



Hillsborough County Florida

STAFF REPORT

| | | | |
|-------------------------|--------------------------------------|----------------------------|--------------|
| SUBJECT: | PRS 21-0076 | PLANNING AREA: | Thonotosassa |
| REQUEST: | Minor Modification to an Approved PD | SECTOR: | Central |
| APPLICANT: | LIV Development | | |
| Existing Zoning: | PD 20-0107 | Comp Plan Category: | SMU-6 |



 Hillsborough County Florida

Project Location Map
PRS 21-0076
 Folio: 60138.0000

 Application Site
 Parcels





GTR: 7.20.20



NOTE: This map is for informational purposes only. It is not intended to be used as a legal document. The information on this map is derived from public records and is not guaranteed to be accurate. The user assumes all responsibility for the use of this map. © 2020 Hillsborough County, Florida. All rights reserved.

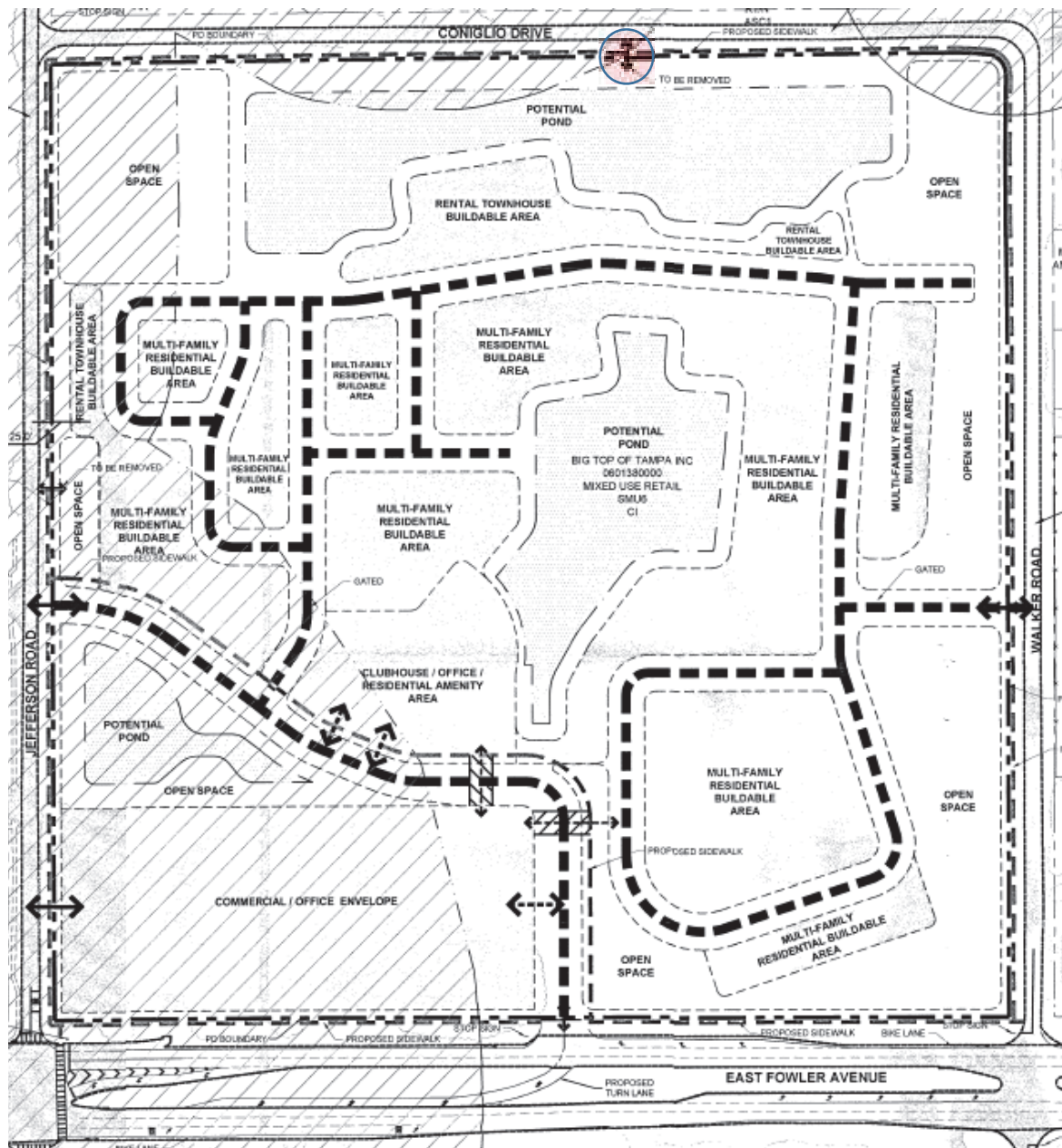
Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

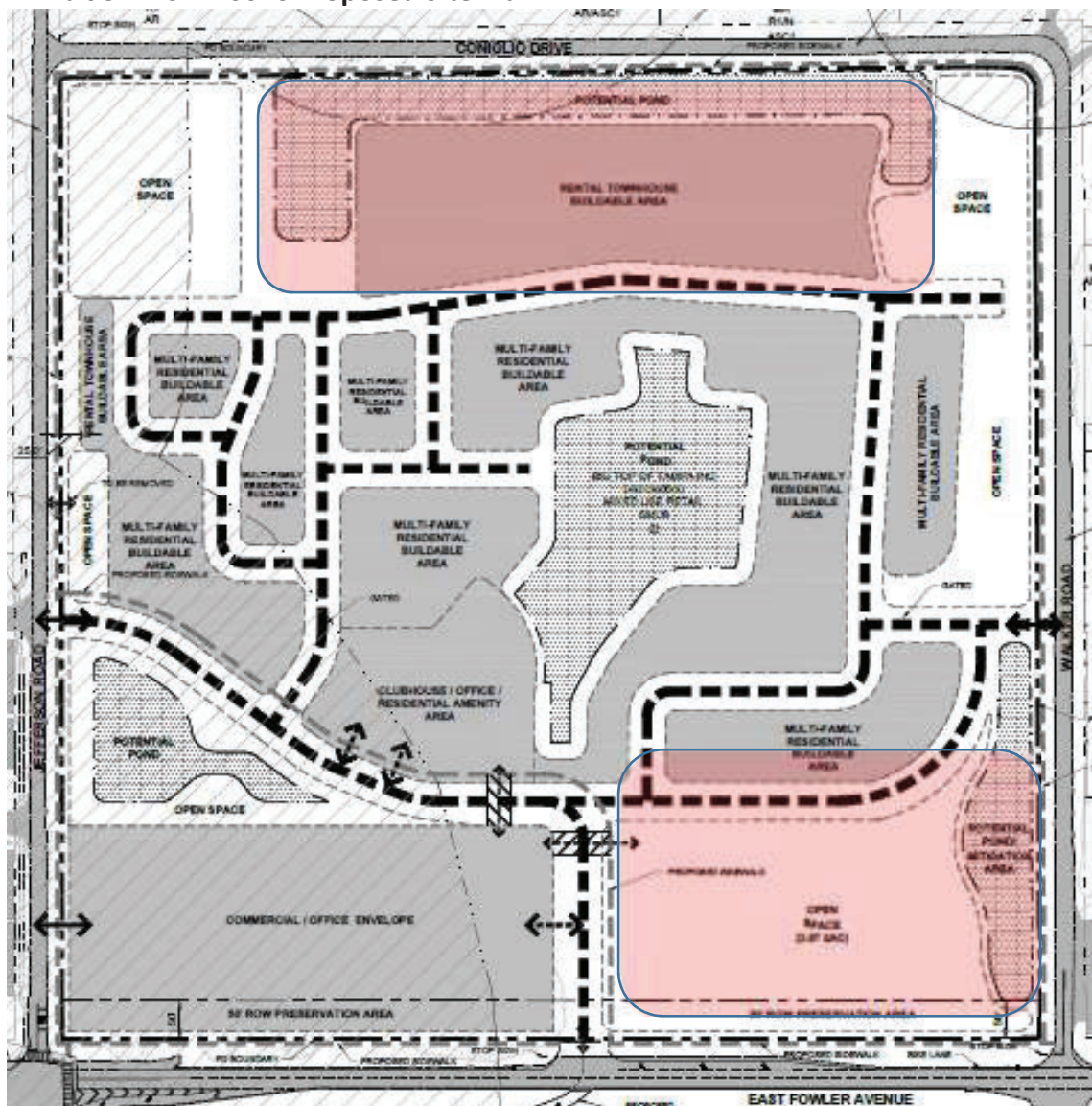
The applicant is requesting a Minor Modification to the approved Planned Development 20-0107 which is a mixed-use development approved for 278 Multi-Family Apartments and 14 Rental Townhomes. The project is also approved for 22,000 sf of non-residential development allowing CG and BPO uses. The applicant is proposing adjustments to the location of building envelopes and no changes to the conditions of approval.

Exhibit 2: PD 20-0107 Approved Site Plan



The applicant seeks to modify the general site plan for the project by repositioning the rental townhome buildable area closer to the northern boundary of the project. The applicant also seeks approval to remove one building envelope approved for multi-family residential uses in the southeast corner of the project adjacent to East Fowler Avenue. This change will not affect the number of residential units to be constructed for the project. The areas where changes are proposed for the site plan are shaded in red in **Exhibit 3** below. The applicant states the building layout relocation is a result of floodplain mitigation analysis, additional pond requirements and the shifting of the development 50-feet to the north due to a previously undiscovered 50-foot right of way preservation area requirement along Fowler Avenue. The applicant is also removing from the plan an existing access point on the northern boundary of the project (See **Exhibit 2**).

Exhibit 3: PRS 21-0076 Proposed Site Plan



APPLICATION: PRS 21-0076

ZHM HEARING DATE: NA

BOCC MEETING DATE: January 12, 2021

CASE REVIEWER: Steve Beachy, AICP

The repositioning of the residential buildable area as highlighted in red on the southeast center of the project creates an approximate 3-acre tract of land that is of sufficient size to be developable in the future. The applicant has designated this area as "Open Space" on the plan and has indicated they have no plans for development of this tract of land at this time. If the subject application is approved, the property owner would be required to seek approval to modify the tract from its proposed designation as open space.

1.2 Compliance Overview with Codes and Technical Manuals

The applicant requests no new PD variations from the routine site development requirements found in LDC Part 6.07.00, Fences and Walls Requirements, LDC Part 6.05.00, Parking and Loading, or LDC Part 6.06.00, Landscaping, Irrigation and Buffering.

1.3 Analysis of Recommended Conditions

The existing conditions will remain unchanged the total number of units and commercial square footage approved for the project will remain the same.

1.4 Compatibility

Staff finds the proposed modifications to the approved Planned Development to be compatible with the surrounding area. The building footprint for the rental townhomes, while closer to the northern boundary of the PD, will still be separated from the single-family homes to the north by Coniglio Drive (ROW approximately 60') and a potential retention pond as shown on the plan.

The repositioning the building envelopes will not change the number of residential units proposed for the project and the impact the surrounding area will be unchanged.

1.5 Agency Comments

No agencies have reviewed the request or provided comments.

1.6 Exhibits

Exhibit 1: Aerial Map

Exhibit 2: PD 20-0107 Approved Site Plan Detail

Exhibit 3: PRS 21-0076 Proposed Site Plan Detail

Exhibit 4: PD 20-0107 Approved Site Plan

Exhibit 5: Proposed General Development Plan

Exhibit 6: Intermediate Zoning Map

2.0 Recommendation

Staff recommends is for support of the application.

APPLICATION: PRS 21-0076

ZHM HEARING DATE: NA

BOCC MEETING DATE: January 12, 2021

CASE REVIEWER: Steve Beachy, AICP

RECOMMENDED CONDITIONS

APPROVAL - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted ~~January 2~~ December 22, 2020.

1. The project shall be developed with a mix of uses as follows:
 - Up to 292 Multi-Family residential comprised of:
 - 276 multi-family residential units, and
 - 14 rental townhomes,
 - Up to 22,000 square feet of Non-Residential Uses comprised of
 - 17,000 square feet of Commercial Uses, and
 - 5,000 square feet of Office Uses
2. The Multi-Family Uses shall be developed in accordance with RMC-20 development standards with the exception that the maximum height is limited to 60 feet for Multi-Family structures and 35 feet for Rental Townhome structures.
3. The Commercial/Office Uses shall be developed in accordance with CG development standards.
4. The Commercial/Office portion of this development will be required to meet the 30-foot front yard setback requirement on the eastern, southern, and western frontages.
5. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. Notwithstanding anything shown on the site plan, the applicant is required to meet Hillsborough County Land Development Code (LDC) Section 6 "Design standards and Improvements Requirements", interconnectivity requirements and Hillsborough County Transportation Technical Manual (TTM) for all cross access, parking and driveway dimension requirements.
7. The applicant shall construct 5' sidewalks along all property frontages and connect such external sidewalks to the all internal buildings in addition to pedestrian and vehicular connectivity between the residential buildings to the commercial buildings.
8. Jefferson Road shall be restricted to southbound only from the northern access to Fowler Avenue.
9. The developer shall construct a northbound left turn lane on Walker Road entering the project site.
10. Access to the site is proposed as following:
 - Right in, Right out, Left in On Fowler Avenue subject to change by FDOT which has jurisdiction over Fowler.
 - Two access points on Jefferson Road. The southern access point will be left in and left out. The northern access point will be left in, left out and right out.
 - One Full Access to Walker Road.

11. Jefferson Road is substandard, the developer shall construct Jefferson Rd consistent with the Design Exception approved by the County Engineer (on January 9, 2020). The following deviations authorized in this design exception include:
 - Two southbound 11-foot wide travel lanes instead of 12 foot lanes;
 - No paved shoulders instead of the 8 foot shoulder with 5ft pavement. Due to the very limited ROW, the owner does not have jurisdiction to the west side of Jefferson rd and the Florida Greenbook allows the removed of full paved shoulder for local roads.
 - 5 foot sidewalk on the east side of Jefferson road
 - Type "F" curb on both sides of the road.

12. Walker Road is substandard, and the developer shall construct Walker Road consistent with the Design Exception approved by the County Engineer (on January 9, 2020). The following deviations authorized in this design exception include:
 - Walker Rd ROW is 60 feet wide, the developer shall convey a minimum of 18 foot of additional ROW along the west side for access improvements.
 - Two 10-foot wide travel lanes instead of 12 foot lanes;
 - A 10 foot northbound left turn lane entering the project driveway.
 - 6 foot unpaved shoulders instead of 8 foot shoulder with 5' paved shoulders
 - 5 foot sidewalk on along the west side of walker Rd connecting to sidewalk on Fowler Ave.

13. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.

14. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

15. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).

16. 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.

17. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

18. The Development of the project shall proceed in strict accordance with the terms and conditions

APPLICATION: PRS 21-0076

ZHM HEARING DATE: NA

BOCC MEETING DATE: January 12, 2021

CASE REVIEWER: Steve Beachy, AICP

contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Staff's Recommendation: Approvable, Subject to Conditions

Zoning
Administrator



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Desktop

J. Brian Grady
Sign-off: Wed Dec 23 2020 09:08:30

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted January 2, 2020.

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST: PD to PD

PETITION FILE NUMBER: RZ-PD 20-0107

ZHM HEARING DATE: January 21, 2020

BOCC MEETING DATE: March 10, 2020


This is to certify that this Site Development Plan has been reviewed by the Board of County Commissioners and the following action taken:

APPROVED WITH CONDITIONS AS NOTED: and attached to certified site plan.

4/7/2020
DATE

4/7/2020
DATE


CHAIRMAN, BOARD OF COUNTY COMMISSIONERS


ATTEST: DEPUTY CLERK
PAT FRANK
CLERK OF THE CIRCUIT COURT



BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY FLORIDA
DOCUMENT NO. **20-0312**

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14. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
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18. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

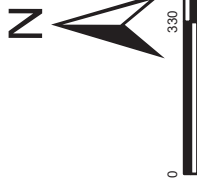


Immediate Aerial Zoning Map

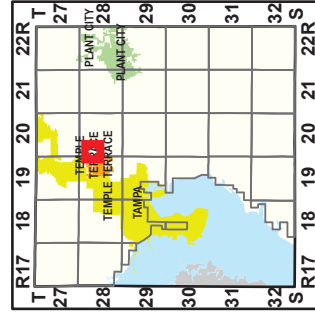
PRS 21-0076

Folio: 60138.0000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 7-28-20

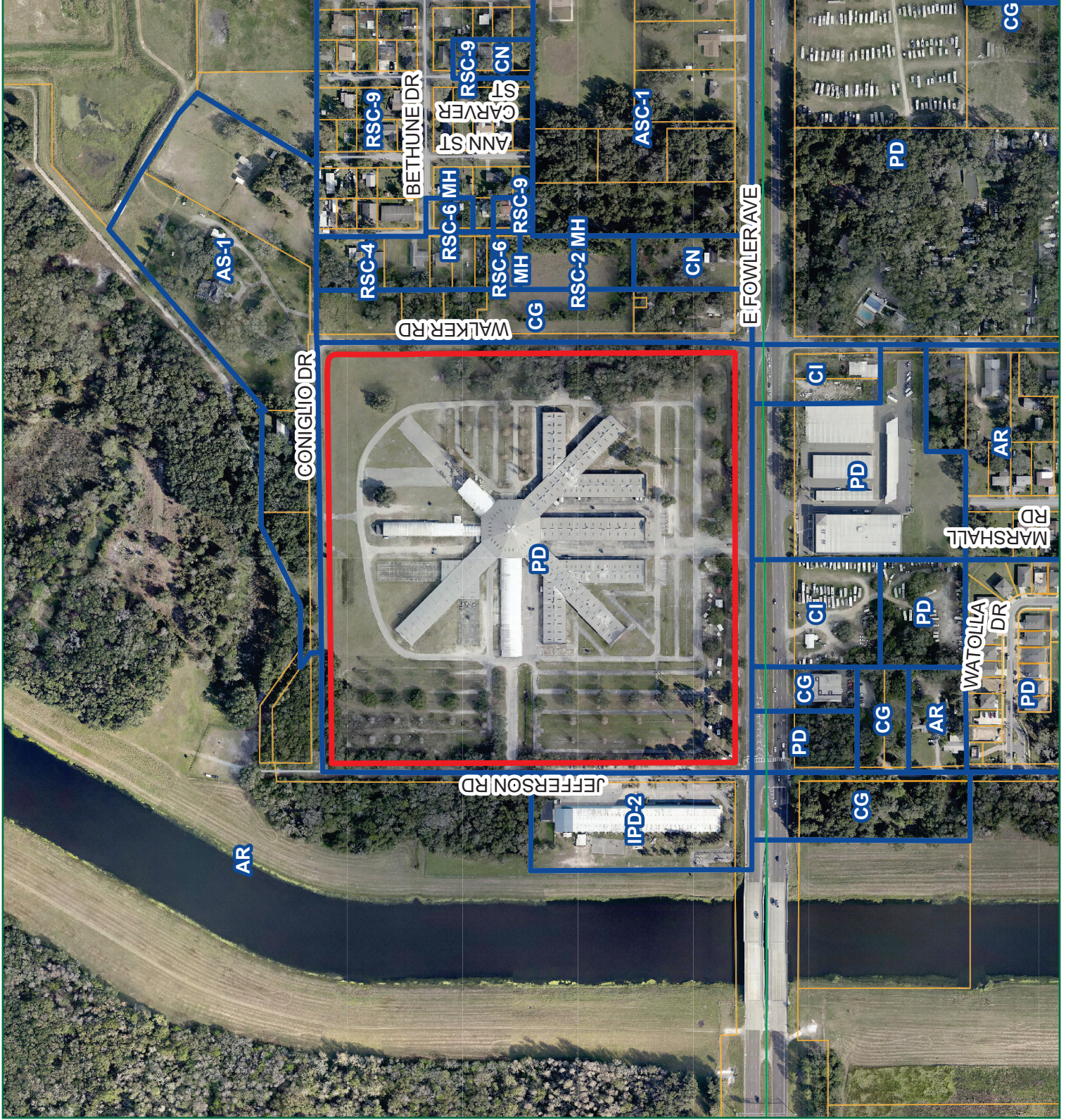


NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

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.



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APPROVED**

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**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

March 10, 2020

**RE: RZ-PD 20-0107
LIV Development
9250 E. Fowler Ave./60138.0000**

Kevin Mineer, AICP
Genesis Halff
1000 N. Ashley Dr., Ste. 900
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled Land Use public meeting on March 10, 2020, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from CI (Commercial, Intensive) to PD (Planned Development) with the attached conditions. Please keep this letter for your records.

If you have any questions regarding your petition or the public meeting, please feel free to contact Brian Grady at 813-276-8343 or by email at GradyB@HCFLGov.net.

Sincerely,

Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachment

**BOARD OF COUNTY
COMMISSIONERS**

Ken Hagan
Pat Kemp
Lesley "Les" Miller, Jr.
Sandra L. Murman
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

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AGENCY COMMENTS

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/23/2020

REVIEWER: Sofia Garantiva, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Thonotosassa (TH)

PETITION NO: PRS 21-0076

| | |
|----------|-----------------------------------------------------------------------------|
| | This agency has no comments. |
| X | 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 OVERVIEW AND CONCLUSIONS

The applicant is requesting a minor modification to PD 20-0107. The site is approved for 292 dwelling units (278 multifamily, 14 townhomes), 17,000 square feet of commercial and 5,000 square feet of office uses. The applicant is proposing to modify the site layout as a result from floodplain mitigation analysis and additional pond requirements. The applicant is also proposing to preserve 50 feet of right-of-way (labeled as “50’ ROW Preservation Area” on the Site Plan) along Fowler Avenue and stated that it was a requirement from FDOT.

Fowler Avenue is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. County staff has previously stated that the right-of-way width for Fowler Avenue met the requirement for a 6-lane roadway. No comments from FDOT are included in the record and no PD&E Study for Fowler Avenue (indicating additional right-of-way is required) was found on FDOT District 7’s website.

No other changes to the entitlements are being requested. As these changes will have no impact on the adjacent transportation network, Transportation Review Section staff has no objection to this request.

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