



Hillsborough County Florida

SM

STAFF REPORT

SUBJECT:	PRS 20-0949	PLANNING AREA:	University & Lutz
REQUEST:	Minor Modification to an Approved PD	SECTOR	Northwest
APPLICANT:	TSP Companies, Inc.		
Existing Zoning: PD 16-1338		Comp Plan Category: Res-1, Res-4 & Res-20	



EXISTING ZONING MAP

PRS 20-0949

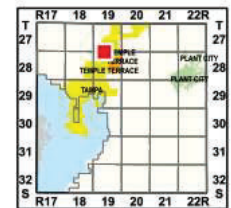
Folio:
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34755.0000
34636.0000
33982.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- RAILROADS
- SCHOOLS
- PARKS



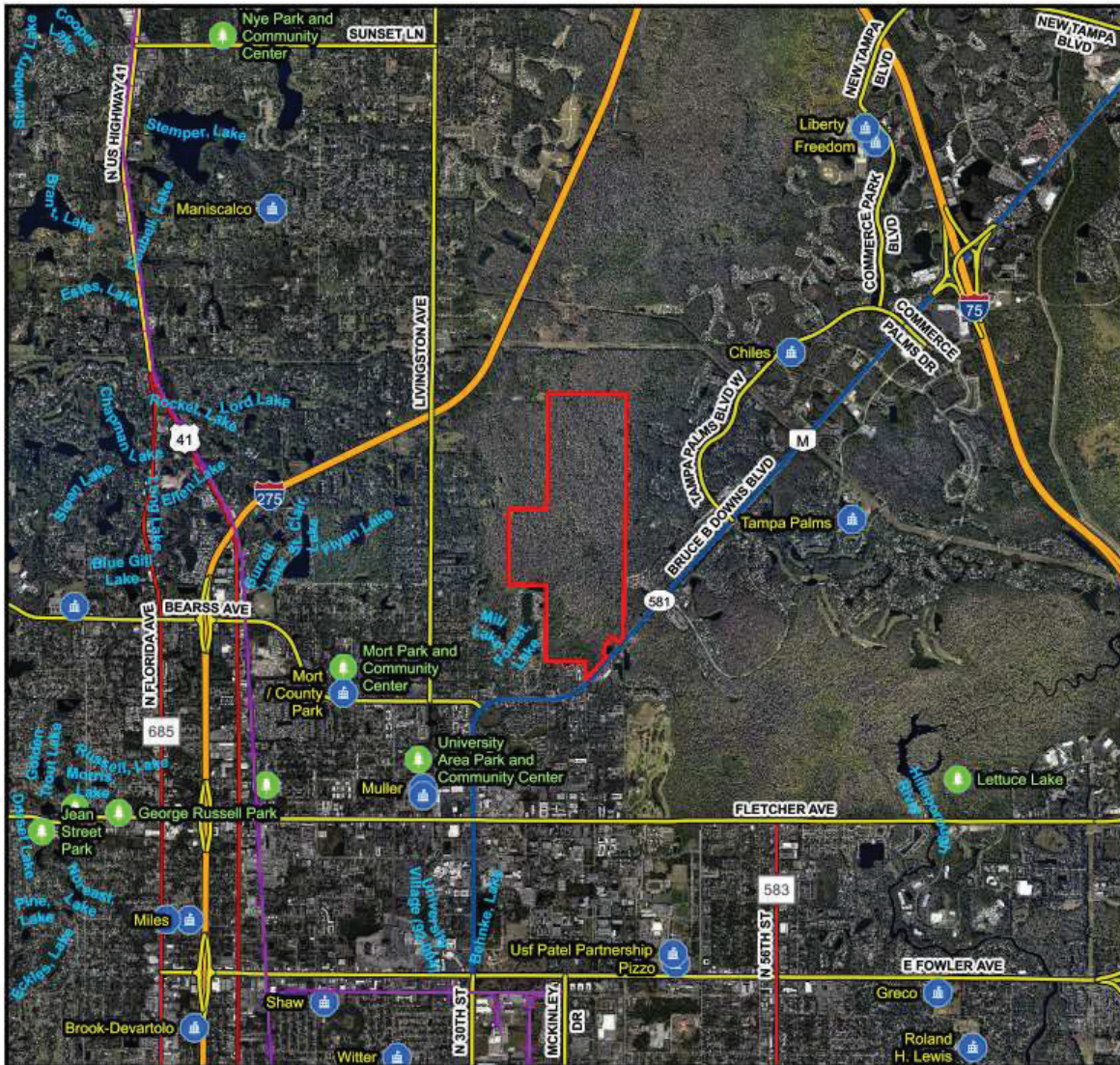
0 160 320 Feet

STR: 8-32-19



Date: 03/25/2021 Path: G:\ZONING\GISData\Current\Existing.aprx
Produced By: Development Services Department





VICINITY MAP

PRS 20-0949

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34755.0000, 34784.5000

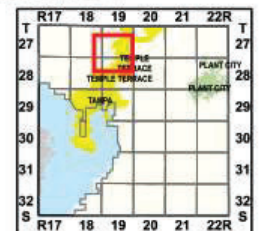
- APPLICATION SITE
- RAILROADS
- SCHOOLS
- PARKS

NOTES: This map is for informational purposes only and does not constitute a warranty of accuracy. The user assumes all responsibility for any errors or omissions. The user agrees to indemnify and hold the County harmless from any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, arising from the use of this map.

Source: The user warrants that the information contained on this map is true and correct to the best of their knowledge and belief.



STR: 4-28-19, 33-27-19, 29-27-19,
32-27-19, 28-27-19



Date: 03/25/2021 Path: G:\2018\GIS\Dynamic\Map.aprx
Produced By: Development Services Department



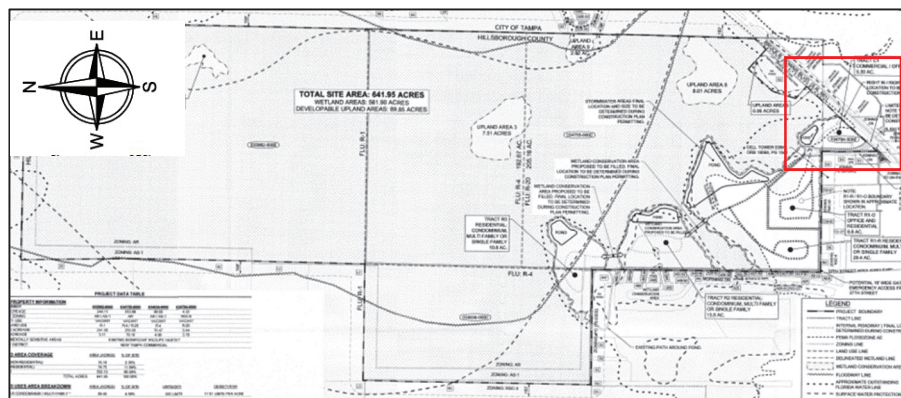
Application Review Summary and Recommendation

1.0 Summary

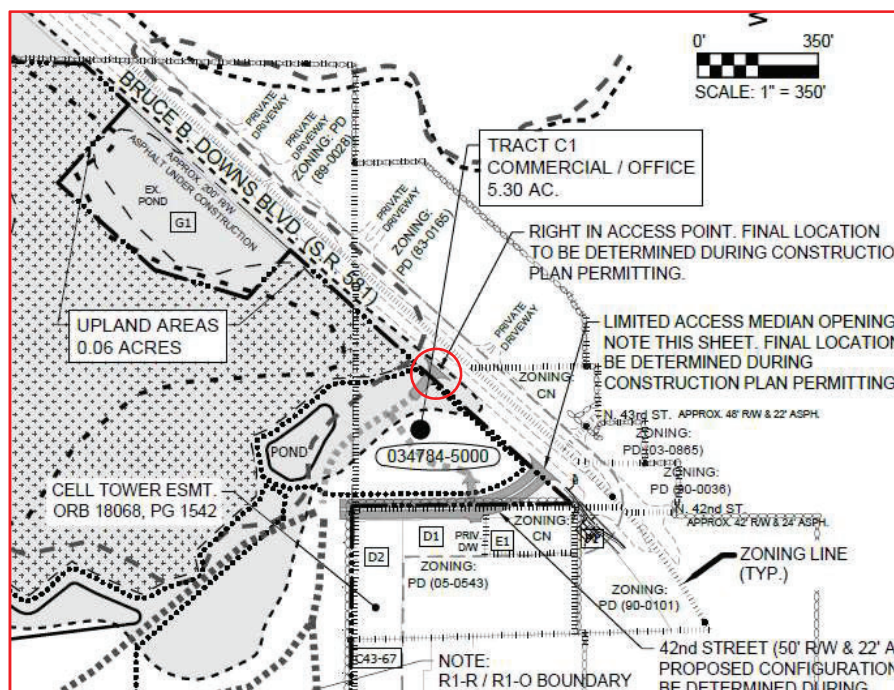
The applicant is requesting a minor modification to Planned Development (PD) 16-1338, as most recently modified by PRS 20-0001. The 641.95 acre PD is located on the northwestern side of Bruce B. Downs Blvd. and approved for commercial, office and residential uses. Specifically, the request is as follows:

Change Tract C-1's access point from a right-in/right-out to right-in access point. Per the applicant's request, this change is requested due to the length of the turn lane required for the project's entrance, which will be extended across the frontage of Tract C-1 (Bruce B. Downs Blvd.) (see Figure 1). A right-out movement will create a conflict with vehicles entering the turn lane and create a safety issue. Additionally, a relocation of the turn lane, to avoid the conflict, would impact wetlands found to the northeast of Tract C-1.

Figure 1: Area of Modification



Overall PD



Area of Modification within Overall PD

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code as part of this PRS application.

1.3 Evaluation of Existing and Planned Public Facilities

The site fronts Bruce B. Downs Boulevard with two access points for the project. Review comments provided by Transportation staff note the conflict of outbound turn movements at the easternmost access point due to the presence of a turn lane. The applicant submitted a revised transportation analysis which examined the impacts given the proposed change. Elimination of the outbound movements will require all traffic to utilize the signalized intersection at the western Bruce B. Downs Boulevard access point. This could result in the need for a longer green time for the signal and/or additional delay on the side street. The proposed change will not significantly impact the functioning of the signal or Bruce B. Downs Boulevard, and will have no change in the ability for vehicles to efficiently enter the site. Therefore, transportation staff has no objections to the request.

1.4 Natural Resources/Environmental

Environmental Protection Commission staff has reviewed the request and offers no objections.

1.5 Comprehensive Plan Consistency

The subject site is located within the RES-1, RES-4 and RES-20 future land use categories. This request does not involve any Comprehensive Plan consistency issues.

1.6 Compatibility

No compatibility issues are raised as a result of this request.

1.7 Agency Comments

- Transportation
- Environmental Protection Commission
- Water Resource Services

1.8 Exhibits

Exhibit 1: Aerial/Zoning Map – General Area

Exhibit 2: Aerial/Zoning Map – Immediate Area

Exhibit 3: Existing Site Plan (PRS 20-0001)

Exhibit 4: Proposed Site Plan (PRS 20-0949)

2.0 Recommendation

Approvable, subject to conditions.

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted June 8, 2020.

1. Development shall occur where generally shown on the general site plan. Tract C-1 shall be limited to commercial general (CG) and/or office uses. Tract R1-O shall be limited to office uses. Tracts R1-R, R2 and R3 shall be limited to multi-family, single-family attached and/or single-family detached uses. Tract R1-O may be converted from office to multi-family, single-family attached

and/or single-family detached uses. General office uses may include medical office uses, which are to be permitted through the Land Use Exchange Matrix (LUEM) as outlined herein.

2. The maximum amount of dwelling units, office square footage and commercial square footage shall be determined by the LUEM; however, no more than 26,000 square feet shall be permitted for Tract C1 and no more than 149,000 square feet shall be permitted for Tract R1-O (if developed with office). Notwithstanding any combination of uses available through the LUEM, the maximum number of residential units that may be developed through the exchange is 1,393 units and a maximum amount of 26,000 for non-residential uses.
3. The project shall be developed in accordance with the New Tampa Commercial Overlay District.
4. Multi-family and single-family attached uses shall be permitted in Tracts R1-R, R2, R3 and R1-O. Development shall be as follows:

Minimum setback from all PD boundaries:	20 feet*
Maximum building coverage percentage:	40%
Maximum impervious surface coverage percentage:	75%

*An additional setback of 2 feet for every 1 foot over 20 feet in height shall be added to the minimum setback from all PD boundaries, unless otherwise stated. Should Tract R1-O be used for multi-family residential uses, no additional setback shall apply to 42nd Street.

- 4.1 Buildings located within 20 to 50 feet from the PD boundary shall be limited to 35 feet/2-stories. Buildings located within more than 50 feet up to and including 120 feet from the PD boundary shall be limited to 45 feet/3-stories. Buildings four stories or greater shall be set back a minimum of 120 feet from the PD boundary with a maximum building height of 60 feet. No additional setback due to height shall apply to buildings four stories or greater. These maximum heights shall be measured to the highest point of the structure, which shall be the portion of the building to meet the setback provided in this condition.
- 4.2 A 5 foot buffer with Type B screening shall be provided where Tracts R1-R, R2 and R3 abut the western PD boundary. A 5 foot buffer with Type B screening shall be provided where Tract R-3 abuts the southern PD boundary. This southern buffer shall permit pedestrian connections if proposed. Any portion of Tract R1-R or Tract R1-O if developed with multifamily residential abutting single-family residential along the south PD boundary shall provide a 5 foot buffer with Type A screening. Type A screening, alone or as a component of Type B screening, shall consist of a six foot high PVC fence.
- 4.3 Accessory structures associated with multi-family and single-family attached development shall be limited to 15 feet in height/one-story and shall be permitted a minimum setback of 5 feet from all PD boundaries.
- 4.4 Buildings located within Tract R-3 shall be limited to 45 feet/3 stories.
5. Single-family detached residential shall be permitted in Tracts R1-R, R2, R3 and R1-O. Development shall be in accordance with the RSC-9 development standards.

- 5.1 No buffering and screening adjacent to PD boundaries shall be required for single-family detached residential development.
 - 5.2 Accessory structures associated with single-family detached development shall be in accordance with LDC Section 6.11.04 (Accessory Structures).
6. Tract C1 shall permit Commercial-General (CG) and/or office uses. Tract R1-O shall permit office uses. Development within these tracts shall be as follows:

Minimum setback from Bruce B. Downs Blvd.:	30 feet
Minimum setback from 42nd Street:	10 feet
Minimum setback from folio 34788.0100:	0 feet
Maximum building coverage percentage:	27%
Maximum impervious surface coverage percentage:	70%

 - 6.1 Non-residential buildings within Tracts C1 and R1-O shall have a maximum building height of 60 feet. Office buildings within Tract R1-O shall provide an additional 2 foot setback for every 1 foot over 20 feet in height as measured from the buffers provided below.
 - 6.2 Should Tract R1-O be developed with office uses, a 20 foot buffer with Type B screening shall be provided along the southern PD boundary, except where adjacent to folio 34788.0100 which shall require no buffering or screening.
 - 6.3 Should Tract R1-O be developed with multi-family residential uses, conditions 4-4.3 shall apply.
7. Buffering and screening between tracts within the planned development shall not be required.
8. Interconnected pedestrian and bicycle connections shall be provided within all tracts of the planned development. These connections may consist of multi-use pathways, designated bike ways, sidewalks or widened motor vehicle lanes with shared lane markings, subject to approval by the Public Works Department. The pedestrian and bicycle connections shall not be located within the 5 foot buffers found within Tracts R1-R, R2, R3 and R1-O (if developed with residential). Pedestrian and bicycle connections may be allowed within the buffers found within Tract R1-O (if developed with office) up to 5 feet from the PD boundaries. Sidewalk connections to any adjacent development shall be permitted within buffers.
9. Interim passive agricultural uses, as defined by the Land Development Code, prior to development, site construction plan approval and/or final subdivision plat approval of the subject PD is allowed provided the agricultural activity will not impede development in any part of the PD under separate ownership. This allowance shall be restricted to portions of the PD that were agriculturally zoned at the time of rezoning.
10. Allowable uses are permitted as follows:
 - a. Except as otherwise modified by Condition 10.b., below, development shall be limited to:
 - i. 812 multi-family dwelling units (apartments); and,

- ii. 149,000 s.f. general office uses (medical office uses shall be permitted through the Land Use Exchange Matrix (LUEM) described in Condition 10.c. below); and,
 - iii. 26,000 s.f. of CG uses; or,
 - iv. Any combination of the following as permitted through the LUEM: multifamily apartments, single-family detached units; single-family attached units (condominiums or townhomes); general and medical office uses; and/or CG uses.
- b. Notwithstanding anything herein to the contrary, any multi-family apartment units permitted by Condition 10.a above shall not exceed a cumulative 1,632 bedrooms except as otherwise permitted through the LUEM described in Condition 10.c below. Any unit constructed without any bedrooms (also known as an efficiency or studio apartment) shall count as one (1) bedroom for the purposes of this condition.
- c. Using the above development program contained within Condition 10.a.i. through 10.a.iii, above, the developer may exchange these uses through the following LUEM. Notwithstanding anything herein to the contrary, the maximum number of residential units that may be developed through the exchange is 1,393 dwelling units, and the maximum amount of non-residential uses shall be 26,000 square feet.
 - i. Each 1,000 s.f. of general office uses (ITE Code 710) may be exchanged for:
 - 1. 550 s.f. of medial office uses (ITE Code 720); and/or,
 - 2. 2.4 multi-family apartment units (ITE Code 220); and/or,
 - 3. 2.87 single-family attached, i.e. condominium or townhome units (ITE Code 230).
 - ii. Each one (1) multi-family apartment unit may be exchanged for:
 - 1. 1.19 single-family attached (condominium or townhome units); and/or
 - 2. 0.62 single-family detached dwelling units.
 - iii. Each one (1) multi-family apartment unit exchanged pursuant to Conditions 10.c.i and ii, shall increase or decrease (as applicable) the maximum number of dwelling units, and bedrooms which may be constructed within those dwelling units, consistent with Conditions 10.a and 10.b above. Furthermore, each multi-family unit exchanged shall increase or decrease the maximum allowable bedrooms by 2.01.
 - iv. With each plat/site/construction plan submittal, the developer shall submit a worksheet showing the baseline (initially approved) entitlements (see Conditions 10.a.i. through 10.a.iii. above), the baseline (initially approved) maximum number of bedrooms (see Condition 10.b), as well as a history of any entitlement exchanges which have been implemented pursuant to these conditions. Such history of exchanges shall document the calculations for maximum entitlements and bedrooms. Furthermore, to ensure compliance with the limitations on bedrooms, for any multi-family and single-family attached project, final Site Development Construction Plans, excluding master infrastructure Site Development Construction Plans, and building permits shall be approved concurrently.


11. The project shall be permitted the following access onto Bruce B. Downs Blvd.:
 - a. The easternmost access shall be restricted to right-in/~~right-out~~ turning movements; and,
 - b. The westernmost access (aligning with the intersection of Bruce B. Downs Blvd. and 43rd St.) shall be constructed to permit left-in/ left-out/ right-in/ right-out turning movements. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct a channelized median that restricts north-south through movements (between 43rd St. and the project site), southwest bound to southbound left turning movements (from Bruce B. Downs Blvd. to 43rd St.), and northbound to southwest bound left turning movements (from 43rd St. to Bruce B. Downs Blvd.).
12. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access shall be permitted anywhere along the project boundary.
13. Unless otherwise approved by Hillsborough County Public Works, the internal project roadway (between Bruce B Downs Blvd. and Tract R1-O) shall be constructed as a Type TS-4 (or at the developer's option, a Type TS-5) collector roadway. Such roadway shall provide access to folio 34788.0000.
14. Notwithstanding anything herein these conditions or on the site plan to the contrary, the internal project roadway (between Bruce B Downs Blvd. and Tract R1-O) may be shifted east such that it lies entirely within the PD boundary. Such change may be initiated at the developer's option or initiated by Hillsborough County during the plat/site/construction review process.
15. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements at the project's western most access (Bruce B. Downs Blvd. and 43rd St.):
 - a. Install a traffic signal, when warranted;
 - b. Construct an eastbound to northbound left turn lane;
 - c. Construct separate left and right southbound turn lanes exiting the project; and,
 - d. Concurrent with construction of the traffic signal, construct a bicycle/pedestrian crosswalk and associated crossing signals which connect the sidewalk to be constructed along the project's Bruce B. Downs Blvd. frontage with the existing sidewalk on the south side of 43rd St.
16. The developer shall close the existing median opening at Bruce B. Downs Blvd. and 42nd St.
17. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements at the Bruce B. Downs Blvd. and Skipper Rd. intersection:
 - a. Lengthen the existing westbound to southbound left turn lane to the maximum extent possible; and,

- b. Construct a raised concrete traffic separator on Skipper Rd.'s northbound approach to Bruce B. Downs Blvd. for a distance to be determined by Hillsborough County Public Works.
- 18. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements at the Skipper Rd. and 42nd St. intersection:
 - a. Reconstruct/relocate (to be determined by HART) the existing transit stop at the southwest corner of the intersection; and,
 - b. Construct an eastbound to southbound right-turn lane and, when warranted, install a traffic signal; or,
 - c. In lieu of construction of a signalized intersection, Hillsborough County may require the developer to construct a roundabout.
- 19. Unless otherwise approved by the City of Tampa, within 12 months of completion/activation of the traffic signal the developer shall meet with the appropriate agencies to develop a methodology and conduct a traffic analysis. Such analysis shall be utilized to develop a time-based signal coordination plan along Bruce B. Downs Blvd. (between I-75 and Fletcher Ave.) for the purposes of improving traffic flow. Upon the approval of the analysis and in coordination with the City of Tampa, the developer shall implement or otherwise fund reprogramming of the affected signals.
- 20. Notwithstanding anything herein to the contrary, at time of plat/site/construction plan approval for any increment of development which includes closure of the Bruce B. Downs Blvd./42nd St. median opening, Hillsborough County shall notify the developer whether it will be required to convert the existing northbound to westbound left turn lane (on Skipper Rd. at Bruce B. Downs Blvd.) into a second westbound to southbound receiving lane. In such instance, the developer shall construct dual westbound to southbound left turn lanes at Skipper Rd. and Bruce B. Downs Blvd. (which shall be constructed to a length necessary to accommodate anticipated traffic conditions).
- 21. In the event there is insufficient right-of-way to accommodate any improvement required above with a design acceptable to Hillsborough County, the developer may propose an alternate improvement that provides a similar or greater level of site access mitigation. Acceptance of such alternate improvement in lieu of one of the required improvements provided above shall be at the sole discretion of the Hillsborough County Engineer.
- 22. The developer shall construct a bus bay on Bruce B. Downs Blvd., concurrent with the initial increment of development. This may require the developer to dedicate additional right-of-way to the County and/or provide easement(s) acceptable to the County and HART. The developer shall provide, with the initial increment of development, a transit accessory pad, transit shelter, seating, trash receptacles, bicycle racks, a minimum 8 foot wide sidewalk consistent with the latest HART standards and typical sections. Such bus bay and transit amenities shall be provided in a location approved by HART, and may or may not be within or immediately adjacent to the subject property.

23. The subject application is located adjacent to the Cypress Creek Nature Preserve. As required by Sec 4.01.11 of the Land Development Code (Natural Preserves) a compatibility plan will need to be submitted. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.
24. Internal roadway signage warning drivers of wildlife areas and potential wildlife crossing areas shall be provided within the planned development. The detail, number and location of these signs shall be provided on all site development and/or preliminary plat plans and be subject to the review and approval of Natural Resources staff.
25. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission 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.
26. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11, Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
27. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / 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).
28. 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.
29. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Staff's Recommendation: Approvable, subject to conditions

Zoning
Administrator
Sign-off:

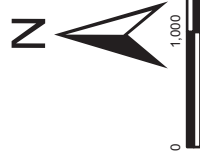

J Brian Grady
Wed Mar 31 2021 10:09:45



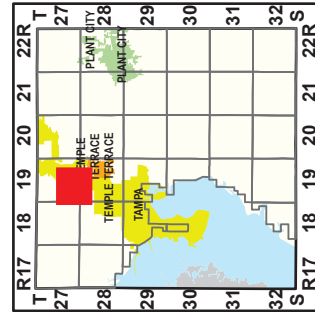
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- Application Site
Zoning Boundary
Parcels



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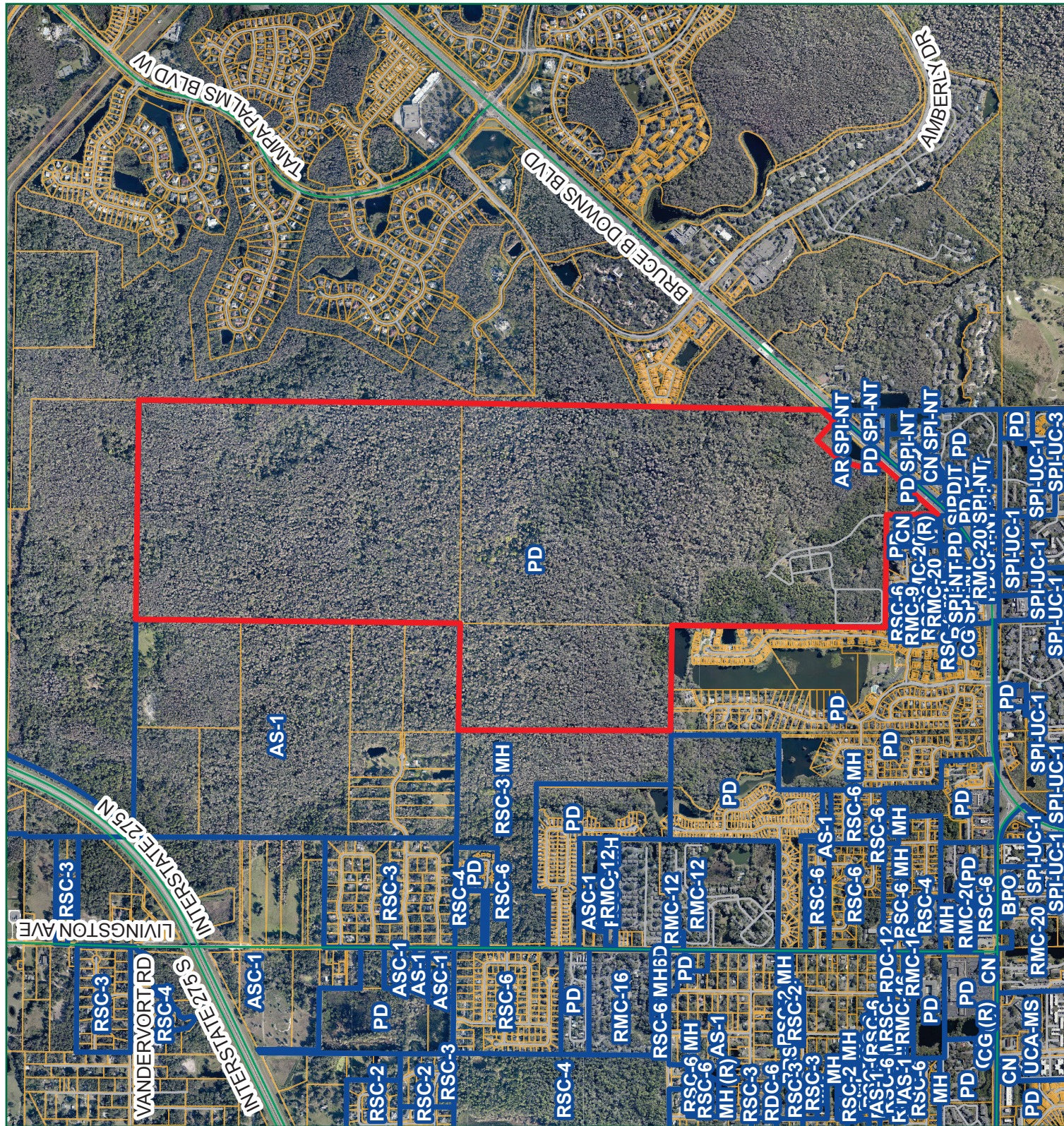


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Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.





Immediate Aerial Zoning Map

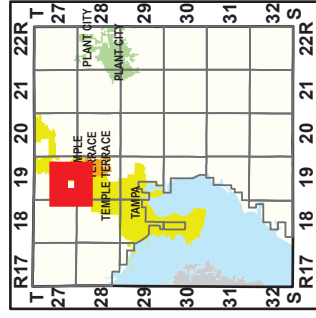
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- Application Site
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- Parcels



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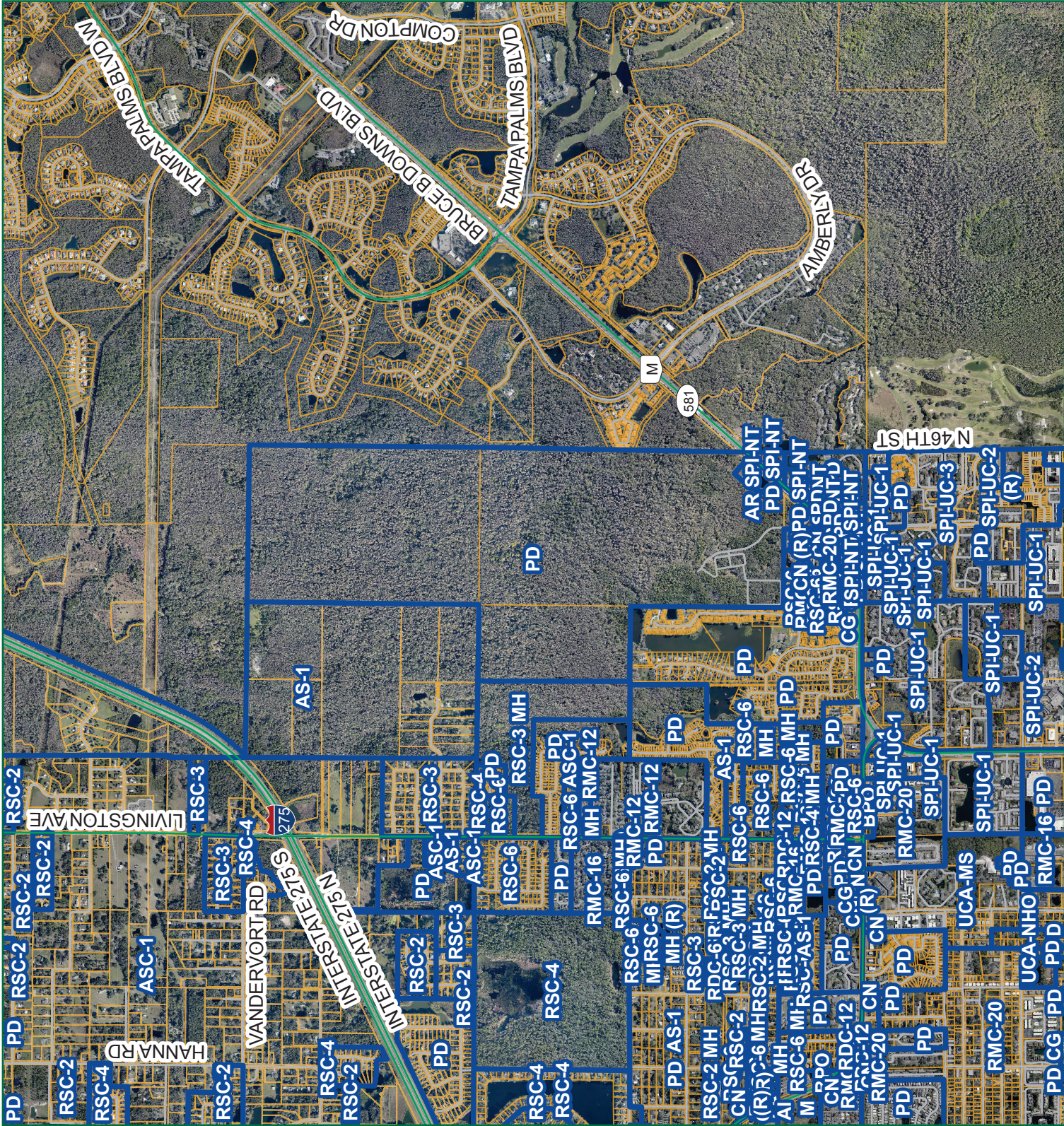


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**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

January 16, 2020

Reference: PRS 20-0001 USF
TSP Companies, Inc.
Bruce B. Downs Blvd. & N. 42nd St.
33982.0000, 34636.0000, 34755.0000, 34784.5000

David Wright
TSP Companies, Inc.
PO Box 1016
Tampa, FL 33601-1016

Dear Applicant:

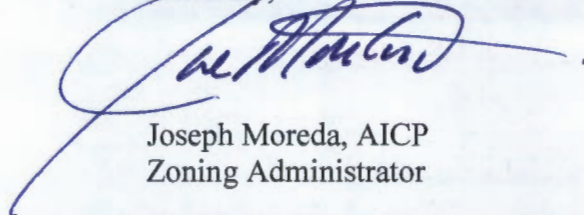
At the regularly scheduled public meeting on January 13, 2020, the Board of County Commissioners approved your request for a minor modification to PD 16-1338, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5600. Please keep this letter for your records.

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

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

BOARD OF COUNTY COMMISSIONERS

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

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

JM/mn
Attachments

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 20-0001 USF
MEETING DATE: January 13, 2020
DATE TYPED: January 15, 2020

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted November 18, 2019.

1. Development shall occur where generally shown on the general site plan. Tract C-1 shall be limited to commercial general (CG) and/or office uses. Tract R1-O shall be limited to office uses. Tracts R1-R, R2 and R3 shall be limited to multi-family, single-family attached and/or single-family detached uses. Tract R1-O may be converted from office to multi-family, single-family attached and/or single-family detached uses. General office uses may include medical office uses, which are to be permitted through the Land Use Exchange Matrix (LUEM) as outlined herein.
2. The maximum amount of dwelling units, office square footage and commercial square footage shall be determined by the LUEM; however, no more than 26,000 square feet shall be permitted for Tract C1 and no more than 149,000 square feet shall be permitted for Tract R1-O (if developed with office). Notwithstanding any combination of uses available through the LUEM, the maximum number of residential units that may be developed through the exchange is 1,393 units and a maximum amount of 26,000 for non-residential uses.
3. The project shall be developed in accordance with the New Tampa Commercial Overlay District.
4. Multi-family and single-family attached uses shall be permitted in Tracts R1-R, R2, R3 and R1-O. Development shall be as follows:

Minimum setback from all PD boundaries:	20 feet*
Maximum building coverage percentage:	40%
Maximum impervious surface coverage percentage:	75%

*An additional setback of 2 feet for every 1 foot over 20 feet in height shall be added to the minimum setback from all PD boundaries, unless otherwise stated. Should Tract R1-O be used for multi-family residential uses, no additional setback shall apply to 42nd Street.

- 4.1 Buildings located within 20 to 50 feet from the PD boundary shall be limited to 35 feet/2-stories. Buildings located within more than 50 feet up to and including 120 feet from the PD boundary shall be limited to 45 feet/3-stories. Buildings four stories or greater shall be set back a minimum of 120 feet from the PD boundary with a maximum building height of 60 feet. No additional setback due to height shall apply to buildings four stories or greater. These maximum heights shall be measured to the highest point of the structure, which shall be the portion of the building to meet the setback provided in this condition.
- 4.2 A 5 foot buffer with Type B screening shall be provided where Tracts R1-R, R2 and R3 abut the western PD boundary. A 5 foot buffer with Type B screening shall be provided where Tract R-3 abuts the southern PD boundary. This southern buffer shall permit pedestrian connections if proposed. Any portion of Tract R1-R or Tract R1-O if developed with multifamily residential abutting single-family residential along the south PD boundary shall provide a 5 foot buffer with Type A screening. Type A screening, alone or as a component of Type B screening, shall consist of a six foot high PVC fence.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 20-0001 USF
MEETING DATE: January 13, 2020
DATE TYPED: January 15, 2020

-
- 4.3 Accessory structures associated with multi-family and single-family attached development shall be limited to 15 feet in height/one-story and shall be permitted a minimum setback of 5 feet from all PD boundaries.
- 4.4 Buildings located within Tract R-3 shall be limited to 45 feet/3 stories.
5. Single-family detached residential shall be permitted in Tracts R1-R, R2, R3 and R1-O. Development shall be in accordance with the RSC-9 development standards.
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6. Tract C1 shall permit Commercial-General (CG) and/or office uses. Tract R1-O shall permit office uses. Development within these tracts shall be as follows:
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|-------------------------------------------------|---------|
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| Minimum setback from 42nd Street: | 10 feet |
| Minimum setback from folio 34788.0100: | 0 feet |
| Maximum building coverage percentage: | 27% |
| Maximum impervious surface coverage percentage: | 70% |
- 6.1 Non-residential buildings within Tracts C1 and R1-O shall have a maximum building height of 60 feet. Office buildings within Tract R1-O shall provide an additional 2 foot setback for every 1 foot over 20 feet in height as measured from the buffers provided below.
- 6.2 Should Tract R1-O be developed with office uses, a 20 foot buffer with Type B screening shall be provided along the southern PD boundary, except where adjacent to folio 34788.0100 which shall require no buffering or screening.
- 6.3 Should Tract R1-O be developed with multi-family residential uses, conditions 4-4.3 shall apply.
7. Buffering and screening between tracts within the planned development shall not be required.
8. Interconnected pedestrian and bicycle connections shall be provided within all tracts of the planned development. These connections may consist of multi-use pathways, designated bike ways, sidewalks or widened motor vehicle lanes with shared lane markings, subject to approval by the Public Works Department. The pedestrian and bicycle connections shall not be located within the 5 foot buffers found within Tracts R1-R, R2, R3 and R1-O (if developed with residential). Pedestrian and bicycle connections may be allowed within the buffers found within Tract R1-O (if developed with office) up to 5 feet from the PD boundaries. Sidewalk connections to any adjacent development shall be permitted within buffers.

FINAL CONDITIONS
OF APPROVAL

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DATE TYPED: January 15, 2020

9. Interim passive agricultural uses, as defined by the Land Development Code, prior to development, site construction plan approval and/or final subdivision plat approval of the subject PD is allowed provided the agricultural activity will not impede development in any part of the PD under separate ownership. This allowance shall be restricted to portions of the PD that were agriculturally zoned at the time of rezoning.
10. Allowable uses are permitted as follows:
- a. Except as otherwise modified by Condition 10.b., below, development shall be limited to:
 - i. 812 multi-family dwelling units (apartments); and,
 - ii. 149,000 s.f. general office uses (medical office uses shall be permitted through the Land Use Exchange Matrix (LUEM) described in Condition 10.c. below); and,
 - iii. 26,000 s.f. of CG uses; or,
 - iv. Any combination of the following as permitted through the LUEM: multifamily apartments, single-family detached units; single-family attached units (condominiums or townhomes); general and medical office uses; and/or CG uses.
 - b. Notwithstanding anything herein to the contrary, any multi-family apartment units permitted by Condition 10.a above shall not exceed a cumulative 1,632 bedrooms except as otherwise permitted through the LUEM described in Condition 10.c below. Any unit constructed without any bedrooms (also known as an efficiency or studio apartment) shall count as one (1) bedroom for the purposes of this condition.
 - c. Using the above development program contained within Condition 10.a.i. through 10.a.iii, above, the developer may exchange these uses through the following LUEM. Notwithstanding anything herein to the contrary, the maximum number of residential units that may be developed through the exchange is 1,393 dwelling units, and the maximum amount of non-residential uses shall be 26,000 square feet.
 - i. Each 1,000 s.f. of general office uses (ITE Code 710) may be exchanged for:
 - 1. 550 s.f. of medical office uses (ITE Code 720); and/or,
 - 2. 2.4 multi-family apartment units (ITE Code 220); and/or,
 - 3. 2.87 single-family attached, i.e. condominium or townhome units (ITE Code 230).
 - ii. Each one (1) multi-family apartment unit may be exchanged for:
 - 1. 1.19 single-family attached (condominium or townhome units); and/or
 - 2. 0.62 single-family detached dwelling units.
 - iii. Each one (1) multi-family apartment unit exchanged pursuant to Conditions 10.c.i and ii, shall increase or decrease (as applicable) the maximum number of dwelling units, and bedrooms which may be constructed within those dwelling units, consistent with Conditions 10.a and 10.b above. Furthermore, each multi-family unit exchanged shall increase or decrease the maximum allowable bedrooms by 2.01.

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- iv. With each plat/site/construction plan submittal, the developer shall submit a worksheet showing the baseline (initially approved) entitlements (see Conditions 10.a.i. through 10.a.iii. above), the baseline (initially approved) maximum number of bedrooms (see Condition 10.b), as well as a history of any entitlement exchanges which have been implemented pursuant to these conditions. Such history of exchanges shall document the calculations for maximum entitlements and bedrooms. Furthermore, to ensure compliance with the limitations on bedrooms, for any multi-family and single-family attached project, final Site Development Construction Plans, excluding master infrastructure Site Development Construction Plans, and building permits shall be approved concurrently.
11. The project shall be permitted the following access onto Bruce B. Downs Blvd.:
- a. The easternmost access shall be restricted to right-in/right-out turning movements; and,
 - b. The westernmost access (aligning with the intersection of Bruce B. Downs Blvd. and 43rd St.) shall be constructed to permit left-in/ left-out/ right-in/ right-out turning movements. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct a channelized median that restricts north-south through movements (between 43rd St. and the project site), southwest bound to southbound left turning movements (from Bruce B. Downs Blvd. to 43rd St.), and northbound to southwest bound left turning movements (from 43rd St. to Bruce B. Downs Blvd.).
12. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access shall be permitted anywhere along the project boundary.
13. Unless otherwise approved by Hillsborough County Public Works, the internal project roadway (between Bruce B Downs Blvd. and Tract R1-O) shall be constructed as a Type TS-4 (or at the developer's option, a Type TS-5) collector roadway. Such roadway shall provide access to folio 34788.0000.
14. Notwithstanding anything herein these conditions or on the site plan to the contrary, the internal project roadway (between Bruce B Downs Blvd. and Tract R1-O) may be shifted east such that it lies entirely within the PD boundary. Such change may be initiated at the developer's option or initiated by Hillsborough County during the plat/site/construction review process.
15. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements at the project's western most access (Bruce B. Downs Blvd. and 43rd St.):
- a. Install a traffic signal, when warranted;
 - b. Construct an eastbound to northbound left turn lane;
 - c. Construct separate left and right southbound turn lanes exiting the project; and,
 - d. Concurrent with construction of the traffic signal, construct a bicycle/pedestrian crosswalk and associated crossing signals which connect the sidewalk to be constructed along the project's Bruce B. Downs Blvd. frontage with the existing sidewalk on the south side of 43rd St.

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OF APPROVAL

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16. The developer shall close the existing median opening at Bruce B. Downs Blvd. and 42nd St.
 17. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements at the Bruce B. Downs Blvd. and Skipper Rd. intersection:
 - a. Lengthen the existing westbound to southbound left turn lane to the maximum extent possible; and,
 - b. Construct a raised concrete traffic separator on Skipper Rd.'s northbound approach to Bruce B. Downs Blvd. for a distance to be determined by Hillsborough County Public Works.
 18. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct the following site access improvements at the Skipper Rd. and 42nd St. intersection:
 - a. Reconstruct/relocate (to be determined by HART) the existing transit stop at the southwest corner of the intersection; and,
 - b. Construct an eastbound to southbound right-turn lane and, when warranted, install a traffic signal; or,
 - c. In lieu of construction of a signalized intersection, Hillsborough County may require the developer to construct a roundabout.
 19. Unless otherwise approved by the City of Tampa, within 12 months of completion/activation of the traffic signal the developer shall meet with the appropriate agencies to develop a methodology and conduct a traffic analysis. Such analysis shall be utilized to develop a time-based signal coordination plan along Bruce B. Downs Blvd. (between I-75 and Fletcher Ave.) for the purposes of improving traffic flow. Upon the approval of the analysis and in coordination with the City of Tampa, the developer shall implement or otherwise fund reprogramming of the affected signals.
 20. Notwithstanding anything herein to the contrary, at time of plat/site/construction plan approval for any increment of development which includes closure of the Bruce B. Downs Blvd./42nd St. median opening, Hillsborough County shall notify the developer whether it will be required to convert the existing northbound to westbound left turn lane (on Skipper Rd. at Bruce B. Downs Blvd.) into a second westbound to southbound receiving lane. In such instance, the developer shall construct dual westbound to southbound left turn lanes at Skipper Rd. and Bruce B. Downs Blvd. (which shall be constructed to a length necessary to accommodate anticipated traffic conditions).
 21. In the event there is insufficient right-of-way to accommodate any improvement required above with a design acceptable to Hillsborough County, the developer may propose an alternate improvement that provides a similar or greater level of site access mitigation. Acceptance of such alternate improvement in lieu of one of the required improvements provided above shall be at the sole discretion of the Hillsborough County Engineer.
 22. The developer shall construct a bus bay on Bruce B. Downs Blvd., concurrent with the initial increment of development. This may require the developer to dedicate additional right-of-way to the County and/or provide easement(s) acceptable to the County and HART. The developer shall provide, with the initial

increment of development, a transit accessory pad, transit shelter, seating, trash receptacles, bicycle racks, and a minimum 8 foot wide sidewalk consistent with the latest HART standards and typical sections. Such bus bay and transit amenities shall be provided in a location approved by HART, and may or may not be within or immediately adjacent to the subject property.

23. The subject application is located adjacent to the Cypress Creek Nature Preserve. As required by Sec 4.01.11 of the Land Development Code (Natural Preserves) a compatibility plan will need to be submitted. The plan must address issues related to how the development will ensure compatibility with the preserve, such as access, prescribed fire and landscaping.
24. Internal roadway signage warning drivers of wildlife areas and potential wildlife crossing areas shall be provided within the planned development. The detail, number and location of these signs shall be provided on all site development and/or preliminary plat plans and be subject to the review and approval of Natural Resources staff.
25. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission 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.
26. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate cover pursuant to Chapter 1-11, Wetlands, Rules of the EPC, to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
27. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / 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).
28. 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.
29. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/30/2021

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: USF/ Northwest

PETITION NO: RZ 20-0949

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- ☐ This agency has no comments.
- ☒ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

PROJECT SUMMARY AND CONCLUSIONS

The applicant is requesting a minor modification, also known as a personal appearance (PRS) to Planned Development (PD) 16-1338, as most recently amended via PRS 20-0001. The PD is currently approved for 149,000 s.f. of general office uses, 26,000 s.f. of Commercial General (CG) uses, and 812 multi-family residential units. The applicant is also proposing a Land Use Equivalency Matrix (LUEM) which permits conversion of certain uses to certain types of residential and non-residential development, thereby potential resulting in a maximum of 1,393 dwellings units but at the expense of certain non-residential entitlements.

As currently approved, the project is served by a primary signalized entrance to Bruce B. Downs Blvd., and a secondary right-in/right-out entrance to the commercial parcel (just east of the new signalized intersection). The applicant is requesting to modify the PD to eliminate the outbound turning movements at the right-in/right-out access connection. The applicant also submitted a revised transportation analysis which examined the impacts of the proposed access change. Elimination of outbound movements will require all traffic to be routed to the signalized intersection and could result in the need for longer green time for the future signal and/or additional delay on the side street.

Since the proposed change will not significantly impact the functioning of signal or through street (Bruce B. Downs Blvd.), and will have no change in the ability of trips to efficiently enter the site from Bruce B. Downs Blvd., transportation review section staff has no objection to this request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Although Bruce B. Downs Blvd. is a regulated roadway, the segment within the project is located was not included within the 2019 Hillsborough County Level of Service Report. As such, no LOS data for the roadway can be provided. The next closest segment (Regents Park Dr. N. to County Line Rd.) is operating at a Peak Hour Peak Direction LOS "D", with an adopted LOS standard of "D".

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: unknown	COMMENT DATE: October 13, 2020
PETITION NO.: 20-0949	PROPERTY ADDRESS: Northeast quadrant of North 42 nd Street and Bruce B. Downs Boulevard
EPC REVIEWER: Kelly M. Holland	FOLIO #s: 0339820000, 0346360000, 0347550000 and 0347845000
CONTACT INFORMATION: (813) 627-2600 X 1222	STR: 04-28S-19E and 28, 32 & 33-27S-19E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Minor Modification to a PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	
WETLAND LINE VALIDITY	Valid to November 27, 2023
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Majority of property is wetlands with scattered upland islands
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.• The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland	

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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.

- 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.

kmh /mst

ec: Jon Williams, Owner - jon.williams@giuntagroup.com
David Wright, Agent - david@tspco.net
Joseph Reinbold, Hillsborough County - reinboldj@hillsboroughcounty.org
File - 42159

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

PETITION NO.: PD20-0949

REVIEWED BY: Randy Rochelle

DATE: 7/9/2020

FOLIO NO.: 34755.0000, 34784.5000, Plus Multi More

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

WATER

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

☐ No Hillsborough County water line of adequate capacity is presently available.

☐ A ____ inch water main exists ☐ (adjacent to the site), ☐ (approximately ____ feet from the site) _____.

☐ Water distribution improvements may be needed prior to connection to the County's water system.

☐ No CIP water line is planned that may provide service to the proposed development.

☐ The nearest CIP water main (____ inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at ____). Expected completion date is ____.

WASTEWATER

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

☐ No Hillsborough County wastewater line of adequate capacity is presently available.

☐ A ____ inch wastewater main exists ☐ (adjacent to the site), ☐ (approximately ____ feet from the site) _____.

☐ Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.

☐ No CIP wastewater line is planned that may provide service to the proposed development.

☐ The nearest CIP wastewater main (____ inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at ____). Expected completion date is ____.

COMMENTS: This site is located within the City of Tampa Water and Wastewater Service Area. The applicant should contact the City of Tampa's Water and Wastewater Departments to determine the availability of Water and/or Wastewater Service and for their Comments.