

PD Modification Application: PRS 21-1039

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: October 12, 2021

1.0 APPLICATION SUMMARY

Applicant: Mark Bentley, Esq., B.C.S., AICP

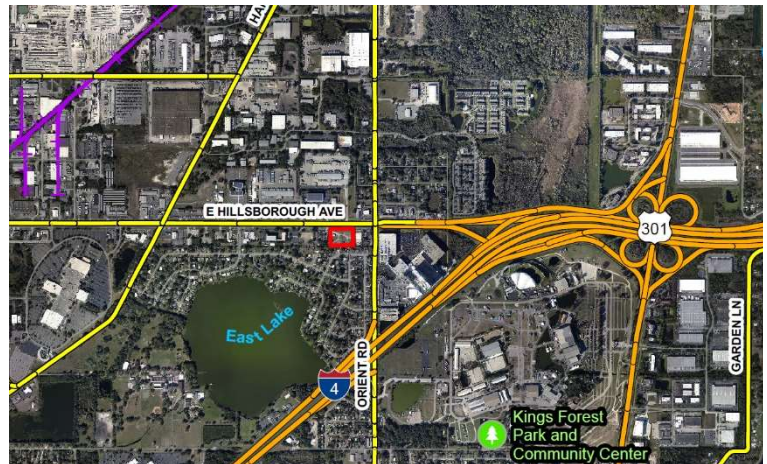
FLU Category: OC-20

Service Area: Urban

Site Acreage: 2.76

**Community
Plan Area:** East Lake/Orient Park

Overlay: None



Introduction Summary:

The applicant requests a minor modification to PD 18-0404 to allow an increase in height (both development options) and for access (primary and cross access) relocations. This PD is approved for two development options – Option 1 for CI zoning district uses with a maximum F.A.R. of 0.75 (90,017 sf); or Option 2 for for a mixed use project consisting of hotel, retail and/or office uses utilizing the mixed use density bonus of the Comprehensive Plan to allow a maximum F.A.R. of 1.0 (120,022 sf). Option 2 is approved for a higher maximum building height to accommodate the approved square footage.

| Existing Approval(s): | Proposed Modification(s): |
|---|--|
| Maximum building height of 50 feet for all buildings (Option 2). | Provide for an option to allow an increase the maximum building height to 64 feet for only non-parking garage buildings (Option 2). |
| The project provides two (one western and one eastern) access points to/from Hillsborough Avenue (Options 1 and 2). | Remove the western Hillsborough Avenue access point from the boundaries of the PD. A shared access point to/from Hillsborough Avenue will be provided with the adjacent western property (Option 1). |
| The western PD boundary provides a cross access point within the northern area of the site (Options 1 and 2). | Allow the western cross access point to be located anywhere depicted along the boundary (Options 1 and 2). |
| The eastern PD boundary provides a cross access point within the northern area of the site (Options 1 and 2). | Allow the eastern cross access point to be located anywhere depicted along the boundary (Options 1 and 2). |

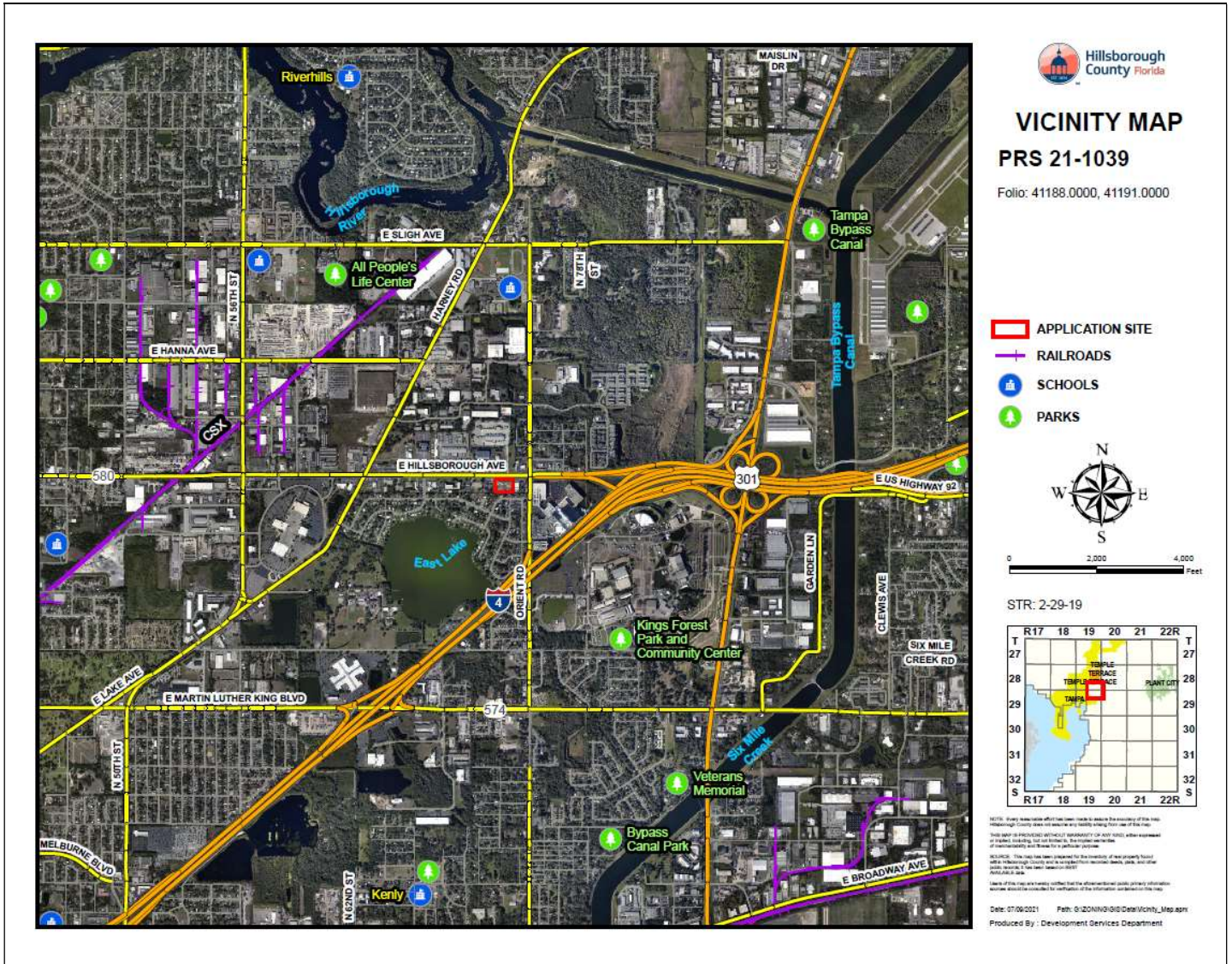
Additional Information:

| | |
|---|--|
| PD Variation(s): | None Requested as part of this application |
| Waiver(s) to the Land Development Code: | None Requested as part of this application |

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

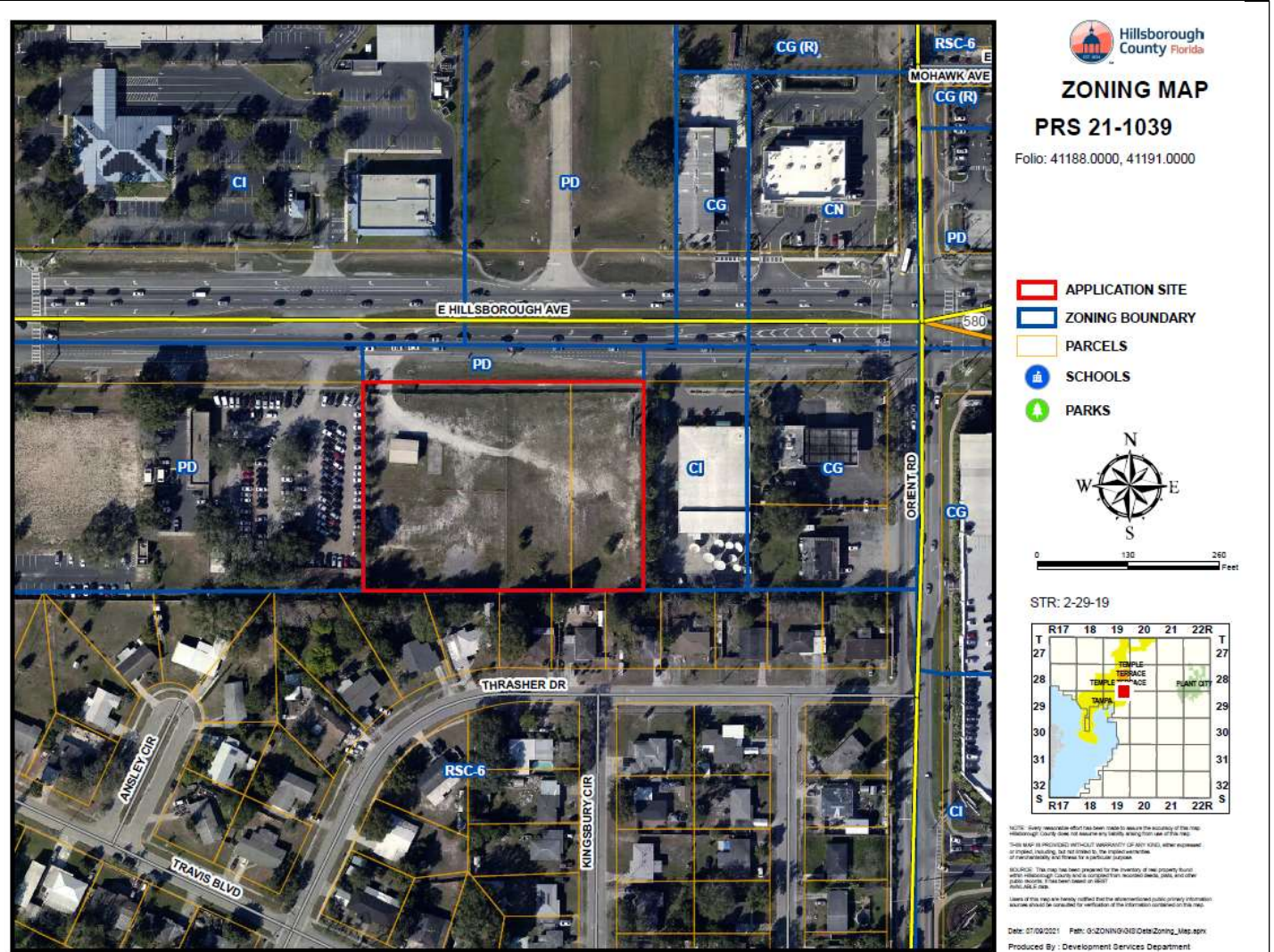


Context of Surrounding Area:

The site is located in the Eastlake-Orient Park community, on the south side of the E. Hillsborough Avenue corridor. This segment of Hillsborough Avenue is a 4-lane, divided arterial roadway providing access to I-4 and US Highway 301 to the east. Commercial uses, such as banks, warehouse distribution, car dealerships, the Hard Rock Hotel and Casino and convenience stores, are located along the corridor. Given the Future Land Use Category of the corridor (OC-20), and zonings, industrial, intensive commercial, general commercial and office uses are both permitted and developed. Residential uses can be found south of the site, situated along East Lake and west of I-4. The neighborhood is developed at a suburban level of density.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

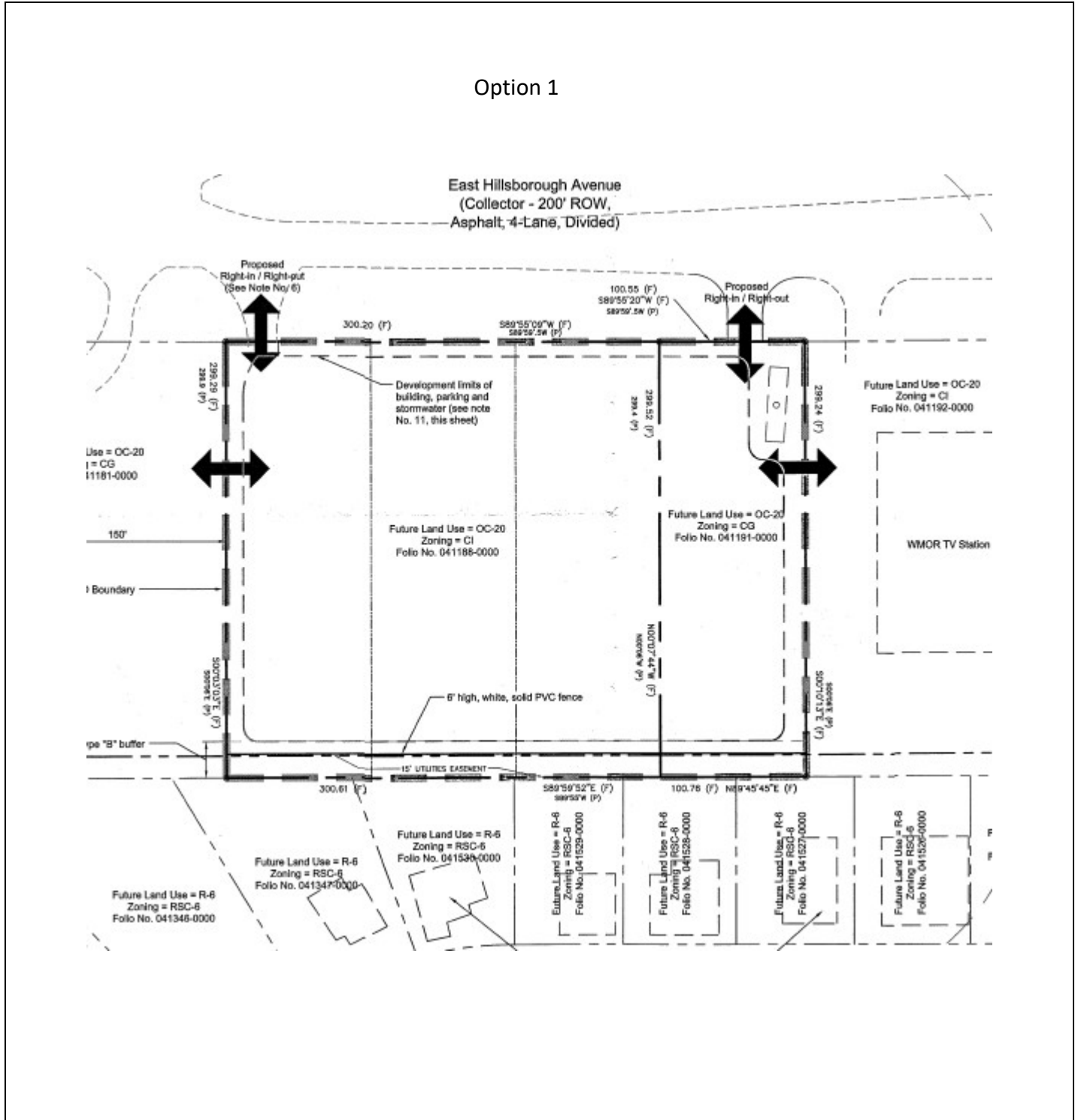


Adjacent Zonings and Uses

| Location: | Zoning: | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use: | Existing Use: |
|-----------|-----------|--|--|--------------------------------|
| North | PD and CI | PD: 780,000 sf CI: 0.25 FAR | Warehouse, Office and Intensive Commercial | Warehousing and Office |
| South | RSC-6 | 6 units per acre | Single-Family Residential | Single-Family Residential |
| East | CI | 0.25 FAR | Intensive Commercial | Television Broadcasting Studio |
| West | PD | 217,000 sf (0.50 FAR) | Offices and accessory parking garage | Offices |

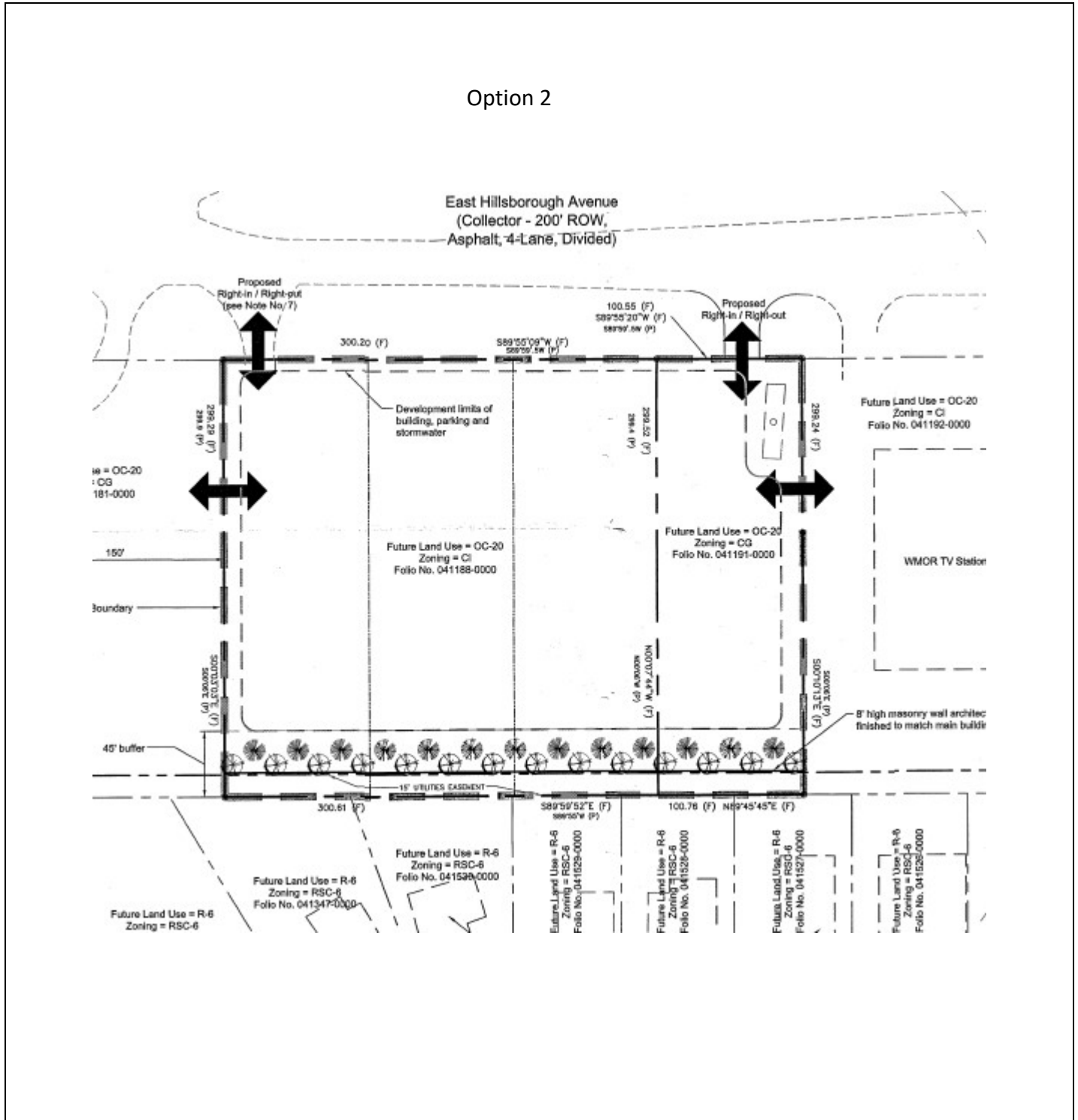
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

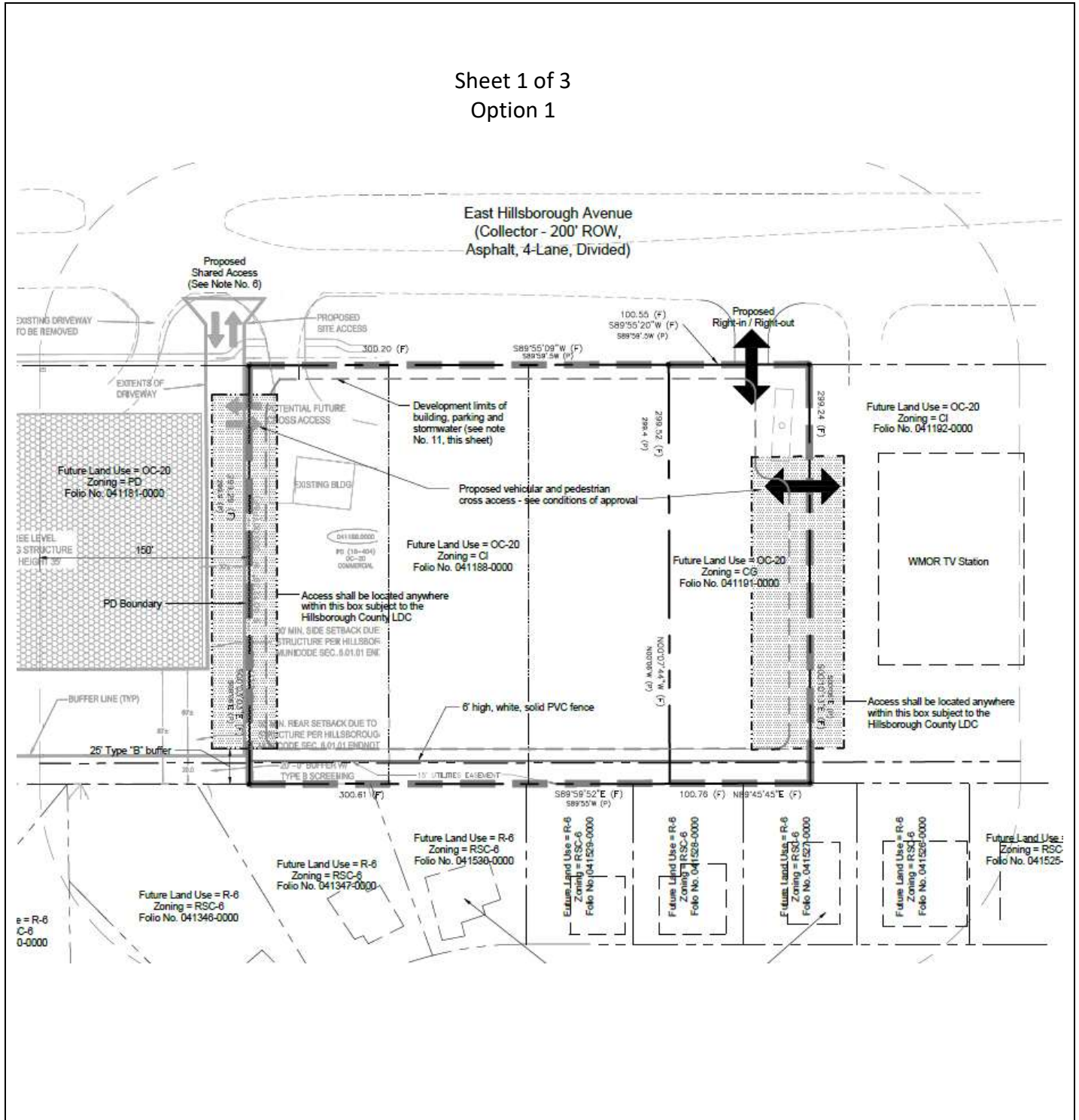
2.3 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

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

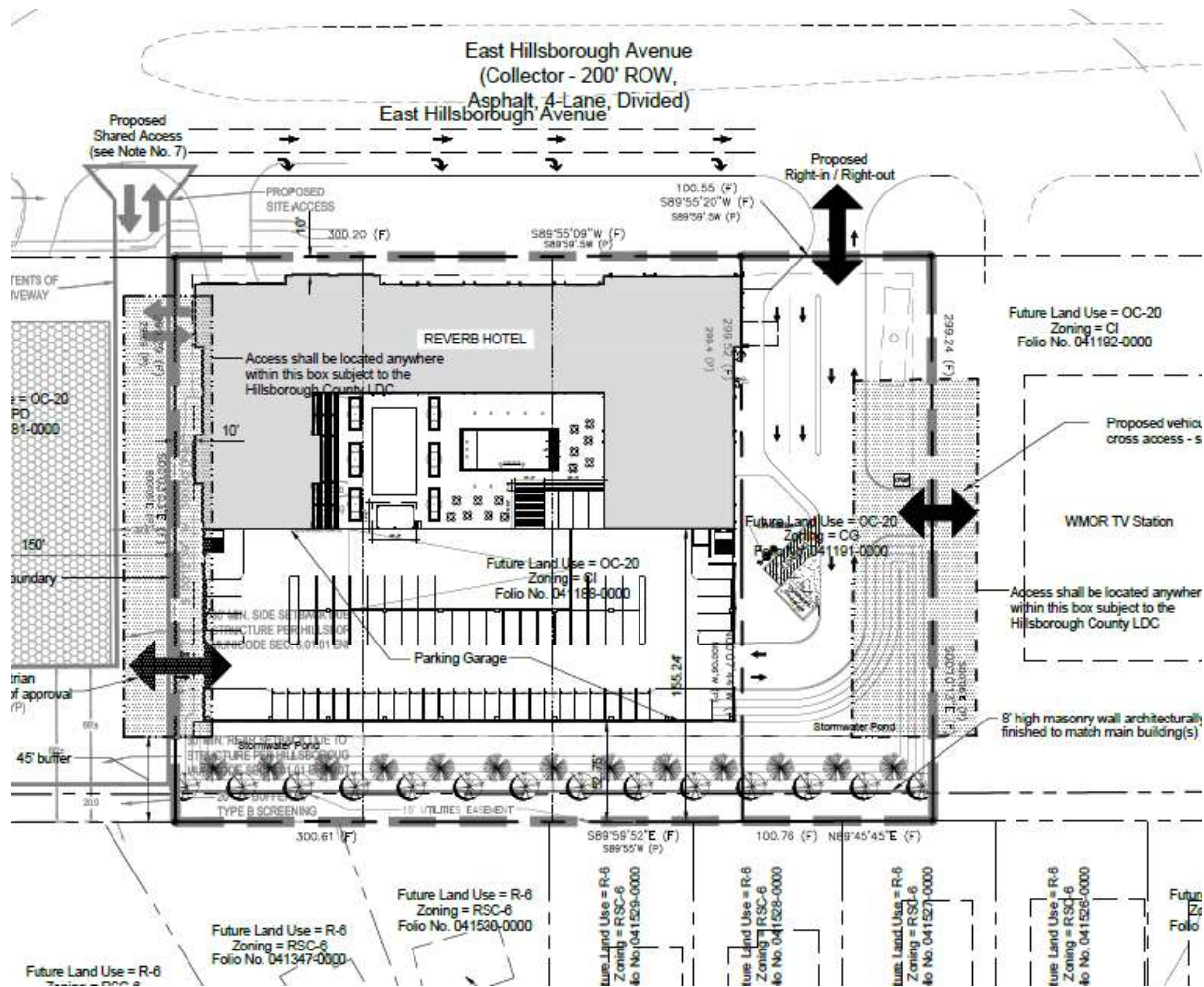
Sheet 1 of 3
 Option 1



2.0 LAND USE MAP SET AND SUMMARY DATA

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

Sheet 2 of 3
 Option 2



2.0 LAND USE MAP SET AND SUMMARY DATA

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

Sheet 3 of 3
Option 2



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

| Adjoining Roadways (check if applicable) | | | |
|--|-----------------------|--|---|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| Hillsborough Ave. | FDOT Arterial - Rural | 4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |

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

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

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

| INFORMATION/REVIEWING AGENCY | | | | |
|---|--|--|--|--|
| Environmental: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Environmental Protection Commission | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Natural Resources | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Conservation & Environ. Lands Mgmt. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ | | | | |
| Public Facilities: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Aviation Authority | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Zone A – 90’ maximum height |
| Impact/Mobility Fees | | | | |
| Comprehensive Plan: | Comments Received | Findings | Conditions Requested | Additional Information/Comments |
| Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent | <input type="checkbox"/> Yes <input type="checkbox"/> No | |

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

As part of the original rezoning, Option 2 contains approved conditions that are not proposed for modification under this application. These conditions were to address compatibility with the existing single-family residential to the south of the site. Existing conditions include the use of enhanced buffering and screening along the southern property line, the prohibition of balconies on the southern façade, equal architectural treatment on the southern façade as is provided on the northern façade and enhanced building design using various finishes, windows and treatments. If the currently permitted maximum building height is increased from 50 to 64 feet, the height increase is limited to the northern portion of the building, rather than all buildings, or portions of one building, which will provide a setback of at least 208 feet from the rear property line.

This possible height increase is due to a standard building design for the Reverb Hotel brand, as illustrated on Sheet 3 of the proposed general site plan. This proposed 64' building height exceeds a 2:1 building setback by 75 feet. The structure closest to the rear of the site (the parking garage) will be constructed using screen panels to reduce the visibility of cars. The minimum setback meets the 2:1 setback for the 26' building height and additionally screening, as originally conditioned, will be provided.

The request has been reviewed by the Aviation Authority, which notes that the site is located within Zone A of the Airport Height Zoning Map which limits height to a maximum of 90 feet.

The flexibility for the western and eastern cross access stubouts will not permit encroachment into the rear buffer of 45 feet. These changes along the western and eastern PD boundaries will provide for improved flexibility on the subject site to eventually located matching cross access connections with the western property. The site to the west is already approved for shared access on their property to Hillsborough Avenue and for cross access stubouts to the subject site.

5.2 Recommendation

Staff recommends approval subject to proposed conditions based upon the applicant ensuring compatibility with the southern residential area and support by Transportation staff for access and cross access stubout changes. The uses and intensity were previously supported and are not proposed to change under this application.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 22, 2021.

- 1. Development shall be limited to either Option 1 or Option 2.
- 2. Option 1 – A maximum of 90,017 square feet (0.75 maximum F.A.R.) of uses permitted in the C-I zoning district (excluding firing ranges, medical marijuana dispensing facilities, and sexually oriented businesses) or a 200-bed Community Residential Home.

Development of C-I uses or the Community Residential Home shall comply with the following:

| | |
|--------------------------------------|----------|
| Maximum F.A.R.: | 0.75 |
| Minimum front yard setback: | 30 feet |
| Minimum side yard setback: | 0 feet* |
| Minimum rear yard setback: | 25 feet* |
| Maximum building height: | 50 feet* |
| Maximum building coverage: | 75% |
| Maximum impervious surface coverage: | 90% |

*An additional setback of 2 feet shall be provided for each 1 foot over 20 feet in height. This additional setback shall apply to the side and rear yards.

- 2.1 A 25 foot wide buffer and screening shall be provided along the southern PD boundary unless otherwise noted. For any Group 3, 4 or 5 use developed on the property, a 25 foot wide buffer with Type B screening shall be provided along the southern PD boundary. A 6 foot high, white, solid PVC-fence shall be provided as the Type A component of the Type B screening. The fence shall be placed no more than one foot north of the 15 foot wide utility easement. The remaining area of the buffer from the fence to the northern boundary of the 25 foot wide buffer shall be used for required Type B plantings.
- 2.2 If developed with a Community Residential Home, all buildings shall have a pitched roof with a minimum pitch of 4/12. Finish roof material shall be consistent with the architecture of the building.
- 2.3 If developed with a vehicle transport/open storage use, the following shall apply:
 - 2.3.1 Permitted hours of operation shall be 8:00am-5:00pm Monday-Friday and 8:00am-2:00pm on Saturday.
 - 2.3.2 Off-loading of vehicles on Saturday shall occur on the front one-half of the property towards Hillsborough Avenue.
 - 2.3.3 Notwithstanding the buffering and screening depicted on the general site plan, a 30 foot wide buffer shall be provided along the southern property line. Screening shall be provided per Section 6.06.06 of the Land Development Code. A PVC fence or concrete block wall, architecturally finished on both sides, shall be required. Screening shall be permitted to be located a maximum of one foot north of the 15 foot wide utility easement along the southern

PD boundary. The remaining area of the buffer from the PVC fence or block wall to the northern boundary of the 30 foot wide buffer shall be used for required Type C plantings.

- 3. Option 2 – A mixed use development of 120,022 square feet (1.0 maximum F.A.R.) to include a hotel, commercial retail uses and/or office uses. Commercial retail uses shall be limited to those retail uses permitted in the CI zoning district (excluding medical marijuana dispensing facilities). Office uses shall be limited to those permitted in the BPO zoning district.

Development of the mixed use project shall comply with the following:

| | |
|--|------------------------|
| Maximum F.A.R.: | 1.0 |
| Minimum front yard setback: | 10 feet |
| Minimum side yard setback: | 10 feet* |
| Minimum rear yard setback: | 45 feet* |
| Maximum <u>non-parking garage</u> building height: | 50 64 feet* |
| Maximum <u>parking garage</u> building height: | 50 feet** |
| Maximum building coverage: | 75% |
| Maximum impervious surface coverage: | 85% |

~~*An additional setback of 2 feet shall be provided for each 1 foot over 20 feet in height. This additional setback shall apply to the rear yard only.~~

*At a height of 61 feet, non-parking garage buildings shall be a minimum of 141 feet from the southern PD boundary. At the maximum height of 64 feet, non-parking garage buildings shall be a minimum of 208 feet from the southern PD boundary. Alternatively, should the non-parking garage building(s) be less than or equal to 50 feet in height, the non-parking garage buildings shall comply with an additional setback of 2 feet for every 1 foot over 20 feet in height as measured from the rear yard setback of 45 feet.

**At the height of 20 feet, the parking garage building shall be a minimum of 45 feet from southern PD boundary. The parking garage building height may increase to a maximum of 50 feet when providing an additional setback of 2 feet for every 1 foot over 20 in height as measured from the rear yard setback of 45 feet.

- 3.1 A 45 foot wide buffer with enhanced Type B screening shall be provided along the southern PD boundary. An 8 foot high masonry wall shall be provided as the Type A component of the Type B screening. The wall shall be architecturally finished on both sides to match the primary building. Two rows of trees planted on 30 foot centers shall be provided in alternating rows (as depicted on the general site plan) resulting in spacing of 15 feet on center. Tree plantings shall consist of evergreen shade trees and be a minimum of 10 feet high with a 2 inch caliper at the time of planting. The wall shall be placed no more than one foot north of the 15 foot wide utility easement. The remaining area of the buffer from the wall to the northern boundary of the 45 foot wide buffer shall be used for vegetative plantings.

- 3.2 Buildings shall be developed in compliance with the following:

3.2.1 No balconies on the southern façade shall be permitted.

3.2.2 The south façade of the building shall be architecturally treated in the same manner as the E. Hillsborough Avenue façade.


- 3.2.3 The facades shall be architecturally finished to grade. They shall be clad in brick, stone, architectural or split-faced block, fiber cement products, vinyl slat-style siding, painted tilt up or pre-cast concrete, or similar materials.
- 3.2.4 Facades facing residential development shall not exceed 30 linear feet without being interrupted by windows or distinctive vertical elements and/or change of materials or colors.
- 3.2.5 When different finishes are incorporated in the design of the façade, a distinctive horizontal band or expression line shall be used to mark their transition. This distinctive horizontal band shall be used to differentiate ground floors from upper floors in the multi-story building. Alternatively, canopies may be utilized in lieu of an expression line.
- 3.2.6 On flat-roofed buildings, the entire roof line shall be defined by architectural trim or embellishment with a minimum vertical dimension of 12 inches and minimum projection of two inches from the surface of the wall.
- 3.2.7 The parking garage shall provide architectural treatment on the western, southern and eastern sides. This treatment shall include a solid parapet at each level (42-inches in height). The remaining area on these side walls shall be provided with decorative architectural screening (e.g., metal panels, perforated metal, metal louvers, metal lattice, metal slats, metal tiles, metal strips, metal mesh, etc.). The specific treatment applied shall be selected by the Architect and included as part of the parking garage's building permit plans. The decorative screening may also cover the solid parapet. Other materials and/or components from the primary hotel building may be incorporated into the parking garage façade design to promote consistency of design. In no case shall the parking garage decorative screening, exclusive of the parapet, be 100% opaque.
- 3.3 Should more than one building be developed, they shall be architecturally harmonious.
- 3.4 This application is approved for an intensity bonus for a 1.0 F.A.R. per Comprehensive Plan Policy 19.3. In accordance with Policy 19.3, the project shall include two, vertically integrated land uses and comply with the following.
- 3.4.1 The development shall provide a minimum of 12,002 square feet (10% of the maximum square footage permitted) of a second land use, which shall be vertically integrated into one or more of the buildings.
- 3.4.2 Commercial retail and offices uses shall be open to the public and shall not be limited to hotel guests.
- 3.4.3 Prior to the Site Construction Plan approval for more than 90,016 square feet (75% of the maximum square footage permitted) of one land use, Site Construction Plan approval for the integrated building(s) containing a minimum of 12,002 square feet of the second land use shall be obtained.

The following shall apply to both development options:

4. The applicant shall be allowed one right-in/right-out access on the eastern side of property.

- 5. The applicant shall be required to construct an eastbound right turn lane at the property's eastern driveway. The turn lane shall extend approximately 290 feet.
- 6. The applicant shall reconstruct the full median opening to a bi-directional opening and a new WB left turn lane will be required to be constructed with the directional median opening modification.
- 7. The applicant shall provide a pedestrian and vehicular cross-access stubout to the adjacent eastern property (Folio# 41192.0000) anywhere within the bounding box depicted on the site plan consistent with the LDC.
- ~~8. A second access to the western side of the property will be allowed, if an agreement is made with the western property owner and a shared driveway is constructed on the property line and in line with the new bi-directional median opening.~~
- ~~9. If a western access (shared use driveway) is constructed, then the existing EB acceleration lane will need to be extended to this driveway and remarked as an EB right turn lane.~~
- ~~108.~~ If a second access connection is not constructed, ~~†~~The applicant shall provide a pedestrian and vehicular cross-access stubout to the western property (Folio# 41181.0000) anywhere within the bounding box depicted in the site plan consistent with the LDC.
- ~~119.~~ The applicant shall provide pedestrian connectivity from Hillsborough Avenue to the front of the building.
- ~~1210.~~ 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Sep 27 2021 09:54:14

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

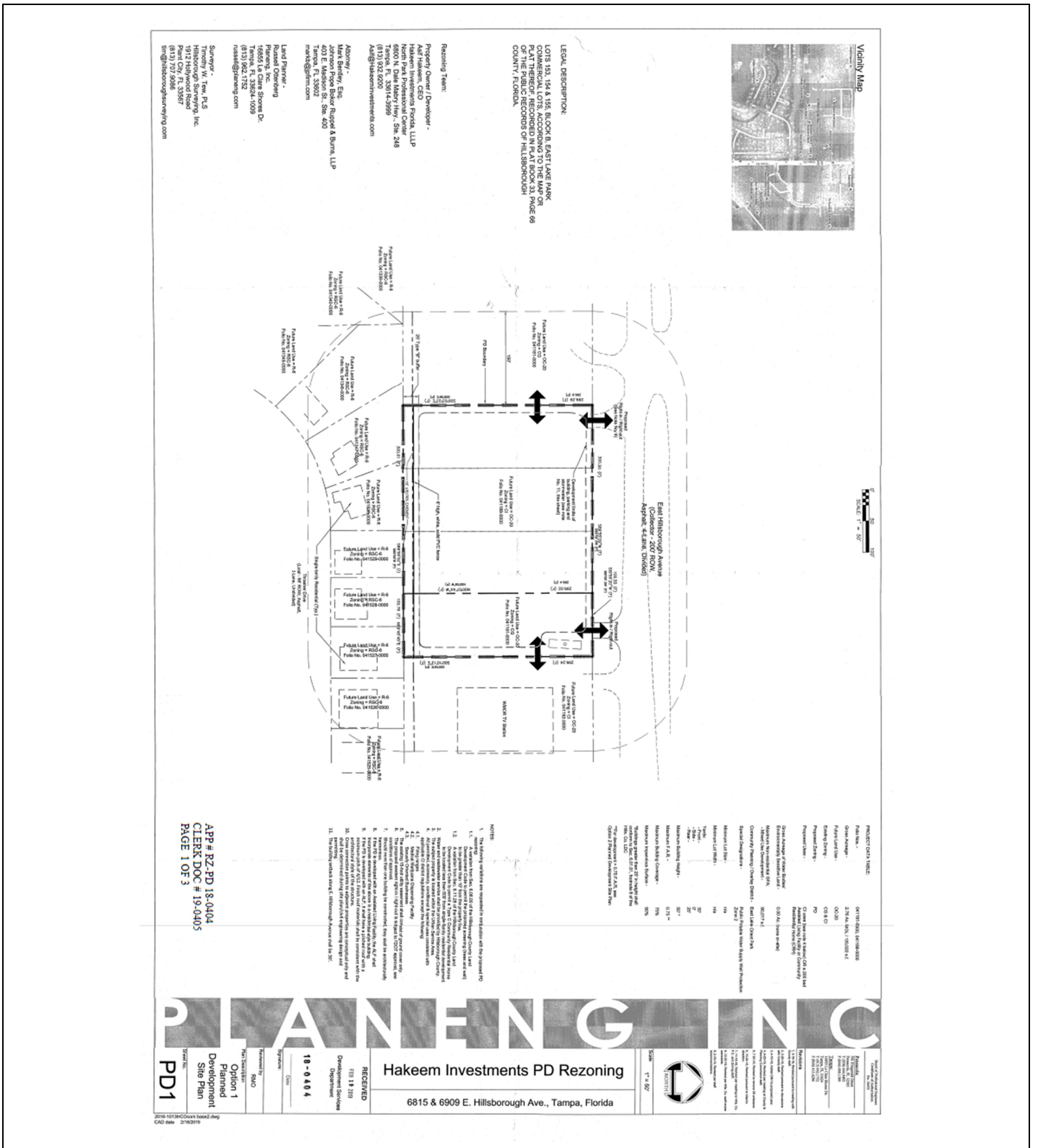
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

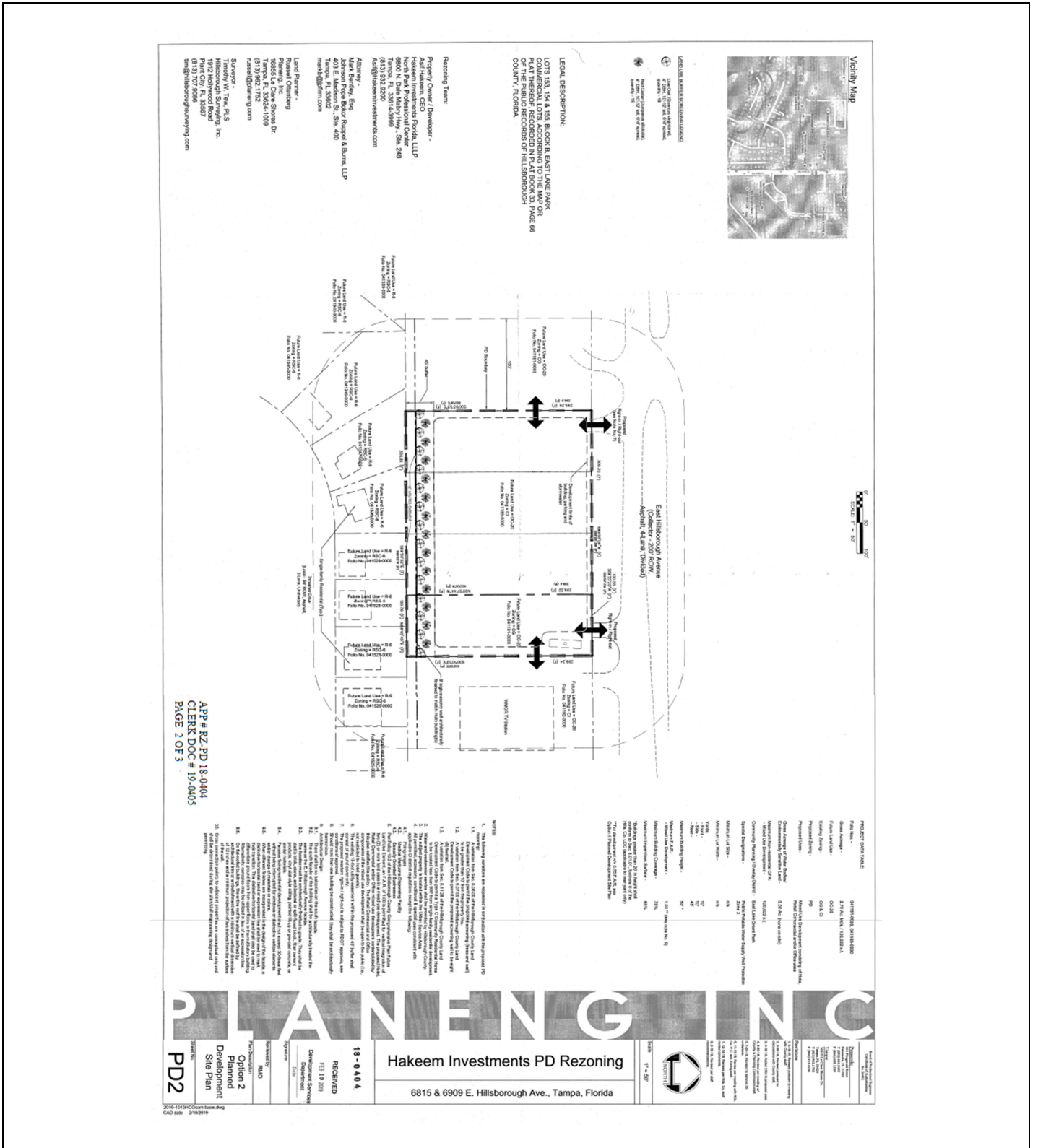
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full) Sheet 1 of 2



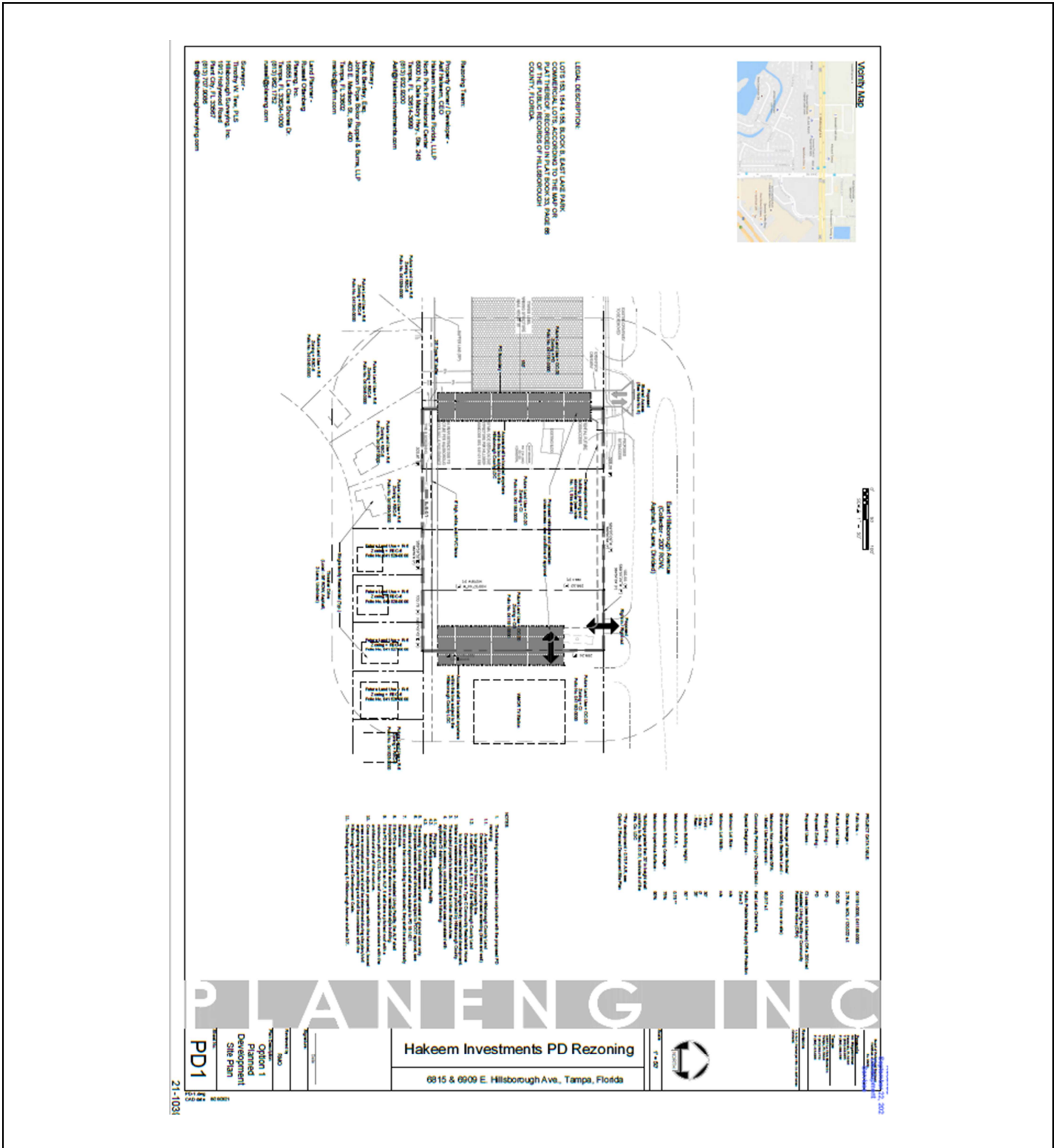
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full) Sheet 2 of 2



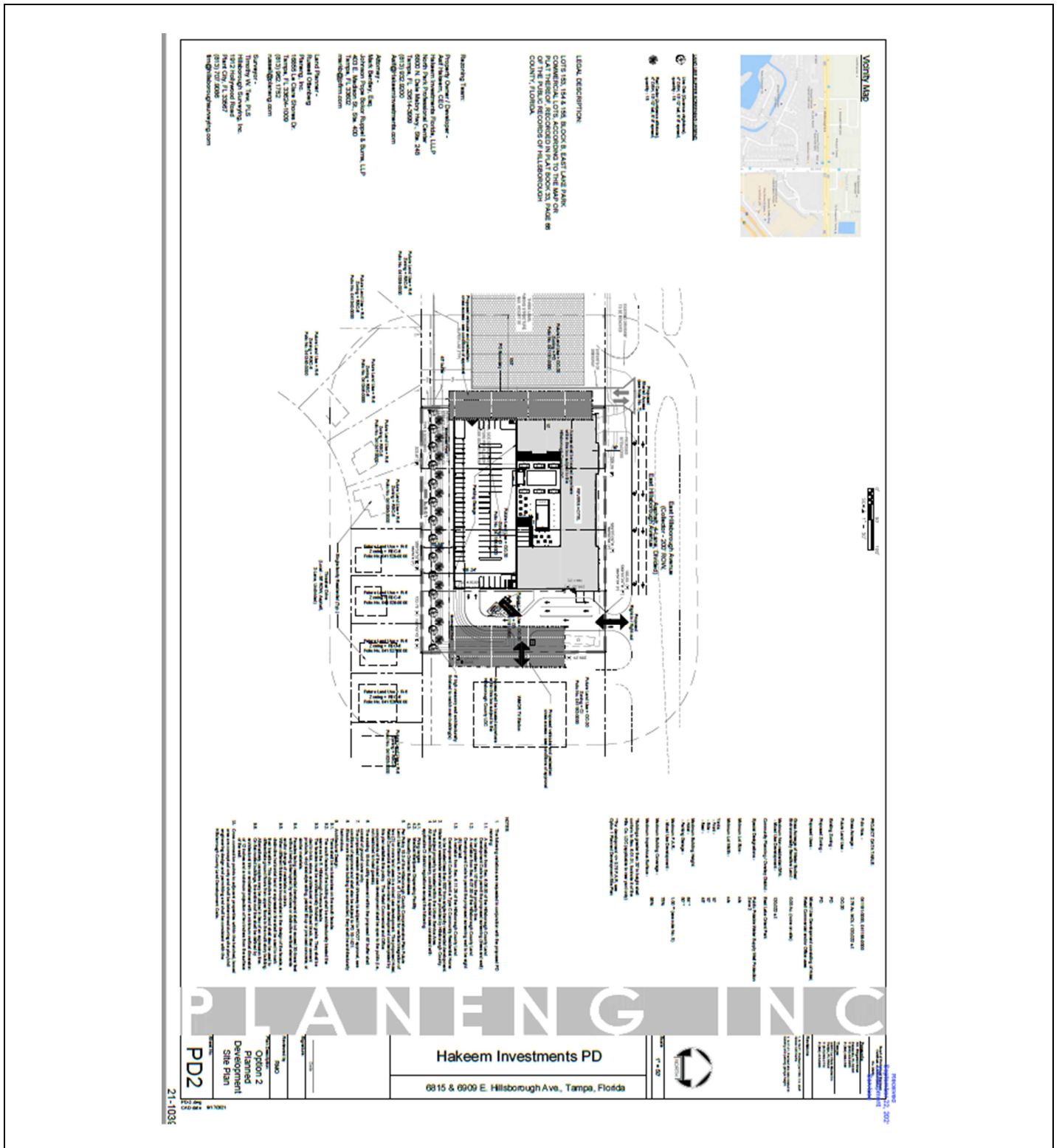
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full) Sheet 1 of 3



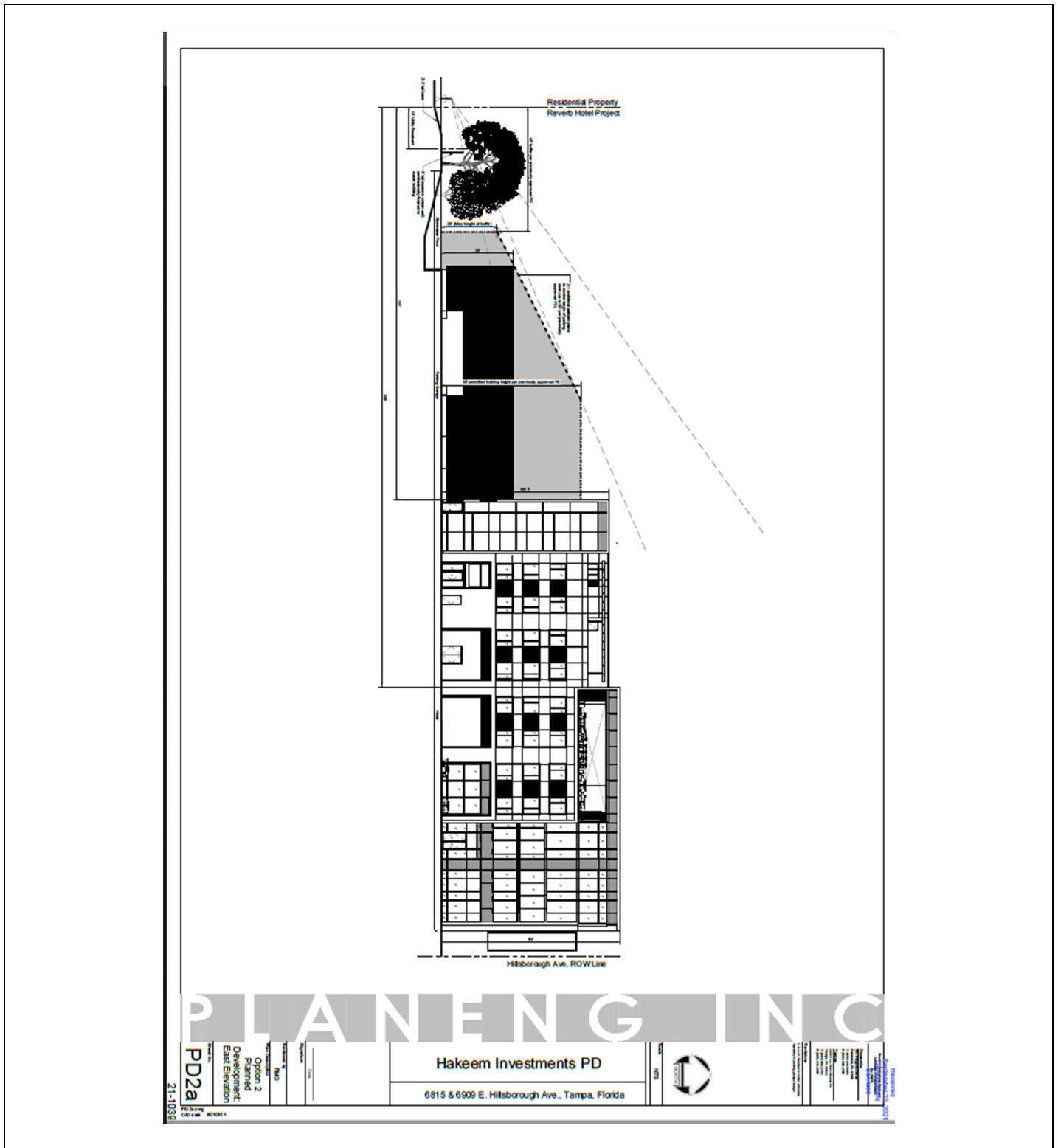
8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full) Sheet 2 of 3



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full) Sheet 3 of 3



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/20/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/Central

PETITION NO: PRS 21-1039

-
-
- 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.

REPORT SUMMARY AND CONCLUSIONS

- The proposed modification will not result in a change in the maximum trip generation potential of the subject property.
- The proposed change will eliminate one access connection on Hillsborough Avenue and allow greater flexibility in establishing the exact location of the cross access facilities to the west and east.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

Revised Conditions:

7. The applicant shall provide a pedestrian and vehicular cross-access stubout to the adjacent eastern property (Folio#41192.0000) anywhere within the bounding box depicted in the site plan consistent with the LDC.
- ~~8. A second access to the western side of the property will be allowed, if an agreement is made with the western property owner and a shared driveway is constructed on the property line and in line with the new bi-directional median opening.~~
- ~~9. If a western access (shared use driveway) is constructed, then the existing EB acceleration lane will need to be extended to this driveway and remarked as an EB right turn lane.~~
10. ~~If a second access connection is not constructed, the~~ The applicant shall provide a pedestrian and vehicular cross-access stubout to the western property (Folio# 41181.0000): anywhere within the bounding box depicted in the site plan consistent with the LDC.

PROJECT SUMMARY AND ANALYSIS

The applicant is proposing to modify PD 18-0404 to increase the maximum height, eliminate one access connection on Hillsborough Ave., allow greater flexibility for the cross-access location to the east and west of the project site. The subject property is +/- 2.76 acres located on E. Hillsborough Avenue approximately 400 ft west of Orient Rd. The future land use designation is OC-20.

PD 18-0404 is approved for two development options:

Development Option 1:

- 90,017 sq ft of Commercial Intensive (CI) uses, OR
- 200 Bed Assisted Living Facility or Community Residential Home

Development Option 2:

- 120,022 sq ft of Mixed-Use: Hotel, Retail Commercial and/or Office

There is no proposed change in use or intensity. Therefore, trip generation analysis is not applicable.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

This segment of Hillsborough Ave. is a 4-lane, divided, publicly maintained, rural arterial roadway with +/- 12-foot lanes. There are +/- 5-foot sidewalks and 4-foot bike lanes along both sides of the roadway. Along the project frontage, the roadway lies within a +/- 206-foot wide right-of-way. E. Hillsborough Ave. is under the jurisdiction of the Florida Department of Transportation (FDOT). Site access or other improvements may be required by FDOT.

The segment of E Hillsborough Ave. on which the parcel has frontage is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. According to the approved FDOT PDE Study (ETDM Project No. 13312), which anticipated a 6-lane typical suburban section for this segment, the existing right-of-way appears sufficient to accommodate the future 6-lane roadway.

SITE ACCESS AND CONNECTIVITY

The existing PD 18-0404 is approved with two (2) right-in/right-out access connections on E. Hillsborough Ave. Additionally, there is approved shared access facility along the boundary with the adjacent property to the west and cross access to the east. The developer is required to make the following site access improvements E. Hillsborough Ave:

- construct a +/- 290-foot eastbound right turn lane at the property's eastern driveway.
- reconstruct the full median opening to a Bi-directional opening and a new WB left turn lane with the directional median opening modification.

The existing approved western access point on Hillsborough Avenue was predicated on the following conditions of PD 18-0404:

- "A second access to the western side of the property will be allowed, if an agreement is made with the western property owner and a shared driveway is constructed on the property line and in line with the new bi-directional median opening."
- "If a western access (shared use driveway) is constructed, then the existing EB acceleration lane will need to be extended to this driveway and remarked as an EB right turn lane."
- "If a second access connection is not constructed, the applicant shall provide cross-access to the western property (folio# 41181.0000)."

The proposed modification will eliminate the western access connection on E. Hillsborough Ave. on both development options 1 and 2; and shift the location of the western shared access facility south of the current location and shifts the location of the cross access slightly to the south on development option 2.

The certified site plan for adjacent property to the west (folio# 41181.0000/PD 19-1421) is designed with a shared access facility along the shared boundary with the subject property and is conditioned to provide access to the subject property.

To allow for greater flexibility for the developer to coordinate the shared access and cross access points with the adjacent property owners to the east and west, access bonding boxes have been added to the proposed site plan wherein the exact locations maybe established a future date consistent with the LDC, Part 6.04.00 standards.

ROADWAY LEVEL OF SERVICE

| Generalized Level of Service | | | | |
|------------------------------|-----------|---------|----------|-------|
| ROADWAY | FROM | To | LOS | |
| | | | STANDARD | PK HR |
| E. Hillsborough Ave | Harney Rd | Hwy 301 | D | C |

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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

| Adjoining Roadways (check if applicable) | | | |
|--|-----------------------|--|---|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| Hillsborough Ave. | FDOT Arterial - Rural | 4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |

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

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

April 3, 2019

Reference: RZ-PD 18-0404 ELP
Mark Bentley, Esq.
E. Hillsborough Ave. & Orient Rd.
41191.0000, 41188.0000

Mark Bentley, Esq., B.C.S., AICP
401 E. Jackson St., Ste. 3100
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on March 12, 2019, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from CG(R) & CI (Commercial, General (Restricted) & Commercial, Intensive) to PD (Planned Development) with the attached conditions. Please keep this letter for your records.

If you have any questions regarding this, 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

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COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 26, 2018.

1. Development shall be limited to either Option 1 or Option 2.
2. Option 1 – A maximum of 90,017 square feet (0.75 maximum F.A.R.) of uses permitted in the C-I zoning district (excluding firing ranges, medical marijuana dispensing facilities, and sexually oriented businesses) or a 200-bed Community Residential Home.

Development of C-I uses or the Community Residential Home shall comply with the following:

| | |
|--------------------------------------|----------|
| Maximum F.A.R.: | 0.75 |
| Minimum front yard setback: | 30 feet |
| Minimum side yard setback: | 0 feet* |
| Minimum rear yard setback: | 25 feet* |
| Maximum building height: | 50 feet* |
| Maximum building coverage: | 75% |
| Maximum impervious surface coverage: | 90% |

*An additional setback of 2 feet shall be provided for each 1 foot over 20 feet in height. This additional setback shall apply to the side and rear yards.

- 2.1 A 25 foot wide buffer and screening shall be provided along the southern PD boundary unless otherwise noted. For any Group 3, 4 or 5 use developed on the property, a 25 foot wide buffer with Type B screening shall be provided along the southern PD boundary. A 6 foot high, white, solid PVC-fence shall be provided as the Type A component of the Type B screening. The fence shall be placed no more than one foot north of the 15 foot wide utility easement. The remaining area of the buffer from the fence to the northern boundary of the 25 foot wide buffer shall be used for required Type B plantings.
- 2.2 If developed with a Community Residential Home, all buildings shall have a pitched roof with a minimum pitch of 4/12. Finish roof material shall be consistent with the architecture of the building.
- 2.3 If developed with a vehicle transport/open storage use, the following shall apply:
 - 2.3.1 Permitted hours of operation shall be 8:00am-5:00pm Monday-Friday and 8:00am-2:00pm on Saturday.
 - 2.3.2 Off-loading of vehicles on Saturday shall occur on the front one-half of the property towards Hillsborough Avenue.

2.3.3 Notwithstanding the buffering and screening depicted on the general site plan, a 30 foot wide buffer shall be provided along the southern property line. Screening shall be provided per Section 6.06.06 of the Land Development Code. A PVC fence or concrete block wall, architecturally finished on both sides, shall be required. Screening shall be permitted to be located a maximum of one foot north of the 15 foot wide utility easement along the southern PD boundary. The remaining area of the buffer from the PVC fence or block wall to the northern boundary of the 30 foot wide buffer shall be used for required Type C plantings.

3. Option 2 – A mixed use development of 120,022 square feet (1.0 maximum F.A.R.) to include a hotel, commercial retail uses and/or office uses. Commercial retail uses shall be limited to those retail uses permitted in the CI zoning district (excluding medical marijuana dispensing facilities). Office uses shall be limited to those permitted in the BPO zoning district.

Development of the mixed use project shall comply with the following:

| | |
|--------------------------------------|----------|
| Maximum F.A.R.: | 1.0 |
| Minimum front yard setback: | 10 feet |
| Minimum side yard setback: | 10 feet* |
| Minimum rear yard setback: | 45 feet* |
| Maximum building height: | 50 feet* |
| Maximum building coverage: | 75% |
| Maximum impervious surface coverage: | 85% |

*An additional setback of 2 feet shall be provided for each 1 foot over 20 feet in height. This additional setback shall apply to the rear yard only.

3.1 A 45 foot wide buffer with enhanced Type B screening shall be provided along the southern PD boundary. An 8 foot high masonry wall shall be provided as the Type A component of the Type B screening. The wall shall be architecturally finished on both sides to match the primary building. Two rows of trees planted on 30 foot centers shall be provided in alternating rows (as depicted on the general site plan) resulting in spacing of 15 feet on center. Tree plantings shall consist of evergreen shade trees and be a minimum of 10 feet high with a 2 inch caliper at the time of planting. The wall shall be placed no more than one foot north of the 15 foot wide utility easement. The remaining area of the buffer from the wall to the northern boundary of the 45 foot wide buffer shall be used for vegetative plantings.

3.2 Buildings shall be developed in compliance with the following:

3.2.1 No balconies on the southern façade shall be permitted.

3.2.2 The south façade of the building shall be architecturally treated in the same manner as the E. Hillsborough Avenue façade.

3.2.3 The facades shall be architecturally finished to grade. They shall be clad in brick, stone, architectural or split-faced block, fiber cement products, vinyl slat-style siding, painted tilt up or pre-cast concrete, or similar materials.

- 3.2.4 Facades facing residential development shall not exceed 30 linear feet without being interrupted by windows or distinctive vertical elements and/or change of materials or colors.
- 3.2.5 When different finishes are incorporated in the design of the façade, a distinctive horizontal band or expression line shall be used to mark their transition. This distinctive horizontal band shall be used to differentiate ground floors from upper floors in the multi-story building. Alternatively, canopies may be utilized in lieu of an expression line.
- 3.2.6 On flat-roofed buildings, the entire roof line shall be defined by architectural trim or embellishment with a minimum vertical dimension of 12 inches and minimum projection of two inches from the surface of the wall.
- 3.3 Should more than one building be developed, they shall be architecturally harmonious.
- 3.4 This application is approved for an intensity bonus for a 1.0 F.A.R. per Comprehensive Plan Policy 19.3. In accordance with Policy 19.3, the project shall include two, vertically integrated land uses and comply with the following.
 - 3.4.1 The development shall provide a minimum of 12,002 square feet (10% of the maximum square footage permitted) of a second land use, which shall be vertically integrated into one or more of the buildings.
 - 3.4.2 Commercial retail and offices uses shall be open to the public and shall not be limited to hotel guests.
 - 3.4.3 Prior to the Site Construction Plan approval for more than 90,016 square feet (75% of the maximum square footage permitted) of one land use, Site Construction Plan approval for the integrated building(s) containing a minimum of 12,002 square feet of the second land use shall be obtained.

The following shall apply to both development options:

- 4. The applicant shall be allowed one right-in/right-out access on the eastern side of property.
- 5. The applicant shall be required to construct an eastbound right turn lane at the property's eastern driveway. The turn lane shall extend approximately 290 feet.
- 6. The applicant shall reconstruct the full median opening to a bi-directional opening and a new WB left turn lane will be required to be constructed with the directional median opening modification.
- 7. The applicant shall provide cross-access to the adjacent eastern property (Folio# 41192.0000).
- 8. A second access to the western side of the property will be allowed, if an agreement is made with the western property owner and a shared driveway is constructed on the property line and in line with the new bi-directional median opening.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 18-0404 ELP
MEETING DATE: March 12, 2019
DATE TYPED: March 18, 2019

9. If a western access (shared use driveway) is constructed, then the existing EB acceleration lane will need to be extended to this driveway and remarked as an EB right turn lane.
10. If a second access connection is not constructed, the applicant shall provide cross-access to the western property (Folio# 41181.0000).
11. The applicant shall provide pedestrian connectivity from Hillsborough Avenue to the front of the building.
12. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/20/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/Central

PETITION NO: PRS 21-1039

-
-
- 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.

REPORT SUMMARY AND CONCLUSIONS

- The proposed modification will not result in a change in the maximum trip generation potential of the subject property.
- The proposed change will eliminate one access connection on Hillsborough Avenue and allow greater flexibility in establishing the exact location of the cross access facilities to the west and east.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

Revised Conditions:

7. The applicant shall provide a pedestrian and vehicular cross-access stubout to the adjacent eastern property (Folio#41192.0000) anywhere within the bounding box depicted in the site plan consistent with the LDC.
- ~~8. A second access to the western side of the property will be allowed, if an agreement is made with the western property owner and a shared driveway is constructed on the property line and in line with the new bi-directional median opening.~~
- ~~9. If a western access (shared use driveway) is constructed, then the existing EB acceleration lane will need to be extended to this driveway and remarked as an EB right turn lane.~~
10. ~~If a second access connection is not constructed, the~~ The applicant shall provide a pedestrian and vehicular cross-access stubout to the western property (Folio# 41181.0000): anywhere within the bounding box depicted in the site plan consistent with the LDC.

PROJECT SUMMARY AND ANALYSIS

The applicant is proposing to modify PD 18-0404 to increase the maximum height, eliminate one access connection on Hillsborough Ave., allow greater flexibility for the cross-access location to the east and west of the project site. The subject property is +/- 2.76 acres located on E. Hillsborough Avenue approximately 400 ft west of Orient Rd. The future land use designation is OC-20.

PD 18-0404 is approved for two development options:

Development Option 1:

- 90,017 sq ft of Commercial Intensive (CI) uses, OR
- 200 Bed Assisted Living Facility or Community Residential Home

Development Option 2:

- 120,022 sq ft of Mixed-Use: Hotel, Retail Commercial and/or Office

There is no proposed change in use or intensity. Therefore, trip generation analysis is not applicable.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

This segment of Hillsborough Ave. is a 4-lane, divided, publicly maintained, rural arterial roadway with +/- 12-foot lanes. There are +/- 5-foot sidewalks and 4-foot bike lanes along both sides of the roadway. Along the project frontage, the roadway lies within a +/- 206-foot wide right-of-way. E. Hillsborough Ave. is under the jurisdiction of the Florida Department of Transportation (FDOT). Site access or other improvements may be required by FDOT.

The segment of E Hillsborough Ave. on which the parcel has frontage is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway. According to the approved FDOT PDE Study (ETDM Project No. 13312), which anticipated a 6-lane typical suburban section for this segment, the existing right-of-way appears sufficient to accommodate the future 6-lane roadway.

SITE ACCESS AND CONNECTIVITY

The existing PD 18-0404 is approved with two (2) right-in/right-out access connections on E. Hillsborough Ave. Additionally, there is approved shared access facility along the boundary with the adjacent property to the west and cross access to the east. The developer is required to make the following site access improvements E. Hillsborough Ave:

- construct a +/- 290-foot eastbound right turn lane at the property's eastern driveway.
- reconstruct the full median opening to a Bi-directional opening and a new WB left turn lane with the directional median opening modification.

The existing approved western access point on Hillsborough Avenue was predicated on the following conditions of PD 18-0404:

- "A second access to the western side of the property will be allowed, if an agreement is made with the western property owner and a shared driveway is constructed on the property line and in line with the new bi-directional median opening."
- "If a western access (shared use driveway) is constructed, then the existing EB acceleration lane will need to be extended to this driveway and remarked as an EB right turn lane."
- "If a second access connection is not constructed, the applicant shall provide cross-access to the western property (folio# 41181.0000)."

The proposed modification will eliminate the western access connection on E. Hillsborough Ave. on both development options 1 and 2; and shift the location of the western shared access facility south of the current location and shifts the location of the cross access slightly to the south on development option 2.

The certified site plan for adjacent property to the west (folio# 41181.0000/PD 19-1421) is designed with a shared access facility along the shared boundary with the subject property and is conditioned to provide access to the subject property.

To allow for greater flexibility for the developer to coordinate the shared access and cross access points with the adjacent property owners to the east and west, access bonding boxes have been added to the proposed site plan wherein the exact locations maybe established a future date consistent with the LDC, Part 6.04.00 standards.

ROADWAY LEVEL OF SERVICE

| Generalized Level of Service | | | | |
|------------------------------|-----------|---------|----------|-------|
| ROADWAY | FROM | To | LOS | |
| | | | STANDARD | PK HR |
| E. Hillsborough Ave | Harney Rd | Hwy 301 | D | C |

Source: 2020 Hillsborough County Level of Service (LOS) Report

Transportation Comment Sheet

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

| Adjoining Roadways (check if applicable) | | | |
|--|-----------------------|--|---|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| Hillsborough Ave. | FDOT Arterial - Rural | 4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |

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

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

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AGENCY COMMENT SHEET

| REZONING | |
|---|--|
| <p>HEARING DATE: 09/08/2021</p> <p>PETITION NO.: 21-1039</p> <p>EPC REVIEWER: Chantelle Lee</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1358</p> <p>EMAIL: leec@epchc.org</p> | <p>COMMENT DATE: 07/30/2021</p> <p>PROPERTY ADDRESS: 6815, 6909 E Hillsborough Ave, Tampa, FL 33610</p> <p>FOLIO #: 0411880000 and 0411910000</p> <p>STR: 02-29S-19E</p> |
| <p>REQUESTED ZONING: Minor Mod to PD</p> | |
| FINDINGS | |
| WETLANDS PRESENT | NO |
| SITE INSPECTION DATE | N/A |
| WETLAND LINE VALIDITY | N/A |
| WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES) | N/A |
| <p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p> | |

Cl/mst



AVIATION AUTHORITY LAND USE REVIEW
Hillsborough County - OPTIX

DATE: July 7, 2021

PROPOSED USE INFORMATION:

Case No.: 21-1039 Reviewer: Tony Mantegna

Location: 6815 E Hillsborough Ave

Folio: 41188.0000

Current use of Land: Equipment sales

Zoning: PD

REQUEST: Proposed Bldg height increase

COMMENTS:

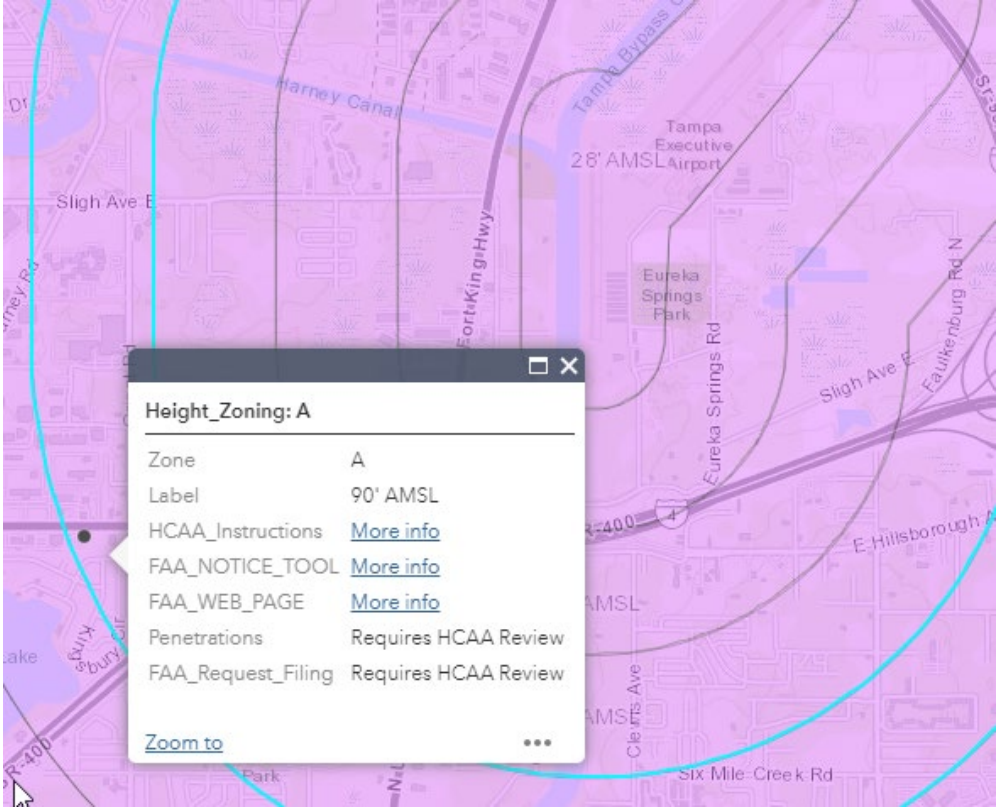
The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 90 feet Above Mean Sea Level will require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

Compatible without conditions (see comments above) - _____

Not compatible (comments) - _____

Compatible with conditions (see comments above) – This location is within the flight path of Tampa Executive Airport and will be subject to aircraft overflight.

cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records



Height_Zoning: A

| | |
|--------------------|---------------------------|
| Zone | A |
| Label | 90' AMSL |
| HCAA_Instructions | More info |
| FAA_NOTICE_TOOL | More info |
| FAA_WEB_PAGE | More info |
| Penetrations | Requires HCAA Review |
| FAA_Request_Filing | Requires HCAA Review |

[Zoom to](#)



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

PETITION NO.: PD21-1039

REVIEWED BY: Randy Rochelle

DATE: 7/13/2021

FOLIO NO.: 77435.0010

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____.
- 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 City of Tampa 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 ___ inch wastewater main exists (adjacent to the site), (approximately ___ feet from the site) _____.
- 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 City of Tampa Water and Wastewater Service Area. The applicant should contact the City of Tampa's Water and Wastewater Departments to determine the availability of Water and/or Wastewater Service and for their Comments.