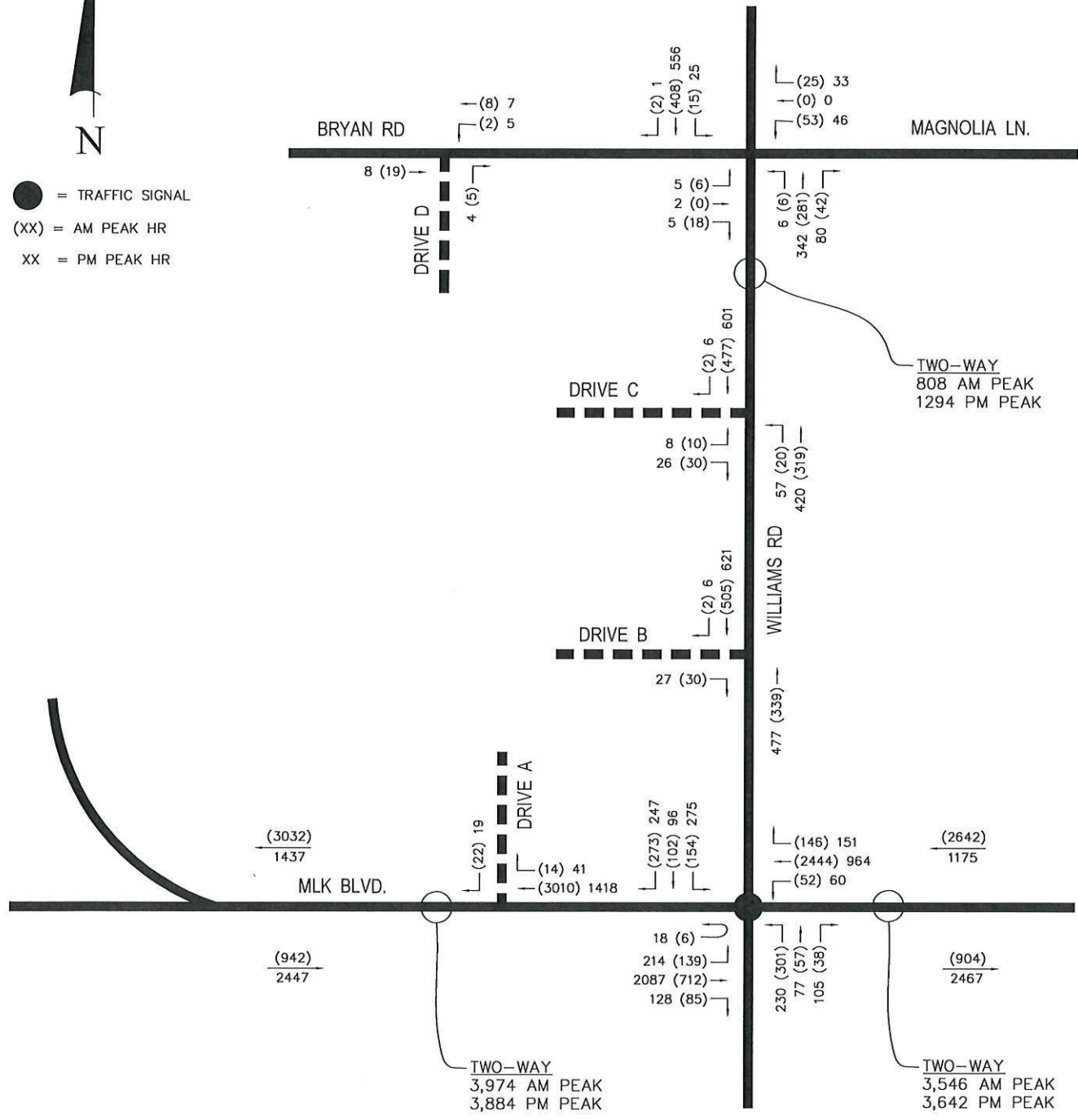
A handwritten signature in blue ink that reads "Robert Pergolizzi".

Robert Pergolizzi, AICP/PTP
Principal
20-019

20-0382



- = TRAFFIC SIGNAL
- (XX) = AM PEAK HR
- XX = PM PEAK HR



REVISED FUTURE PEAK HOUR/PEAK SEASON TRAFFIC (2023)

PROJECT NO:
 20-019



Gulf Coast Consulting, Inc.
 Land Development Consulting
 ENGINEERING TRANSPORTATION PLANNING PERMITTING
 13825 ICOT BLVD., SUITE 605
 Clearwater, Florida 33760
 Phone: (727) 524-1818 Fax: (727) 524-6090
 www.gulfcoastconsultinginc.com

DATE:
 07/2020

DRAWN BY:
 GJS

FIGURE:
4R

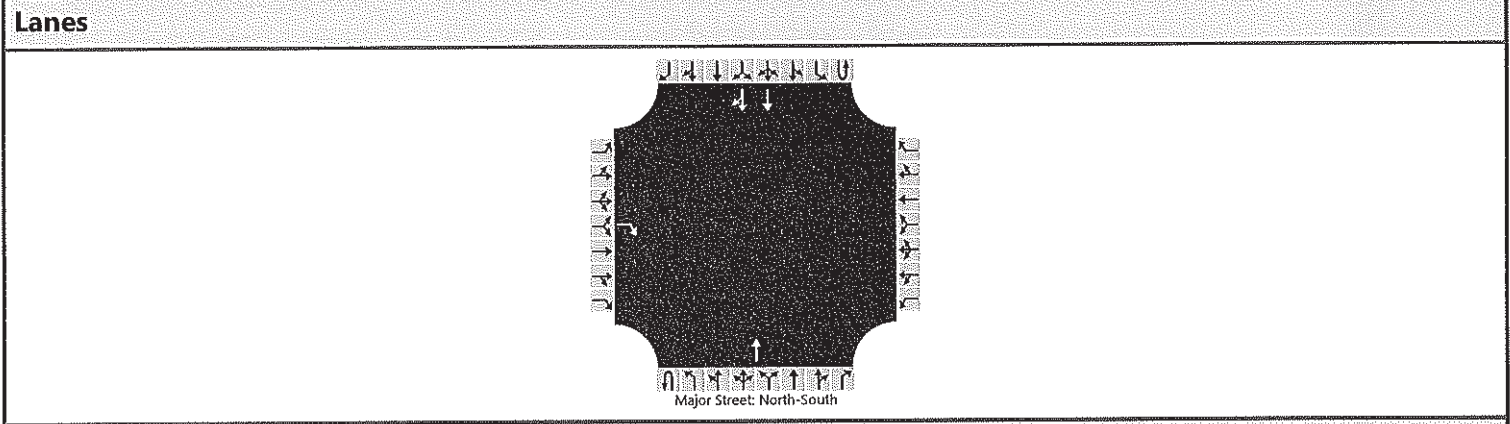
RECEIVED
AUG-03-2020
DEVELOPMENT
SERVICES
DEPARTMENT.

APPENDIX A

20-0382

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	RP	Intersection	WILLIAMS RD / DRIVE B
Agency/Co.	GCC	Jurisdiction	HILLS CO
Date Performed	7/22/20	East/West Street	DRIVE B (Right in/Out)
Analysis Year	2023	North/South Street	WILLIAMS ROAD
Time Analyzed	AM PEAK	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	FUTURE CONDITIONS WITH PROJECT/ RT Only		



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	1	0	0	0	2	0
Configuration				R							T				T	TR
Volume (veh/h)				30							339				505	2
Percent Heavy Vehicles (%)				3												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Undivided															

Critical and Follow-up Headways

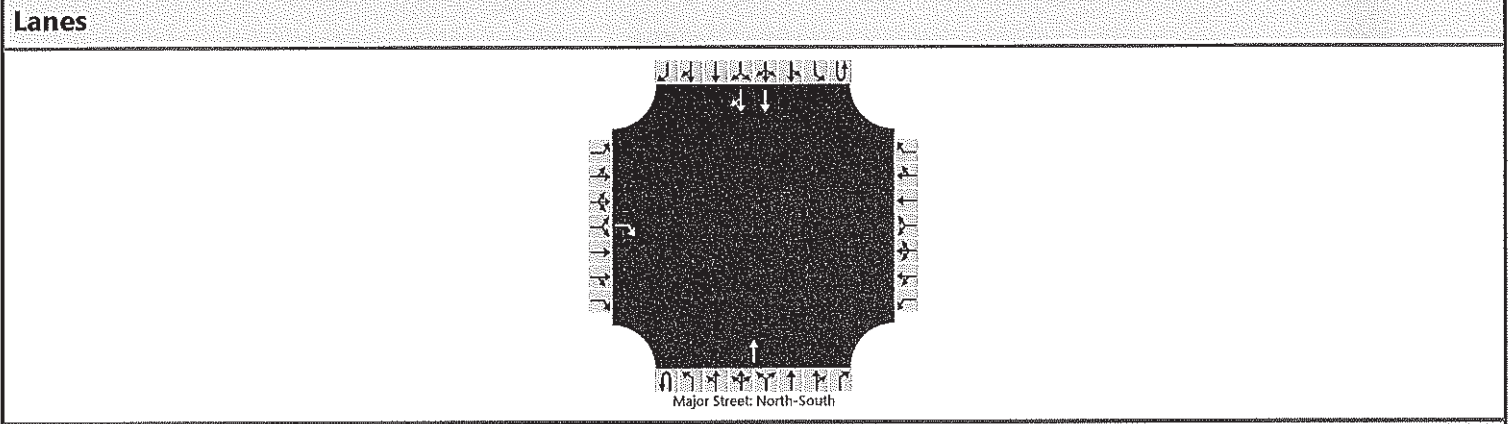
Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.96												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.33												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				33												
Capacity, c (veh/h)				719												
v/c Ratio				0.05												
95% Queue Length, Q ₉₅ (veh)				0.1												
Control Delay (s/veh)				10.2												
Level of Service (LOS)				B												
Approach Delay (s/veh)				10.2												
Approach LOS				B												

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	RP	Intersection	WILLIAMS RD / DRIVE B
Agency/Co.	GCC	Jurisdiction	HILLS CO
Date Performed	7/22/20	East/West Street	DRIVE B (Right in/out)
Analysis Year	2023	North/South Street	WILLIAMS ROAD
Time Analyzed	PM PEAK	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	FUTURE CONDITIONS WITH PROJECT/ RT Only		



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	0	1		0	0	0	0	0	1	0	0	0	2	0	
Configuration				R							T				T	TR	
Volume (veh/h)				27							477				621	6	
Percent Heavy Vehicles (%)				3													
Proportion Time Blocked																	
Percent Grade (%)		0															
Right Turn Channelized		No															
Median Type Storage	Undivided																

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9													
Critical Headway (sec)				6.96													
Base Follow-Up Headway (sec)				3.3													
Follow-Up Headway (sec)				3.33													

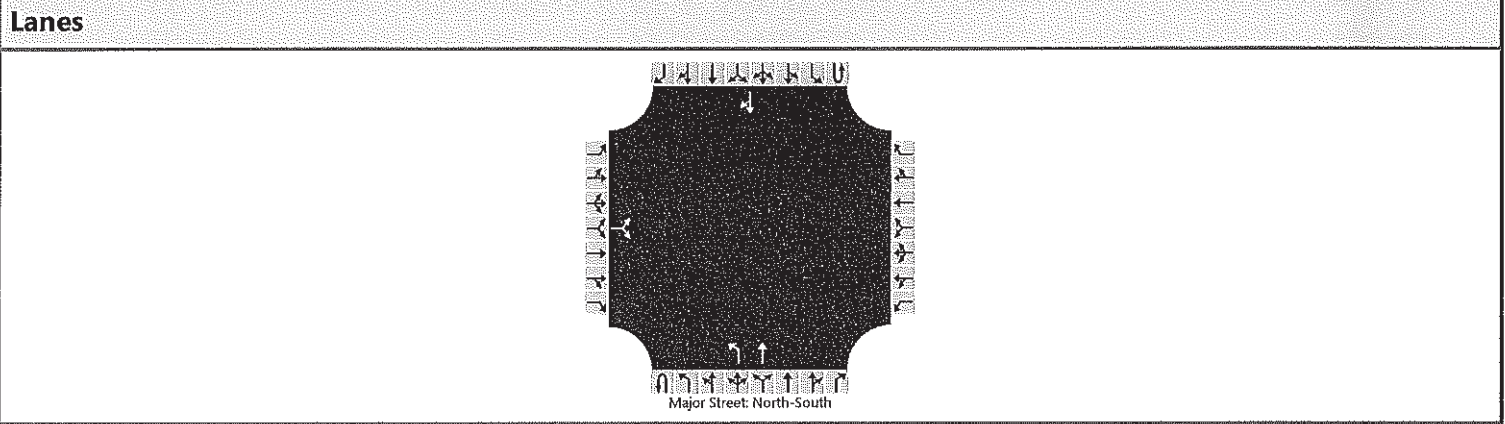
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				29													
Capacity, c (veh/h)				652													
v/c Ratio				0.04													
95% Queue Length, Q ₉₅ (veh)				0.1													
Control Delay (s/veh)				10.8													
Level of Service (LOS)				B													
Approach Delay (s/veh)				10.8													
Approach LOS				B													

EBRT

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	RP	Intersection	WILLIAMS RD / DRIVE C
Agency/Co.	GCC	Jurisdiction	HILLS CO
Date Performed	7/22/20	East/West Street	DRIVE C
Analysis Year	2023	North/South Street	WILLIAMS ROAD
Time Analyzed	AM PEAK	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	FUTURE CONDITIONS WITH PROJECT		



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	0	0		0	1	1	0	0	0	1	0
Configuration			LR							L	T						TR
Volume (veh/h)		10		30						20	319					477	2
Percent Heavy Vehicles (%)		3		3						3							
Proportion Time Blocked																	
Percent Grade (%)		0															
Right Turn Channelized																	
Median Type Storage		Undivided															

Critical and Follow-up Headways

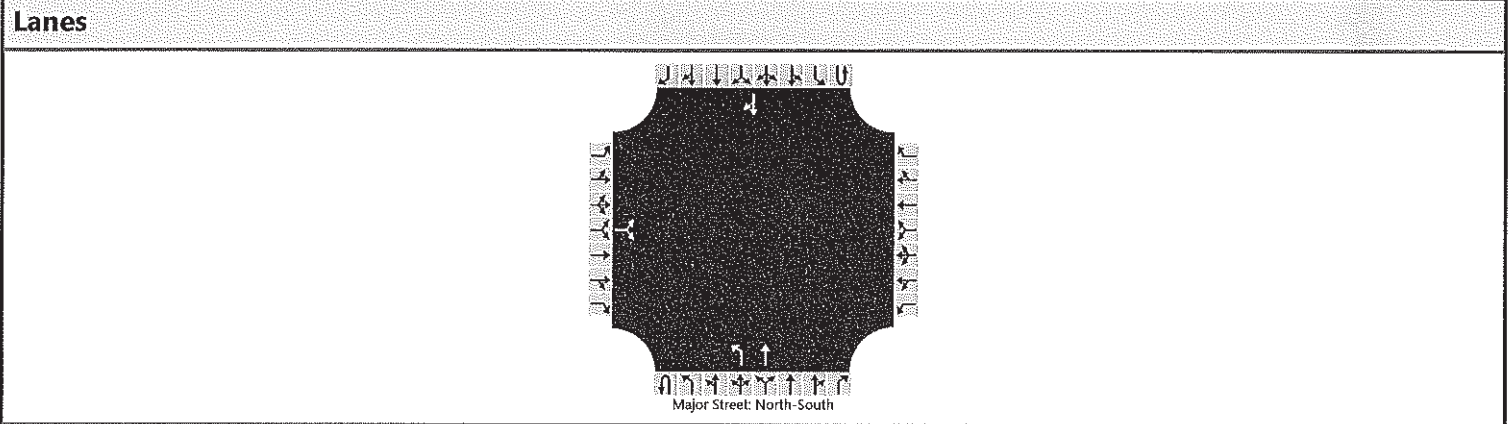
Base Critical Headway (sec)		7.1		6.2						4.1							
Critical Headway (sec)		6.43		6.23						4.13							
Base Follow-Up Headway (sec)		3.5		3.3						2.2							
Follow-Up Headway (sec)		3.53		3.33						2.23							

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			43							22							
Capacity, c (veh/h)			456							1040							
v/c Ratio			0.10							0.02							
95% Queue Length, Q ₉₅ (veh)			0.3							0.1							
Control Delay (s/veh)			13.7							8.5							
Level of Service (LOS)			B							A							
Approach Delay (s/veh)		13.7								0.5							
Approach LOS		B								A							

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	RP			Intersection	WILLIAMS RD / DRIVE C		
Agency/Co.	GCC			Jurisdiction	HILLS CO		
Date Performed	7/22/20			East/West Street	DRIVE C		
Analysis Year	2023			North/South Street	WILLIAMS ROAD		
Time Analyzed	PM PEAK			Peak Hour Factor	0.92		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	FUTURE CONDITIONS WITH PROJECT						



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		8		26						57	420				601	6
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			37							62						
Capacity, c (veh/h)			338							924						
v/c Ratio			0.11							0.07						
95% Queue Length, Q ₉₅ (veh)			0.4							0.2						
Control Delay (s/veh)			16.9							9.2						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)			16.9							1.1						
Approach LOS			C													

-->

From: White, Charles
Sent: Friday, March 20, 2020 7:39 AM
To: JD Alsabbagh
CC: Beachy, Stephen; Mineer, Lindsey
Subject: RE: MLK & Williams Mixed Use - PD 20-0382 - Transportation Analysis
Attachments: RZ 20-0382 SFN.docx

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL SENDER: Use caution with links and attachments.

JD,

Attached is draft of my comments. FDOT has provided a written objection to access on Dr. MLK Jr. Blvd. Given their opposition staff cannot support an access at that location. Your site plan will also need to be revised to remove the MLK access and to restrict the southern driveway on Williams Road to right-in/right-out. Bryan Road is a substandard road, you will need to propose improvements or seek a Variance. You will need to propose a conceptual left turn lane design demonstrating the ability to provide site access without impeding the movements of the existing eastern driveways. Your traffic study will need to be revised to reassign the trips to the allowed access connections. Pending the results of the revised traffic analysis a northbound left turn lane at the intersection of Williams Road and Bryan Road may be required.

I would recommend contacting Ingrid Padron to set up a meeting with Mike Williams, Ben Kniesly, Steve Beachy. Her email address is PadronI@hillsboroughcounty.org . Her phone number is 813-307-1709.

From: JD Alsabbagh [mailto:sycamoreeng@yahoo.com]
Sent: Thursday, March 12, 2020 12:07 PM
To: Yassin, Aiah <YassinA@hillsboroughcounty.org>; White, Charles <WhiteCE@HillsboroughCounty.ORG>; Beachy, Stephen <BeachyS@hillsboroughcounty.org>

Cc: P.E. J.D. Alsabbagh <jalsabbagh@sycamoreeng.com>

Subject: Fw: MLK & Williams Mixed Use - PD 20-0382 - Transportation Analysis

[External]

Good morning Aiah

Attached please find copy of the transportation analysis related to the PD 20-0392 which hard copy submitted to the front desk also.

Thanks greatly,

J.D. Alsabbagh, P.E.

Sycamore Engineering, Inc.

8370 W. Hillsborough Avenue, Suite 205

Tampa, Florida 33615

Direct: (813) 889-0700

Fax: (813) 889-0788

Cell: (813) 924-1704

E-mail: jalsabbagh@sycamoreeng.com

Civil Engineering • Surveying & Mapping • Land Planning • Construction Management

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 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: TBD PETITION NO.: 20-0382 EPC REVIEWER: Mike Thompson CONTACT INFORMATION: (813) 627-2600 X1219 EMAIL: thompson@epchc.org	COMMENT DATE: July 29, 2020 PROPERTY ADDRESS: 10810 E Dr. MLK Blvd. FOLIO #: 65053.0000, 65054.0000 STR: 05-29S-20E
REQUESTED ZONING: PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	02/18/2020
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands located generally in the locations depicted on the proposed General Development Plan.
<p>REVISED EPC COMMENTS BASED ON PLAN RECEIVED BY EPC 7/28/20</p> <p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. 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.

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

INFORMATIONAL COMMENTS:

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

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



Hillsborough County PUBLIC SCHOOLS

Preparing Students for Life

Adequate Facilities Analysis (Rezoning)

Date: Friday, February 7, 2020	Acreage: 35.4 +/- acres
Jurisdiction: Hillsborough County	Proposed Zoning: PD
Case Number: RZ-PD 20-0382	Future Land Use: UMU-20
HCPS #: RZ-268	Maximum Residential Units: 348 Units
Address: 10810 East Dr MLK Boulevard et al	Residential Type: Single-Family Detached
Parcel Folio Number(s): 65053.0000 & 65054.0000	

School Data	Mango Elementary	Jennings Middle	Armwood High
FISH Capacity	753	1,143	2,342
2019-20 Enrollment	732	703	2,231
Current Utilization	97%	62%	95%
Concurrency Reservations	60	105	152
Students Generated	66	41	47
Proposed Utilization	114%	74%	104%

Source: 2019-20 40th Day Enrollment Count with Updated Concurrency Reservations.

NOTE: Mango Elementary School and Armwood High School currently do not have adequate capacity for the proposed development. However, contiguous concurrency service areas have available capacity at the elementary and high school levels.

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.

Charles Andrews, AICP, CNU-A
Manager, Planning & Siting
Growth Management Department
Operations Division
Hillsborough County Public Schools
E: charles.andrews1@sdhc.k12.fl.us
P: 813.272.4429



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

TO: Zoning Review, Development Services

DATE: 01/14/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Juniper Development LLC

PETITION NO: 20-0382

LOCATION: 10810 E Dr MLK

FOLIO NO: 65053.0000, 65054.0000

Estimated Fees:

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

Mobility: \$4,278.00 per unit

Parks: \$1,316.00 per unit

School: \$3,891.00 per unit

Fire: \$249.00 per unit

Total Multi-Family (per unit) = \$9,734.00

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached)

Mobility: \$5,921.00 per unit

Parks: \$1,815.00 per unit

School: \$8,227.00 per unit

Fire: \$335.00 per unit

Total Single Family Detached (per unit) = \$16,298.00 (cont. next page)

Project Summary/Description:

Urban Mobility, Northeast Park/Fire - Various uses. Single Family Detached. Single Family Attached. Multi-Family. Commercial.

(Continued from Page 1)

(Fee estimate is based on a 1,500 square foot, 3 bedroom, Townhome 1-2 levels)

Mobility: \$4,278 per unit

Parks: \$1,656 per unit

School: \$7,027 per unit

Fire: \$249 per unit

Total Townhome (per unit) = \$13,210

Day Care (per 1,000 s.f.)

Mobility: \$8,810.00

Fire: \$ 95.00

Total (per 1,000 s.f.): \$8,905.00

Medical Office 10,000 square feet or less (per 1,000 s.f.)

Mobility: \$14,206.00

Fire: \$ 158.00

Total (per 1,000 s.f.): \$14,364.00

Single Tenant Office (non-medical) (per 1,000 s.f.)

Mobility: \$6,466.00

Fire: \$ 158.00

Total (per 1,000 s.f.): \$6,624.00

Shopping Center (per 1,000 s.f.)

Mobility: \$8,580.00

Fire: \$ 313.00

Total (per 1,000 s.f.): \$8,893.00

Fast Food w/Drive Thru (per 1,000 s.f.)

Mobility: \$65,382.00

Fire: \$ 313.00

Total (per 1,000 s.f.): \$65,695.00

High-Turnover Restaurant (per 1,000 s.f.)

Mobility: \$28,043.00

Fire: \$ 313.00

Total (per 1,000 s.f.): \$28,356.00

Convenience Market w/Gas 2,000-2,999 sq ft
market (per fueling position)

Total (per fueling position): \$10,238.0

Total (per 1,000 s.f.): \$313.00

Mini-Warehouse (self storage) (per 1,000 s.f.)

Mobility: \$449.00

Fire: \$ 32.00

Total (per 1,000 s.f.): \$481.00

From: Beachy, Stephen
Sent: Monday, March 2, 2020 9:55 AM
To: 'jalsabbagh@sycamoreeng.com'
Cc: Grady, Brian
Subject: Sufficiency Review for PD 20-0382

Mr Alsabbagh,

Staff has reviewed the above referenced application submitted on or before the January 15, 2020 filing deadline for the April 13, 2020, Zoning Hearing Master hearing. The application is in compliance with the General Development Plan (GDP) requirements of Section 6.2.1.C.7 of the Development Review Procedures Manual (DRPM), with the exception of the following:

- a. The "Site Data" table should be identified as the "Project Data Table" on the General Development Plan.
- b. "Gross Acreage" in the proposed PD should be identified in the Project Data Table.
- c. The location/size of proposed common open space recreation area. The project will be subject to LDC Sec 6.02.18 Community Gathering Spaces.
- d. General footprints of existing structures within 150 feet of project boundaries.

The information required of Section 6.2.1.C.7 of the DRPM is only the minimum required to review the application. Hillsborough County Development Services has determined that the following additional information will be required to review the application:

2. Please re-submit your narrative to:
 - a. Explain how the project will achieve a 25 percent density bonus,
 - b. Provide detail for each of the three proposed development options including detailed proposed development standards for each proposed use,
 - c. Explain how the internal street pattern depicted on the GDP conforms with requirements of the Land Development Code (LDC) pertaining to Section 4.01.07.B.4. Specifically, the street pattern crosses several wetlands that are not "essential for access".
3. Please re-submit your General Development Plan demonstrate:
 - a. to demonstrate building envelopes for the each of the three propose development options.
 - b. to demonstrate Internal pedestrian connectivity between the residential and commercial uses for each of the three proposed development options.

Please respond with the requested information by March 10, 2019. Information provided after the response date will result in a rescheduling of your anticipated hearing date of May 12, 2020. We strongly encourage applicants to respond prior to the above noted deadline. Please be advised that an additional DRPM compliance review period of seven business days will be required upon submission of your response. If you have any questions, please contact me at (813)-276-8342 or via e-mail at Beachys@hillsboroughcounty.org.

Sincerely

Steve Beachy, MSP, AICP Planner
Development Services Department

Community Development Section

P: (813) 276-8342, M: (813) 272-5348, E: BeachyS@HillsboroughCounty.org, W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 17 Feb. 2020

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

APPLICANT: J.D. Alsabbagh

PETITION NO: RZ-PD 20-0382

LOCATION: 10810 E. Dr. Martin Luther King, Jr. Blvd, Tampa, FL 33610

FOLIO NO: 65053.0000 & 65054.0000

SEC: 05 TWN: 29 RNG: 20

- 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**

PETITION NO.: PD20-0382 REVIEWED BY: Randy Rochelle DATE: 1/27/2020

FOLIO NO.: 65053.0000 & 65054.0000

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 8 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the west Right-of-Way of Williams Road.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (_____ inches), will be located (adjacent to the site), (feet from the site at _____). Expected completion date is _____.

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 4 inch wastewater force main exists (adjacent to the site), (approximately 750 feet from the site) and is located north of the subject property within the west Right-of-Way of Williams Road.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (_____ inches), will be located (adjacent to the site), (feet from the site at _____). Expected completion date is _____.

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



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: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, March 15, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 10:35 p.m.

PLACE: Webex Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
March 15, 2021
ZONING HEARING MASTER: SUSAN FINCH

D1:
Application Number: RZ-PD 20-0382
Applicant: Juniper Development, LLC, Abir Khaled
Location: 40' Southwest of Inter: Bryan Rd., Williams Rd.
Folio Number: 065053.0000 & 065054.0000
Acreage: 38 acres, more or less
Comprehensive Plan: UMU-20
Service Area: Urban
Existing Zoning: RDC-12 & AR
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item
2 D-1, Rezoning Application PD 20-0832. The
3 applicant's Juniper Developmental, LLC. The
4 request is to rezone from RDC-12, AR to Planned
5 Development.

6 Steve Beachy will provide staff
7 recommendation after presentation by county staff.
8 I will note that we did hand out some revisions
9 with conditions. Most of them are clerical
10 clarification, but staff will review those during
11 our presentation.

12 HEARING MASTER FINCH: All right. Is the
13 applicant here? I note we have one -- the
14 developer of the property is virtual. Sir, are you
15 here? Okay. Make your presentation. Good
16 evening.

17 MR. ALSABBAGH: Good afternoon, Ms. Finch.
18 My name is J.D. Alsabbagh. I'm with Sycamore
19 Engineering, 8370 West Hillsborough Avenue, Suite
20 205, Tampa, Florida 33615. And I already sworn.

21 I have with me Bobby Anderson. He is the
22 managing director with Alliance Residential and, of
23 course, Mike Raysor, he is a transportation
24 consultant on this development.

25 So the proposed development is located on

1 the northwest corner of Dr. Martin Luther King Jr.
2 and the northwest corner of MLK and Williams Road.

3 We have on the east Williams Road, and the
4 north Bryan Road, and the south, MLK and the west
5 is Estevez Lane, and we have, of course, the
6 southwest corner is frontage road of I-75.

7 So the proposed development is 35.4-acre
8 with two partial. We have existing zoning AR and
9 RDC-12. This property is part of Seffner-Mango
10 Planning Area. Future Land Use is SMU-20.

11 The development have -- this property has
12 16.7-acre upland and 18.7-acre wetland. Of course,
13 as you noticed, the wetland is more than
14 25 percent. So we going to (unintelligible)
15 density later on, the 25 percent.

16 The property have -- if you see in the area,
17 this is -- have the man-made lake, which is in the
18 middle. And that's what we're going to see later.
19 We're going to utilize it for having those
20 residential surrounded that lake.

21 So we proposing three option on this
22 development. Option one -- option one is ten
23 single-family unit. I had 65,000-acre --
24 165,000-square foot of retail.

25 The -- the -- the commercial -- the

1 residential will be in the north and the south
2 surrounding that man-made lake and, of course, the
3 commercial may be adjacent to the main road. We
4 have two main road, the MLK and Williams Road.

5 Of course, unfortunately, we could not get
6 access right now to MLK. So we concentrated the
7 commercial on the Williams Road. We're proposing
8 two access to -- to the commercial. One on
9 Williams and one on Bryan Road. And we have
10 that -- residential have an access on Bryan Road.

11 So that's on the first option we propose.
12 The second option we propose is the same way as
13 accesses but 148-unit of multifamily of upland is
14 65,000 of commercial. So in the same access we
15 have two accesses to the commercial, access to the
16 residential.

17 The third access, the third option we
18 propose, 348-unit of multifamily; and this is --
19 have access on Williams Road, full access, and of
20 course, access to Bryan Road.

21 So as you see, this here proposing three
22 access with mixed-use except the third option. We
23 are not proposing any variance to Section 16 --
24 6.05, 6.07, or 6.06. So no variance to landscape
25 or buffering or fence or other.

1 The same time, Bryan Road and Williams Road
2 are substandard road, and we are not asking for any
3 variance also to any improvement on those roads.
4 The water and sewer is within the vicinity of the
5 property, and we're going to utilize, of course,
6 Hillsborough County water and sewer for that.

7 The school concurrency will be completed
8 before that preliminary plat approval on that. We
9 are proposing, of course, sidewalk on the south
10 side of Bryan Road and west side of William as part
11 of improvement we propose.

12 So now Policy 19.1, the Planning Commission
13 require us to have two user minimum on the UMU. So
14 what we propose, third option, we have one user.
15 However, it's allowed to utilize another mixed use
16 within the quarter mile of the property on the same
17 side of the street and with (unintelligible)
18 accessibility. And that's what we tried to
19 utilize.

20 There's existing PD 12-0196, which is north
21 of us, which would be the second use. However, the
22 same time, we can utilize it -- we can create the
23 connectivity from our site to that PD.

24 So based on that, third option we have, if
25 we choose it, would happen to be the same

1 connectivity. We can create over 350 (phonetic)
2 linear foot of sidewalk. Option one and two, we
3 have to have the minimum commercial of 10 percent,
4 which is 16,500.

5 However, if you choose to phase two of the
6 commercial, we need to build, we need to construct
7 that connectivity -- the same connectivity, which
8 is what you can do with that.

9 I just wanted to quickly to mention on the --
10 (Audio interruption.)

11 MR. LAMPE: Sir, please mute your mike.

12 MR. ALSABBAGH: That's not for me.

13 HEARING MASTER FINCH: No. It's someone
14 online that doesn't know their mike is.

15 MR. LAMPE: Okay. It's muted.

16 HEARING MASTER FINCH: I apologize. Keep
17 going, sir.

18 MR. ALSABBAGH: All right. So I want to
19 mention something about the density. Policy 19.3
20 and Planning Commission allow us to have incentive
21 bonus for the FAR if we choose the .5 more, and
22 also the density from 20 to 30 if we need to, if we
23 have a three user.

24 And we can have three user. However, we are
25 not asking for that. And the second point is even

1 with the 20-unit per acre, it's multiply like
2 16.7-acre multiply by 20, multiply by 1.25, it's
3 allow us to have the 418-unit. And it's still our
4 request is less than 418, with a maximum of 348 in
5 that highest option.

6 So we propose improvement on Williams and
7 Bryan Road, which we will be -- we will work
8 closely with the staff on that regard as needed.
9 For instance, we have to have a full access on the
10 three option. Northbound left turn lane access,
11 which mean require us to have right-of-way, donated
12 right-of-way, which ready to do that.

13 We have meeting with the neighbor. We call
14 them and discuss the project and also their concern
15 and their questions. So copy of the minute, plus
16 the people attend it, plus notice will be part of
17 the record we provide in a minute.

18 In addition, we have support from the
19 neighbor. We have letter of support came from the
20 neighbor we're going to provide. We have viewed
21 the condition provided by staff, and we are in
22 agreement with it.

23 I think Mr. Beachy will have couple of
24 revisions, which we agree with this revision. And
25 that's it for me. Any questions?

1 HEARING MASTER FINCH: No, I don't. And I
2 do have the revisions that the County Staff. So
3 you've reviewed them?

4 MR. ALSABBAGH: The best of my ability, I
5 have not reviewed them. I think Mr. Beachy sent it
6 to right after I left the office, but I'm in
7 agreement with that.

8 HEARING MASTER FINCH: All right. Thank you
9 for your testimony. I appreciate it. If you could
10 please sign in with the clerk's office. Thank you
11 so much.

12 Development Services, please.

13 MR. BEACHY: Good evening. Steve Beachy,
14 Development Services.

15 And, yes, I wanted to mention that -- to
16 start off for the changes that you have in the
17 revised conditions really are just syncing up --
18 trying to sync up the conditions within the --
19 conditions with the site plan. There's no
20 disagreement there, and I have gone over all the
21 changes with the applicant.

22 The one thing I would point out is the
23 different uses. The one condition will -- will add
24 all of the different uses and add the wording and
25 the combination of those uses. It says or a

1 combination.

2 And we -- we did change the maximum number of
3 units allowed in option one and two are 302, and
4 they're only asking for, I believe, 110 and
5 148 units in those two options.

6 So those changes are pretty inconsequential.
7 We readjusted some conditions. They got added
8 together for the transportation report, and that's
9 pretty much it.

10 If you have any questions about those, I'll
11 be glad to answer those.

12 HEARING MASTER FINCH: My only question is
13 triggered by the applicant's presentation in terms
14 of the requirement for two land uses based on the
15 SMU-6 -- I'm sorry, the UMU-20 Land Use category
16 and development option three.

17 The applicant stated that they propose all
18 residential, all multifamily as a part of that
19 option, but will use another property within so
20 many distance for that.

21 Does that need to be memorialized in some
22 way in terms of the conditions to satisfy that two
23 Land Use provision?

24 MR. BEACHY: Yes, it does and it is
25 memorialized in -- I'm looking for that condition.

1 In Condition No. 12 of the revised conditions,
2 talks about the 350 feet north of Williams -- or
3 north of Bryan Road.

4 MR. GRADY: Actually, it's revised
5 Condition 11, because we changed the numbering, so
6 it's Condition 11.

7 MR. BEACHY: Okay. Yeah.

8 MR. GRADY: It's Condition 11 on the
9 revised.

10 MR. BEACHY: Okay. I'm looking at the
11 original conditions.

12 MR. GRADY: 11 deals with the mixed-use
13 requirement.

14 HEARING MASTER FINCH: Okay. All right.
15 That's why I didn't see it. Thank you very much.
16 All right. So that answers my question.

17 Does that conclude your presentation,
18 Mr. Beachy?

19 MR. BEACHY: Well, I really didn't even get
20 started, but Mr. -- the applicant did such a good
21 job of presenting, I think, very thoroughly the
22 different uses, I don't need to add any more to my
23 comments. And I'm available for any questions.

24 HEARING MASTER FINCH: No. That was it, but
25 thank you so much.

1 All right. Planning Commission, please.

2 MS. MILLS: Yeneka Mills, Planning
3 Commission staff.

4 The site is located within the Urban
5 Mixed-Use-20 Future Land Use classification, the
6 Urban Service Area, and the Seffner-Mango Community
7 Planning area.

8 The applicant is requesting approval of a
9 Planned Development with three development options:
10 110 multifamily residential units and
11 165,000 square feet of commercial uses.

12 Option two, multifamily residential units
13 and 165,000 square feet commercial uses. Option
14 three, 348 multifamily residential units. The site
15 contains more than 25 percent wetlands and will be
16 subject to Policy 13.3 of the Land Use (audio
17 interruption) environmental sensitive land credit.

18 MR. LAMPE: Ms. Mills, can you repeat that
19 last part?

20 MS. MILLS: Commercial within the UMU --

21 MR. LAMPE: Ms. Mills, your audio is cutting
22 out.

23 MS. MILLS: All three development options
24 are low density.

25 MR. LAMPE: Ms. Mills, can you hear us?

1 MS. MILLS: Can you hear me now?

2 MR. LAMPE: Yes. It sounds like there might
3 be a WiFi issue where you're at.

4 MS. MILLS: Can you hear me?

5 MR. LAMPE: Yes. Now we can hear you. Go
6 ahead. Repeat the last 20 seconds.

7 MS. MILLS: Sure. Three development options
8 are below the maximum density in the Urban
9 Mixed-Use-20 Future Land Use classification.
10 Within the Urban Service Area and the categories
11 allowing four dwelling units or greater shall occur
12 at a density of at least 75 percent of the
13 allowable density within that Future Land Use
14 classification.

15 Based on this information, the
16 development -- based on the information the
17 development meets the environmentally -- the
18 development meets the environmental features
19 exception to minimum density requirements and is,
20 therefore, consistent with Future Land Use Element
21 Policy 1.3.

22 Future Land Use Element Objective 16 and its
23 accompanying policies adjust neighborhood
24 protection and compatibility of proposed
25 development. All three proposals are consistent

1 with Future Land Use Element 16.3, which calls for
2 development to be integrated with adjacent land
3 uses through various techniques, such as
4 appreciation of complementary uses, transportation,
5 pedestrian connection, and mitigation of adverse
6 impacts.

7 The proposed development is also consistent
8 with Policy 16.5, which calls for intensity --
9 higher intensity nonresidential land uses to be
10 restricted to select arterials and to locations
11 external to establish more developed neighborhoods.

12 Each option meets also the mixed-use
13 requirement for the Urban Mixed-Use-20 Future Land
14 Use classification. Future Land Use Element Policy
15 19.1.

16 Option 1 and 2 are meeting the mixed-use
17 requirements that are -- (audio interruption) --
18 mixture of uses in phase one of development.
19 Option three is proposing one single use,
20 residential.

21 Because of that, the applicant is utilizing
22 the option in Future Land Use Element Policy 19.1
23 regarding off-site horizontal integration.
24 Specifically the policy states that a mix of uses
25 may be horizontally integrated located in a

1 separate building. Horizontal integration may also
2 be achieved by utilizing off-site uses of a
3 different type located within a quarter mile of the
4 project, on the same side of the street of a
5 collector or arterial. As well, they also have to
6 be connected by a continuous pedestrian sidewalk.

7 Because the sidewalk connecting the subject
8 property with PD 12-0196 is not currently
9 constructed, the applicant has offered a condition
10 wherein the sidewalk will be constructed to connect
11 the off-site uses with the subject property in
12 phase one of the development option for option
13 three.

14 With this condition in place, option three
15 will be consistent with Policy 19.1 of the Future
16 Land Use Element. The proposed residential and
17 commercial uses support the direction of the
18 Seffner-Mango Community Plan by locating the
19 mixed-use development along Martin Luther King Jr.
20 Boulevard.

21 And based on those considerations, Planning
22 Commission staff finds the proposed Planned
23 Development consistent with the Future of
24 Hillsborough Comprehensive Plan. Thank you.

25 HEARING MASTER FINCH: Thank you, Ms. Mills.

1 I appreciate it.

2 All right. Is there anyone that would like
3 to speak in favor of this request, either in the
4 room or online? Anyone in support?

5 Seeing no one, anyone in opposition to the
6 application? No one in the room and no one online.

7 All right. Mr. Grady, anything else?

8 MR. GRADY: Yeah. Just to clarify. I did
9 misspeak. Condition 11 and 12 deal with the
10 mixed-use requirements. Condition 11 deals with
11 the compliance and the mixed-use requirements under
12 options one or two, and the Condition 12 deals with
13 three.

14 So I did misspeak. Steve was correct when
15 he asked that question which condition addresses
16 the third option. It is Condition 12.

17 HEARING MASTER FINCH: Okay. Perfect.
18 Thank you for that. I appreciate it.

19 All right. Sir, we have five minutes for
20 rebuttal or any additional comments before we
21 close?

22 MR. ALSABBAGH: I think nothing to add
23 except thanks for the staff working with us
24 closely. Thank you.

25 HEARING MASTER FINCH: All right. Thank you

1 for saying that.

2 And with that, we'll close Rezoning 20-0382.
3 I'll note that it is a little after 8:00 o'clock.
4 We typically take a break. So I apologize to the
5 next person in line, but we're going to take a
6 five-minute break and come right back.

7 (Recess taken at 8:04 p.m.)

8 (Recess concluded at 8:13 p.m.)

9 HEARING MASTER FINCH: All right. Welcome
10 back to the Zoning Hearing Master Hearing. We're
11 going to continue with our cases.

12 So, Mr. Grady, if you'll call the next case,
13 please.

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1 Hearing.

2 Item A-4, Major Mod Application 20-0290. The
3 applicant's out of order to be heard and is being
4 continued to the March 15th, 2021, Zoning Hearing
5 Master Hearing.

6 Item A-5, Rezoning-Standard 20-0374. This
7 application is being continued by the applicant to
8 the March 15th, 2021, Zoning Hearing Master
9 Hearing.

10 Item A-6, Major Mod Application 20-0377.
11 This application is out of order to be heard and is
12 being continued to the March 15th, 2021, Zoning
13 Hearing Master Hearing.

14 Item A-7, Rezoning-PD 20-0382. This
15 application is being continued by staff to the
16 March 15th, 2021, Zoning Hearing Master Hearing.

17 Item A-8, Rezoning-Standard 20-0868. This
18 application is being continued by staff -- by the
19 applicant to the August 16th, 2021, Zoning Hearing
20 Master Hearing.

21 Item A-9, Major Mod Application 20-1068.
22 This is -- this application is out of order to be
23 heard and is being continued to the April 19th,
24 2021, Zoning Hearing Master Hearing. I will note
25 for the record that the backup, the continuance

1 staff to the February 15th Zoning Hearing Master
2 Hearing beginning at 6:00 p.m.

3 The next item is item D-1, Rezoning-PD
4 20-0382. This item is also being continued by
5 staff to the February 15th Zoning Hearing Master
6 Hearing beginning at 6:00 p.m.

7 The next item then is item D-2, Rezoning-PD
8 20-0394. This application is being continued by
9 staff to the February 15th Zoning Hearing Master
10 Hearing beginning at 6:00 p.m.

11 Then item D-3, Rezoning-PD 20-0985. This
12 application is being continued by staff to the
13 February 15th Zoning Hearing Master Hearing
14 beginning at 6:00 p.m.

15 Item D-4, Rezoning-PD 20-1149. This
16 application is being continued by staff to the
17 February 15th Zoning Hearing Master Hearing
18 beginning at 6:00 p.m.

19 And item D-5, Rezoning-PD 20-1248. This
20 item is being continued by staff to the
21 February 15th Zoning Hearing Master Hearing
22 beginning at 6:00 p.m.

23 And then item D-6, Major Mod Application
24 20-1258. This is being continued by staff to the
25 February 15 Zoning Hearing Master Hearing beginning

1 staff to the February 15th Zoning Hearing Master
2 Hearing beginning at 6:00 p.m.

3 The next item is item D-1, Rezoning-PD
4 20-0382. This item is also being continued by
5 staff to the February 15th Zoning Hearing Master
6 Hearing beginning at 6:00 p.m.

7 The next item then is item D-2, Rezoning-PD
8 20-0394. This application is being continued by
9 staff to the February 15th Zoning Hearing Master
10 Hearing beginning at 6:00 p.m.

11 Then item D-3, Rezoning-PD 20-0985. This
12 application is being continued by staff to the
13 February 15th Zoning Hearing Master Hearing
14 beginning at 6:00 p.m.

15 Item D-4, Rezoning-PD 20-1149. This
16 application is being continued by staff to the
17 February 15th Zoning Hearing Master Hearing
18 beginning at 6:00 p.m.

19 And item D-5, Rezoning-PD 20-1248. This
20 item is being continued by staff to the
21 February 15th Zoning Hearing Master Hearing
22 beginning at 6:00 p.m.

23 And then item D-6, Major Mod Application
24 20-1258. This is being continued by staff to the
25 February 15 Zoning Hearing Master Hearing beginning

1 This application is out of order to be heard and is
2 being continued to the January 19th, 2021, Zoning
3 Hearing Master Hearing.

4 Item A-5, Rezoning Standard 20-0312. This
5 application is being withdrawn from the Zoning
6 Hearing Master process.

7 Item A-6, Rezoning Standard 20-0334. This
8 application is out of order to be heard and is
9 being continued to the January 19, 2021, Zoning
10 Hearing Master Hearing.

11 Item A-7, Major Mod Application 20-0377.
12 This application is out of order to be heard and is
13 being continued to the January 19, 2021, Zoning
14 Hearing Master Hearing.

15 Item A-8, Rezoning-PD 20-0382. This
16 application is out of order to be heard and is
17 being continued to the January 19, 2021, Zoning
18 Hearing Master Hearing.

19 Item A-9, Rezoning-PD 20-0394. This
20 application is out of order to be heard and is
21 being continued to the January 19, 2021, Zoning
22 Hearing Master Hearing.

23 Item A-10, Rezoning Standard 20-0868. This
24 application is being continued by staff to the
25 January 19th, 2021, Zoning Hearing Master Hearing.

1 This application is out of order to be heard and is
2 being continued to the January 19th, 2021, Zoning
3 Hearing Master Hearing.

4 Item A-5, Rezoning Standard 20-0312. This
5 application is being withdrawn from the Zoning
6 Hearing Master process.

7 Item A-6, Rezoning Standard 20-0334. This
8 application is out of order to be heard and is
9 being continued to the January 19, 2021, Zoning
10 Hearing Master Hearing.

11 Item A-7, Major Mod Application 20-0377.
12 This application is out of order to be heard and is
13 being continued to the January 19, 2021, Zoning
14 Hearing Master Hearing.

15 Item A-8, Rezoning-PD 20-0382. This
16 application is out of order to be heard and is
17 being continued to the January 19, 2021, Zoning
18 Hearing Master Hearing.

19 Item A-9, Rezoning-PD 20-0394. This
20 application is out of order to be heard and is
21 being continued to the January 19, 2021, Zoning
22 Hearing Master Hearing.

23 Item A-10, Rezoning Standard 20-0868. This
24 application is being continued by staff to the
25 January 19th, 2021, Zoning Hearing Master Hearing.

1 being continued to the February 15th, 2021, Zoning
2 Hearing Master Hearing.

3 Item A-6, Major Mod 20-0290. This
4 application is out of order to be heard and is
5 being continued to the December 14, 2020, Zoning
6 Hearing Master Hearing.

7 Item A-7, Rezoning Standard 20-0312. This
8 application is out of order to be heard and is
9 being continued to the December 14th, 2020, Zoning
10 Hearing Master Hearing.

11 Item A-8, Rezoning Standard 20-0334. This
12 application is out of order to be heard and is
13 being continued to the December 14, 2020, Zoning
14 Hearing Master Hearing.

15 Item A-9, Rezoning PD 20-0374. This
16 application is continued by the applicant to the
17 January 19, 2021, Zoning Hearing Master Hearing.

18 Item A-10, Rezoning PD 20-0382. This
19 application is out of order to be heard and is
20 being continued to the December 14, 2020, Zoning
21 Hearing Master Hearing.

22 Item A-11, Rezoning PD 20-0389. This
23 application is being continued by the applicant to
24 the January 19, 2021, Zoning Hearing Master
25 Hearing.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER (ZHM) )
HEARING )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Zoning Hearing Master

DATE: Monday, October 19, 2020

TIME: Commencing at 6:00 p.m.
Concluding at 8:57 p.m.

PLACE: Cisco Webex Video Conference

Reported By:
Diane T. Emery, CMRS, FPR
Executive Reporting Service
Ulmerton Business Center, Suite 100
Clearwater, FL 33762

1 Hearing Master hearing.

2 Item A.7., rezoning standard 20-0334. This
3 application is out of order to be heard and is
4 being continued to the November 16, 2020, Zoning
5 Hearing Master hearing.

6 Item A.8., rezoning standard 20-0358. This
7 application is being withdrawn from the Zoning
8 Hearing Master process.

9 Item A.9., rezoning standard 20-0374. This
10 application is out of order to be heard and is
11 being continued to the November 16, 2020, Zoning
12 Hearing Master hearing.

13 Item A.10., rezoning PD 20-0382. This
14 application is out of order to be heard and is
15 being continued to the November 16, 2020, Zoning
16 Hearing Master hearing.

17 Item A.11., rezoning PD 20-0389. This
18 application is being continued by the applicant to
19 the November 16, 2020, Zoning Hearing Master
20 hearing.

21 Item A.12., rezoning PD 20-0394. This
22 application is out of order to be heard and is
23 being continued to the November 16, 2020, Zoning
24 Hearing Master hearing.

25 Item A.13., RZ-PD 20-0690. This application

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER (ZHM) )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: DWIGHT WELLS
Zoning Hearing Master

DATE: Tuesday, September 29, 2020

TIME: Commencing at 6:00 p.m.
Concluding at 7:31 p.m.

PLACE: Robert W. Saunders, Sr.
Public Library
Ada T. Payne Community Room
1505 N Nebraska Avenue
Tampa, Florida 33602

Reported By:
Diane T. Emery, CMRS, FPR
Executive Reporting Service
Ulmerton Business Center, Suite 100
Clearwater, FL 33762

1 application is out of order to be heard and is
2 being continued to the October 19, 2020, Zoning
3 Hearing Master hearing.

4 Item A.5., rezoning PD 20-0382. This
5 application is out of order to be heard and is
6 being continued to the October 19, 2020, Zoning
7 Hearing Master hearing.

8 Item A.6., rezoning PD 20-0690. This
9 application is out of order to be heard and will
10 be continued to the October 19, 2020, Zoning
11 Hearing Master hearing.

12 That concludes all withdrawals and
13 continuances.

14 HEARING MASTER WELLS: Will you call the case.

15 With regards to the rezoning requests on our
16 agenda tonight, the Land Development Code requires
17 that a public hearing be conducted by a Land Use
18 Hearing Officer prior to a final decision by the
19 Hillsborough County Board of County Commissioners.
20 The Land Use Hearing Officer does not make the
21 final decision but instead renders a
22 recommendation to the Board, who makes the final
23 decision at their public hearing.

24 The hearing procedures are as follows: The
25 hearing tonight will be informal. Questioning

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: JAMES SCAROLA
 Land Use Hearing Master

DATE: Monday, August 17, 2020

TIME: Commencing at 6:00 p.m.
 Concluding at 7:54 p.m.

PLACE: Appeared via Webex
 Videoconference

Reported By:

Christina M. Walsh, RPR
 Executive Reporting Service
 Ulmerton Business Center
 13555 Automobile Blvd., Suite 100
 Clearwater, FL 33762
 (800) 337-7740

1 Services Department. Good evening, Brian.

2 MR. GRADY: Good evening, Mr. Scarola.

3 We have one -- couple of changes on
4 tonight's agenda. The first change is on page 5 of
5 the agenda, item D-2, Rezoning-Planned Development
6 20-0382. The applicant, Juniper Development, LLC.

7 The applicant is requesting a continuance --
8 actually, it says September 29th. This will be to
9 September 14th, 2020, Zoning Hearing Master
10 Hearing.

11 I believe the applicant's virtually
12 attending to explain the reasons for the requested
13 continuance.

14 HEARING MASTER SCAROLA: Okay. The
15 applicant, please.

16 MR. LAMPE: That'll be JD. Thank you.

17 Sir, if you can hear us, go ahead.

18 HEARING MASTER SCAROLA: It doesn't appear
19 that the applicant's available --

20 MR. GRADY: Mr. Hearing Officer, the reasons
21 for the requested continuance is there's
22 outstanding transportation issues that were not
23 resolved in time to -- for the report date to have
24 a favorable recommendation from staff that's
25 reasonable, and the applicant's requesting a

1 continuance the (unintelligible) --

2 UNIDENTIFIED SPEAKER: Yeah. He's -- he's
3 low. Should I bring his mike up?

4 MR. GRADY: -- (unintelligible) they need
5 to -- it doesn't work out with whether or not
6 they're going to have permission for that access
7 point. Because without an access point, it does
8 affect the design of it and wouldn't cause a
9 redesign of the site plan and the zoning if they
10 were not able to get that access point.

11 HEARING MASTER SCAROLA: Okay. Thank you
12 for that.

13 Is there anybody else that needs to speak to
14 the agenda item D-2 with respect to this
15 continuance request?

16 Okay. I don't see any. With that, we're
17 going to continue agenda item D-2 to the
18 September 14th, 2020, Zoning Hearing Master
19 Hearing.

20 Brian.

21 MR. GRADY: And that is the only change to
22 the published withdrawals -- published agenda.
23 I'll go through the published withdrawals and
24 continuances on page 4 of the agenda.

25 We do have one change on that. It's the



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

PAGE 1 OF 4

DATE/TIME: 3/15/21 6pm HEARING MASTER: Susan Finch

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

APPLICATION # <u>RZ</u> <u>20-0374</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>707-804-1760</u>
APPLICATION # <u>RZ</u> <u>20-0374</u>	PLEASE PRINT NAME <u>John Gygiel</u> MAILING ADDRESS <u>11964 Neal Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-493-0008</u>
APPLICATION # <u>RZ VS</u> <u>21-0242</u>	PLEASE PRINT NAME <u>TU Mai</u> MAILING ADDRESS <u>14031 North Dale Mabry Hwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE _____
APPLICATION # <u>RZ</u> <u>STD-21</u> <u>0129</u>	PLEASE PRINT NAME <u>Cherie Howington</u> MAILING ADDRESS <u>4110 N fork Ct</u> CITY <u>Wkeo</u> STATE <u>FL</u> ZIP <u>33809</u> PHONE <u>813-650-5024</u>
APPLICATION # <u>RZ VS</u> <u>21-0267</u>	PLEASE PRINT NAME <u>Jeff Fox</u> MAILING ADDRESS <u>10453 Carrollbrook Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE _____
APPLICATION # <u>RZ</u> <u>21-0302</u>	PLEASE PRINT NAME <u>Josephine Pittman</u> MAILING ADDRESS <u>2112 Os Hwy 41</u> CITY <u>Kuskin</u> STATE <u>FL</u> ZIP <u>33574</u> PHONE <u>813-863-3789</u>

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

PAGE 2 OF 4

DATE/TIME: 3/15/21 6PM HEARING MASTER: Susan Finch

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

APPLICATION # <u>RZ</u> <u>21-0303</u>	PLEASE PRINT NAME <u>M.D. FORNER AICP</u> MAILING ADDRESS <u>4500 N. DUNE ASSEY HOP</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>3348</u> PHONE <u>752393</u>
APPLICATION # <u>RZ</u> <u>21-0304</u>	PLEASE PRINT NAME <u>M.D. FORNER AICP</u> MAILING ADDRESS <u>4500 N. DUNE ASSEY HOP</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>3348</u> PHONE <u>752393</u>
APPLICATION # <u>RZ PD</u> <u>20-0382</u>	PLEASE PRINT NAME <u>J.D. ALSABBAGH</u> MAILING ADDRESS <u>8370 W. HILLS AVE # 205</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>8138800700</u>
APPLICATION # <u>RZ PD</u> <u>20-1252</u>	PLEASE PRINT NAME <u>CHRIS MCNEAL</u> MAILING ADDRESS <u>15957 N. FLORIDA AVE</u> <u>CMCNEAL@MCNEALENGINEERING</u> <u>.COM</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>8132052564</u>
APPLICATION # <u>RZ-PD</u> <u>20-1252</u>	PLEASE PRINT NAME <u>Andy Barwa</u> MAILING ADDRESS <u>2535 N. Habana pl</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>8138578657</u>
APPLICATION # <u>RZ-PD</u> <u>20-1255</u>	PLEASE PRINT NAME <u>CHRIS MCNEAL</u> MAILING ADDRESS <u>15957 N. FLORIDA AVE</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>8132052564</u>

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

PAGE 3 OF 4

DATE/TIME: 3/15/21 6PM HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ-PD 26-1264	PLEASE PRINT NAME <u>Kami 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>813-2278421</u>
APPLICATION # RZ-PD 26-1264	PLEASE PRINT NAME <u>+Subelle Albert</u> MAILING ADDRESS <u>1000 N Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620 4500</u>
APPLICATION # RZ-PD 26-1264	PLEASE PRINT NAME <u>STATE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ-PD US 26-1264	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>433 Central Ave</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____
APPLICATION # RZ-PD US 26-1264	PLEASE PRINT NAME <u>Brian Bokor</u> MAILING ADDRESS <u>3209 Bell Shoals Rd</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE _____
APPLICATION # RZ-PD 26-1264	PLEASE PRINT NAME <u>JAMES BARRY</u> MAILING ADDRESS <u>3028 Colonial Rings Dr</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>540-419-2633</u>

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

PAGE 4 OF 4

DATE/TIME: 3/15/21 6PM HEARING MASTER: _____

Susan Finch

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

APPLICATION # <u>RZ-PD VS</u> <u>20-1266</u>	PLEASE PRINT NAME <u>Truett Gardner</u> MAILING ADDRESS <u>400 N Ashley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>RZ-PD</u> <u>20-1270</u>	PLEASE PRINT NAME <u>Dale Mcginnis</u> MAILING ADDRESS <u>10408 Bloomingdale Ave</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-309-6618</u>
APPLICATION # <u>RZ-PD</u> <u>20-1270</u>	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>606 E Madras</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>505.7008</u>
APPLICATION # <u>RZ-PD</u> <u>20-1270</u>	PLEASE PRINT NAME <u>MICHAEL YATES</u> <u>PAUM TRAFFIC</u> MAILING ADDRESS <u>400 N Tampa St., 15th Floor</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-205-8057</u>
APPLICATION # <u>RZ-PD VS</u> <u>21-0034</u>	PLEASE PRINT NAME <u>TU MAI</u> MAILING ADDRESS <u>14031 North Dale Mabry Hwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE _____
APPLICATION # <u>RZ-PD VS</u> <u>21-0121</u>	PLEASE PRINT NAME <u>HUNG MAI</u> MAILING ADDRESS <u>14031 North Dale Mabry Hwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE _____

MARCH 15, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 15, 2021, at 6:00 p.m., held virtually.

▶ Susan Finch, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, reviewed changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Senior Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

▶ Susan Finch, ZHM, confirmed the Oral arguments date

▶ Susan Finch, ZHM, Oath

B. REMANDS - Not Addressed.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 20-0374

▶ Brian Grady, Development Services, calls RZ 20-0374.

▶ Todd Pressman, applicant rep, presents testimony.

▶ Brian Grady, Development Services, staff report.

▶ Susan Finch, ZHM, questions to Development Services Staff.

▶ Brian Grady, Development Services Staff, answers ZHM questions.

▶ Yeneka Mills, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls proponents.

▶ John Grygiel, proponent, presents testimony.

▶ Susan Finch, ZHM, questions to proponent.

▶ John Grygiel, proponent, answers ZHM questions.

- ▶ Susan Finch, ZHM, calls opponents/Development Services/applicant rep.
- ▶ Todd Pressman, applicant rep, provides rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 20-0374.

C.2. RZ 21-0129

- ▶ Brian Grady, Development Services, calls RZ 21-0129.
- ▶ Cherie Howington, applicant rep, presents testimony.
- ▶ Isis Brown, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-0129.

C.3. RZ 21-0242

- ▶ Brian Grady, Development Services, calls RZ 21-0242.
- ▶ Tu Mai, applicant rep, presents testimony.
- ▶ Isis Brown, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services Transportation.
- ▶ James Ratliff, Development Services Transportation, introduction.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ James Ratliff, Development Services Traffic, answers ZHM questions.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Planning Commission Staff.
- ▶ Yeneka Mills, Planning Commission Staff, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.

MONDAY, MARCH 15, 2021

- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.
- ▶ Brian Grady, Development Service, answers ZHM questions.
- ▶ Susan Finch, ZHM, statement to applicant rep.
- ▶ Tu Mai, applicant rep, request continuance.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ Susan Finch, ZHM, continues application to April 19, 2021.

C.4. RZ 21-0267

- ▶ Brian Grady, Development Services, calls RZ 21-0267.
- ▶ Jeff Fox, applicant rep, presents testimony.
- ▶ Isis Brown, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, continues testimony.
- ▶ Susan Finch, ZHM, calls applicant rep/closes RZ 21-0267.

C.5. RZ 21-0302

- ▶ Brian Grady, Development Services, calls RZ 21-0302.
- ▶ Josephine Morgana Pittman, applicant rep, presents testimony.
- ▶ Isis Brown, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Isis Brown, Development Services, answers ZHM questions.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ Susan Finch, ZHM, questions to Development Services Transportation.

MONDAY, MARCH 15, 2021

- ▶ James Ratliff, Development Services Transportation, answers ZHM questions.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, questions to applicant rep.
- ▶ Josephine Morgana Pittman, applicant rep, answers Development Services questions.
- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Yeneka Mills, Planning Commission, responds to Development Services.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Josephine Morgana Pittman, applicant rep, answers ZHM questions.
- ▶ Brian Grady, Development Services, responds to applicant rep.
- ▶ Susan Finch, ZHM, statement for the record.
- ▶ Susan Finch, ZHM, closes RZ 21-0302.

C.6. RZ 21-0303

- ▶ Brian Grady, Development Services, calls RZ 21-0303.
- ▶ Michael Horner, applicant rep, presents testimony.
- ▶ Timothy Lampkin, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Planning Commission.
- ▶ Yeneka Mills, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
- ▶ Michael Horner, applicant rep, provides rebuttal.
- ▶ Susan Finch, ZHM, questions to Planning Commission.
- ▶ Yeneka Mills, Planning Commission, answers ZHM questions.

- ▶ Susan Finch, ZHM, closes RZ 21-0303.

C.7. RZ 21-0304

- ▶ Brian Grady, Development Services, calls RZ 21-0304.
- ▶ Michael Horner, applicant rep, presents testimony.
- ▶ Christopher Grandlienard, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
- ▶ Michael Horner, applicant rep, provides rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 21-0304.

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

D.1. RZ 20-0382

- ▶ Brian Grady, Development Services, calls RZ 20-0382.
- ▶ J.D. Alsabbagh, applicant rep, presents testimony.
- ▶ Steve Beachy, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services
- ▶ Steve Beachy, Development Services, answers ZHM questions.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Susan Finch, ZHM, calls applicant rep/closes RZ 20-0382.
- ▶ Susan Finch, ZHM, break.
- ▶ Susan Finch, ZHM, returns from break.

D.2. RZ 20-1252

- ▶ Brian Grady, Development Services, calls RZ 20-1252.
- ▶ Chris McNeal, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Chris McNeal, applicant rep, answers ZHM questions and continues testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Chris McNeal, applicant rep, answers ZHM questions, no evidence submitted.
- ▶ Brian Grady, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents.
- ▶ Cindy Barsa, proponent, presents testimony.
- ▶ Susan Finch, ZHM, calls opponents/Development Services/applicant rep/closes RZ 20-1252.

D.3. RZ 20-1255

- ▶ Brian Grady, Development Services, calls RZ 20-1255.
- ▶ Chris McNeal, applicant rep, presents testimony.
- ▶ Israel Monsanto, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Chris McNeal, applicant rep, provides rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 20-1255.

D.4. RZ 20-1264

- ▶ Brian Grady, Development Services, calls RZ 20-1264.
- ▶ Kami Corbett, ▶ Isabelle Albert, ▶ Steve Henry, applicant reps, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Steve Henry, applicant rep, answers ZHM questions and continues testimony.
- ▶ Kami Corbett, applicant rep, continues testimony.
- ▶ Israel Monsanto, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents.
- ▶ Anne Pollack, proponent, presents testimony.
- ▶ Susan Finch, ZHM, questions to proponent.
- ▶ Anne Pollack, proponent, answers ZHM questions.
- ▶ Brian Bokor, proponent, presents testimony.
- ▶ Susan Finch, ZHM, calls opponents.
- ▶ James Barry, opponent, introduction.
- ▶ Susan Finch, ZHM, Oath.
- ▶ James Barry, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls Development Services.
- ▶ James Ratliff, Development Services Transportation, presents testimony.
- ▶ Susan Finch, ZHM, calls applicant rep.
- ▶ Kami Corbett, applicant rep, questions to opponent.
- ▶ James Barry, opponent, answer applicant rep. questions.
- ▶ Kami Corbett and Steve Henry, applicant reps, provide rebuttal.

- ▶ Susan Finch, ZHM, closes RZ 20-1264.

D.5. RZ 20-1266

- ▶ Brian Grady, Development Services, calls RZ 20-1266.
- ▶ Truett Gardner, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Truett Gardner, applicant rep, answers ZHM questions.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ Truett Gardner, applicant rep, answers ZHM questions
- ▶ Susan Finch, ZHM, questions the County Attorney.
- ▶ Senior Assistant County Attorney Mary Dorman answers ZHM questions.
- ▶ Susan Finch, ZHM, questions to the county Attorney.
- ▶ Senior Assistant County Attorney Mary Dorman answers ZHM questions.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Truett Gardner, applicant rep, answers ZHM questions.
- ▶ Brian Grady, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, questions to the County Attorney.
- ▶ Senior Assistant County Attorney Johanna Lundgren answers Development Services questions.
- ▶ Truett Gardner, applicant rep, provides rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 20-1266.

D.6. RZ 20-1270

- ▶ Brian Grady, Development Services, calls RZ 20-1270.
- ▶ Michael Brooks, ▶ Dale Meryman, ▶ Michael Yates, applicant reps, presents testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ James Ratliff, Development Services Transportation, staff report
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
- ▶ Michael Brooks, applicant rep, provides rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 20-1270.

D.7. RZ 21-0034

- ▶ Brian Grady, Development Services, calls RZ 21-0034.
- ▶ Tu Mai, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.
- ▶ Israel Monsanto, Development Services, staff report.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-0034.

D.8. RZ 21-0121

- ▶ Brian Grady, Development Services, calls RZ 21-0121.
- ▶ Hung Mai, applicant rep, presents testimony.
- ▶ Israel Monsanto, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.

MONDAY, MARCH 15, 2021

- ▶ Israel Monsanto, Development Services, answers ZHM questions.
- ▶ Yeneka Mills, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-0121.

ADJOURNMENT

- ▶ Susan Finch, ZHM, adjourns the meeting.

2.0 Revised Conditions

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

- On all sheets, change the label reading “Existing Bus” to instead read “Existing Transit Stop”; and,
- On all sheets, modify Note 21 within the “General Notes” section to state “Any internal project driveways will be privately maintained and may be gated. Any internal project roadways may be public or private and, if private, may be gated. Project gates will comply with TD-9 requirements of the Transportation Technical Manual.”
- Project Data Table Options 1 and 2: Max Units Allowed for Residential Development should use 12.08 AC as basis resulting in 308~~2~~ Max units
- Project Data Table Options 3: Max Units Allowed for Residential Development shall use 16.73 AC as basis resulting in 418 Max units
- Option 1 Community Gathering Area in legend and on site plan should agree
- Buffer on Options 2 and 3 in SE Corner of project adjacent to SF MH zoned AR shall be 20 foot Type B. All other buffers should be 0 feet or no buffer.
- On all sheets the add the language “Except adjacent to Folio 65154.0000” to the statement “No 2:1 Additional Setback Required for over 20’ in Height.”

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 23, 2021.

1. The project shall be allowed development under one of three development options including single family and multi-family residential development and commercial development. Commercial development shall be limited to the following uses: retail, hospitality, office, or self-storage, and or a combination
2. Development Option 1 shall be developed with a mix of single family residential units and commercial uses with the following residential development standards:

Single Family Residential Units	110 Maximum
Minimum Lot Size	3,600 square feet
Minimum lot width:	40 feet
Minimum front yard setback:	20 feet
Minimum front yard setback for a front yard functioning as a side yard:	5 feet
Minimum separation between homes	10 feet
Minimum rear yard setback:	20 feet
Minimum side yard setback:	5 feet
Maximum building height:	36 feet

Application No. 20-382
Name: Brian Grady
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 3/15/21

Maximum building coverage:	70%
Maximum Impervious Surface Area:	80%

Option 1 commercial development standards include:

Maximum Commercial Development SF	165,000 square feet
Minimum Commercial Development SF	16,500 square feet
Front Yard Setbacks	30 feet
Maximum Building Height	60 feet

3. Development Option 2 shall be developed with a mix of multi-family residential units and commercial uses with the following residential development standards:

Multi-Family Residential Units	148 Maximum
Minimum Lot Size	900 square feet
Minimum building width:	15 feet
Minimum front yard setback:	20 feet
Minimum separation between structures	10 feet
Minimum rear yard setback:	10 feet
Minimum side yard setback:	5 feet
Maximum building height:	36 feet
Maximum building coverage:	70%
Maximum Impervious Surface Area:	80%

Option 2 commercial development standards (See standards for Option 1)

4. Development Option 3 shall be developed with multi-family residential units with the following residential development standards:

Multi-Family Residential Units	348 Maximum
Minimum front yard setback:	20 feet
Maximum building height:	60 feet
Maximum building coverage:	70%
Impervious Surface Area:	80%

5. Buffer and screening shall be provided as depicted on the PD General Site Plan for Options 1-3. Buffer on Options 2 and 3 in SE Corner of project adjacent to SF MH zoned AR should be 20 foot Type B. All other buffers shall be 0 feet or no buffer
6. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
7. Prior to or concurrent with the initial increment of development, the developer shall construct a northbound to westbound left turn lane on Williams Rd. into the project access.

8. Prior to or concurrent with an increment of development taking access onto Bryan Rd., the developer shall:
 - a. For Options 1 and 2, the developer shall improve Bryan Rd., between the western Bryan Rd. access and eastern Bryan Rd. access, to the Typical Section – 3 (TS-3) residential subtype standards, as found within the Hillsborough County Transportation Technical Manual (TTM). The developer shall also improve Bryan Rd., between the eastern Bryan Rd. access and Williams Rd., to the TS-3 non-residential subtype standards, as found within the TTM; or,
 - b. For Option 3, the developer shall improve Bryan Rd., between the project access and Williams Rd., to the TS-3 residential subtype standards, as found within the TTM. Substandard road improvements on Bryan Rd. may necessitate the developer to dedicate and convey additional right-of-way to Hillsborough County, depending upon the ~~file~~ final development option chosen.
9. To the greatest extent feasible, the developer shall improve Williams Rd., between Bryan Rd. and MLK Blvd., to the Typical Section – 4 (TS-4) standards for urban collector roadways, as found within the TTM. This condition recognizes that access modifications to an existing business on the east side of Williams Rd. in the vicinity of the Bryan Rd. intersection may not be possible until that site redevelops, and also recognizes the need to transition standard roadway features and alignments to meet the existing roadway configuration, given the existing right-of-way constraints of Williams Rd. north of Bryan Rd.
10. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, prior to or concurrent with the initial increment of development, the developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's frontage necessary to accommodate future improvements (by others) to the full TS-4 typical section standard, as well sufficient additional right-of-way necessary to accommodate a future northbound to westbound left turn lane (by others) on Williams Rd. onto Bryan Rd.
11. If development proceeds under Options 1 or 2, the developer shall construct a minimum of 10% of, the total square footage of commercial uses (i.e. 16,500 s.f.) prior to issuance of the first Certificate of Occupancy for any residential development within the project. Alternatively, at the developer's option, the developer may elect to defer commercial development to a later project phase; however, in the event the developer makes such election then, in addition to any sidewalks required by Sections 6.02.08 and 6.03.02 of the Hillsborough County Land Development Code (LDC), the developer shall, at its sole expense, construct a minimum 5-foot wide ADA compliant sidewalk (to include crosswalks where necessary) along the west side of Williams Rd. for a distance of +/- 350 feet. If elected, such sidewalk shall be constructed concurrent with the initial increment of

development. The intent of this condition is to connect the required internal sidewalk network, and external sidewalks to be constructed along the project's roadway frontages, with the existing sidewalk along Williams Rd. which currently terminates along the frontage of folio 65208.0432. This condition may require the developer to acquire, dedicate and convey additional right-of-way or easement rights, as needed, to Hillsborough County for public access and maintenance purposes. Notwithstanding the above, in the event the County or another party constructs sidewalks/crosswalks within the +/- 350 foot segment prior to development of this project, then the developer shall be relieved of any obligation to construct sidewalks/crosswalks within the +/- 350 area, but may still take advantage of its presence for purposes of deferring required commercial development (reference Policy 19.1 of the Future Land Use Element of the Hillsborough County Comprehensive Plan).

12. In addition to any sidewalks required by Sections 6.02.08 and 6.03.02 of the Hillsborough County Land Development Code (LDC), if the development proceeds under Option 3 then the developer shall, at its sole expense, construct a minimum 5-foot wide ADA compliant sidewalk (to include crosswalks where necessary) along the west side of Williams Rd. for a distance of +/- 350 feet. Such sidewalk shall be constructed concurrent with the initial increment of development. The intent of this condition is to connect the required internal sidewalk network, and external sidewalks to be constructed along the project's roadway frontages, with the existing sidewalk along Williams Rd. which currently terminates along the frontage of folio 65208.0432. This condition may require the developer to acquire, dedicate and convey additional right-of-way or easement rights, as needed, to Hillsborough County for public access and maintenance purposes. Notwithstanding the above, in the event the County or another party constructs sidewalks/crosswalks within this segment prior to development of this project, the developer shall be relieved of any obligation with respect to construction of sidewalks not within or along project boundaries, but may still take advantage of its presence for purposes of satisfying Policy 19.1 of the Future Land Use Element of the Hillsborough County Comprehensive Plan.
13. This condition, together within conditions ~~510~~, ~~611~~ and ~~712~~, above, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.
- ~~14. This condition, together within conditions 5, 6 and 7, above, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.~~
15. Consistent with Section 6.03.09 of the LDC, the developer shall install bicycle racks at the existing transit stop at the northeast corner of MLK Blvd. and Williams Rd. The developer shall coordinate the design and location of such improvement with Hillsborough Area Regional Transit (HART).

16. With regards to the westernmost project access on Bryan Rd. (for Options 1 and 2), and only project access on Bryan Rd. (for Option 3), the developer shall be permitted to locate that project access anywhere within the bounding box area shown on the PD site plan.

17. 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.

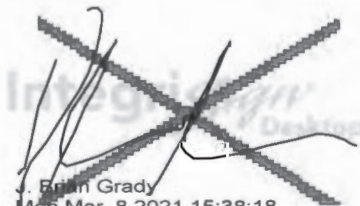
18. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

19. 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).

20. 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

Staff's Recommendation: Approvable, Subject to Conditions

Zoning
Administrator



J. Brian Grady

Sign-off: Mon Mar 8 2021 15:38:18




Application No. 20-0382
Name: J.D. Alsabbagh
Entered at Public Hearing: PZHM
Exhibit # 2 Date: 3/15/21



Immediate Aerial Zoning Map

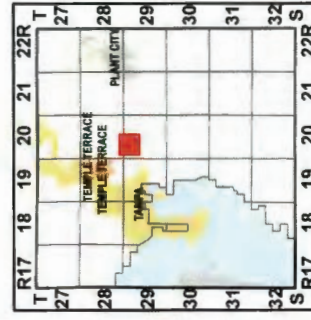
RZ-PD 20-0382

Folio: 65053.0000, 65054.0000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 5-29-20



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, and shall not be used for any purpose other than that for which it was prepared and issued for a particular purpose.

SOURCE: This map was prepared for the inventory of real property found in Hillsborough County, Florida, for the purpose of determining the zoning of parcels of record. It has been based on BEST AVAILABLE DATA.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.



HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 20-0382

Rezoning

<All other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tempa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Major Roads

Parcels

AGRICULTURAL/MINING-120 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-12 (.25 FAR)

AGRICULTURAL-110 (.25 FAR)

AGRICULTURAL-115 (.25 FAR)

AGRICULTURAL ESTATE-12.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-8 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

OC-20

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RE (INDUSTRY))

LIGHT INDUSTRIAL PLANNED (.50 FAR)

LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

PUBLIC/QUASH-PUBLIC

NATURAL PRESERVATION

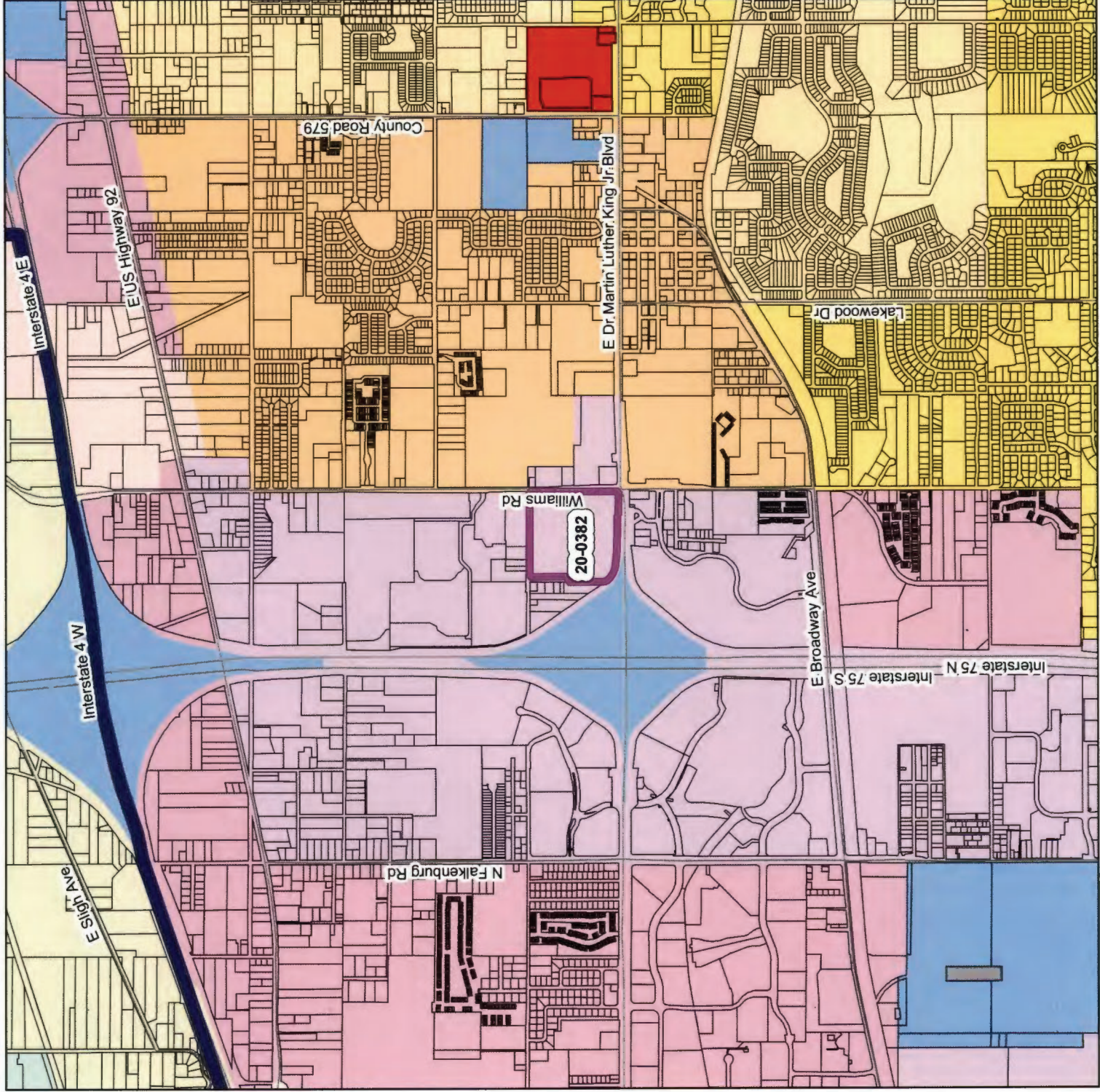
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

WATER



Map Printed from Rezoning System: 3/7/2020
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\Projects\OC-20\Rezoning.mxd



DATE: 6/24/2018 8:00 AM
 DATA SOURCE: Rezoning boundaries from The Planning Department, Hillsborough County, and the City of Lakewood.
 REPRODUCTION: This sheet may not be reproduced in part or full for any purpose without specific approval of the Hillsborough County Planning Commission.
 ACCURACY: It is intended that the information shown on this map be accurate to the best of the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, use the appropriate source.

**From: Maria Budria
4212 Estevez Lane
Tampa, Florida**

**To: Hillsborough County Development Service Department
601 E Kennedy Blvd.
Tampa Florida**

RE: MLK & Williams Mixed Use Development – PD 20-0382

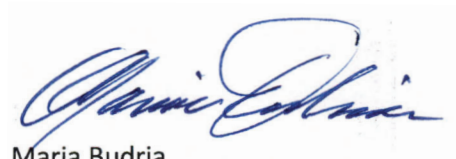
Dear ZHM & BOCC

As an owner to a property adjacent on the west side to the proposed development, I am in full support and agreement on the proposed development of MLK & Williams Mixed Use. The development will create and add needed uses and value into our neighborhood plus the proposed roadway improvements which help everyone in the area.

We are delighted to work and coordinate with owner to this new Planned Development for the benefits of the community.

I respectfully asked the Zoning Hearing Master and Board of County Commissioners for their approval to the proposed development

Sincerely



Maria Budria
Neighbor

**From: Dr. Rodney Howard-Browne
Revival Ministries International
3738 River International Drive
Tampa 33610 Florida**

**To: Hillsborough County Development Service Department
601 E Kennedy Blvd.
Tampa Florida**

RE: MLK & Williams Mixed Use Development – PD 20-0382

Dear ZHM & BOCC

As an owner to a property adjacent on the west side to the proposed development, I am in full support and agreement on the proposed development of MLK & Williams Mixed Use. The development will create and add needed uses and value into our neighborhood plus the proposed roadway improvements which help everyone in the area.

We are delighted to work and coordinate with owner to this new Planned Development for the benefits of the community.

I respectfully asked the Zoning Hearing Master and Board of County Commissioners for their approval to the proposed development

Sincerely

Revival Ministries International

A handwritten signature in black ink, appearing to read "Dr. Rodney Howard-Browne - President". The signature is written in a cursive, flowing style.

**Dr. Rodney Howard-Browne
President**

J.D. Alsabbagh, P.E.

To: John Bailey
Subject: MLK Williams Road

Hi JD

Cardno, Inc. (Cardno) reviewed and flagged the wetland boundaries and assessed the wetland habitats on the property on 13 March 2020. During this review Cardno also conducted a preliminary assessment of the property for use by any species listed as Endangered, Threatened, or of Special Concern by FWC under Rule 68A-27 FAC and by the USFWS under 50 CFR 17.

Wetland habitats on the property are generally in an overgrown and degraded condition. A site plan received by Cardno on 13 March 2020, included wetland impacts at the intersection of MLK and Williams Road and for a road crossing on the west side of the property. Cardno conducted a preliminary Uniform Mitigation Assessment Method (UMAM) of these wetland areas resulting in an overall score of 0.6 units per acre. This means that for every unit (ac.), or portion thereof, approved for impact by a wetland regulatory agency, 0.6 units of wetland mitigation would be required. The project site is located in the Hillsborough River Basin.

No gopher tortoise (*gopherus polyphemus*) burrows (or individuals), or other listed species were observed.

Please feel free to contact our office if you have any questions regarding any of the above information

John Bailey
SENIOR PROJECT SCIENTIST
CARDNO



Direct +1 813 257 0008 Mobile +1 813 625 5040
Address 3905 Crescent Park Drive , Riverview, Florida 33578
Email john.bailey@cardno.com Web www.cardno.com

CONNECT WITH CARDNO    

This email and its attachments may contain confidential and/or privileged information for the sole use of the intended recipient(s). All electronically supplied data must be checked against an applicable hardcopy version which shall be the only document which Cardno warrants accuracy. If you are not the intended recipient, any use, distribution or copying of the information contained in this email and its attachments is strictly prohibited. If you have received this email in error, please email the sender by replying to this message and immediately delete and destroy any copies of this email and any attachments. The views or opinions expressed are the author's own and may not reflect the views or opinions of Cardno.

JUNIPER DEVELOPMENT, LLC

TAMPA, FL

Neighborhood Meeting – MLK & Williams Mixed Use
Development PD at

Unity AME Church

- Location: 1013 W Dr. Martin Luther King Jr Blvd, Seffner, FL 33584
- Phone: (813) 571-3758
- Date & Time: March 26th, 2020 from 5:30 PM to 7:30 PM

To Surrounding Property Owner and/or Any Registered Neighborhood Organization or Civic Association:

BOSRA Development is pleased to invite you to this neighborhood meeting in order to address any concerns you may have and to answer any questions relevant to our Modification to the Plan Development for Wood Branch Mixed Use.

We look forward to seeing you at the Unity AME Church Thursday March 26th, 2020 at 5:30-7:30.

Sincerely,

Juniper Development, LLC

MLK & Williams Mixed Use Development
Neighborhood Meeting – March 26, 2020, 5:30 PM
at Unity AME Church

<u>Name</u>	<u>Address</u>	<u>E-mail (optional)</u>
Elaine Futch	3911 McCartney Tampa, FL	
Dana Russell	10631 Bryan Road	33610
Philip Van Bibber	10629 Bryan Road	33610 pvbibber@yahoo.com
Kris Dodgeon	4204 Estevan Ln Tampa	Kris Dodgeon @ Gmail.com

Neighborhood Meeting Memo for PD at MLK & Williams Mixed Use Development

Location: 1013 W Dr. Martin Luther King Jr Blvd, Seffner, FL 33584

Date & Time: March 26th, 2020 from 5:30 PM to 7:00 PM

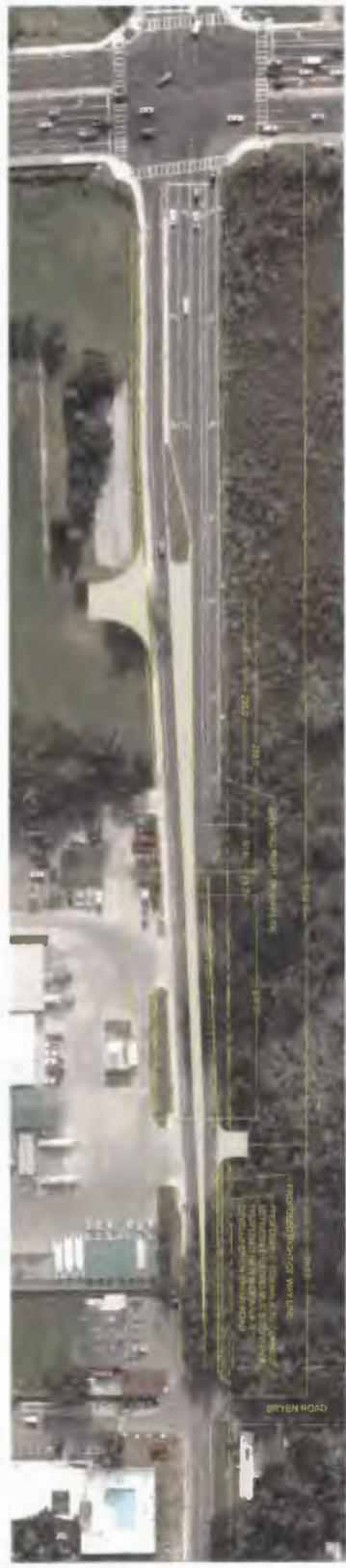
We conducted a neighborhood meeting on March 26, 2020 with the surrounding neighbors based on a notice sent to list surrounding properties within 500'. The attendees' neighbors list is enclosed. The following are the main items had discussed:

- Presenting the proposed development with three proposed options. Also, we described the existing property condition. In addition, we explained the proposed improvement as part of the development.
- We answered questions related to the stormwater system and indicated that our own stormwater system will be proposed to take care of the proposed new impervious area.
- We answered question on species, if existed on site. There are no gophers or eagles onsite as per our environmental scientist review.
- We answered questions on the existing wetland that will be fully delineated and approved by EPC and SWFWMD before design.
- We received suggestions on users like Chick-Fil-A to be there, but we answered that we could not commit on that since we're not sure what the exact retail users are at this point.

We completed the meeting by distributing business cards and invited neighbors to reach us for any question neighbors.

Sincerely,

Juniper Development, LLC



Sheet No.
A-2

DATE: 02/18/21
 DRAWN BY: JDN
 CHECKED BY: JDN
 PROJECT NO: 20311
 CLIENT: FHO

Project Title: **Mixed Used MLK & Williams Subdivision**
 Project Location: **MLK & Williams Subdivision**
Tampa, Florida
 Sheet Title: **LEFT TURN LANE**

SYCAMORE ENGINEERING, INC.
 2270 W. 21st Avenue, Suite 205
 Tampa, FL 33613
 Phone: 813.889.8786
 Fax: 813.889.8786
 Email: info@sycamoreeng.com
 FL CA # 1888 & LA # 7780

- Civil Engineering
- Surveying & Mapping
- Land Planning
- Construction Management
- Landscape Architecture

No.	Date	Revision - Description





**PARTY OF
RECORD**

Zoning Hearing Jan 19, 2021 6:00pm Robert W Saunders Library

I would like to Participate in-person. I have concerns I would like to address:

- 1) Are you planning on raising the ground level? I live in a low-level Brick House.
- 2) I do not want Estevez Lane to be open for your transportation.
- 3) Are you going to leave the big healthy trees, and have a boundary on Estevez Lane?
- 4) Homes being built. Do you know how many? When leaving on Bryan Road, on to Williams Road is not safe! The more people using Bryan Road is going to cause problems.
- 5) This land has been a Preserve and Wet Lands for 50 years. The meaning of Preserve is; to keep from harm. I hope you will show some respect for the Wild Life living here.

Debra Russell
Phone 613-741-9787



**Hillsborough
County Florida**
Development Services

ZONING HEARING MASTER LETTER OF NOTICE

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: RZ-PD 20-0382
APPLICATION FILING DATE: 12/30/2019

You are hereby notified that the undersigned is requesting a Rezoning before the Zoning Hearing Master of Hillsborough County at a public hearing. You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 01/19/2021 **TIME:** 6:00 PM

LOCATION OF PUBLIC HEARING: Robert W. Saunders, Sr. Public Library, Ada T. Payne Community Room*
1505 N Nebraska Ave, Tampa, FL 33602
(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)

NATURE OF REQUEST: (Provide a general description of the request)

PD Rezoning

Note: The PD application and approval process creates its own customized zoning district and may be used to obtain variations from the non-district regulations as set forth in Section 5.03.06.C.6 of the Land Development Code.

LOCATION OF THE PROPERTY: (Address and/or General Location) 10631 Bryan Road Tampa FL 33610
Northwest corner of Dr. Martin Luther King Blvd. and Williams Road, Tampa, FL and Bryan Road at the north side of the property.

CURRENT ZONING: RDC-12 & AR

PROPOSED ZONING: PD

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at: <http://hcflgov.net/pgmstore>.

Additional information concerning this application may be obtained by calling the Hillsborough County Development Services Department at: (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5600 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

Applicant / Representative

Name: Sycamore Engineering, Inc.

Address: 8370 W Hillsborough Ave #205 Tampa, FL 33615

Phone: 813-889-0700

Email: jalsabbagh@sycamoreeng.com

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

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