



PD Modification Application: PRS 23-0744

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: October 10, 2023

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: Landis Evans & Partners

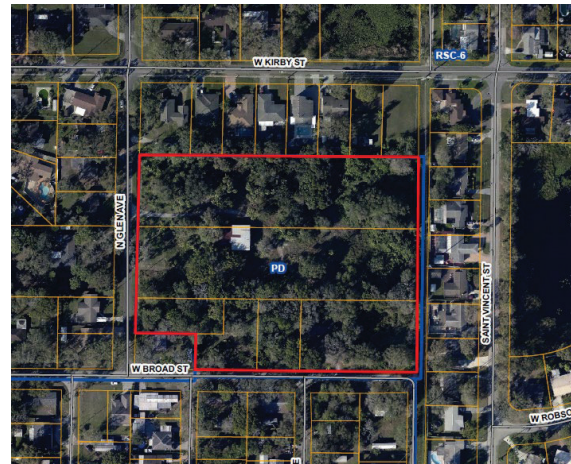
FLU Category: RES 20 and RES-6

Service Area: Urban

Site Acreage: 6.25

Community Plan Area: None

Overlay: None



Introduction Summary:

PD 18-0943, as most recently modified by MM 20-0368 was approved in 2020 to allow for 61 attached (townhomes) conventional residential units. The applicant requests to modify the PD to remove the restrictions for emergency gated access to W. Broad St., which if approved would mean the project will be served by two full access connections (one to W. Broad St. and one to N. Glen Ave.). No change in project entitlements is proposed.

Existing Approval(s):

One full access connection to N. Glen Ave.. and
One Emergency gated access to W. Broad St

Proposed Modification(s):

The project will be served by two full access connections
(one to W. Broad St. and one to N. Glen Ave.)

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:

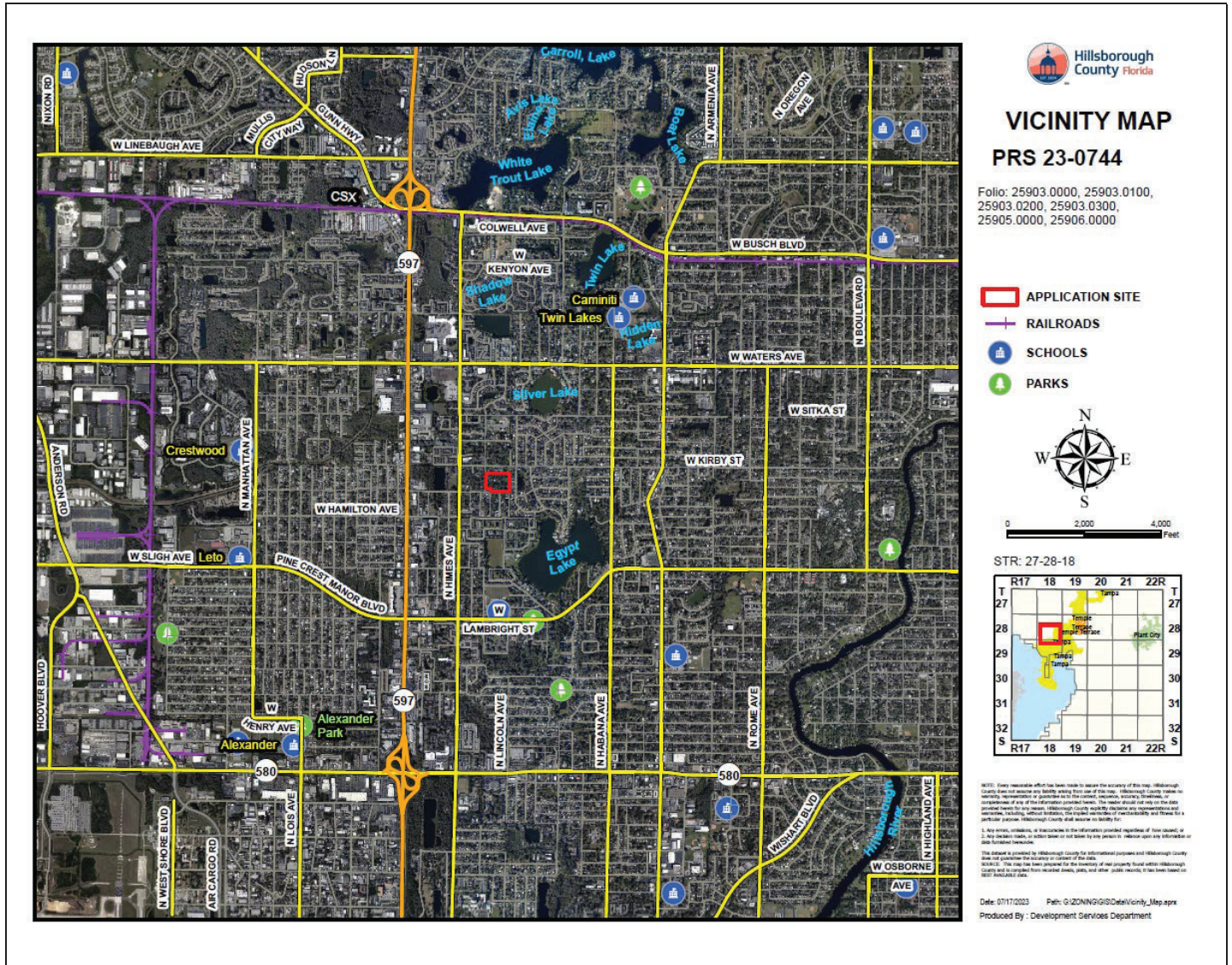
N/A

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



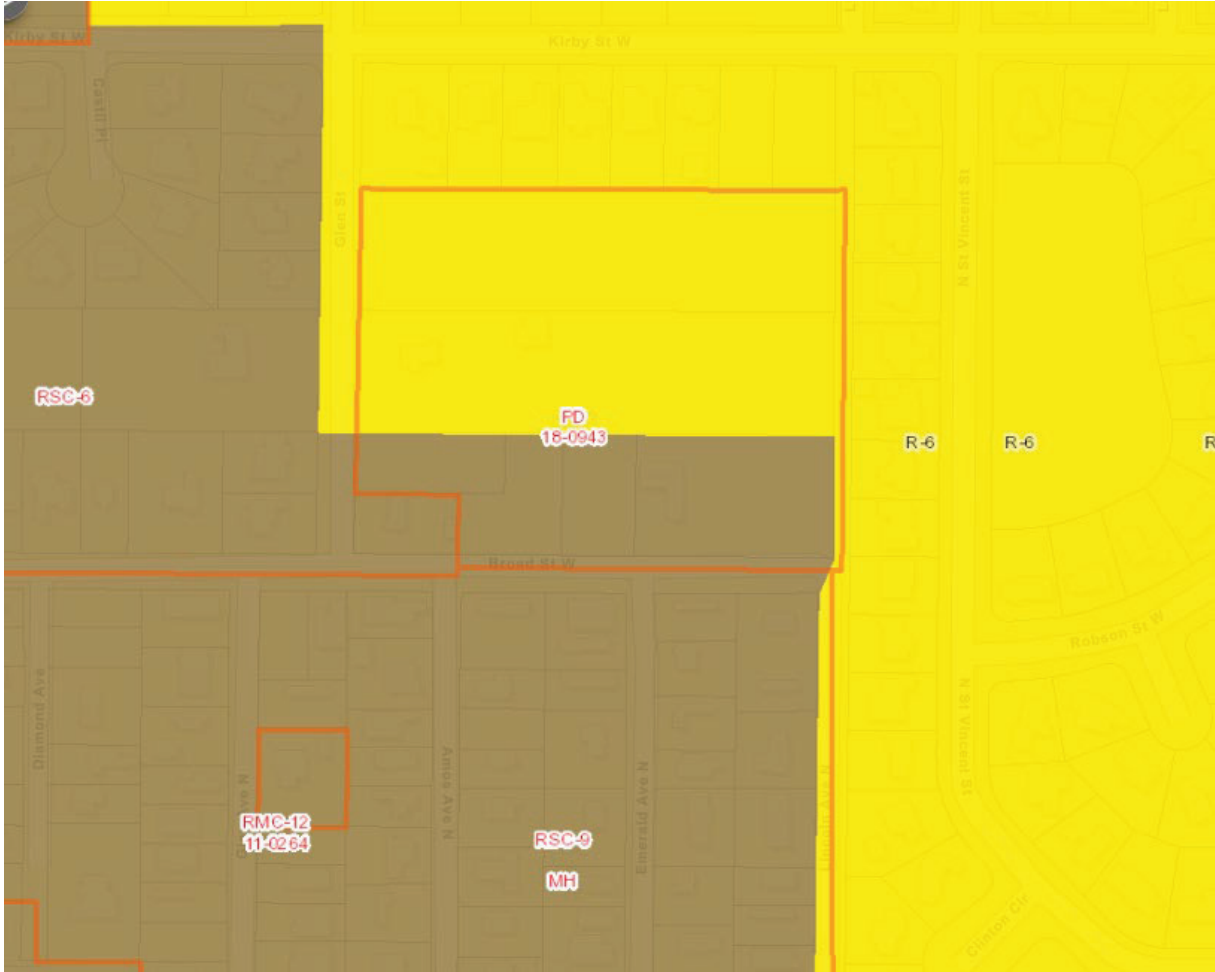
Context of Surrounding Area:

The property is located in the intersection of two local roads, Broad St W St., and Glen St., approximately 2,200 feet west of the intersection with Dale Mabry Hwy, in Carrollwood.

The property is surrounded by properties zoned RSC-9, RSC-6 with single family residential development.

2.0 LAND USE MAP SET AND SUMMARY DATA

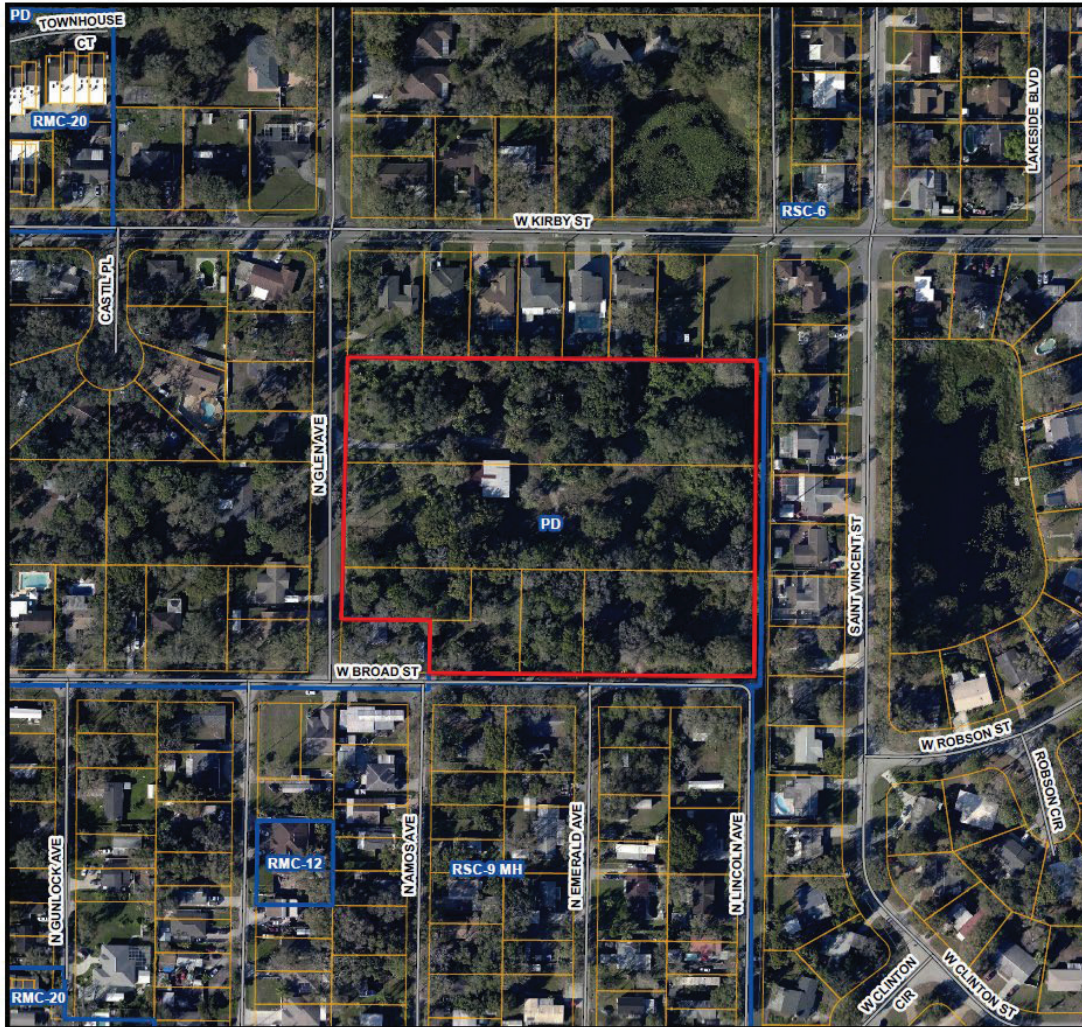
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6, RES-20
Maximum Density/F.A.R.:	RES-6: 6 DU/AC, 0.25 FAR. RES-20: 20 DU/AC, 0.50 FAR
Typical Uses:	<p>RES 6: Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development.</p> <p>RES 20: Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

ZONING MAP
PRS 23-0744

Folio: 25903.0000, 25903.0100,
 25903.0200, 25903.0300,
 25905.0000, 25906.0000

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

0 150 300 Feet

STR: 27-28-18

NOTE: Every reasonable effort has been made to assure the accuracy of the map. Hillsborough County does not warrant any liability arising from use of this map. Hillsborough County makes no warranty, representation, guarantee or other promise, express or implied, regarding the accuracy or completeness of the information provided herein for any reason. Hillsborough County expressly disclaims any representation and warranty, including without limitation, that a parcel's ownership or use is for a particular purpose. Hillsborough County shall assume no liability for:
 1. Any errors, omissions, or inaccuracies in the information provided hereon or of the location of a parcel.
 2. Any decisions made or action taken or not taken by any person in reliance upon any information or data furnished hereon.

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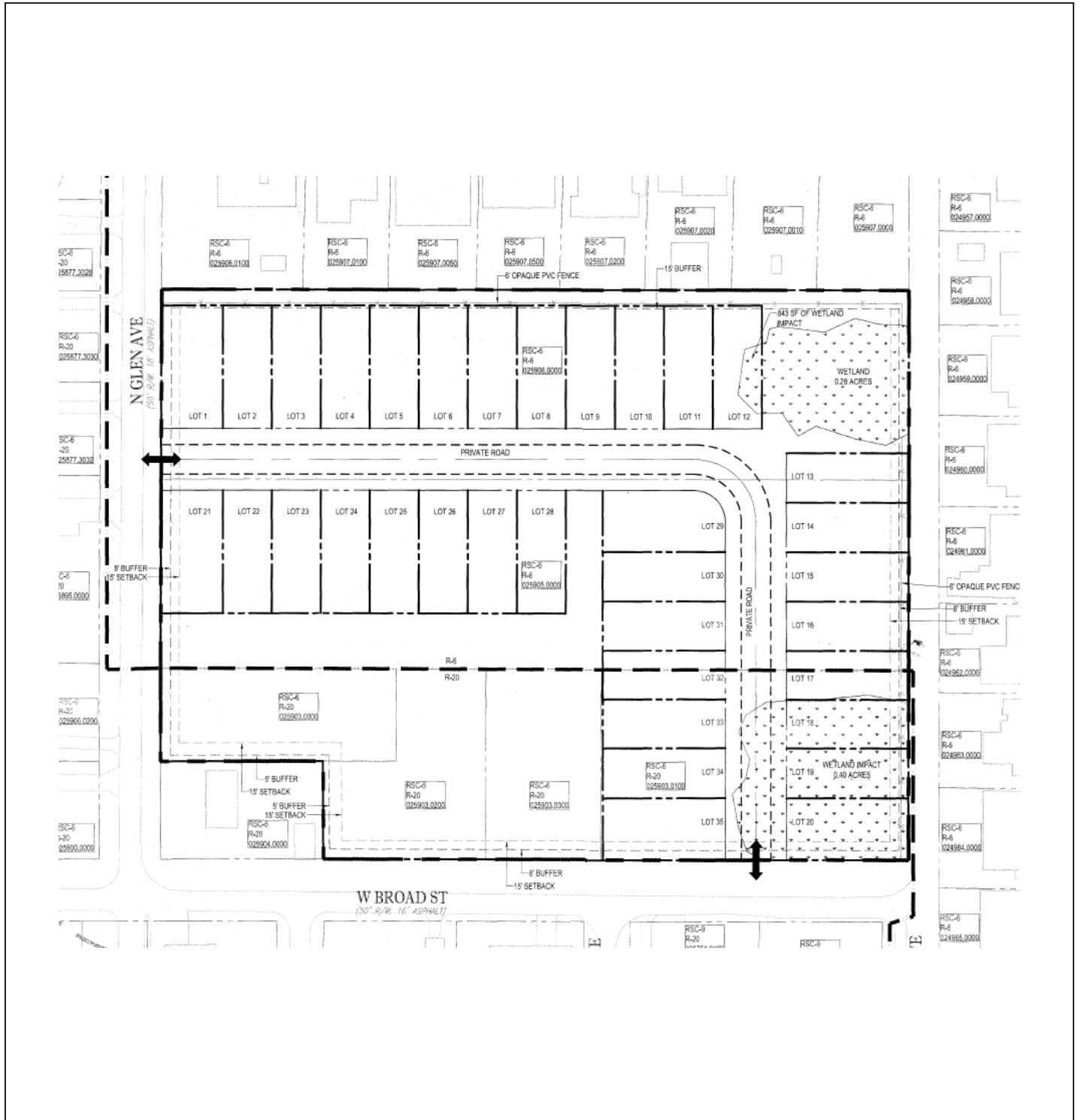
Date: 07/17/2023 Path: G:\ZONING\GIS\Data\Zoning_Map.aprx
 Produced By : Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	0.16 DU/AC	Single Family Residential	Single Family Residential
South	RSC-9 MH	0.11 DU/AC	Single Family Residential	Single Family Residential
East	RSC-6	0.16 DU/AC	Single Family Residential	Single Family Residential
West	RSC-6	0.16 DU/AC	Single Family Residential	Single Family Residential

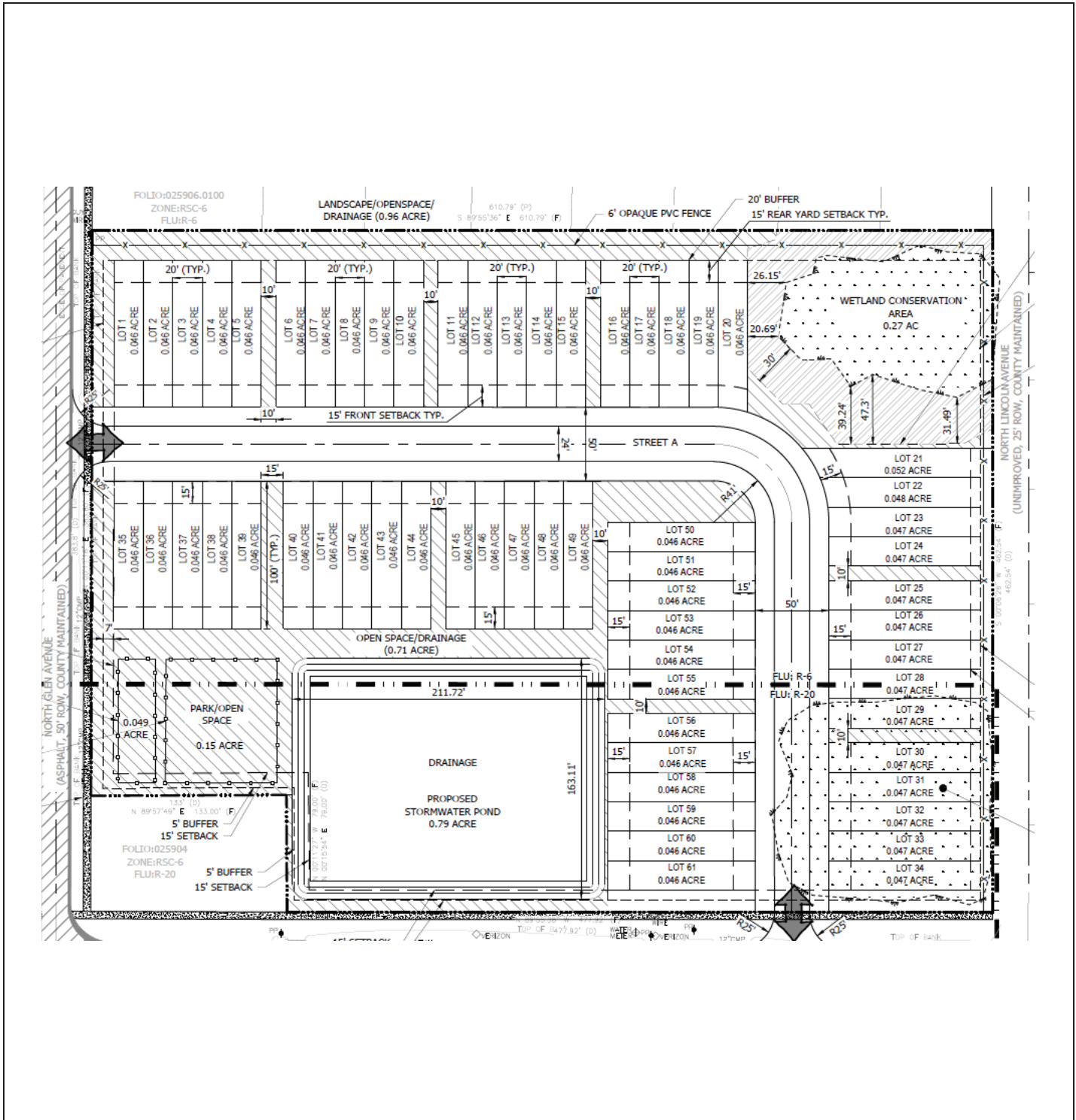
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
W. Broad St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N. Glen Ave.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	414	27	32
Proposed	414	27	32
Difference (+/-)	No Change	No Change	No Change

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
N. Glen Ave./ Substandard Rd.	Design Exception Requested	Approvable
W. Broad St./ Substandard Rd.	Design Exception Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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 checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff finds the proposed request to be compatible with the approved residential uses across Broad St. W., to the south. This minor modification will have little effect on the general character of the subject site, zoned PD today.

The applicant is proposing two access connections to serve the site (one to W. Broad St. and one to N. Glen Ave.). Although two access connections are not required to serve the subject site, staff supports a 2nd access as it is to a different roadway (thereby furthering neighborhood connectivity) and will help to eliminate the need for a cul-de-sac or other end of roadway treatment. Additionally, the project does not represent any trip generation changes.

Staff finds the proposed modification to the approved Planned Development to be compatible with the surrounding areas.

5.2 Recommendation

Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 10, 2023.

- 1. The project shall be developed with up to 61 attached, (townhomes) residential units.
- 2. Development standards shall be as follows:

Minimum lot area:	2,000 square feet
Minimum lot width:	20 feet
Maximum building height:	35 feet
Minimum front yard setback:	15 feet, except for garages shall be setback a minimum of 20 feet.
Minimum side yard setback:	0 feet; 10 feet between buildings
Minimum rear yard setback:	15 feet
Maximum lot coverage:	70 percent

- 2.1 All driveways shall be located in an alternating pattern on the left or right side of the unit’s front façade.
- 2.2 Homes shall not have the same driveway location (left or right side) as the adjacent home.
- 2.3 The alternating pattern may be adjusted at corner lots as necessary and in cases that the layout of power utilities prohibits provision of the alternating pattern.
- 2.4 Each unit’s primary entrance door shall face the roadway.
- 2.5 Building design shall be generally consistent with the elevations depicted in the General Site Plan.
- 3. A 20-foot buffer and a solid fence along the north PD line shall be provided. All other buffers shall be as indicated on the General Site Plan. The buffers shall not be platted as part of individual lots and shall be owned and maintained by the developer, homeowners association or similar entity.
 - 3.1 A 6-foot high opaque PVC fence and landscape screening Type A shall be provided along the southwest adjacent to the RESC-6 zoned parcel. Alternative screening may be allowed in areas where a retention pond is provided, subject to Natural Resources approval.
 - 3.2 A 6-foot high opaque PVC fence shall be provided along the east.

4. The project shall construct one (1) vehicular and pedestrian access driveway onto N. Glen Ave. and one (1) vehicular and pedestrian access driveway onto W. Broad St. ~~The access connection to W. Broad St. shall be an emergency access and gated with a Knox box (or other method of restricting non-emergency traffic acceptable to Hillsborough County).~~
5. If PRS 23-0744 is approved, the County Engineer will approve a Design Exception (dated June 29 September 21, 2023) which was found approvable on (August 25 September 22, 2023) for the As N. Glen Ave. is a substandard roadway improvements. As N. Glen Ave. is a substandard local roadway, the developer will be required to make certain improvements to N. Glen Ave. (as specified below) concurrent with the initial increment of development, consistent with the Design Exception. Specifically, if the zoning is approved, the Design Exception (dated May 13, 2020) for N. Glen Ave. shall be approved, as found approvable by the County Engineer (on June 4, 2020). Consistent with the Design Exception, the developer shall:
- Widen N. Glen Ave. (between W. Kirby St. and the ~~project driveway~~ W. Broad St.) such that there is 20 feet of pavement.
 - Construct on both sides of N. Glen Ave. (between W. Kirby St. and the project driveway driveway, Broad St.) 6-foot stabilized shoulders; and,
 - Construct (between W. Kirby St. and W. Broad St.) a 5-foot sidewalk along the east side of Glen Ave.; and,
 - Construct ~~(between Himes Ave. and N. Glen Ave.)~~ a 5 foot sidewalk along the south side of W. Broad St.

Other sidewalks internal and external to the project shall be constructed as required by the Hillsborough County Land Development Code and/or Transportation Technical Manual, as applicable.

- ~~6. The developer shall construct any improvements necessary within the W. Broad St. right of way to ensure adequate emergency access is provided (i.e. a 15 foot wide paved/stabilized area within a 20 foot of clear area, or as otherwise required by the Hillsborough County).~~
6. If PRS 23-0744 is approved, the County Engineer will approve a Design Exception (dated September 21, 2023) which was found approvable on (September 22, 2023) for the W. Broad St. substandard roadway improvements. As W. Broad St. is a substandard local roadway, the developer will be required to make certain improvements to W. Broad St. (as specified below) concurrent with the initial increment of development, consistent with the Design Exception. Specifically, the developer shall:
- Widen W. Broad St. (between the project access and Glen Ave.) such that there is 20 feet of pavement.
 - Construct on both sides of W. Broad St. (between the project access and Glen Ave.) 6-foot stabilized shoulders.
 - Construct (between the eastern project boundary and Glen Ave.) a 5-foot sidewalk along the north side of W. Broad St.; and,

- d. Notwithstanding anything shown on the PD site plan to the contrary, construct a 5-foot-wide sidewalk along either the north or south side of W. Broad St. (between Glen Ave. and Himes Ave.).

Other sidewalks internal and external to the project shall be constructed as required by the Hillsborough County Land Development Code and/or Transportation Technical Manual, as applicable.

7. Notwithstanding anything on the PD plan or herein these conditions to the contrary, the developer shall construct ~~the following:~~

~~7.1~~ ~~A m~~ Minimum 5-foot wide sidewalk connections between the internal project roadway and the sidewalks to be constructed along the project's W. Broad St.; and North Glen Ave. frontages;
~~and,~~

~~7.2~~ ~~A cul-de-sac or other end of roadway treatment as approved by Hillsborough County.~~

~~Such improvements may necessitate the reconfiguration of lots or development of fewer lots.~~

8. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

- ~~8.9.~~ 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.

- ~~9.10.~~ The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- ~~10.11.~~ Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- ~~11.12.~~ Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.


- ~~12.13.~~ In the event that permits/approvals by the Environmental Protection Commission (EPC) as provided in conditions 7 through 10 above are not approved for the project, any changes on the proposed General Site Plan shall constitute a critical design feature of the PD (Planned Development) and any alteration

of one or more of the site conditions shall require a public hearing in accordance with Section 5.03.07.A of the Land Development Code (LDC).

~~13.14.~~ No buildings shall encroach into the minimum required 30-foot wetland setbacks.

~~14.15.~~ 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.

~~15.16.~~ 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.

Zoning Administrator Sign Off:	 <p>J. Brian Grady Thu Sep 28 2023 15:16:32</p>
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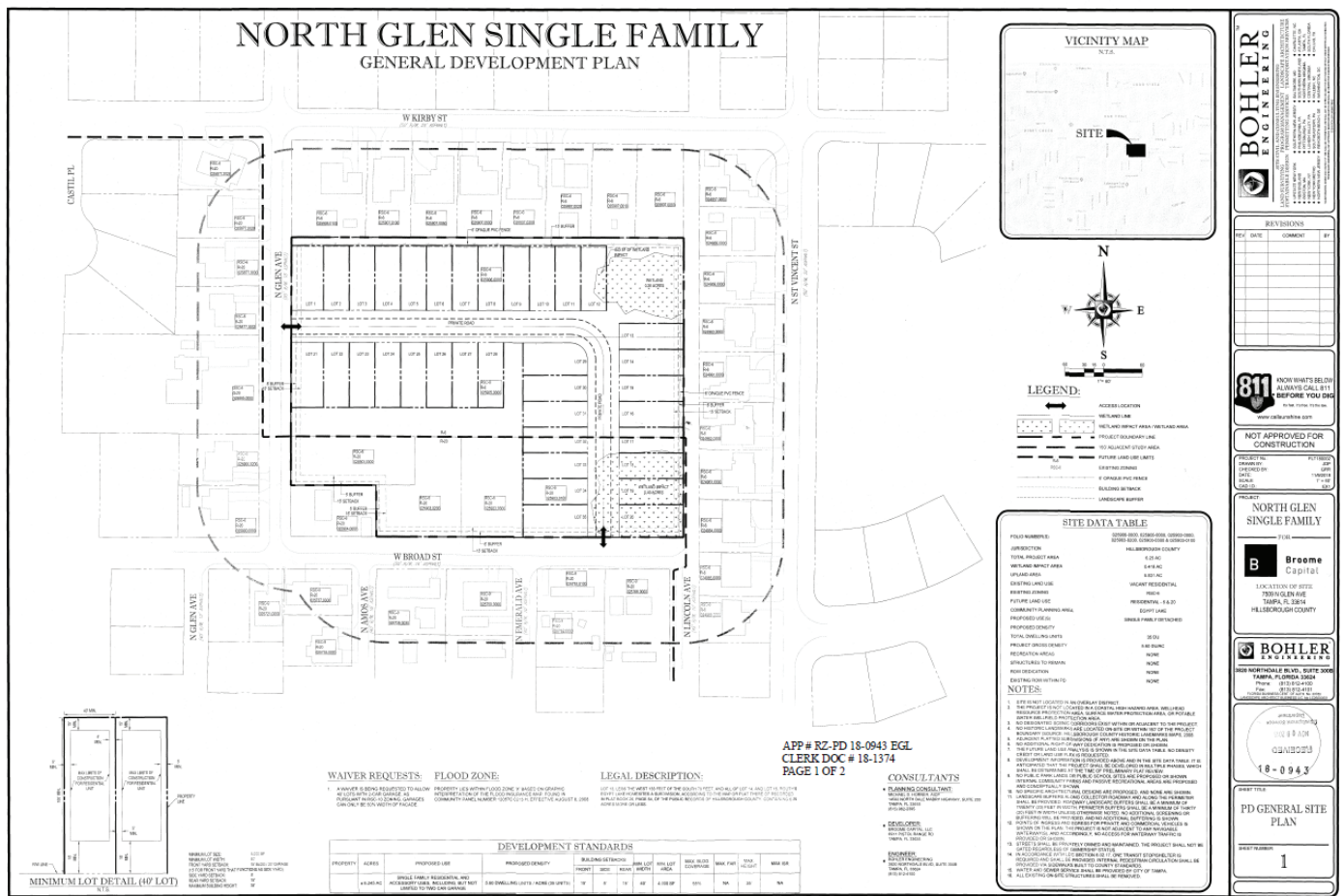
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/28/2023

Revised: 9/26/2023

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/ Northwest

PETITION NO: PRS 23-0744

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

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

4. The project shall construct one (1) vehicular and pedestrian access ~~driveway onto~~ N. Glen Ave. and one (1) vehicular and pedestrian access ~~driveway on~~to W. Broad St. ~~The access connection to W. Broad St. shall be an emergency access and gated with a Knox box (or other method of restricting non-emergency traffic acceptable to Hillsborough County).~~

[Transportation Review Section staff recommends modification of the above condition to facilitate the applicant's proposed changes.]

5. If PRS 23-0744 is approved, the County Engineer will approve a Design Exception (dated September 21, 2023) which was found approvable on (September 22, 2023) for the As-N. Glen Ave. is a substandard roadway improvements. As N. Glen Ave. is a substandard local roadway, the developer will be required to make certain improvements to N. Glen Ave. (as specified below) concurrent with the initial increment of development, consistent with the Design Exception. Specifically, if the zoning is approved, the Design Exception (dated May 13, 2020) for N. Glen Ave. shall be approved, as found approvable by the County Engineer (on June 4, 2020). Consistent with the Design Exception, the developer shall:

- a. Widen N. Glen Ave. (between W. Kirby St. and the ~~project driveway~~ W. Broad St.) such that there is 20 feet of pavement;
- b. Construct on both sides of N. Glen Ave. (between W. Kirby St. and ~~the project driveway~~driveway. Broad St.) 6-foot stabilized shoulders; and,
- c. Construct (between W. Kirby St. and W. Broad St.) a 5-foot sidewalk along the east side of Glen Ave.; and,
- ~~d. Construct (between Himes Ave. and N. Glen Ave.) a 5-foot sidewalk along the south side of W. Broad St.~~

Other sidewalks internal and external to the project shall be constructed as required by the Hillsborough County Land Development Code and/or Transportation Technical Manual, as applicable.

[Transportation Review Section staff recommends modification of the above condition, which reflects the updated Design Exception request. A separate new condition addressing the W. Broad St. improvements has been included hereinbelow.]

~~6. The developer shall construct any improvements necessary within the W. Broad St. right of way to ensure adequate emergency access is provided (i.e. a 15-foot wide paved/stabilized area within a 20-foot of clear area, or as otherwise required by the Hillsborough County).~~

[Transportation Review Section staff recommends deletion of the above condition, which is no longer necessary due to conversion of the W. Broad St. access to a full connection, and addition of substandard road improvements to the facility as outlined hereinabove.]

7. Notwithstanding anything on the PD plan or herein these conditions to the contrary, the developer shall construct ~~the following:~~

~~7.1 A minimum 5-foot wide sidewalk connections between the internal project roadway and the sidewalks to be constructed along the project's W. Broad St. and North Glen Ave. frontages; and;~~

~~7.2 A cul-de-sac or other end-of-roadway treatment as approved by Hillsborough County.~~

~~Such improvements may necessitate the reconfiguration of lots or development of fewer lots.~~

[Transportation Review Section staff recommends modification of the above condition to reflect the applicant's proposed access changes. Staff notes that since both ends of the roadway will connect to the public roadway system, a cul-de-sac is no longer needed.]

New Conditions

- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- If PRS 23-0744 is approved, the County Engineer will approve a Design Exception (dated September 21, 2023) which was found approvable on (September 22, 2023) for the W. Broad St. substandard roadway improvements. As W. Broad St. is a substandard local roadway, the developer will be required to make certain improvements to W. Broad St. (as specified below) concurrent with the initial increment of development, consistent with the Design Exception. Specifically, the developer shall:
 - a. Widen W. Broad St. (between the project access and Glen Ave.) such that there is 20 feet of pavement;
 - b. Construct on both sides of W. Broad St. (between the project access and Glen Ave.) 6-foot stabilized shoulders;
 - c. Construct (between the eastern project boundary and Glen Ave.) a 5-foot sidewalk along the north side of W. Broad St.; and,
 - d. Notwithstanding anything shown on the PD site plan to the contrary, construct a 5-foot-wide sidewalk along either the north or south side of W. Broad St. (between Glen Ave. and Himes Ave.).

Other sidewalks internal and external to the project shall be constructed as required by the Hillsborough County Land Development Code and/or Transportation Technical Manual, as applicable.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a +/- 6.25 ac. property currently zoned Planned Development (PD) #18-0943, as most recently modified via MM 20-0368. The PD is currently approved for 61 townhome units. The applicant is seeking to modify the PD to remove the restrictions for emergency gated access to W. Broad St., which if approved would mean the project will be served by two full access connections (one to W. Broad St. and one to N. Glen Ave.). No change in project entitlements is proposed.

In accordance with the Development Review Procedures Manual (DRPM), projects generating fewer than 50 peak hour trips are not required to submit a detailed transportation analysis, and the applicant submitted a letter to this effect. Staff has prepared a comparison of the potential number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the 11th Edition of the Institute of Transportation Engineer’s Trip Generation Manual.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 61 Single-Family Attached Dwelling Units (ITE Code 215)	414	27	32

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 61 Single-Family Attached Dwelling Units (ITE Code 215)	414	27	32

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

N. Glen Ave. is a 2-lane, undivided, substandard local roadway in below average condition. The roadway is characterized by 16-feet of pavement lying within a +/- 50-foot wide right-of-way. There are no bicycle lanes or sidewalks along N. Glen Ave. in the vicinity of the proposed project.

W. Broad St. is a 2-lane, undivided, substandard local roadway in below average condition. The roadway is characterized by 16-feet of pavement lying within a +/- 44-foot wide right-of-way. There are no bicycle lanes or sidewalks along W. Broad St. in the vicinity of the proposed project.

SITE ACCESS

The applicant is proposing two access connections to serve the site (one to W. Broad St. and one to N. Glen Ave.). Although two access connections are not required to serve the subject site, staff supports a 2nd access as it is to a different roadway (thereby furthering neighborhood connectivity), and will help to eliminate the need for a cul-de-sac or other end of roadway treatment.

DESIGN EXCEPTION REQUEST #1 – BROAD ST. SUBSTANDARD RD.

Given that Broad St. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated September 21, 2023) for Broad St. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on September 22, 2023). The deviations from the Hillsborough County Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-lane Rural Local and Collector Roadways) include the following:

- The developer shall be able to utilize a 50-foot-wide right-of-way in lieu of the 96-foot-wide right-of-way required per TTM TS-7;
- The developer shall be permitted to provide 10-foot-wide travel lanes in lieu of the 12-foot-wide lanes required per TS-7;
- The developer shall be permitted to provide 6-foot-wide-stabilized but unpaved shoulders in lieu of the 8-foot-wide stabilized shoulders, of which 5-feet are required to be paved per TS-7; and,
- The developer shall be permitted to provide a 5-foot-wide sidewalk along the east side of the roadway with a 12-foot minimum spacing between the closest edge of the travel lane and closest edge of the sidewalk, in lieu of the 29-foot spacing required per TS-7.

Staff notes that as a part of this request the developer is proposing to construct an additional +/- 670 to +/- 790-feet of sidewalk along Broad St. (i.e. completing the sidewalk gap between the project and Himes Ave.) that it would not otherwise be required to construct given current LDC regulations governing required external sidewalks. The above differences in length depend upon whether the developer provides that portion of the required sidewalk west of Glen Ave. west along either the north or south side of the roadway.

If the BOCC approves PRS 23-0744, the County Engineer will approve the above-described Design Exception.

DESIGN EXCEPTION REQUEST #2 – GLEN AVE. SUBSTANDARD RD.

Given that Glen Ave. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated September 21, 2023) for Glen Ave. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on September 22, 2023). The deviations from the Hillsborough County Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-lane Rural Local and Collector Roadways) include the following:

- The developer shall be able to utilize a 50-foot-wide right-of-way in lieu of the 96-foot-wide right-of-way required per TTM TS-7;
- The developer shall be permitted to provide 10-foot-wide travel lanes in lieu of the 12-foot-wide lanes required per TS-7;
- The developer shall be permitted to provide 6-foot-wide-stabilized but unpaved shoulders in lieu of the 8-foot-wide stabilized shoulders, of which 5-feet are required to be paved per TS-7; and,
- The developer shall be permitted to provide a 5-foot-wide sidewalk along the east side of the roadway with a 12-foot minimum spacing between the closest edge of the travel lane and closest edge of the sidewalk, in lieu of the 29-foot spacing required per TS-7.

Staff notes that as a part of this request the developer is proposing to construct an additional +/- 80-feet of sidewalk along Glen Ave. (i.e. completing the gap between the project and Broad St.) that it would not otherwise be required to construct given current LDC regulations governing required external sidewalks.

If the BOCC approves PRS 23-0744, the County Engineer will approve the above-described Design Exception.

LEVEL OF SERVICE (LOS) INFORMATION

As neither W. Broad St. nor N. Glen Ave. are included within the Hillsborough County LOS Report, staff cannot provide LOS information for these facilities.

Ratliff, James

From: Williams, Michael
Sent: Friday, September 22, 2023 6:41 PM
To: Dallas Evans
Cc: Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor; Heinrich, Michelle
Subject: RE: PRS 23-0744
Attachments: 1 PRS 23-0744 Glen Design Exception 092123.pdf; 2 PRS 23-0744 Broad Design Exception 092123.pdf

Dallas,
I have found the attached **updated** Design Exceptions (DE) for PD 23-0744 APPROVABLE.

Mike

Michael J. Williams, P.E.

Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Williams, Michael
Sent: Friday, August 25, 2023 1:06 PM
To: Dallas Evans <devans@landisevans.com>
Cc: Ratliff, James <RatliffJa@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; PW-CEIntake <PW-CEIntake@hillsboroughcounty.org>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: PRS 23-0744

Dallas,
I have found the attached Design Exceptions (DE) for PD 23-0744 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

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September 21, 2023

Mr. Michael Williams, P.E.
Hillsborough County Public Works
601 E. Kennedy Boulevard
Tampa, Florida 33602

**Re: Broome Townhomes (FKA North Glen Single Family) – PRS 23-0744
TTM Section 1.7.2 Design Exception
W Broad St from Project Driveway to N Himes Ave
Folio No.s 25903-0000; 25903-0100; 25903-0200;
25903-0300; 25905-0000; 25906-0000**

Dear Mr. Williams;

The purpose of this letter is to request a modification to a previously approved Design Exception to the Hillsborough County Transportation Technical Manual (TTM) as a part of LDC Section 6.04.03L for W Broad St in association with the above referenced development. This is being submitted in conjunction with minor modification PRS 23-0744 to the existing Planned Development (PD), which was most recently modified by Major Modification Application, MM 20-0368. This request is updated pursuant to a conference call on September 20, 2023. Participating on the call with you were Sheida Tirado, James Ratliff, and Dallas Evans.

The proposed development consists of up to 61 single family attached dwelling units. The existing zoning allows for a full access onto N Glen Ave and a gated emergency access onto W Broad St. PRS 23-0744 requests to convert the emergency access onto W Broad St to a full access. In order to accommodate project traffic, we propose to extend the improvements proposed under previously approved design exceptions to include roadway improvements from the project's driveway on W Broad St west along W Broad St to N Glen Ave, and north from said intersection along N Glen Ave to W Kirby St. A sidewalk will be constructed (where not already present) along W Broad St from N Glen Ave to N Himes Ave.

This design exception addresses the proposed improvements on W Broad St from the project driveway to N Himes Ave. The appropriate typical section for W Broad St is TS-7. The requested exceptions to the TS-7 typical section and the justification is as follows. Our request is separated into two segments: 1) from the project driveway on W Broad St running westward along W Broad St to N Glen Ave and 2) W Broad St from N Glen Ave to N Himes Ave.

Segment 1: W Broad St from Project Entrance to N Glen Ave

1. Based upon recently obtained survey along this segment, right of way varies on W Broad St, with a minimum width of 50 ft. TS-7 requires 96 feet with 12-foot travel lanes, 8-foot shoulders, 5-foot sidewalk and open drainage. There are existing 9-foot travel lanes, no paved shoulders, open drainage and no sidewalks.
2. The request is to provide 10-foot travel lanes on W Broad St from the project entrance to N Glen Ave. Based on section 3.1.1 of the Transportation Technical Manual, 10 feet is

the minimum lane width for local residential roads. Furthermore, the FDOT Florida Greenbook, Section 3-62, Table 3 identifies the minimum lane width for local urban roads as 10 feet, however, notes that 9-foot lane widths may be used in residential areas where right of way is limited.

3. The request is to provide 6-foot stabilized shoulders in lieu of the 8-foot shoulders.
4. Reduce the width of the open drainage, as shown in Figure 2.
5. A 5-foot sidewalk will be provided on one side of W Broad St across the property's frontage and extending across Folio 25904.0000 to N Himes Ave.

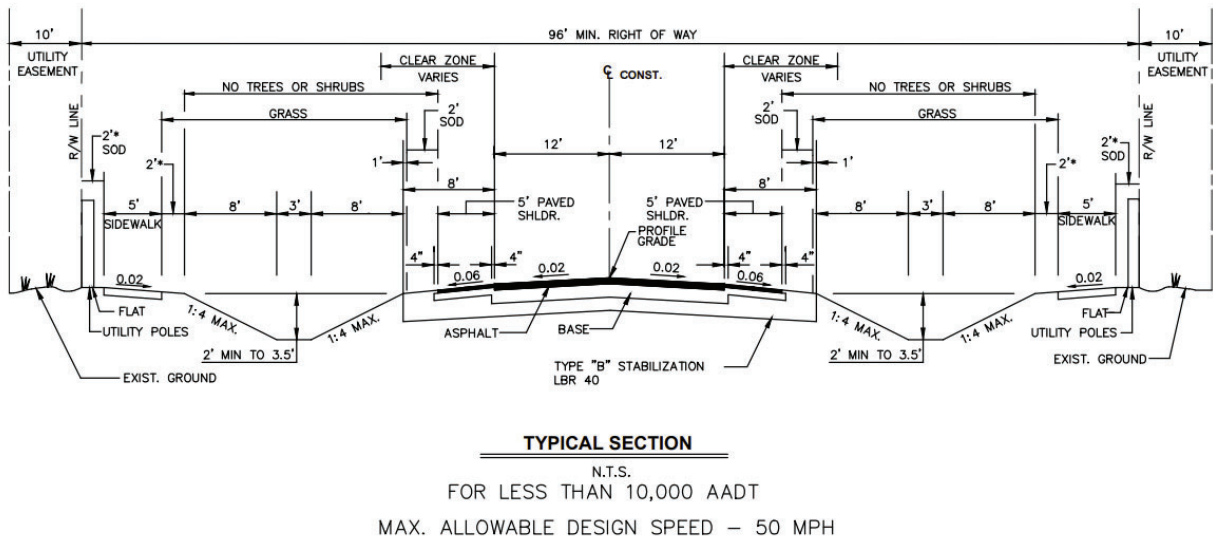


Figure 1 – Hillsborough County TTM TS-7

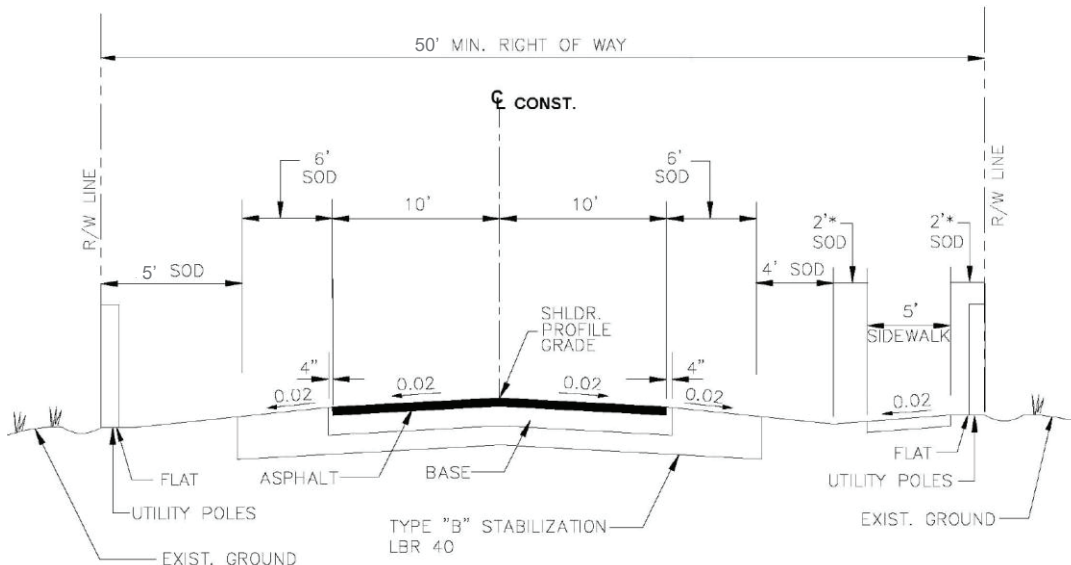


Figure 3 – Currently Proposed Modification to Hillsborough County TTM TS-7

Segment 2: W Broad St from N Glen Ave to N Himes Ave

1. A 5' sidewalk will be constructed where not already present to provide pedestrian connectivity from the project location to the existing sidewalk along N Himes Ave. We anticipate that this sidewalk will be along the south side of W Broad St but request flexibility in design as to the location in the event of unanticipated design constraints.

We respectfully request approval of this Design Exception. Please feel free to call me if you have any questions regarding this application.

Sincerely,

Landis Evans + Partners, Inc.

Dallas Evans, P.E., AICP
Principal
PE #72691

Based on the information provided by the applicant, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

Michael J. Williams, P.E.
Hillsborough County Engineer



September 21, 2023

Mr. Michael Williams, P.E.
Hillsborough County Public Works
601 E. Kennedy Boulevard
Tampa, Florida 33602

**Re: Broome Townhomes (FKA North Glen Single Family) – PRS 23-0744
TTM Section 1.7.2 Design Exception
North Glen Avenue from W Broad St to W Kirby St
Folio No.s 25903-0000; 25903-0100; 25903-0200;
25903-0300; 25905-0000; 25906-0000**

Dear Mr. Williams;

The purpose of this letter is to request a modification to a previously approved Design Exception to the Hillsborough County Transportation Technical Manual (TTM) as a part of LDC Section 6.04.03L for N Glen Ave in association with the above referenced development. This is being submitted in conjunction with minor modification PRS 23-0744 to the existing Planned Development (PD), which was most recently modified by Major Modification Application, MM 20-0368. This request is updated pursuant to a conference call on September 20, 2023. Participating on the call with you were Sheida Tirado, James Ratliff, and Dallas Evans.

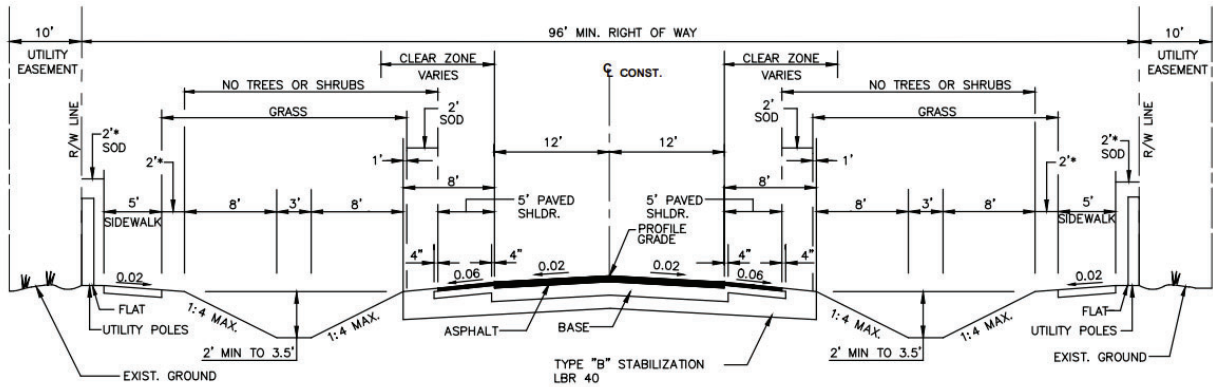
The proposed development consists of up to 61 single family attached dwelling units. The existing zoning allows for a full access onto N Glen Ave and a gated emergency access onto W Broad St. PRS 23-0744 requests to convert the emergency access onto W Broad St to a full access. In order to accommodate project traffic, we propose to extend the improvements proposed under previously approved design exceptions to include roadway improvements from the project's driveway on W Broad St west along W Broad St to N Glen Ave, and north from said intersection along N Glen Ave to W Kirby St. A sidewalk will be constructed (where not already present) along W Broad St from N Glen Ave to N Himes Ave.

This design exception addresses the proposed improvements on N Glen Ave from the project driveway to W Kirby St. The appropriate typical section for N Glen Avenue is TS-7. The requested exceptions to the TS-7 typical section and the justification is as follows:

1. Based upon recently obtained survey along this segment, there is 50 feet of right of way available on N. Glen Avenue. TS-7 requires 96 feet with 12-foot travel lanes, 8-foot shoulders, 5-foot sidewalk and open drainage. There are existing 9-foot travel lanes, no paved shoulders, open drainage and no sidewalks.
2. The request is to provide 10-foot travel lanes from W. Kirby Street south along N Glen Avenue to W Broad Street. Based on section 3.1.1 of the Transportation Technical Manual, 10 feet is the minimum lane width for local residential roads. Furthermore, the FDOT Florida Greenbook, Section 3-62, Table 3 identifies the minimum lane width for

local urban roads as 10 feet, however, notes that 9-foot lane widths may be used in residential areas where right of way is limited.

3. The request is to provide 6-foot stabilized shoulders in lieu of the 8-foot shoulders.
4. Reduce the width of the open drainage, as shown in Figure 2. The open drainage on the east side of N. Glen Avenue is proposed to remain unchanged.
5. A 5-foot sidewalk will be provided on the east side of N Glen Avenue from W Kirby Street to W Broad Street.



TYPICAL SECTION

N.T.S.
 FOR LESS THAN 10,000 AADT
 MAX. ALLOWABLE DESIGN SPEED – 50 MPH

Figure 1 – Hillsborough County TTM TS-7

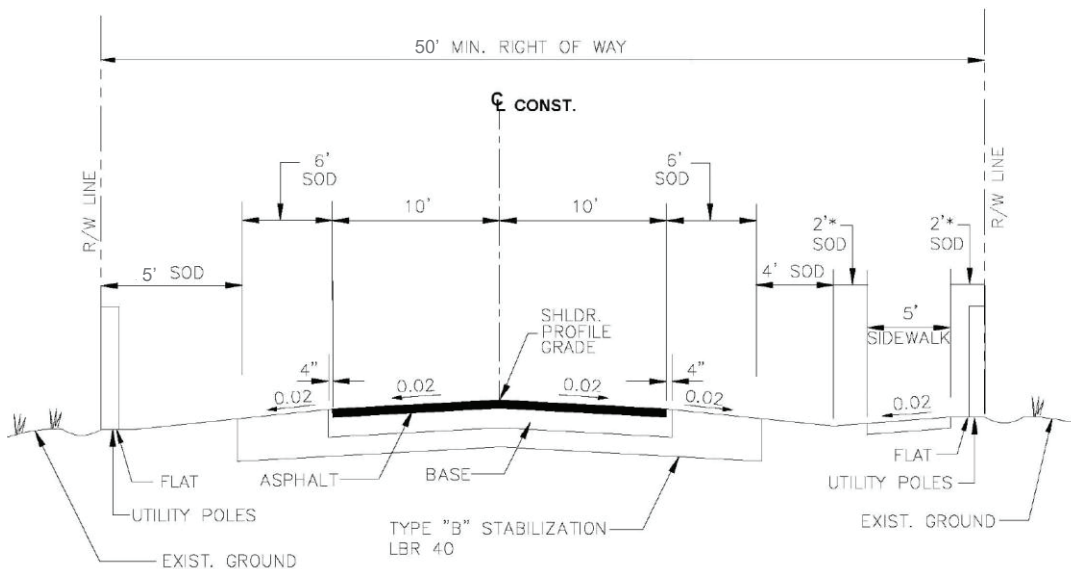


Figure 3 – Currently Proposed Modification to Hillsborough County TTM TS-7

We respectfully request approval of this Design Exception. Please feel free to call me if you have any questions regarding this application.

Sincerely,

Landis Evans + Partners, Inc.

Dallas Evans, P.E., AICP
Principal
PE #72691

Based on the information provided by the applicant, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

Michael J. Williams, P.E.
Hillsborough County Engineer

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
W. Broad St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N. Glen Ave.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	414	27	32
Proposed	414	27	32
Difference (+/-)	No Change	No Change	No Change

*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		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N. Glen Ave./ Substandard Rd.	Design Exception Requested	Approvable
W. Broad St./ Substandard Rd.	Design Exception Requested	Approvable
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" 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	



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted July 23, 2020.

1. The project shall be developed with up to 61 attached, (townhomes) residential units.
2. Development standards shall be as follows:

Minimum lot area:	2,000 square feet
Minimum lot width:	20 feet
Maximum building height:	35 feet
Minimum front yard setback:	15 feet, except for garages shall be setback a minimum of 20 feet.
Minimum side yard setback:	0 feet; 10 feet between buildings
Minimum rear yard setback:	15 feet
Maximum lot coverage:	70 percent

 - 2.1 All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade.
 - 2.2 Homes shall not have the same driveway location (left or right side) as the adjacent home.
 - 2.3 The alternating pattern may be adjusted at corner lots as necessary and in cases that the layout of power utilities prohibits provision of the alternating pattern.
 - 2.4 Each unit's primary entrance door shall face the roadway.
 - 2.5 Building design shall be generally consistent with the elevations depicted in the General Site Plan.
3. A 20-foot buffer and a solid fence along the north PD line shall be provided. All other buffers shall be as indicated on the General Site Plan. The buffers shall not be platted as part of individual lots and shall be owned and maintained by the developer, homeowners association or similar entity.
 - 3.1 A 6-foot high opaque PVC fence and landscape screening Type A shall be provided along the southwest adjacent to the RESC-6 zoned parcel. Alternative screening may be allowed in areas where a retention pond is provided, subject to Natural Resources approval.
 - 3.2 A 6-foot high opaque PVC fence shall be provided along the east.
4. The project shall construct one (1) access driveway on N. Glen Ave. and one (1) access driveway on W. Broad St. The access connection to W. Broad St. shall be an emergency access and gated with a Knox-box (or other method of restricting non-emergency traffic acceptable to Hillsborough County).
5. As N. Glen. Ave. is a substandard roadway, if the zoning is approved, the Design Exception (dated May 13, 2020) for N. Glen Ave. shall be approved, as found approvable by the County Engineer (on June 4, 2020). Consistent with the Design Exception, the developer shall:

- a. Widen N. Glen Ave. (between W. Kirby St. and the project driveway) such that there is 20 feet of pavement;
- b. Construct (between W. Kirby St. and the project driveway) 6-foot stabilized shoulders;
- c. Construct (between W. Kirby St. and W. Broad St.) a 5-foot sidewalk along the east side of Glen Ave; and,
- d. Construct (between Himes Ave. and N. Glen Ave.) a 5-foot sidewalk along the south side of W. Broad St.

Other sidewalks internal and external to the project shall be constructed as required by the Hillsborough County Land Development Code and/or Transportation Technical Manual, as applicable.

6. The developer shall construct any improvements necessary within the W. Broad St. right-of-way to ensure adequate emergency access is provided (i.e. a 15-foot wide paved/stabilized area within a 20-foot of clear area, or as otherwise required by the Hillsborough County).
7. Notwithstanding anything on the PD plan or herein these conditions to the contrary, the developer shall construct the following:
 - 7.1 A minimum 5-foot wide sidewalk connection between the internal project roadway and W. Broad St.; and,
 - 7.2 A cul-de-sac or other end of roadway treatment as approved by Hillsborough County.

Such improvements may necessitate the reconfiguration of lots or development of fewer lots.

8. 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.
9. 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.
10. 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).
11. 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.
12. In the event that permits/approvals by the Environmental Protection Commission (EPC) as provided in conditions 7 through 10 above are not approved for the project, any changes on the proposed General Site Plan shall constitute a critical design feature of the PD (Planned Development) and any alteration of one

or more of the site conditions shall require a public hearing in accordance with Section 5.03.07.A of the Land Development Code (LDC).

13. No buildings shall encroach into the minimum required 30-foot wetland setbacks.
14. 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.
15. 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.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/28/2023

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/ Northwest

PETITION NO: PRS 23-0744

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

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

- 4. The project shall construct one (1) vehicular and pedestrian access ~~driveway onto~~ N. Glen Ave. and one (1) vehicular and pedestrian access ~~driveway on to~~ W. Broad St. ~~The access connection to W. Broad St. shall be an emergency access and gated with a Knox box (or other method of restricting non-emergency traffic acceptable to Hillsborough County).~~

[Transportation Review Section staff recommends modification of the above condition to facilitate the applicant's proposed changes.]

- 5. If PRS 23-0744 is approved, the County Engineer will approve a Design Exception (dated June 29, 2023) which was found approvable on (August 25, 2023) for the As-N. Glen. Ave. is a substandard roadway improvements. As N. Glen Ave. is a substandard local roadway, the developer will be required to make certain improvements to N. Glen Ave. (as specified below) concurrent with the initial increment of development, consistent with the Design Exception. Specifically, if the zoning is approved, the Design Exception (dated May 13, 2020) for N. Glen Ave. shall be approved, as found approvable by the County Engineer (on June 4, 2020). Consistent with the Design Exception, the developer shall:

- a. Widen N. Glen Ave. (between W. Kirby St. and the ~~project driveway~~ W. Broad St.) such that there is 20 feet of pavement;
- b. Construct on both sides of N. Glen Ave. (between W. Kirby St. and ~~the project driveway~~ driveway. Broad St.) 6-foot stabilized shoulders; and,
- c. Construct (between W. Kirby St. and W. Broad St.) a 5-foot sidewalk along the east side of Glen Ave.; and,
- ~~d. Construct (between Himes Ave. and N. Glen Ave.) a 5 foot sidewalk along the south side of W. Broad St.~~

Other sidewalks internal and external to the project shall be constructed as required by the Hillsborough County Land Development Code and/or Transportation Technical Manual, as applicable.

[Transportation Review Section staff recommends modification of the above condition, which reflects the updated Design Exception request. A separate new condition addressing the W. Broad St. improvements has been included hereinbelow.]

~~6. The developer shall construct any improvements necessary within the W. Broad St. right of way to ensure adequate emergency access is provided (i.e. a 15-foot wide paved/stabilized area within a 20-foot of clear area, or as otherwise required by the Hillsborough County).~~

[Transportation Review Section staff recommends deletion of the above condition, which is no longer necessary due to conversion of the W. Broad St. access to a full connection, and addition of substandard road improvements to the facility as outlined hereinabove.]

7. Notwithstanding anything on the PD plan or herein these conditions to the contrary, the developer shall construct ~~the following:~~

~~7.1 A minimum 5-foot wide sidewalk connections between the internal project roadway and the sidewalks to be constructed along the project's W. Broad St. and North Glen Ave. frontages; and,~~

~~7.2 A cul-de-sac or other end-of-roadway treatment as approved by Hillsborough County.~~

~~Such improvements may necessitate the reconfiguration of lots or development of fewer lots.~~

[Transportation Review Section staff recommends modification of the above condition to reflect the applicant's proposed access changes. Staff notes that since both ends of the roadway will connect to the public roadway system, a cul-de-sac is no longer needed.]

New Conditions

- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
- If PRS 23-0744 is approved, the County Engineer will approve a Design Exception (dated June 29, 2023) which was found approvable on (August 25, 2023) for the W. Broad St. substandard roadway improvements. As W. Broad St. is a substandard local roadway, the developer will be required to make certain improvements to W. Broad St. (as specified below) concurrent with the initial increment of development, consistent with the Design Exception. Specifically, the developer shall:
 - a. Widen W. Broad St. (between the project access and Himes Ave.) such that there is 20 feet of pavement;
 - b. Construct on both sides of W. Broad St. (between the project access and Himes Ave.) 6-foot stabilized shoulders; and,
 - c. Construct (between the eastern project boundary and Himes Ave.) a 5-foot sidewalk along the north side of W. Broad St.

Other sidewalks internal and external to the project shall be constructed as required by the Hillsborough County Land Development Code and/or Transportation Technical Manual, as applicable.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to a +/- 6.25 ac. property currently zoned Planned Development (PD) #18-0943, as most recently modified via MM 20-0368. The PD is currently approved for 61 townhome units. The applicant is seeking to modify the PD to remove the restrictions for emergency gated access to W. Broad St., which if approved would mean the project will be served by two full access connections (one to W. Broad St. and one to N. Glen Ave.). No change in project entitlements is proposed.

In accordance with the Development Review Procedures Manual (DRPM), projects generating fewer than 50 peak hour trips are not required to submit a detailed transportation analysis, and the applicant submitted a letter to this effect. Staff has prepared a comparison of the potential number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 61 Single-Family Attached Dwelling Units (ITE Code 215)	414	27	32

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 61 Single-Family Attached Dwelling Units (ITE Code 215)	414	27	32

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

N. Glen Ave. is a 2-lane, undivided, substandard local roadway in below average condition. The roadway is characterized by 16-feet of pavement lying within a +/- 50-foot wide right-of-way. There are no bicycle lanes or sidewalks along N. Glen Ave. in the vicinity of the proposed project.

W. Broad St. is a 2-lane, undivided, substandard local roadway in below average condition. The roadway is characterized by 16-feet of pavement lying within a +/- 44-foot wide right-of-way. There are no bicycle lanes or sidewalks along W. Broad St. in the vicinity of the proposed project.

SITE ACCESS

The applicant is proposing two access connections to serve the site (one to W. Broad St. and one to N. Glen Ave.). Although two access connections are not required to serve the subject site, staff supports a 2nd access as it is to a different roadway (thereby furthering neighborhood connectivity), and will help to eliminate the need for a cul-de-sac or other end of roadway treatment.

LEVEL OF SERVICE (LOS) INFORMATION

As neither W. Broad St. nor N. Glen Ave. are included within the Hillsborough County LOS Report, staff cannot provide LOS information for these facilities.

Ratliff, James

From: Williams, Michael
Sent: Monday, August 28, 2023 12:49 PM
To: Dallas Evans
Cc: Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor; Heinrich, Michelle
Subject: RE: PRS 23-0744

Dallas – upon preparing the staff report, a question came up about limits of the Broad Street improvements. To clarify, as the sidewalk work previously did, the limits would be from your driveway on Broad Street to Himes Avenue.

Mike

From: Williams, Michael
Sent: Friday, August 25, 2023 1:06 PM
To: Dallas Evans <devans@landisevans.com>
Cc: Ratliff, James <RatliffJa@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; PW-CEIntake <PW-CEIntake@hillsboroughcounty.org>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>; Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>
Subject: PRS 23-0744

Dallas,
I have found the attached Design Exceptions (DE) for PD 23-0744 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



June 29, 2023

Mr. Michael J. Williams, P.E.
Hillsborough County Engineer
601 E. Kennedy Boulevard
Tampa, Florida 33602

**Re: Broome Townhomes (FKA North Glen Single Family)
Design Exception
Folio No.s 25903-0000; 25903-0100; 25903-0200;
25903-0300; 25905-0000; 25906-0000**

Dear Mr. Williams;

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM), Typical Section (TS) 7 (see Figure 1), as a part of LDC Section 6.04.03L (existing facility) for W Broad Street in association with the subject line development. This is being submitted as a part of a modification to the previous Planned Development (PD) Major Modification (MM) Application, MM 20-0368.

The previous MM proposed a subdivision located on the northeast quadrant of N Glen Ave and W Broad St to accommodate 61 single family attached units. Two access points were proposed; full access to N Glen Ave and emergency-only access to W Broad St. N Glen Ave has a previously approved Design Exception for substandard roadway improvements from W Kirby St to the project driveway, where project trips were previously traveling. Improvements to W Broad St were not required as part of the previous MM application as it was to be used for emergency access only.

In this modification, W Broad St is now proposed as a full access to the subdivision and thus requests this Design Exception to modify TS 7 for the improvement of this substandard roadway within the constrained conditions. Figure 2 displays the proposed TS 7 modification, and the following section outlines the exceptions requested. It should be noted that there is a private property on the northeast corner of the intersection (southwest of the development) that cannot be modified as a part of the proposed improvements.

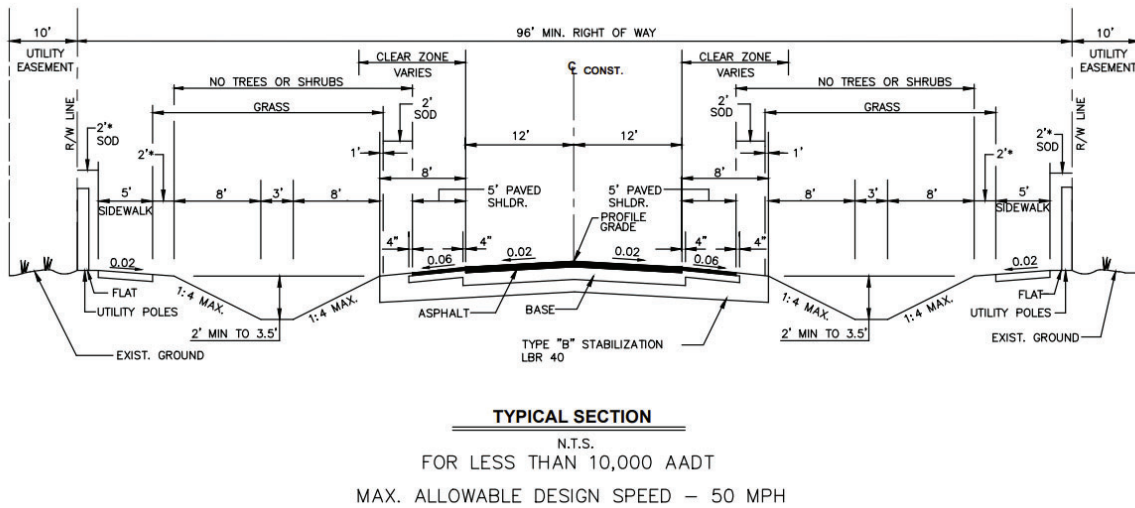


Figure 1 – Hillsborough County TTM TS-7

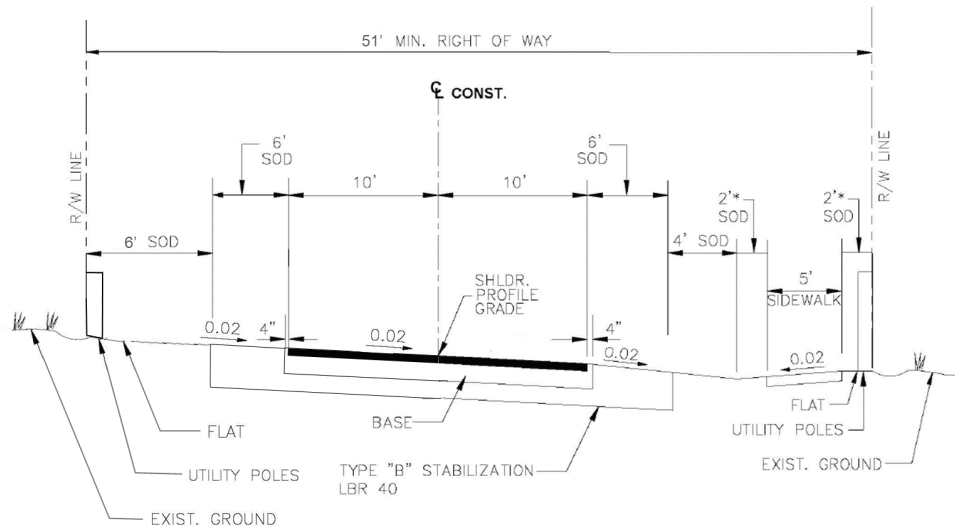


Figure 2 – Proposed Modification to Hillsborough County TTM TS-7

The following exceptions are requested for the proposed development roadway:

1. Maintain existing road slope – TS 7 has a crowned road
2. 10' travel lanes – TS 7 has 12' travel lanes
3. 6' unpaved shoulders – TS 7 has 8' shoulders, 5' paved
4. 51' minimum Right of Way (ROW) – TS 7 has 96' Right of Way
5. 5' sidewalk on north side – TS 7 indicates required 5' sidewalks on both sides of the road

The justification for this Design Exception is as follows:

1. W Broad St has approximately 44 feet of ROW according to the Hillsborough County Right of Way Inventory. Surveyed information indicates Broad Street has 52 feet +/- of ROW which is still less than the required 96 feet. This is the main reason for the modification to TS 7. There is not enough room for all the TS 7 improvements. Due to the private property on the west end of this W Broad St segment (at N Glen Ave), the proposed section must be within the existing right of way.
2. W Broad St currently slopes towards the north side of the road with a swale along the north side. Modifying this to a crowned road would be a significant drainage and construction undertaking. The current slope is therefore proposed to be maintained.
3. The minimum 10' travel lane for residential streets per the TTM and Florida Greenbook was implemented to minimize typical section width while still providing sufficient facilities for travel.
4. The shoulder width was minimized to fit within the ROW while still providing safe accommodation by providing 6' of relatively flat clear zone (as recommended by Florida Greenbook for local roads).

Attached to this Design Exception is the proposed site plan for this PD modification.

We respectfully request approval of this Design Exception. Please feel free to call me if you have any questions regarding this application.

Sincerely,

Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691

Based on the information provided by the applicant, this request is:

- _____ Disapproved
- _____ Approved with Conditions
- _____ Approved

Michael J. Williams, P.E.
Hillsborough County Engineer



June 29, 2023

Mr. Michael J. Williams, P.E.
Hillsborough County Engineer
601 E. Kennedy Boulevard
Tampa, Florida 33602

**Re: Broome Townhomes (FKA North Glen Single Family)
Design Exception
Folio No.s 25903-0000; 25903-0100; 25903-0200;
25903-0300; 25905-0000; 25906-0000**

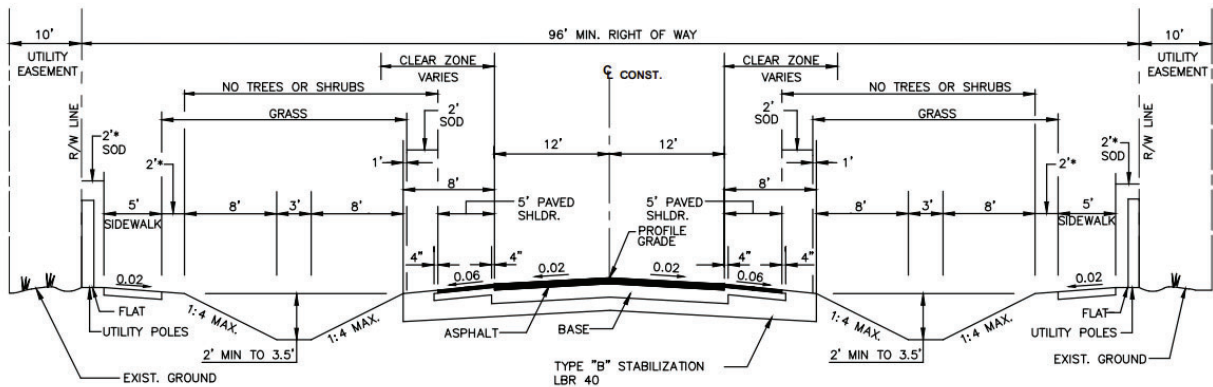
Dear Mr. Williams;

The purpose of this letter is to request a modification to the previously approved Design Exception to the Hillsborough County Transportation Technical Manual (TTM), Typical Section (TS) 7 (see Figure 1), as a part of LDC Section 6.04.03L (existing facility) for N Glen Ave in association with the subject line development. This is being submitted as a part of a modification to the previous Planned Development (PD) Major Modification (MM) Application, MM 20-0368.

The previous MM proposed a subdivision located on the northeast quadrant of N Glen Ave and W Broad St to accommodate 61 single family attached units. Two access points were proposed; full access to N Glen Ave and emergency-only access to W Broad St. N Glen Ave has a previously approved Design Exception for substandard roadway improvements from W Kirby St to the project driveway, where project trips were previously traveling. Improvements to W Broad St were not required as part of the previous MM application as it was to be used for emergency access only.

In this modification, we are proposing to reduce the width of the previously approved typical section for N Glen Ave from 55 feet to 50 feet. A new survey received on 06.20.2023 showed 50 feet of right of way available along N Glen Ave. Only portions of the right of way in which improvements will be required are controlled by the applicant; the proposed section must therefore be reduced in order to accommodate the improvements within the existing right of way. This Design Exception requests approval to make this reduction by reducing the 10 feet of

sod previously proposed on the west side of the road (Figure 2) to 5 feet (Figure 3). This Design Exception also proposes to apply this typical section from W Kirby St to W Broad St to accommodate new project trips going to W Broad St which is now being proposed as a full access. A separate Design Exception has been prepared for W Broad St. It should be noted that there is a private property on the northeast corner of the N Glen Ave and W Broad St intersection (southwest of the development) that cannot be modified as a part of the proposed improvements. No other modifications would be made to the typical section and there are no changes to the previously presented justifications. The previously approved exception is attached to this letter.



TYPICAL SECTION
 N.T.S.
 FOR LESS THAN 10,000 AADT
 MAX. ALLOWABLE DESIGN SPEED – 50 MPH

Figure 1 – Hillsborough County TTM TS-7

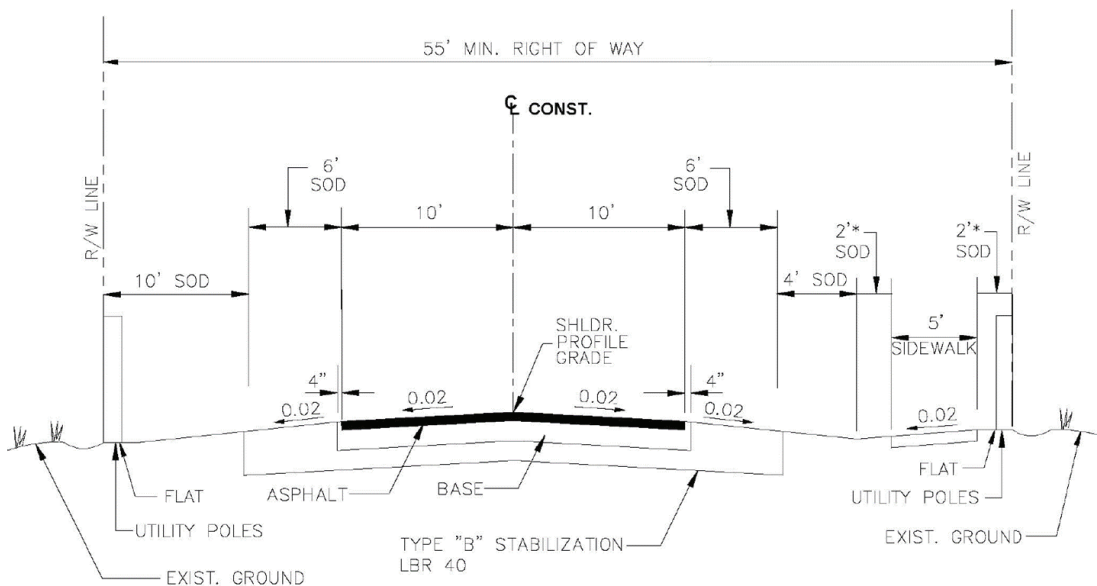


Figure 2 – Previously Proposed Modification to Hillsborough County TTM TS-7

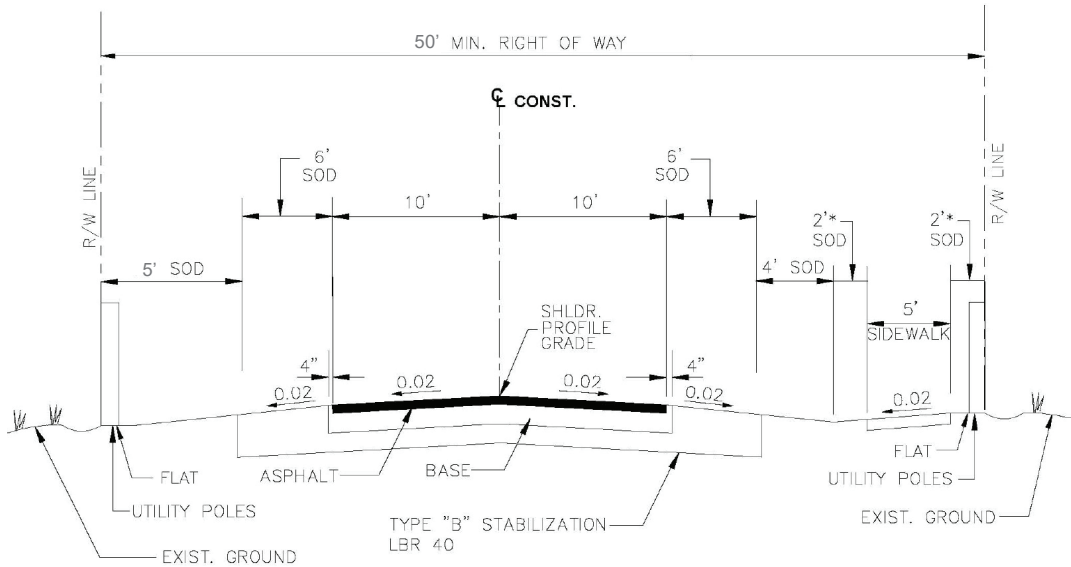


Figure 3 – Currently Proposed Modification to Hillsborough County TTM TS-7

We respectfully request approval of this Design Exception. Please feel free to call me if you have any questions regarding this application.

Sincerely,

Landis Evans + Partners, Inc.

Dallas Evans, P. E.
Principal Engineer
PE #72691

Based on the information provided by the applicant, this request is:

- _____ Disapproved
- _____ Approved with Conditions
- _____ Approved

Michael J. Williams, P.E.
Hillsborough County Engineer

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
W. Broad St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N. Glen Ave.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	414	27	32
Proposed	414	27	32
Difference (+/-)	No Change	No Change	No Change

*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		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N. Glen Ave./ Substandard Rd.	Design Exception Requested	Approvable
W. Broad St./ Substandard Rd.	Design Exception Requested	Approvable
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" 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	

COMMISSION

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 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: September 12, 2023</p> <p>PETITION NO.: PRS 23-0744</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: August 4, 2023</p> <p>PROPERTY ADDRESS: 3309, 3319 W Broad St and 7507, 7509 N Glen Avenue, Tampa</p> <p>FOLIO #s: 0259030000, 0259030100, 0259030200, 0259030300, 0259050000 and 0259060000</p> <p>STR: 27-28S-19E</p>
<p>REQUESTED ZONING: Personal Appearance for a PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	September 14, 2025 (with impact approval)
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Southeast and Northeast property corners
<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. 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). 	

Environmental Excellence in a Changing World

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

- 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 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.
- The site plan depicts wetland impacts that were authorized by the Executive Director of the EPC on September 14, 2020.
- 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.

kmh / app

ec: John Mueller, Agent - jmueller@landisevans.com



Adequate Facilities Analysis: Rezoning

Date: 8/4/2023

Acreage: 6.25 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: RZ PD 23-0744

Future Land Use: RES-6, RES-20

HCPS #: RZ 545

Maximum Residential Units: 61

Address: 3319 W Broad St, 3309 W Broad St,
7507 N Glen Ave, 7509 N Glen Ave

Residential Type: Single Family Attached

Parcel Folio Number(s): 25906.0000,
25905.0000, 25903.0100, 25903.0300,
25903.0200, 25903.0000

School Data	Egypt Lake Elementary	Memorial Middle	Hillsborough High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	710	1044	2081
2022-23 Enrollment K-12 enrollment on 2022-23 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	412	602	1891
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	58%	58%	91%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 7/6/2023	0	20	39
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	7	3	5
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	59%	60%	93%

Notes: At this time, adequate capacity exists at Egypt Lake Elementary, Memorial Middle, and Hillsborough High School for the proposed rezoning.

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

Andrea A. Stingone

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



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 8/9/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/10/2023

APPLICANT: Landis Evans & Partners, Inc. and its employees **PID:** 23-0744

LOCATION: 3309 West Broad St Tampa, FL 33614
3319 West Broad St Tampa, FL 33614
7507 Glen Ave Tampa, FL 33614
7509 Glen Ave Tampa, FL 33614

FOLIO NO.: 25906.0000, 25905.0000, 25903.0000, 25903.0200, 25903.0300,
25903.0100

AGENCY REVIEW COMMENTS:

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

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

PETITION NO.: PRS 23-0744 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 7/13/2023

FOLIO NO.: 25906.0000, 25905.0000, 25903.0000, 25903.0200, 25903.0300 & 25903.0100

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

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

- A ___ inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: _____.