

Modification Application: PRS

22-0091

BOCC Land Use Meeting Date: 12/14/21



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Clayton Bricklemyer, Bricklemyer Law Group, LLC

FLU Category: R-6 (Residential – 6)

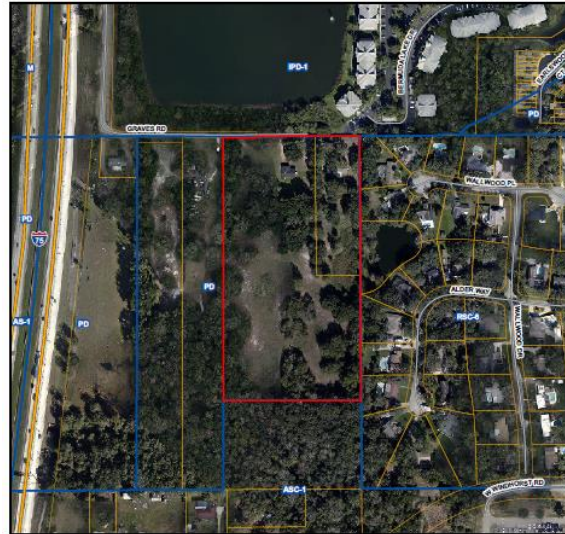
Service Area: Urban

Site Acreage: 11.69 acres

Community Plan Area: Brandon

Overlay: None

Request: Minor Modification to PD



Existing Approvals:

PD 05-0809: The property was rezoned in 1985 to allow 195 attached single-family units.

Through MM 09-1044 in 2009, the project was approved to allow an interim agricultural use on the eastern 11.69 acres of the 21.6 subject site.

Proposed Modification(s):

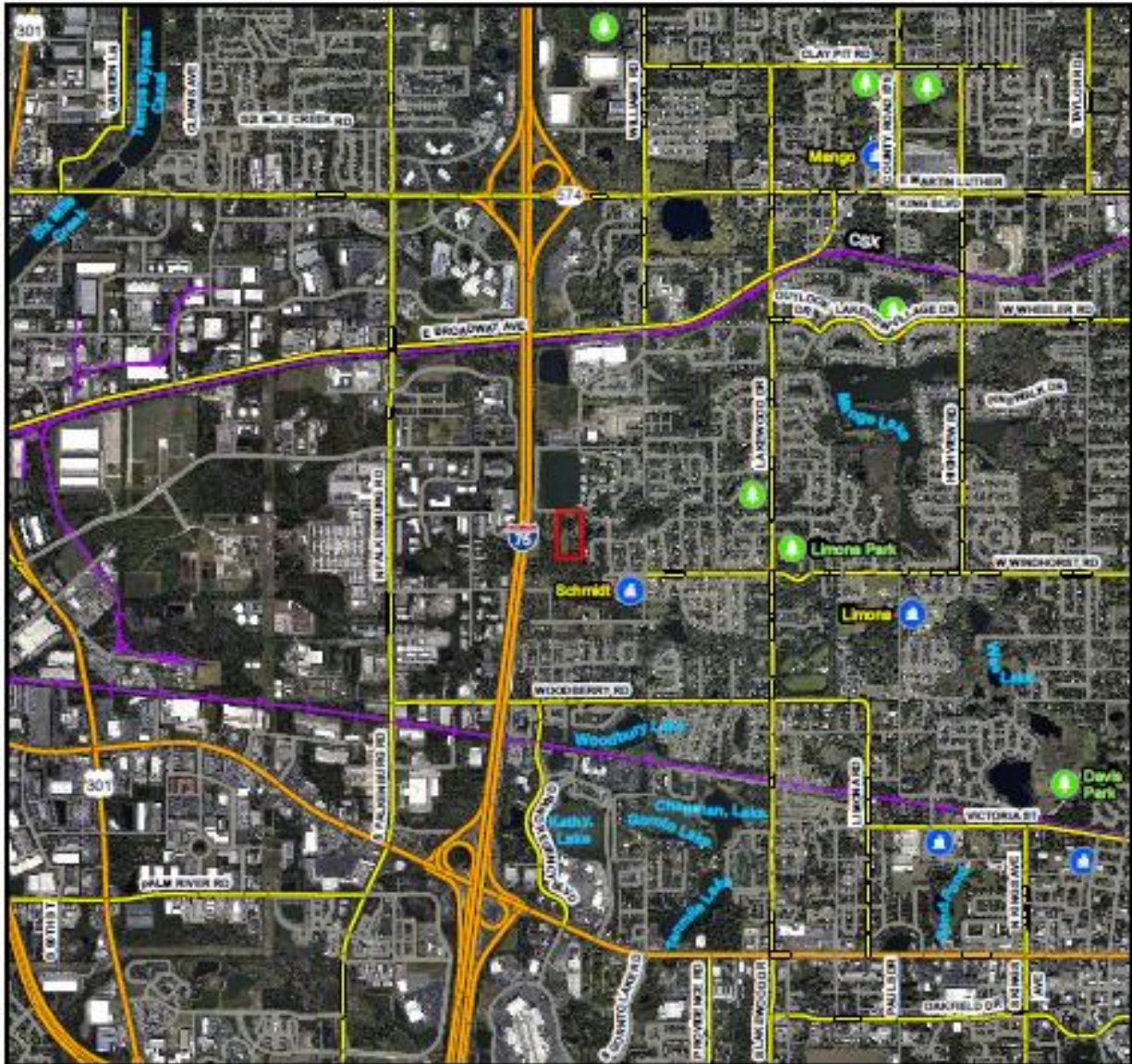
The request is for a minor modification to a planned development (PD 05-0809). The purpose of the modification is to **add an access point to the approved Planned Development**. No additional changes to approved uses, densities, or other revisions are being requested.

Additional Information:

PD Variations	None requested.
Waiver(s) to the Land Development Code	None requested.
Planning Commission Recommendation	No comments.
Development Services Department Recommendation	Approvable, with conditions.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



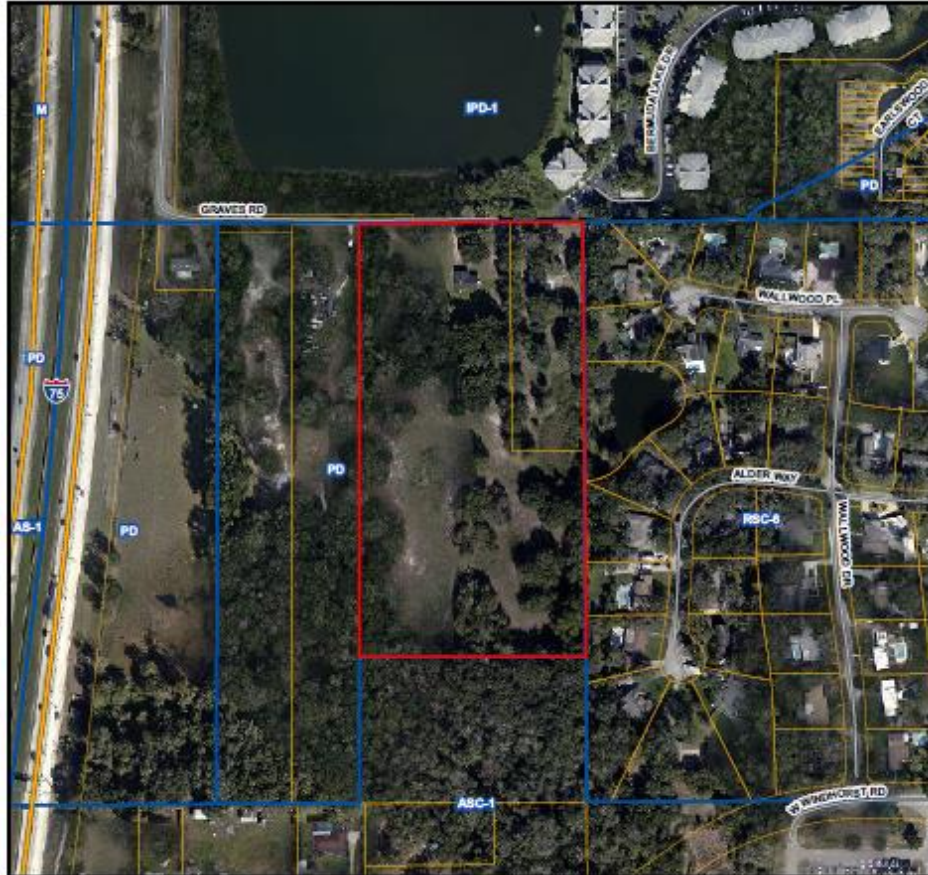
Context of Surrounding Area:

The proposed minor modification consists of a 11.69-acre property within PD 05-0809 to add an access point to the approved Planned Development. Currently, the property is still vacant and has not been developed.

To the west of the subject site is property also within PD 05-0809 and further west is Interstate 75. To the south abutting the subject property is folio no. 67910.0000 which is vacant and zoned ASC-1. To the north across Graves Road is folio no. 67898.0000 which is zoned PD 89-0127 (as amended by PRS 02-0638) and developed with multi-family residential.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

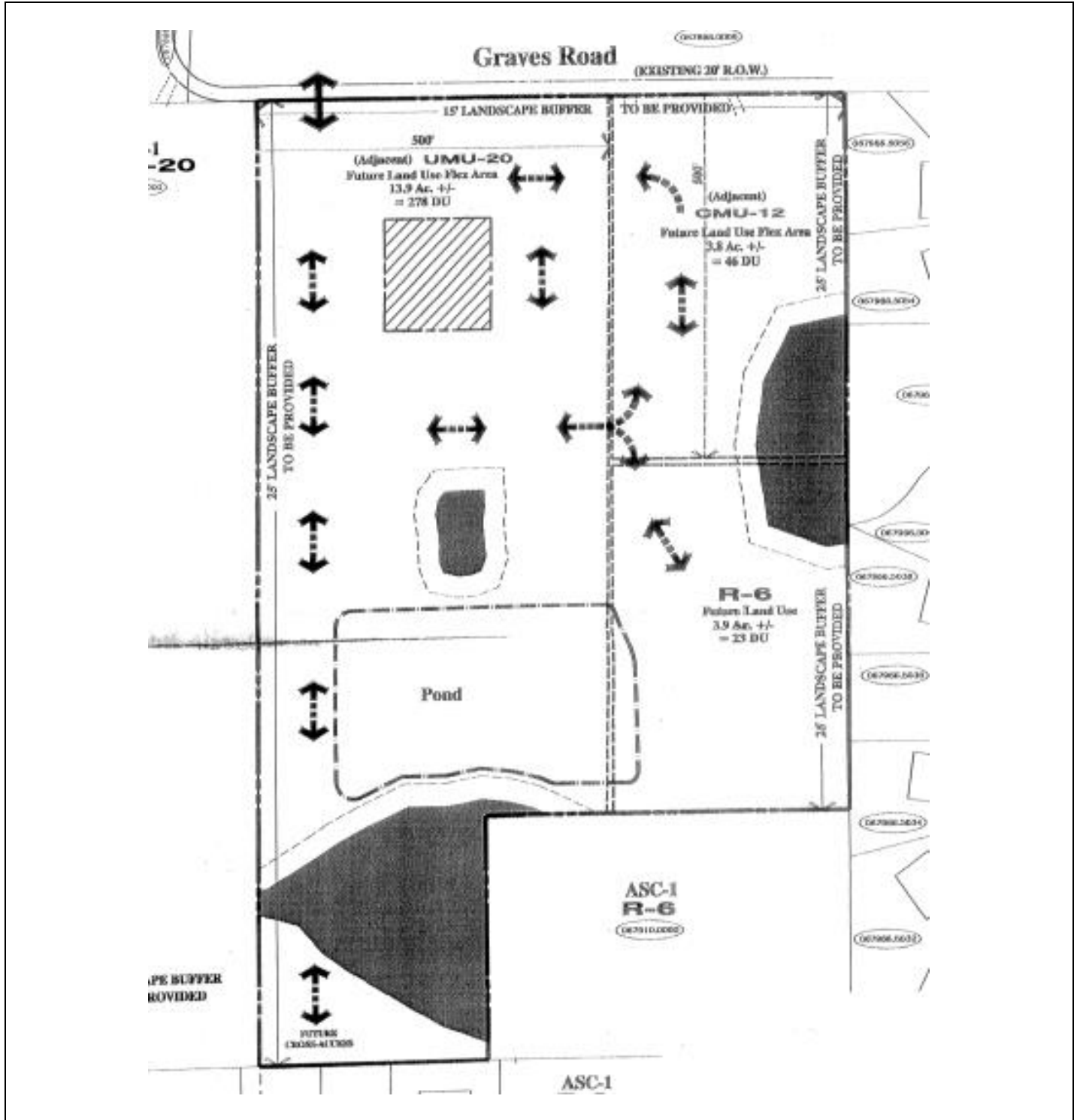


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 89-0127	Maximum 475 units	Attached SF (Townhomes)	Townhome Development
South	ASC-1	43,560 sq. ft. min. lot size	Single-family homes	Vacant
East	RSC-6	7,000 sq. ft. min. lot size	Single-family home	Single-family development
West	PD 05-0809	Maximum 195 single-family units	SF Dwellings	Single-family development

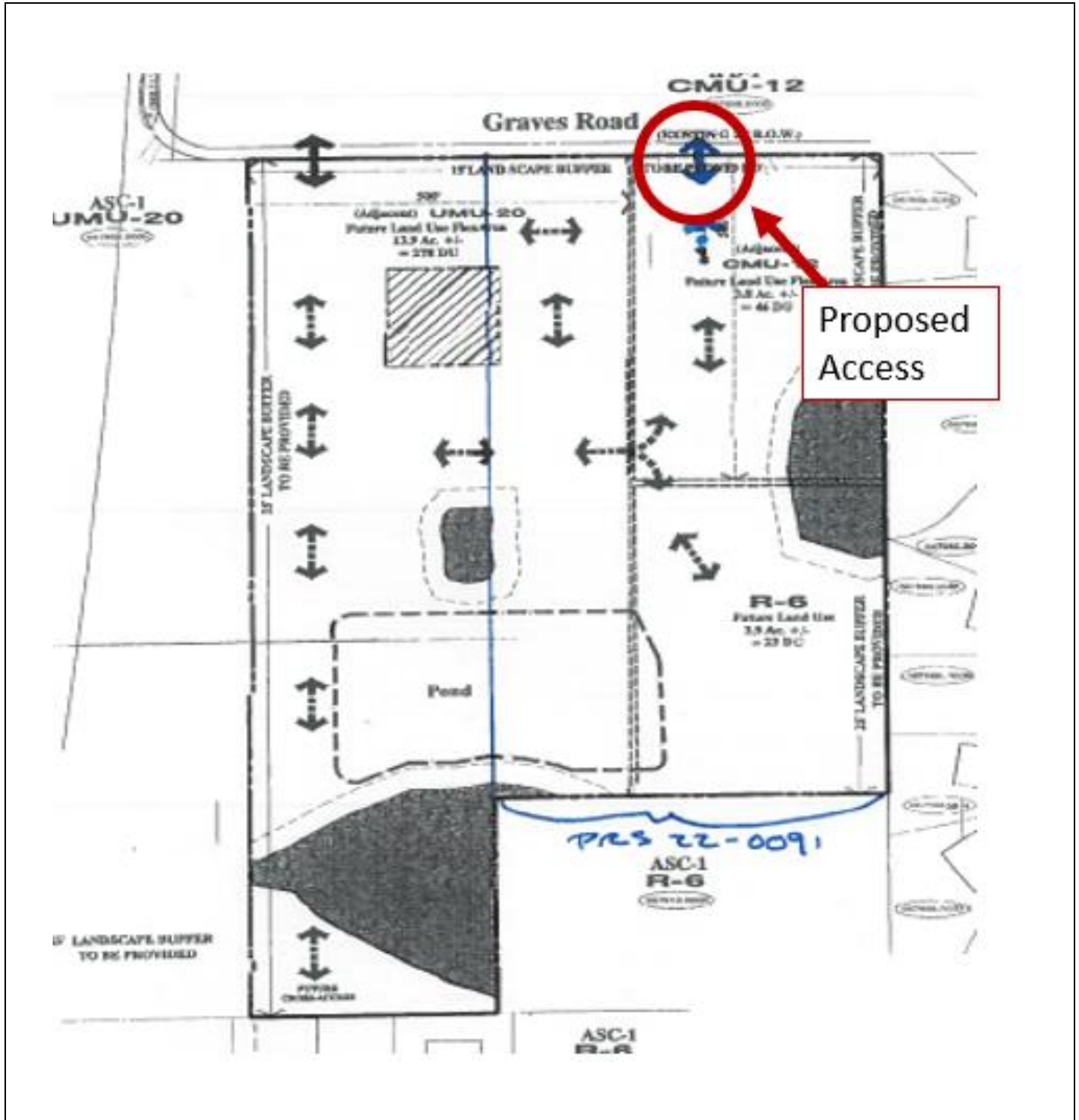
2.0 LAND USE MAP SET AND SUMMARY DATA

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)



The applicant is seeking to modify existing Planned Development zoning (PD 05-0809) to add an access point to the currently approved Planned Development. The proposed modification consists of two folios (folio no. 67908.0000 and 67909.0000) within PD 05-0809.

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
Graves Rd	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☒ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/-)			

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

Connectivity and Cross Access ☐ Not applicable for this request

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

Notes: Second access requested to Graves Rd. Existing condition of approval requires additional connectivity to south.

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <div> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Potable Water Wellfield Protection Area </div> <div> <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Significant Wildlife Habitat </div> <div> <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Coastal High Hazard Area </div> <div> <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor </div> <div> <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ </div>				
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	The Planning Commission reviewed the proposal for density pursuant to PD 05-0809. The applicant proposes no revisions to the use or density.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Background

With the approval of PD 05-0809, a flex of both the Urban Mixed Use-20 (UMU-20) and Community Mixed Use-12 (CMU-12) was approved. The UMU-20 was flexed approximately 500 feet to the east, and the CMU-12 land use line was flexed 500 feet to the south. Both were approved to accommodate the requested nine units per acre. The flex allowed 13.9 acres of the site to be calculated at 20 dwelling units per acre under the UMU-20; 3.8 acres to be calculated at 12 units per acre under the CMU-12 category; and 3.9 acres to be calculated at 6 units per acre under the Residential-6 FLU Category. This resulted in the requested maximum 195 dwelling units to be allowed on the site. Without the flexes only 129 units would be allowed on the 21.6-acre PD development site.

5.2 Compatibility

The property is located on the south side of Graves Road approximately 560 feet east of Interstate 75. The applicant is seeking to modify existing Planned Development zoning (PD 05-0809) **to add an access point located on Graves Road to the currently approved Planned Development**. The applicant proposes no changes to the approved residential use or densities.

The proposed modification consists of two folios (folio no. 67908.0000 and 67909.0000) within PD 05-0809. Folio no. 67911.0000 and folio no. 67907.0000 located to the west of the subject site totaling approximately 9.91 acres of the 21.6-acre development are not part of the subject request. To the south is folio no. 67910.0000, which is vacant and zoned ASC-1 (Agricultural Single-family Conventional). To the north is folio no. 67898.0000 subject to PD 89-0127 and developed with a townhome development on the 48.6-acre property.

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

The purpose of the Planned Development District is to allow flexibility in certain site development standards in order to achieve creative, innovative development, to be determined on a case-by-case basis. Hillsborough County, Comprehensive Plan Policy 1.4 defines compatibility as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.

5.2 Recommendation

Staff finds that the project with the proposed development standards, existing scale and restrictions is compatible with the area. The proposed intensity is comparable with nearby residential uses within the PD and immediately abutting the subject folios. Therefore, based on these considerations, staff finds the minor modification request approvable, with conditions.

6.0 PROPOSED CONDITIONS

Approvable, subject to the following conditions.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 30, 2021. Previous conditions not carried forward are shown as strikethrough, and new conditions are shown as underlined.

1. The project shall be permitted a maximum of 195 single family attached dwelling units

Interim agricultural uses shall be permitted on tax folio numbers 67908.0000 and 67909.0000.

2. Unless specified elsewhere within these conditions, development standards for the town homes shall be as follows:

Minimum Lot Depth	85 feet
Minimum Lot Width	16 feet
Minimum Front Yard	15 feet
Minimum Side Yards between buildings	20 feet
Minimum Rear Yard	15 feet
Maximum building height	35 feet
Maximum lot coverage	70 percent

Footnote 8 of the Schedule of Area, Height, Bulk, and Placement Regulations (Section 6.01.01 LDC) which requires an additional two feet of setback for every foot over 20 feet in height shall not apply.


3. A 25-foot wide landscape buffer shall be provided along boundaries adjacent to parcels containing agricultural or single-family detached residential land use. A 15-foot landscape buffer shall be provided along boundaries adjacent to all IPD zoned parcels.
4. Buildings with rear yards adjacent to the eastern boundary of the site shall contain no more than 4 dwelling units. Buildings separated from the eastern boundary by a wetland or retention area at least 25 feet in width shall not be considered adjacent.
5. Approval of ~~the zoning petition by Hillsborough County~~ does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits ~~approvals~~ necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental approvals ~~impact approval~~.
6. 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.
7. 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).

8. 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.

~~6. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

- ~~9. 7. Prior to Concurrency approval, At the time of site construction plan submittal, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left turn lane needed to serve development traffic. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths.~~
9. 8. The developer shall improve Graves Road from the project entrance to the FDOT right-of-way and Columbus Drive from Graves Road to Broadway Center Drive to Hillsborough County Standards. The Developer shall dedicate twenty-six feet of right-of-way along Graves Road for the entire property frontage for a local urban roadway. If additional off-site right-of-way cannot be obtained from abutting property owners for the required improvements to Graves Road and Columbus Drive, then the Developer shall improve the roadways to the extent practical subject to approval from the Public Works Director in accordance with Section 6.04.03.L.1 of the Hillsborough County Land Development Code. If the Developer can submit signed and sealed documents from a licensed professional engineer that the identified roadways currently meet County standards, the improvements shall not be required.
10. 9. The developer shall construct the main, north-south access along the western portion of the site, showing a cross access connection to the south of this site. Access to/from the site shall be via this collector road. This extension shall be constructed as a two lane collector to Hillsborough County standards. This may include, but is not limited to; right-of-way dedication, road widening, sidewalk and bike paths.
11. 10. Sidewalks shall be constructed within the right-of-way along all roadways adjacent to the property boundaries. Sidewalks shall also be constructed on all internal roadways. Sidewalks shall be a minimum of five (5) feet in width, unless specified otherwise in the latest Transportation Technical Manual.
12. 11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
13. 12. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

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14. ~~13.~~——Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
15. ~~14.~~——The location of the retention pond as depicted on the site plan is conceptual and may be relocated in whole or in part to the eastern project boundary based on final engineering.

Zoning Administrator Sign Off:
J. Brian Grady
Wed Dec 1 2021 10:28:59**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

9.0 FULL TRANSPORTATION REPORT (see following pages)

**CURRENTLY
APPROVED**

HILLSBOROUGH COUNTY, FLORIDA

ZONING REQUEST PD TO PD

PETITION FILE NUMBER: PRS 10-1044 BR (05-0809)

ZHM HEARING DATE: NOVEMBER 16, 2009

BOCC MEETING DATE: JANUARY 12, 2010

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

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

DATE

CHAIRMAN/VICE CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

DATE

ATTEST: DEPUTY CLERK
PAT FRANK
CLERK OF THE CIRCUIT COURT

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 09-1044 BR (05-0809)

MEETING DATE: January 12, 2010

DATE TYPED: January 19, 2010

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 14, 2009.

1. The project shall be permitted a maximum of 195 single family attached dwelling units
Interim agricultural uses shall be permitted on tax folio numbers 67908.0000 and 67909.0000

2. Unless specified elsewhere within these conditions, development standards for the town homes shall be as follows:

Minimum Lot Depth	85 feet
Minimum Lot Width	16 feet
Minimum Front Yard	15 feet
Minimum Side Yards between buildings	20 feet
Minimum Rear Yard	15 feet
Maximum building height	35 feet
Maximum lot coverage	70 percent

Footnote 8 of the Schedule of Area, Height, Bulk, and Placement Regulations (Section 6.01.01 LDC) which requires an additional two feet of setback for every foot over 20 feet in height shall not apply.

3. A 25-foot wide landscape buffer shall be provided along boundaries adjacent to parcels containing agricultural or single-family detached residential land use. A 15-foot landscape buffer shall be provided along boundaries adjacent to all IPD zoned parcels.
4. Buildings with rear yards adjacent to the eastern boundary of the site shall contain no more than 4 dwelling units. Buildings separated from the eastern boundary by a wetland or retention area at least 25 feet in width shall not be considered adjacent.
5. Approval of the petition does not constitute a guarantee that the Environmental Protection Commission approvals necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental impact approval.
6. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 09-1044 BR (05-0809)

MEETING DATE: January 12, 2010

DATE TYPED: January 19, 2010

7. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left turn lane needed to serve development traffic. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths.
8. The developer shall improve Graves Road from the project entrance to the FDOT right-of-way and Columbus Drive from Graves Road to Broadway Center Drive to Hillsborough County Standards. The Developer shall dedicate twenty-six feet of right-of-way along Graves Road for the entire property frontage for a local urban roadway. If additional off-site right-of-way cannot be obtained from abutting property owners for the required improvements to Graves Road and Columbus Drive, then the Developer shall improve the roadways to the extent practical subject to approval from the Public Works Director in accordance with Section 6.04.03.L.1 of the Hillsborough County Land Development Code. If the Developer can submit signed and sealed documents from a licensed professional engineer that the identified roadways currently meet County standards, the improvements shall not be required.
9. The developer shall construct the main, north-south access along the western portion of the site, showing a cross access connection to the south of this site. Access to/from the site shall be via this collector road. This extension shall be constructed as a two lane collector to Hillsborough County standards. This may include, but is not limited to; right-of-way dedication, road widening, sidewalk and bike paths.
10. Sidewalks shall be constructed within the right-of-way along all roadways adjacent to the property boundaries. Sidewalks shall also be constructed on all internal roadways. Sidewalks shall be a minimum of five (5) feet in width, unless specified otherwise in the latest Transportation Technical Manual.
11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
12. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
13. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: MM 09-1044 BR (05-0809)

MEETING DATE: January 12, 2010

DATE TYPED: January 19, 2010

14. The location of the retention pond as depicted on the site plan is conceptual and may be relocated in whole or in part to the eastern project boundary based on final engineering.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 11/30/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR / CENTRAL

PETITION NO: PRS 22-0091

- ☐ 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.

CONDITION OF APPROVAL

REVISED CONDITIONS:

6. ~~The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the number and location of access points are governed by the PD site plan and conditions of approval. Final evaluation of turn lane warrants will be done in accordance with Section 6.04.04.D. at the time of plat/site/construction plan review.]

7. ~~Prior to Concurrency approval~~ At the time of site construction plan submittal, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left turn lane needed to serve development traffic. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards. ~~For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths.~~

[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable. Final evaluation of turn lane warrants will be done in accordance with Section 6.04.04.D. at the time of plat/site/construction plan review.]

SUMMARY OF REQUEST AND ANALYSIS

The applicant is requesting a personal appearance (PRS) to modify approved Planned Development (PD) #05-0809. The existing PD is approved for up to 195 single family attached dwelling units. The applicant is requesting to add a second access point on Graves Rd.

There is no proposed change in use or intensity.

Trip Generation Analysis

Staff has prepared an of the trips potentially generated under the existing PD zoning for informational purposes, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 195 Attached Single Family Units (ITE LUC 220)	1,427	90	109

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts Graves Rd.

Graves Rd. is a substandard local roadway within +/- 20 feet of right-of-way. The existing PD is conditioned to dedicate right-of-way and improve Graves Rd. This conditional of approval will remain a requirement for proposed PD modification.

SITE ACCESS

The existing PD site plan (CSP 05-0809) is approved for one site access connection to Graves Rd. A second site access connection is permissible per LDC, Sec. 6.04.03 I., a residential development may have a second access connection on a local road if the project's peak hour traffic exceeds 90 trips.

LEVEL OF SERVICE

Graves Rd is not a regulated roadway within 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
Graves Rd	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes: Second access requested to Graves Rd. Existing condition of approval requires additional connectivity to south.				

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

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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Reginald Sanford, MPH AIR DIVISION
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 12/14/2021	COMMENT DATE: 11/10/2021
PETITION NO.: 22-0091	PROPERTY ADDRESS: 2302 and 2304 Graves Road, Brandon, FL 33510
EPC REVIEWER: Dessa Clock	FOLIO #: 067908-0000 and 067909-0000
CONTACT INFORMATION: (813) 627-2600 X1158	STR: 17-29S-20E
EMAIL: clockd@epchc.org	
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	11/10/2021
WETLAND LINE VALIDITY	No valid wetland line
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands in the eastern, central, and southwestern portion of the site.
<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 must be	

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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.

dc/mst