



PD Modification Application: PRS 24-0110

Zoning Hearing Master Date: N/A

BOCC Land Use Meeting Date: January 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Florida Department of Transportation

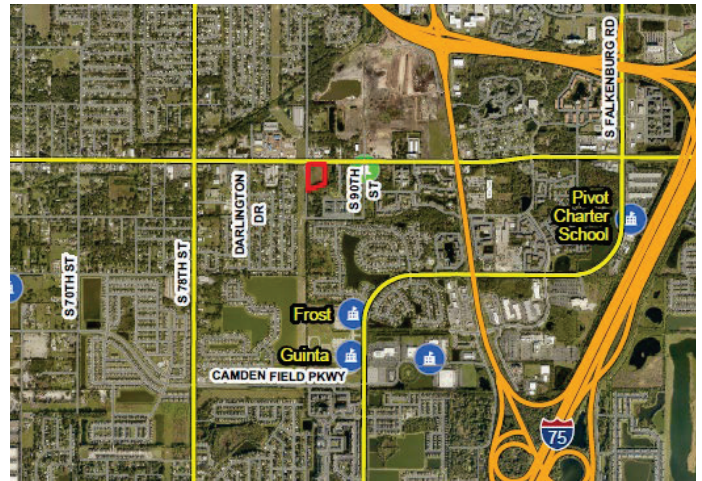
FLU Category: RES-9

Service Area: Urban

Site Acreage: 4.8 +/-

Community Plan Area: Greater Palm River

Overlay/Special District: None



Introduction Summary:

The subject site is zoned PD (Planned Development) 85-0262 and approved for 48 dwelling units (24 duplex structures). Since the rezoning approval, the northwest area (approximately 4.8 acres) of the site has been purchased by FDOT and developed with a stormwater pond (folio 47546.0000). The remaining acreage (approximately 4.11 acres) is vacant (folio 47546.0100). The entitlements depicted on the PD 85-0262 site plan show 36 dwelling units (18 duplex structures on folio 47546.000 (FDOT site) and 12 dwelling units (6 duplex structures) on folio 47546.0100.

This application is related to PD 23-0777, which seeks to rezone folio 47546.0100 out of PD 85-0262 into a new PD with other adjacent parcels.

Existing Approval(s):	Proposed Modification(s):
36 dwelling units (18 duplex structures) on folio 47546.0000	Remove residential entitlements and permit only a stormwater pond
Vehicular access point on 86 th Street	Remove access point on 86 th Street
Vehicular access point on Causeway Boulevard	Change access point to maintenance only and gated

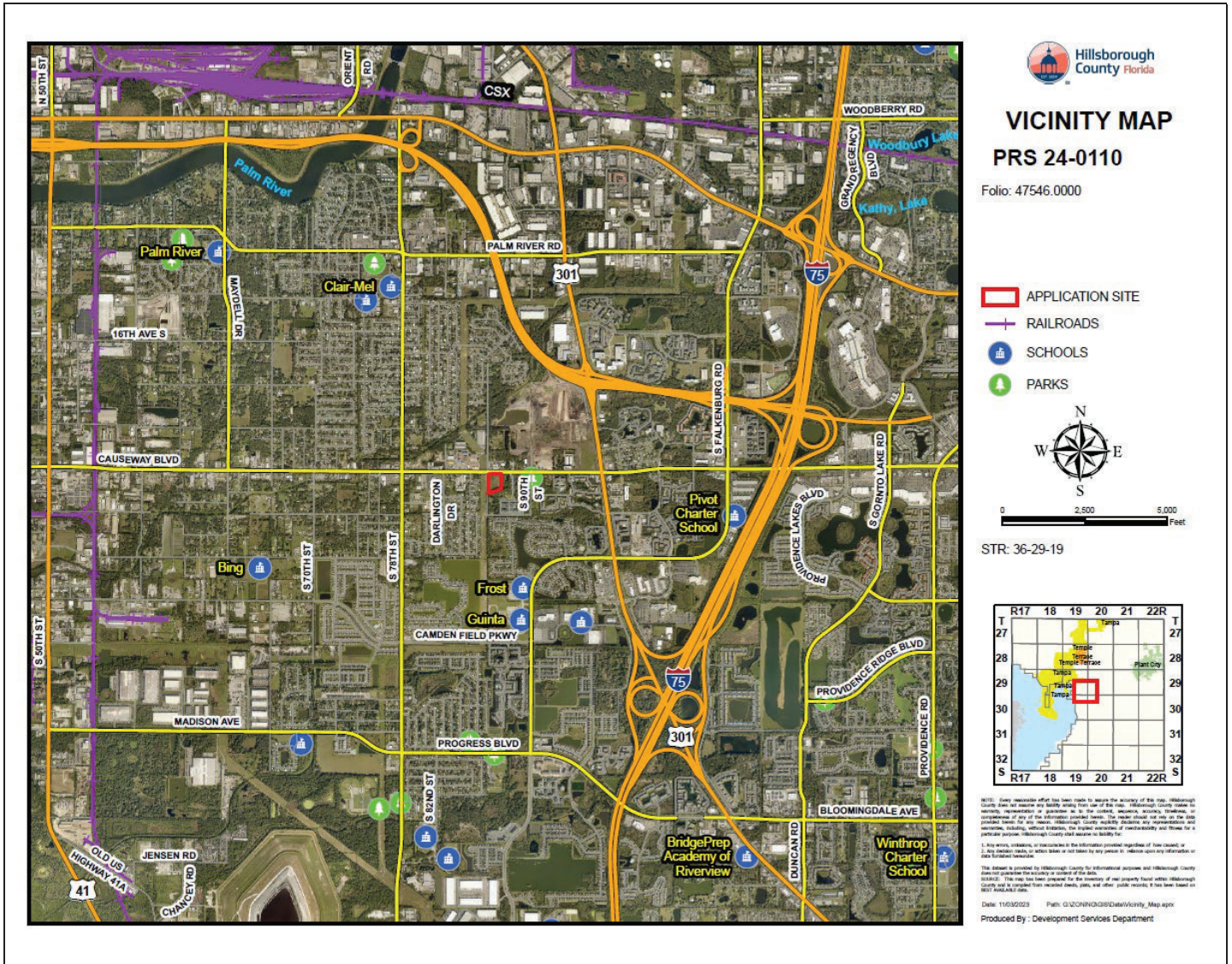
Additional Information:

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 Conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

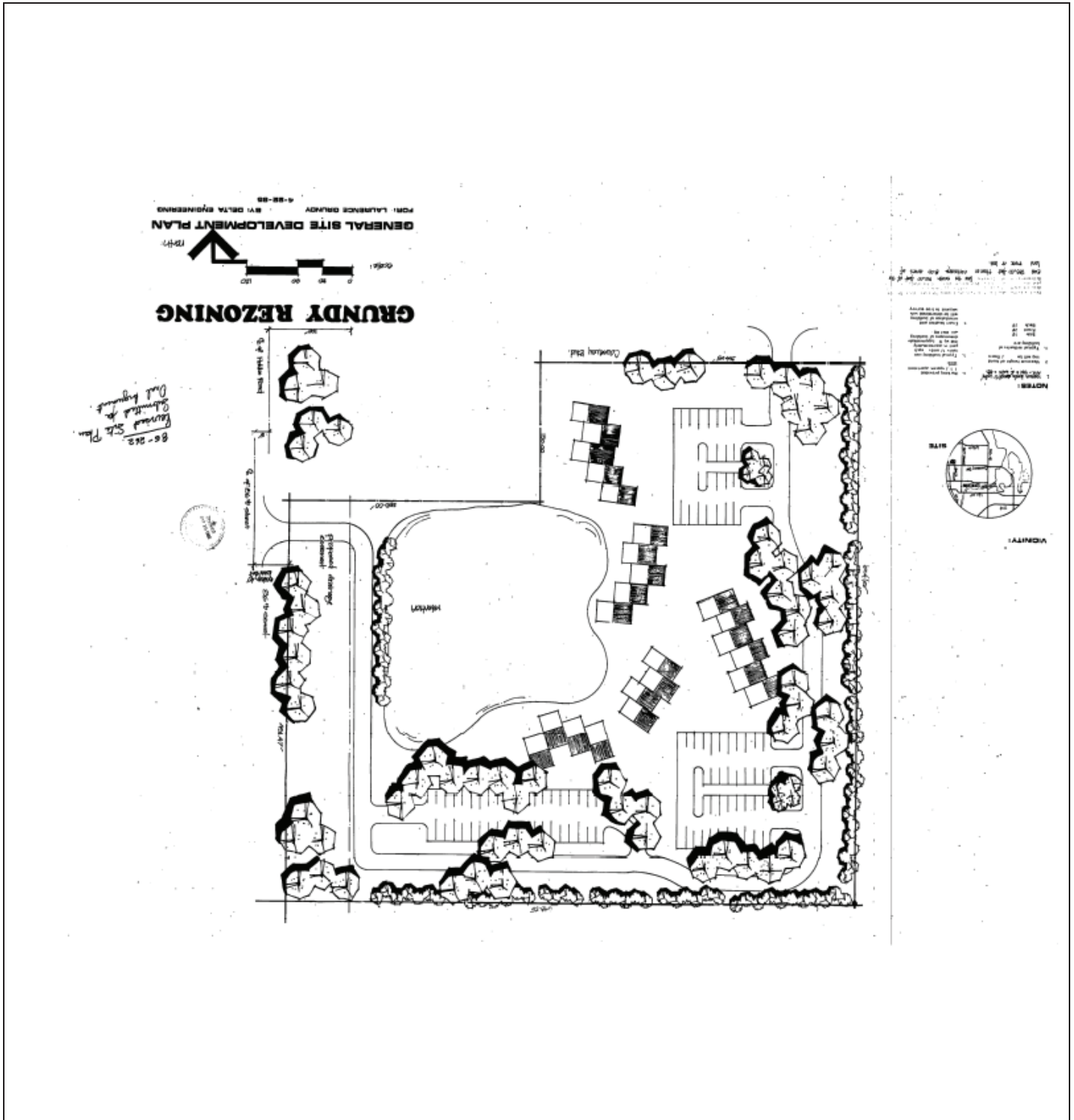


Context of Surrounding Area:

The site is located in the Greater Palm River area, west of US Highway 301 on the southside of Causeway Boulevard (a 4-lane divided roadway). The area contains a mixture of uses which includes single-family residential, multi-family residential and commercial uses. Commercial uses vary in intensity from neighborhood serving to intensive.

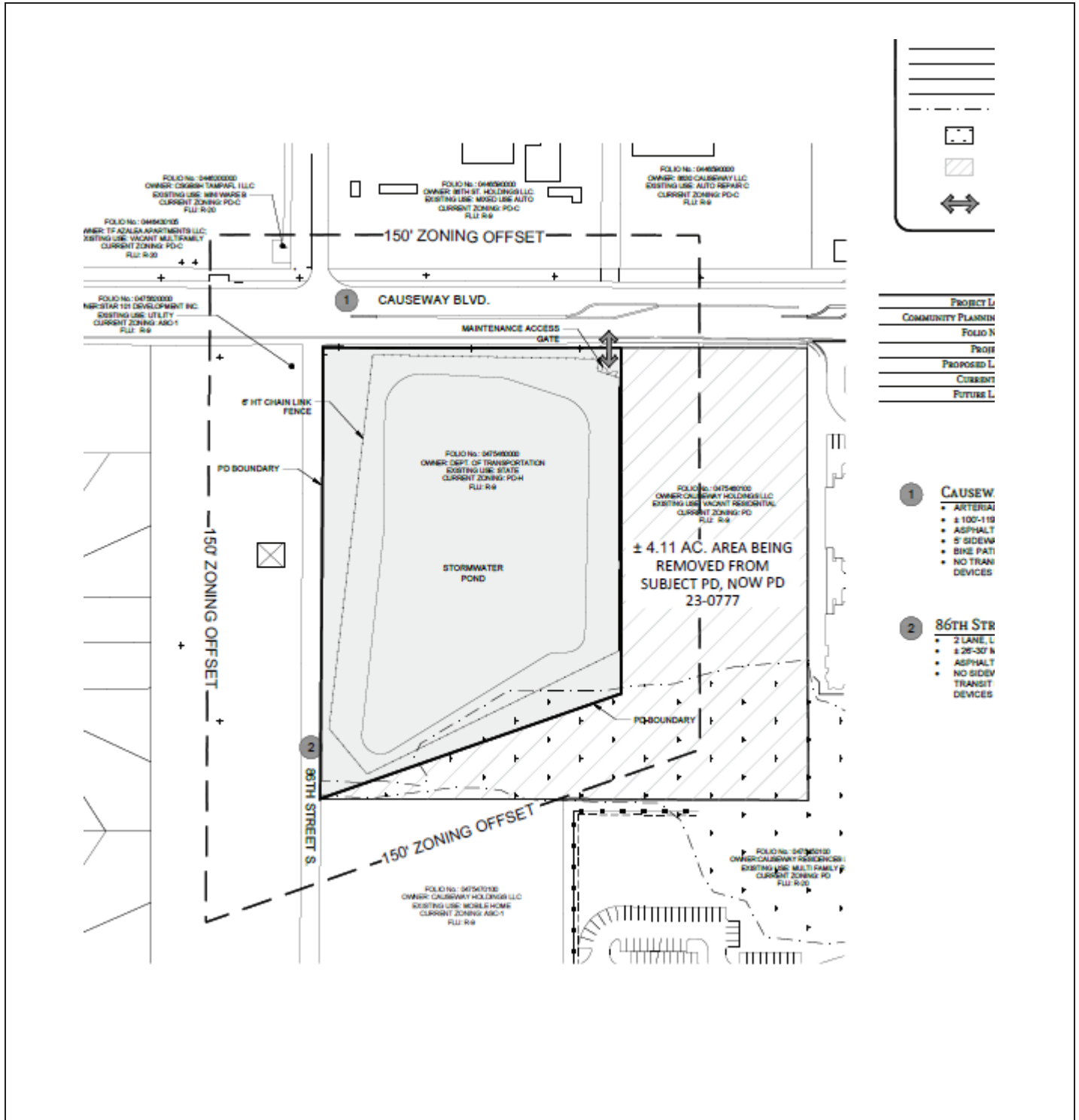
2.0 LAND USE MAP SET AND SUMMARY DATA

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)



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
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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	339	25	38
Proposed	0	0	0
Difference (+/-)	-339	-25	-38

*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	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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 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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A				
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 type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is currently developed with only the stormwater pond, which will remain and become the only permitted use in PD 85-0262. Eastern residential entitlements are not proposed to remain. The remaining acreage is proposed for rezoning for a multi-family project. Removal of the eastern portion of the PD will not create any compatibility concerns.

Staff has not identified any compatibility concerns with the requested changes.

5.2 Recommendation

Supported, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. Site plan submitted for certification to include only sheet 3 of 3. Numbering to be revised to sheet 1 of 1.


Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted December 18, 2023.

1. Development of the site shall be restricted to an FDOT stormwater pond ~~a maximum of 6 dwelling units per gross acre for a total of 48 dwelling units.~~
2. ~~The developer shall conduct a tree survey prior to Detailed Site Plan certification and shall submit same to the County Department of Development Coordination for review and approval. The survey shall be submitted in such a manner that it can be superimposed over the Detailed Site Plan. The survey shall identify which trees on site are to be removed and which are to be saved. The purpose of the survey shall be to save as many trees on site as possible, and the Detailed Site Plan shall be designed accordingly.~~
3. ~~Prior to Commercial Site Plan approval, the developer shall submit, to the County Environmental Protection Commission, a copy of the Southwest Florida Water Management District stormwater discharge permit or exemption for the project.~~
4. ~~Stormwater detention/retention pond design requirements for the development shall be as listed below.~~
 - a. ~~The side slopes shall be no greater than 4: 1.~~
 - b. ~~The banks shall be completely vegetated to the design low water elevation.~~
 - c. ~~The sides and the bottom of each pond shall not be constructed of impervious material.~~
5. ~~The minimum building setbacks shall be as shown on the site plan received August 27, 1985.~~
6. ~~A minimum distance of 20 feet between buildings shall be maintained.~~
7. ~~The height of all structures on site shall not exceed two stories or 35 feet above existing grade, whichever shall be more restrictive.~~
8. ~~The developer shall provide, prior to Detailed Site Plan approval, an additional 21 feet of right-of-way along the east side of Eighty-sixth Street (Hobbs Road) thereby providing part of the 72 feet of total right of way needed ultimately to accommodate a symmetrical 2-lane undivided roadway section.~~
9. ~~Driveway radii shall be a minimum of 25 feet to accommodate passenger vehicles.~~
10. ~~Prior to issuance of any Certificates of Occupancy the developer shall pave Eighty-sixth Street (Hobbs Road) to a 20-foot wide section to County standards from the north project access to causeway Boulevard. The widening shall be performed on the east side to reduce the off-set of Hobbs Road.~~
11. ~~The accesses on Eighty-sixth Street (Hobbs Road) shall be a minimum of 20-foot wide with 6-foot shoulders on each side. The 6-foot shoulders are needed due to the deep ditch that the driveways will cross.~~
12. ~~All roadway construction shall be completed with proper transitions from the widened section to the existing roadway pavement.~~

- ~~13. The developer shall provide parking spaces per unit pursuant to the following requirements: (a) 1.5 parking spaces for each 1-bedroom unit, (b) 2.0 parking spaces for each 2 or more bedroom unit. The size of each parking space on site shall be nine feet by eighteen feet. The location and total number of parking spaces shall be subject to approval of the County Department of Development Coordination prior to Detailed Site Plan certification.~~
- ~~14. The developer shall provide, prior to the issuance of Certificates of Occupancy and pursuant to Federal and State of Florida regulations, parking for handicapped persons. Said area shall be shown on the Detailed Site Plan and labelled as "Parking for Handicapped" prior to Detailed Site Plan approval.~~
- ~~15. The developer shall provide, prior to the issuance of Certificates of Occupancy, sidewalks internal to the project and external to the project in the right-of-way area of the major road-ways bordering the project (i.e., Causeway Boulevard and Hobbs Road). The exact location of said sidewalks shall be determined by the County Department of Development Coordination during Detailed Site Plan approval.~~
- ~~16. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Coordination, prior to the issuance of Certificates of Occupancy, evidence of commitment from the Seaboard Utilities Company to provide public water and public sewer services.~~
- ~~17. The developer shall have the option of either (a) installing fire hydrants, or (b) preparing a Fire Protection Plan.
(a) If option (a) is selected, the developer shall install at the developer's expense, prior to the issuance of Certificates of Occupancy, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Seaboard Utilities Company accordingly.
(b) If option (b) is selected, the developer shall prepare a Fire Protection Plan for the site and development thereof. The Plan shall be submitted to the County Department of Development Coordination prior to Detailed Site Plan approval along with evidence of approval, from the County Fire Department, of the Plan as submitted.~~
- ~~18. The developer shall dedicate to the County, prior to Detailed Site Plan approval, sufficient acreage to provide for a drainage easement located on the west property boundary of the site with a total width of 100 feet measured from the center line of Hobbs Road. The drainage easement shall be shown on the Revised General Site Plan. The developer shall submit evidence of drainage easement location approval from the Drainage Services Section of the County Engineering Department to the County Department of Development Coordination prior to Detailed Site Plan approval. The drainage easement shall be required to relocate the existing ditch when Eighty-sixth Street (Hobbs Road) is widened.~~
- ~~19. No construction shall be permitted within the 100-foot wide drainage easement on site.~~
- ~~20. No fill shall be allowed without mitigation below the 100-foot flood elevation.~~
- ~~21. The developer shall provide, prior to issuance of Certificates of Occupancy, buffering along the east and south property boundaries of the site. The buffering shall consist of a masonry wall, six foot in height and architecturally finished on both sides, or a berm and planting combination with the berm a minimum height of three feet and the vegetation three feet tall to form a buffer seventy five percent opaque and a minimum of six feet tall.~~

- ~~22. The developer or the designate thereof shall be responsible for maintenance of the buffer.~~
- ~~23. The developer shall provide outdoor lighting internal to the project and shall light the access from the site with the public way.~~
- ~~24. The developer shall screen, prior to the issuance of Certificates of Occupancy, all service areas, trash receptacles, dumpsters, etcetera from view from public places and neighboring properties through the false of features, such as berms, fences, false facades, and dense landscaping.~~
- ~~25. Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Site Plan for certification which shall reflect all the conditions outlined above.~~
- X. 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.
- X. 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.
- X. 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).
- X. 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.
11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



J. Brian Grady
Wed Dec 20 2023 12:56:29

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

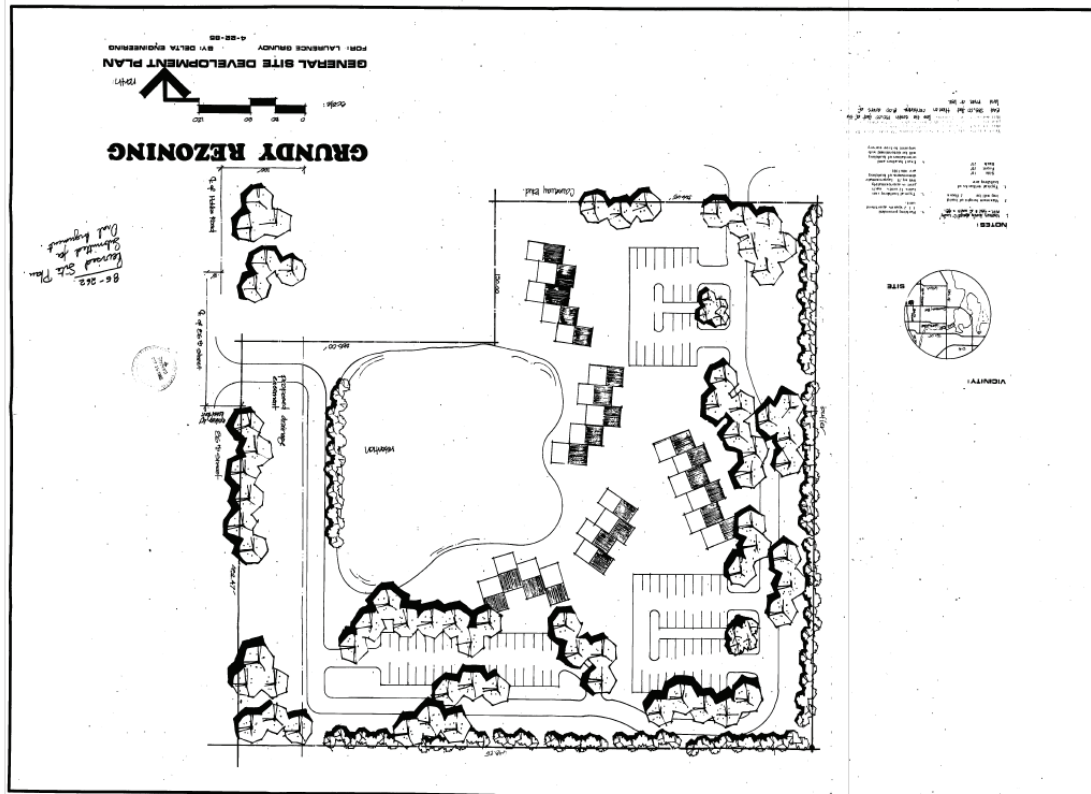
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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: 12/21/2023

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/ Central

PETITION NO: PRS 24-0110

- 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.

PROJECT OVERVIEW

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to PD 85-0262, provided concurrently/related to Planned Development 23-0777. The proposed minor modification removes folio 47546.0100 from the Planned Development (PD) 85-0206 in order to be included in PD 23-0777. The request also revises the remaining PD site plan to reflect existing conditions of the site, which has been purchased by FDOT and developed into a storm water pond. The remaining PD will not have any residential entitlements. The minor modification removes the previous access point on 86th street and replaces an access connection on Causeway Boulevard for maintenance access only gated drive. Based on the traffic impact of the storm water facility and the removal of residential entitlements for the remaining PD, transportation staff does not object to the subject minor modification.

TRANSPORTATION IMPACT

The subject minor modification removes all residential entitlements from the subject PD with the storm water facility being the only remaining use. Transportation staff notes that the storm water facility is already in operation and has a de minimus impact on the transportation network.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 36 Single Family Dwelling Units (ITE Code 210)	339	25	38

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Storm Water Pond	0*	0*	0*

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-339	-25	-38

*The ITE Trip Generation Manual does not include information concerning the trip generation of a storm water pond. As such the impact cannot be quantified. Staff has deemed the impact as de minimus on the transportation network.

SITE ACCESS

The applicant is proposing one, maintenance access connection on Causeway Blvd to access the storm water pond for maintenance purposes. There is an existing drainage easement on the western border of the site that will remain and is shown on the site plan. Cross connection is not provided to the east, which is supportable since the remaining PD will only be permitted for a storm water pond uses as a result of the subject modification.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CAUSEWAY BLVD	50 TH ST./US 41	US301	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
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	339	25	38
Proposed	0	0	0
Difference (+/-)	-339	-25	-38

*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	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input 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 type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Staff Report.



**CURRENTLY
APPROVED**

COUNTY OF HILLSBOROUGH

PO BOX 1110 TAMPA, FLORIDA 33601



NORMAN W. HICKEY, COUNTY ADMINISTRATOR

October 30, 1985

R. C. Aye
Money Purchase Plan
6 C Columbia Drive
Tampa, Florida 33606

RE: #85-262

Dear Mr. Aye:

At the regularly scheduled public meeting on October 29, 1985, the Board of County Commissioners voted to grant your request for rezoning of the tract of land described in your application to C-U with the attached amended conditions.

Please keep this letter for your records.

If we may be of service to you at a future date, please feel free to contact this office at 272-5710.

Sincerely yours,

DEPARTMENT OF DEVELOPMENT COORDINATION

Victoria Cole

Zoning Technician

cc: Rachel Rodgers - Delta Engineering, Inc.

P.S. A condition of rezoning is that the developer submit six copies of a revised general site plan reflecting all conditions within 60 days of zoning approval. No detailed site plan will be accepted for review until the general site plan has been certified. There is a \$70.00 charge for the general site plan review. Please submit your check for this fee with your revised general site plans. NOTE THE PETITION NUMBER ON THE PLANS. AND SEND TO THE ATTENTION OF VICTORIA COLE.

FINAL CONDITIONS

APPROVAL.

MEETING OF: County Commissioners
MEETING DATE: October 1, 1985
PETITION NUMBER: 85-262
DATE TYPED: November 1, 1985

- A. Approval with Conditions - Approval is based on the Revised General Site Plan received October 18, 1985, and all data shown, defined, described, noted, referenced, and listed thereon. The action of the Board of County Commissioners was to approve per attached conditions with change in access point indicated on the site plan received and dated October 18, 1985.
1. Development of the site shall be restricted to a maximum of 48 dwelling units per gross acre for a total of 48 dwelling units.
 2. The developer shall conduct a tree survey prior to Detailed Site Plan certification and shall submit same to the County Department of Development Coordination for review and approval. The survey shall be submitted in such a manner that it can be superimposed over the Detailed Site Plan. The survey shall identify which trees on-site are to be removed and which are to be saved. The purpose of the survey shall be to save as many trees on site as possible, and the Detailed Site Plan shall be designed accordingly.
 3. Prior to Commercial Site Plan approval, the developer shall submit, to the County Environmental Protection Commission, a copy of the Southwest Florida Water Management District stormwater discharge permit or exemption for the project.
 4. Stormwater detention/retention pond design requirements for the development shall be as listed below.
 - a. The side slopes shall be no greater than 4:1.
 - b. The banks shall be completely vegetated to the design low water elevation.
 - c. The sides and the bottom of each pond shall not be constructed of impervious material.
 5. The minimum building setbacks shall be as shown on the site plan received August 27, 1985.
 6. A minimum distance of 20 feet between buildings shall be maintained.
 7. The height of all structures on site shall not exceed two stories or 35 feet above existing grade, whichever shall be more restrictive.
 8. The developer shall provide, prior to Detailed Site Plan approval, an additional 21 feet of right-of-way along the east side of Eighty-sixth Street (Hobbs Road) thereby providing part of the 72 feet of total right-of-way needed ultimately to accommodate a symmetrical 2-lane undivided roadway section.
 9. Driveway radii shall be a minimum of 25 feet to accommodate passenger vehicles.
 10. Prior to issuance of any Certificates of Occupancy the developer shall pave Eighty-sixth Street (Hobbs Road) to a 20-foot-wide section to County standards from the north project access to Causeway Boulevard. The widening shall be performed on the east side to reduce the off set of Hobbs Road.
 11. The accesses on Eighty-sixth Street (Hobbs Road) shall be a minimum of 20-foot-wide with 6-foot shoulders on each side. The 6-foot shoulders are needed due to the deep ditch that the driveways will cross.

FINAL CONDITIONS
OF
APPROVAL

MEETING OF: County Commissioners
MEETING DATE: October 1, 1985
PETITION NUMBER: 85-262
DATE TYPED: November 1, 1985

-
12. All roadway construction shall be completed with proper transitions from the widened section to the existing roadway pavement.
 13. The developer shall provide parking spaces per unit pursuant to the following requirements: (a) 1.5 parking spaces for each 1-bedroom unit, (b) 2.0 parking spaces for each 2 or more bedroom unit. The size of each parking space on site shall be nine feet by eighteen feet. The location and total number of parking spaces shall be subject to approval of the County Department of Development Coordination prior to Detailed Site Plan certification.
 14. The developer shall provide, prior to the issuance of Certificates of Occupancy and pursuant to Federal and State of Florida regulations, parking for handicapped persons. Said area shall be shown on the Detailed Site Plan and labelled as "Parking for Handicapped" prior to Detailed Site Plan approval.
 15. The developer shall provide, prior to the issuance of Certificates of Occupancy, sidewalks internal to the project and external to the project in the right-of-way area of the major roadways bordering the project (i.e., Causeway Boulevard and Hobbs Road). The exact location of said sidewalks shall be determined by the County Department of Development Coordination during Detailed Site Plan approval.
 16. The developer shall be required to utilize public water and public sewer and shall pay all costs to connect for service delivery. The developer shall submit to the County Department of Development Coordination, prior to the issuance of Certificates of Occupancy, evidence of commitment from the Seaboard Utilities Company to provide public water and public sewer services.
 17. The developer shall have the option of either (a) installing fire hydrants, or (b) preparing a Fire Protection Plan.
 - (a) If option (a) is selected, the developer shall install at the developer's expense, prior to the issuance of Certificates of Occupancy, fire hydrants and, if necessary, water lines of a size necessary to meet minimum fire flow and pressure requirements to provide adequate water resources for firefighting. The location of the hydrants and water lines shall be subject to approval of the County Fire Department and the County Seaboard Utilities Company accordingly.
 - (b) If option (b) is selected, the developer shall prepare a Fire Protection Plan for the site and development thereof. The Plan shall be submitted to the County Department of Development Coordination prior to Detailed Site Plan approval along with evidence of approval, from the County Fire Department, of the Plan as submitted.
 18. The developer shall dedicate to the County, prior to Detailed Site Plan approval, sufficient acreage to provide for a drainage easement located on the west property boundary of the site with a total width of 100 feet measured from the center line of Hobbs Road. The drainage easement shall be shown on the Revised General Site Plan. The developer shall submit evidence of drainage easement location approval from the Drainage Services Section of the County Engineering Department to the County Department of Development Coordination prior to Detailed Site Plan approval. The drainage easement shall be required to relocate the existing ditch when Eighty-sixth Street (Hobbs Road) is widened.

FINAL CONDITIONS
OF
APPROVAL

MEETING OF:
MEETING DATE:
PETITION NUMBER:
DATE TYPED:

County Commissioners
October 1, 1985
85-262
November 1, 1985

19. No construction shall be permitted within the 100-foot wide drainage easement on site.
20. No fill shall be allowed without mitigation below the 100-foot flood elevation.
21. The developer shall provide, prior to the issuance of Certificates of Occupancy, buffering along the east and south property boundaries of the site. The buffering shall consist of a masonry wall, six foot in height and architecturally finished on both sides, or a berm and planting combination with the berm a minimum height of three feet and the vegetation three feet tall to form a buffer seventy-five percent opaque and a minimum of six feet tall.
22. The developer or the designate thereof shall be responsible for maintenance of the buffer.
23. The developer shall provide outdoor lighting internal to the project and shall light the access from the site with the public way.
24. The developer shall screen, prior to the issuance of Certificates of Occupancy, all service areas, trash receptacles, dumpsters, etcetera from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
25. Up to sixty days subsequent to rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Department of Development Coordination a revised General Site Plan for certification which shall reflect all the conditions outlined above.

NOTES:

1. If applicable, the developer shall comply with the County Subdivision Regulations.
2. All impervious area shall require retention.
3. The development shall comply with County Commercial Development Drainage Criteria.
4. Subsequent to approval and certification of the General Site Plan, the developer shall submit, to the County Department of Development Coordination, a Detailed Site Plan which shall be approved and certified prior to the issuance of any permits relative to on-site development.
- . The site is volume sensitive.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/21/2023

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/ Central

PETITION NO: PRS 24-0110

- 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.

PROJECT OVERVIEW

The applicant is requesting a minor modification, also known as a Personal Appearance (PRS) to PD 85-0262, provided concurrently/related to Planned Development 23-0777. The proposed minor modification removes folio 47546.0100 from the Planned Development (PD) 85-0206 in order to be included in PD 23-0777. The request also revises the remaining PD site plan to reflect existing conditions of the site, which has been purchased by FDOT and developed into a storm water pond. The remaining PD will not have any residential entitlements. The minor modification removes the previous access point on 86th street and replaces an access connection on Causeway Boulevard for maintenance access only gated drive. Based on the traffic impact of the storm water facility and the removal of residential entitlements for the remaining PD, transportation staff does not object to the subject minor modification.

TRANSPORTATION IMPACT

The subject minor modification removes all residential entitlements from the subject PD with the storm water facility being the only remaining use. Transportation staff notes that the storm water facility is already in operation and has a de minimus impact on the transportation network.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 36 Single Family Dwelling Units (ITE Code 210)	339	25	38

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Storm Water Pond	0*	0*	0*

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-339	-25	-38

*The ITE Trip Generation Manual does not include information concerning the trip generation of a storm water pond. As such the impact cannot be quantified. Staff has deemed the impact as de minimus on the transportation network.

SITE ACCESS

The applicant is proposing one, maintenance access connection on Causeway Blvd to access the storm water pond for maintenance purposes. There is an existing drainage easement on the western border of the site that will remain and is shown on the site plan. Cross connection is not provided to the east, which is supportable since the remaining PD will only be permitted for a storm water pond uses as a result of the subject modification.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CAUSEWAY BLVD	50 TH ST./US 41	US301	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
Causeway Blvd.	FDOT Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input checked="" type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	339	25	38
Proposed	0	0	0
Difference (+/-)	-339	-25	-38

*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	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input 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 type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Staff Report.

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: January 9, 2024</p> <p>PETITION NO.: 24-0110</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813) 627-2600 X1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: December 15, 2023</p> <p>PROPERTY ADDRESS: 8625 Causeway Blvd, Tampa</p> <p>FOLIO #: 047546.0000</p> <p>STR: 36-29S-19E</p>
<p>REQUESTED ZONING: Minor Modification to PD for Removal of Folio 47546.0100</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands appear to exist in the southeastern portion of the property
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland / 	

Environmental Excellence in a Changing World

OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

INFORMATIONAL COMMENTS:

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

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

aow/

ec: laurie.pizzo@dot.state.fl.us
kami.corbett@hwhlaw.com



School Impact Review – No Comment or Objection

Date Issued: 12/21/2023

Jurisdiction: Hillsborough

Case Number: 24-0110

Address: 8625 Causeway Blvd

Parcel Folio Number(s): 47546.0000

The District has no comment. The proposed development would not meet the threshold for School Concurrency.

The District has no objection, subject to listed or attached conditions.

NOTE:

The proposal under review is for stormwater management. This request is removing residential impact of 36 multifamily units from PD RZ 23-0777. Continued use of the property for stormwater management eliminates the residential impact of previously proposed multifamily units.

The information provided above is valid for sixth months from the date issued. Please contact the School District for an updated review as necessary.

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

From: [Carlos Santos](#)
To: [Rome, Ashley](#)
Cc: [Mike Singer](#)
Subject: RE: RE PRS 24-0110
Date: Monday, December 18, 2023 4:29:28 PM
Attachments: [image002.png](#)
[image003.png](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello Ashley,

We have no comments on the revised documents/plans for PRS 24-0110.

Thank you,

Carlos Santos

Real Estate Specialist
Land Resources Bureau
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604
(352)269-3911
carlos.santos@swfwmd.state.fl.us



From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Monday, December 18, 2023 3:59 PM
To: Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Carlos Santos <Carlos.Santos@swfwmd.state.fl.us>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Curll, Ryan <CurllRy@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; dickersonr <dickersonr@hillsboroughcounty.org>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Hamilton, Mona <HamiltonM@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcs.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; kaiserb

<kaiserb@hillsboroughcounty.org>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Mike Singer <Mike.Singer@swfwmd.state.fl.us>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Heinrich, Michelle <HeinrichM@HillsboroughCounty.ORG>; Vazquez, Bianca <VazquezB@hillsboroughcounty.org>

Subject: RE PRS 24-0110

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[EXTERNAL SENDER] Use caution before opening.

Good Day All,

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

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

Planner assigned:

Planner: Michelle Heinrich

Contact: heinrichm@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

PETITION NO.: PRS 24-0110 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 11/13/2023

FOLIO NO.: 47546.0000

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: _____.



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:** 11/8/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/17/2023

APPLICANT: Florida Department of Transportation **PID:** 24-0110

LOCATION: 8625 Causeway Blvd Tampa, FL 33619

FOLIO NO.: 47546.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.