Rezoning Application: 21-0113

Zoning Hearing Master Date: October 18, 2021

BOCC Land Use Meeting Date: December 14, 2021



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: WRH Valrico Station

FLU

Res 4

Category:

Service Area:

Urban

Site Acreage: 15.68 Acres

Community

Plan Area:

Valrico

Overlay: None

Request: Rezone from PD and RSC-6 to PD



Request Summary:

The applicant is proposing to create a new PD by adding 2.29 acres of area covering parts of two parcels to an existing 13.32 acre PD that is a currently developed with 200 multi-family units. The proposed addition of parcels will result in an increase of 34 residential units on the site. The subject application has a companion Comprehensive Plan Amendment (HC/CPA 21-01) application that proposes changing the comprehensive plan designation for two of the PD parcels from Res-4 and Res-9 to Res-20. Both applications are scheduled to be heard concurrently by the BOCC in December of 2021.

Zoning:				
Uses	Cur	rent	Proposed PD Zoning	
	PD 14-1098	MF Units		
	RSC-6	Vacant / SF	234 Multi-Family Residential Units	
	N3C-0	Home		
Mathematical Maximum	PD 14-1098	200 MF Units	312 Multi-Family Residential Unit	
Entitlements*	RSC-6	2 SF Homes	312 Multi-Failing Residential Offits	

^{*}Mathematical maximum entitlements may be reduced due to roads, stormwater and other improvements. Assumes approval of HC/CPA 21-01

Development Standards:					
	Cu	ırrent	Proposed PD Zoning		
Provide Abstracts	PD	15 du /ac	15 units nor core		
Density / Intensity	RSC-6	6 du/ac	15 units per acre		
-+ C:	PD	13.32 ac/NA	1F C A 2722		
Lot Size / Lot Width	RSC-6	6,000sf/70 feet	15.6 Acres		
	PD	Setbacks vary			
Setbacks	PD	from 35' to 10'	Setbacks vary from 35' to 10'		
	RSC-6	25'/7.5'/25'			
Height	PD	45'/35'	451/251		
	RSC-6	25'	45′/35′		

APPLICATION NUMBER: PD 21-0113

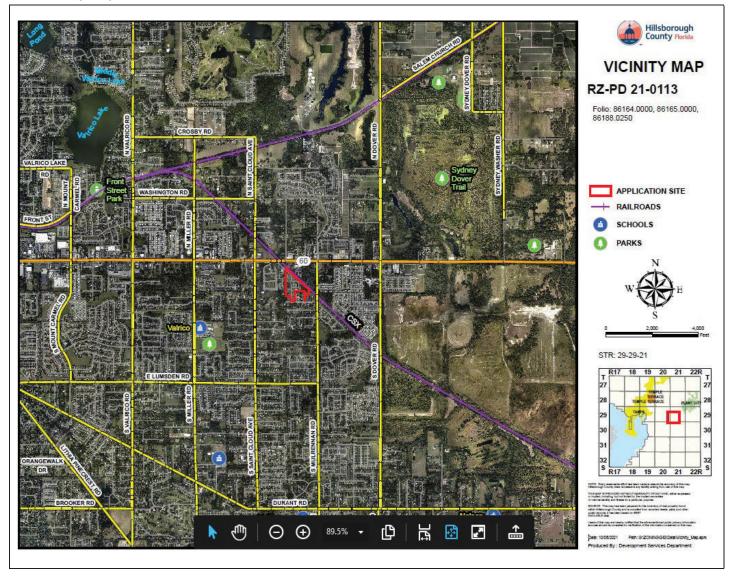
ZHM HEARING DATE: October 18, 2021

BOCC LUM MEETING DATE: December 14, 2021 Case Reviewer: Steve Beachy, AICP

 Additional Information: 	•
PD Variations	• None
Waiver(s) to the Land Development Code	 The applicant has asked for a waiver to the requirement that there be an additional 2-foot setback for every 1 foot of building height over 20 feet. Staff supports the request for this waiver because the condition was included as part of previous PD approval and the location of the propose building is adjacent to a railroad line and the existing apartment complex or adjacent to parcel that was previously on the south side of the existing PD and subject by its adjacency to the existing PD Conditions.
Planning Commission Recommendation	Consistent subject to Conditions and BOCC approval of HC/CPA 21-01.
Development Services Department Recommendation	Approvable Subject to Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



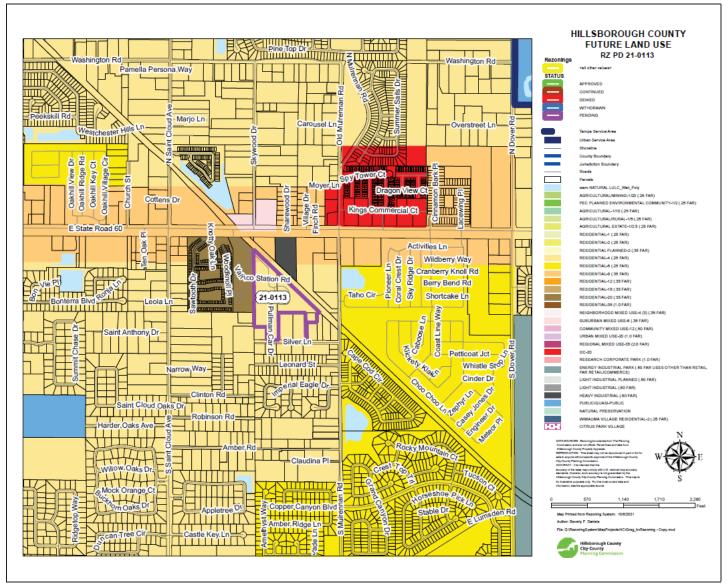
Context of Surrounding Area:

The subject parcels are located adjacent and south of the SR 60 Overlay district boundary. The immediate area consists of high density Multi Family development south of the SR 60 corridor. The area is bounded by a multi-family apartment complex to the west and single-family homes to the south. A CSX rail line creates a physical boundary along the north and eastern limits of the parcel.

Case Reviewer: Steve Beachy, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 9
Subject site ruture Land Ose Category.	Residential - 4
Maximum Density/F.A.R (Floor Area	9 unit per acre / .5 FAR and
Ratio:	4 unit per acre / .25 FAR
Residential Urban Scale neighborhood commercial	Residential urban scale neighborhood commercial office uses multipurpose projects, mixed use development
	Residential suburban scale neighborhood commercial office use, multi- purpose projects

Case Reviewer: Steve Beachy, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

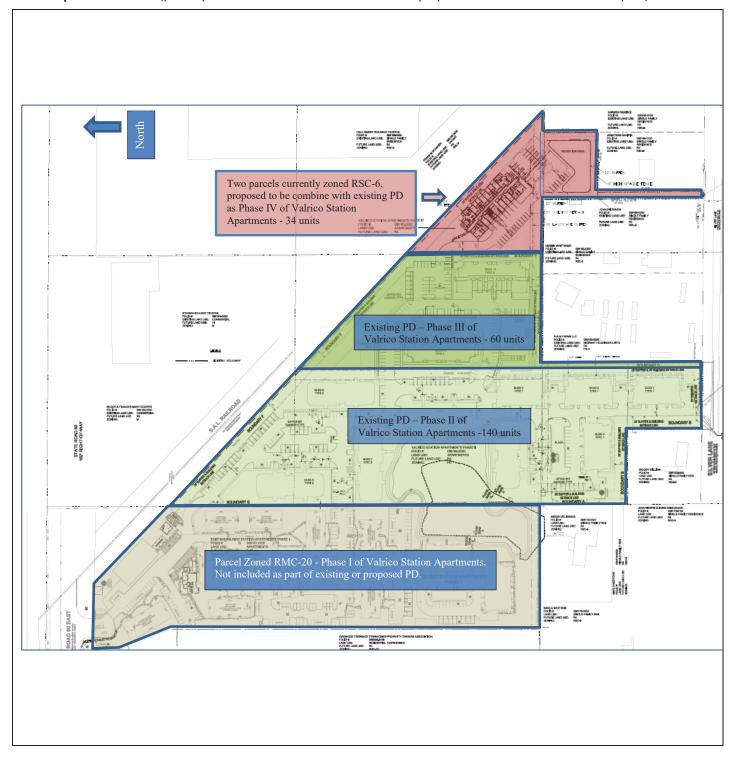


Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
A1 .1	M	0.75 FAR	Manufacturing	Storage, Ofc Comm	
North	RSC-6	6 du per acre	Residential	Vacant	
South	BPO-MH	0.20 FAR	Prof Ofc	Comm Office	
RSC-6		6 du per acre	Residential	SG Homes	
West	RMC-20	20 du / acre	MF Residential	MF Residential	
East	M	0.75 FAR	Manufacturing	Office Commercial	
East	RSC-6	6 du per acre	Residential	Vacant	

Case Reviewer: Steve Beachy, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 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			
SR 60	FDOT Arterial - Urban	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other			

Project Trip Generation □ Not applicable for this request						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	1,211	82	101			
Proposed	1,273	84	103			
Difference (+/-)	+62	+2	+2			

^{*}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	None	Meets LDC	
East None None Meets LDC					
West None None Meets LDC					
Notes: Connectivity to the south is emergency access only.					

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	Additional Information/Comments					
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐N/A	⊠ Yes	See Staff Report.			
\square Off-Site Improvements Provided	⊠ No	□ No	see stail keport.			

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☑ No	No Wetlands Present
Natural Resources	☐ Yes ⊠ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property □ Other 			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes	See Staff Report
Service Area/ Water & Wastewater ⊠Urban □ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 □ N/A Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square Mobility: \$5,329 * 34 units = \$181,186 Parks: \$1,316 * 34 units = \$44,744 School: \$3,891 * 34 units = \$132,294 Fire: \$249 * 34 units = \$8,466 Total Multi-Family (1-2 story) = \$366,690	·	oom, Multi-Famil	y Units 1-2 st	ory)

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ⊠N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	□ No		⊠ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject application will create a new PD by adding two parcels and entitlements for 34 additional units to an existing 200- unit PD which is part of a larger apartment complex totaling 368 units. Staff finds the project is compatible with the surrounding area based on the following:

The subject application is an expansion of an existing MF project. An economy of scale is created by incorporating the subject parcels within the existing the PD to allow the applicant to utilize the existing access on SR60, internal roadways to access the parcels and presumably an extension of existing water and sewer connections. It is envisioned that the project expansion, verses building of a new and separate facility, will lessen the overall infrastructure development impact to the surrounding area.

The subject parcels are located between a CSX railroad facility and the apartment complex. Development of the subject parcels with a use other than MF Apartments could create unanticipated incompatibilities that could easily be avoided. MF Apartments fit better at this location than other uses.

Finally, the parcel with folio number 8614.0000 was added to the PD application to increase capacity for stormwater retention and parking only. While these uses in this location will minimize the potential impact of the project on the adjacent parcels that continue to be used for single family residential purposes.

5.2 Recommendation

Given the overall compatibility of the proposed use, staff recommendation is for support.

6.0 PROPOSED CONDITIONS (CHANGES TO CONDITIONS)

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 10, 2021.

Prior to site plan certification applicant will add:

A "Boundry B" designation on site plan for the southern boundary of the parcel with folio 86165.0000 with the current zoning designation RSC-6 and adjacent to the parcel with folio 86188.0250

A "Boundary F designation on site plan for the northern boundary of the parcel, adjacent to the railroad, with folio 86165.0000 and with the current zoning designation RSC-6

Development of the project shall be limited to 236 multi-family dwelling units.

• Building setbacks shall be as follows:

North property line setback (Boundary F): 24 feet East property line setback (Boundary E): 20 feet East property line setback (Boundary D): 35 feet South property line setback (Boundary D): 35 feet South property line setback (Boundary C): 25 feet West property line setback (Boundary B): 35 feet South Property line setback (Boundary B): 35 feet West property line setback (Boundary A): 35 feet West property line setback (Boundary G): 10 feet

• The maximum building heights shall be as follows:

Type 1 buildings: 35 feet
Type 2 buildings: 45 feet
Type 3 buildings: 45 feet
Detached garage buildings: 20 feet

The additional setback of 2 feet for every 1 foot over 20 feet in height shall not apply.

4. The following buffering shall be provided:

North property line buffer (Boundary F):

East property line buffer (Boundary D):

South property line buffer (Boundary D):

West property line buffer (Boundary B):

South property line buffer (Boundary B):

South property line buffer (Boundary B):

South property line buffer (Boundary B):

West property line buffer (Boundary A):

35 feet

5. All screening shall consist of "Type B" screening, per Land Development Code Section 6.06.06.C.4, unless otherwise states. Screening along the west property line (Boundary A) shall provide required evergreen shade trees that are not less than 15 feet in height at the time of

planting, in addition to all other Type B standards. Screening along the southern and western property lines (Boundary B) shall provide a double row of 15 foot trees staggered on 20 foot centers, in addition to all other Type B standards. Existing trees and trees planted to meet code required replacement inches can be used to satisfy these screening requirements.

- 6. The maximum building coverage of the project shall be 40%. The maximum impervious coverage of the project shall be 75%.
- 7. The Parcel with folio 86188.0250 will be utilized for support uses such as stormwater retention and parking only. No apartments will be constructed on this parcel. Buffering of 20 feet on the east, south and west sides of this parcel will be required as depicted on the the Site Plan.
- 8. Buildings shall be designed in compliance with the architectural elevations shown on Sheet C3 of the site plan. Said elevations shall be shown on subsequent site development plans.
- 9. The applicant shall provide a minimum 5 foot wide sidewalk connection, with pavement striping, as necessary, from the existing internal sidewalk network to the existing sidewalk within the SR 60 right-of-way.
- 10. Any allowable access onto Silver Lane shall be restricted to use by emergency vehicles and a locked security gate shall be installed and continually maintained.
- 11. An evaluation of the property identified a number of mature trees. The stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.
- 12. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- 13. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.

Zoning Administrator Sign Off:

J. Brian Grady Mon Oct 11 2021 15:29:31

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

REVISED GENERAL SITE PLAN

VALRICO STATION PHASES II, III & IV FOR MODIFICATION OF PD 14-1098

SECTION 29, TOWNSHIP 29 S, RANGE 21 E HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION

A FRACT OR PARCEL OF LAND LYING IN THAT PORTION OF SECTION 29, TOWNSHIP 29 SOUTH RANGE 21 EAST, HILLSBORDOUGH COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS POLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, RUN SOUTH 89'5007" EAST FOR 1,345.28 FEET TO, A POINT, THENCE FOR 1,14" EAST, FOR 358.82 FEET TO A SG' FRON TOOL AND ON 11" TO WAY SIGNED ON THE SOUTHWESTER! Y RIGHT OF WAY LING OF THE SALL RAILROAD (100 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING.

FERMA SLAD POTO REGISHING HIS WOOTH-48-222-EST AGAD GAD SOUTHMESTERN SIGHT OF USE FOR EACH STATE AND STATE AT A CHARGE TO THE WEST ILD OF THE WEST IN OF THE WINN WEST ILD OF THE WEST IN OF THE WINN WEST ILD OF THE WEST IN OF THE WINN WINN WEST IN OUT THE WEST IN WEST IN WEST IN OUT THE WEST IN WE WERE WEST IN WE WE WE WE WE WENT AND WEST IN WE WE WENT AND WEST IN WE WE WE WE WENT AND WEST IN WE WENT AND WEST IN WE WE WENT AND WE WENT AND WEST IN WE WENT AND WE WE WENT AND W

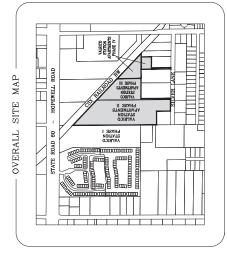
RUN NORTH 00'27700" WEST ALONG SAID WEST, FOR 200.02 FEET TO A POINT ON THE ...INE OF THE NORTH 230 FEET OF THE WEST 379.5 FEET OF THE SE 1.4 OF THE NW 1/4 4, 40 E SAID GESTION 38.

EREI DE THE MAY LEGY THE WHY LOG SHE DESTRUCTION 25.

EREI DE THE WILL STEP THE WILL STEP THE WILL STEP THE WILL STEEL STEEL STEP THE WILL STEEL STE SECTION 29: NUN NORTH 89'4002" WEST ALONG SAID SOUTH LINE, FOR 200.02 FEET TO A POINT MEST LINE OF THE NORTH 230 FEET OF THE WEST 379.5 FEET OF THE SE 144 OF THE

THE ABOVE DESCRIBES AN AREA OF 13.386 ACRES OR 583,088 SQUARE FEET, MORE OR LESS

JRINGS SHOVIN HEREON / UNTY, FLORDA, ASSUMED





WRH VALRICO STATION LLLP

415 1st Avenue North St Petersburg, FL 33701 (727) 892-3005



Gulf Coast Consulting, Inc.

Land Development Consulting
EGARBROR TRANSHORM TANNING
FERMITING
13823 IOOT BLYD, SUITE 665
CGEWARE, Florida 33760
Plane (ZD) 254-1818 Fax (ZD) 554-6990
www.gulfcoastconsultinginc.com

DRAWING INDEX

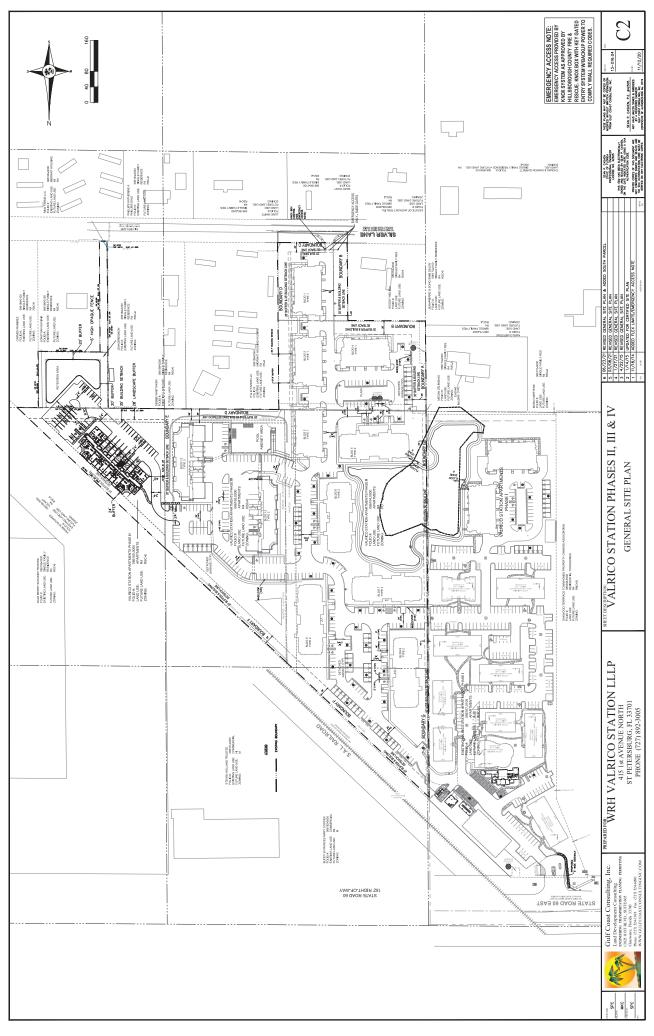
COVER SHEET GENERAL SITE PLAN BUILDING ELEVATIONS SHEET C1 C2 C3 -PROJECT DATA TABLE-

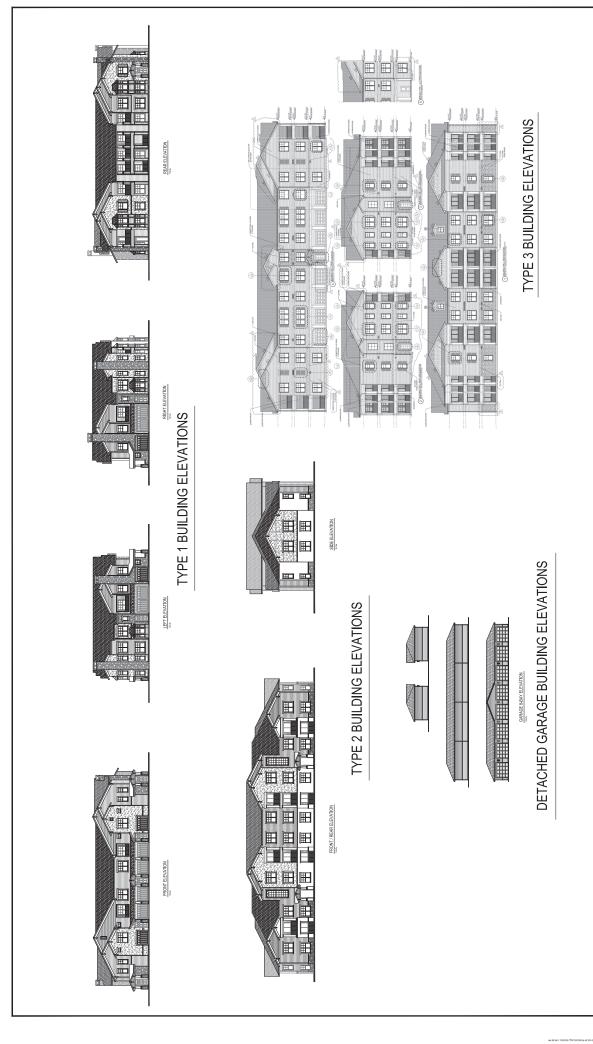
PROPERTY FOLIO NUMBERS	086164.0000, 086165.0000 & 086188.0250
OVERLAY DISTRICT(S)	THE PROJECT DOES NOT EXIST WITHIN ANY OVERLAY DISTRICTS.
SPECIAL ZONE(S)	THE PROJECT DOES NOT EXIST WITHIN ANY SPECIAL ZONES.
SCENC ROADWAY CORRIDOR(S)	NOWE WITHIN OR ADJACENT TO PROJECT.
HISTORIC LANDMARKS	NO DESCRITZO METORIC LANGUARIS AND OTHER METORICUL OR ARCHAEGO, OCCU, SOUTS AND STRUCTURES DOST WITH THE PROJECT BOUNDAMES OF INDIAN THO EST OF THE PRINCET ATMANANCE.
PROPOSED ZOWNG	PD
ORIGINAL PO REZONNG	PRS 13-0734 VR (RZ 00-0816)(*)
EXISTING ZOMNG	PO 15-0714 (RZ-PO 14-1098) (PHASE II & II) & RSC-6 PHASE IV
CROSS ACREAGE	15.61 ADREST9.75 AC PIASE II & 3.57 AC PIASE III & 2.29 AC PIASE 17)
RECURRED INFORMATION	TOTAL FOR PROJECT
NCRENCE	15.61 AC.
PROPOSED USES (UST ALL TYPES)	TV.
MANGER OF DIRELLING UNITS FOR RESIDENTIAL USES	234 (140 PHASE II & 60 PHASE III & 34 PHASE IV)
DMELLING UNITS PER ACRE (DU/A) FOR RESIDENTIN, USES	14,99
FRONT NORTH PL. (ADJACENT TO CSX RW)	22
Щ	20
_	52
PER INC. 6 SIDE NEST PL ADMCENT TO PHISE I	7.5
CALLERAN (1) SIDE WEST PL	2.5
PRODUCED GLES CHILD FROM NORTH PL. (ADJACENT TO CSY RW)	24
FROM SOUTH PL. (REAR)	×
SIDE EAST PL	20
SIDE WEST PL A	10
SUC WEST Pt. (2)	35
MAXIMUM BULDING HEIGHT	45"
PROPOSED BUILDING ADGATS	THE 1: 35 FEET, THES 2 & 3: 45 FEET
MAXIMUM BULDING CONERAGE	40%
	755
FUTURE LAND USE DESIGNATION(S) (FLU) PER THE COURP PLAN	R
ENVIRONMENTALLY SENSITIVE ACRE(S) ACREAGE	N/A
MAN MADE WATER BODY(RS) ACREAGE	0,0
NATURAL MATER BODY(IES) ACREAGE	0.0
OPEN SPACE/RECREATIONAL AREA(S)	N/A
PUBLIC PARK LAND(S) ACREAGE	0.0
	0.0
UTILITY SERVICE AREA	HULSBOROUGH COUNTY
(1) NOT WILLIAMS ADDITIONAL BALDING STRUCK FOR BALDINGS OVER 20 FEET IN HEIGHT (2) ADDITION TO FOLKIOS GRESS-GOODS, BALDINGS, BALDINGS, BALDINGS, BALDINGS, STANDA HANESS IA R REZINED PER FOLK HORS AS APPOINTS 27/10/15 FI THE BOCK (1) WARRED STANDA HANESS IA R REZINED PER FOLK HORS AS A PROPERTY OF THE BOCK (1) WARRED STANDA HANESS IA R REZINED PER FOLK HANGES IN THE BOCK (1) WARRED STANDA HANESS IA R REZINED PER FOLK HANGES IN THE BOCK (1) WARRED STANDA HANGES IN A REZINED PER FOLK HANGES IN THE BOCK (1) WARRED STANDA HANGES IN A REZINED PER FOLK HANGES IN THE BOCK (1) WARRED STANDA HANGES IN A REZINED PER FOLK HANGES IN THE BOCK (1) WARRED STANDA HANGES IN A REZINED PER FOLK HANGES IN THE BOCK (1) WARRED STANDA HANGES IN A REZINED PER FOLK HANGES IN THE BOCK (1) WARRED STANDA HANGES IN A REZINED PER FOLK HANGES IN THE BOCK (1) WARRED STANDA HANGES IN A REZINED PER FOLK HANGES IN WARRED STANDA HANGES IN A RECENT OF THE BOCK (1) WARRED STANDA HANGES IN A RECENT OF THE BOCK (1) WARRED STANDA HANGES IN A RECENT OF THE BOCK (1) WARRED STANDA HANGES IN A RECENT OF THE BOCK (1) WARRED STANDA HANGES IN A RECENT OF THE BOCK (1) WARRED STANDA HANGES IN A RECENT OF THE BOCK (1) WARRED STANDA HANGES IN A RECENT OF THE BOCK (1) WARRED STANDA HANGES IN THE BOCK (1) WARRED STANDA HANGES IN THE BOCK (1) WARRED STANDA HANGES IN A RECENT OF THE BOCK (1) WARRED STANDA HANGES IN THE BOCK (1) WARRED STANDA HANGES	OVER 20 FEET NI HEIGHT 00; 086173-0200; AS APPROVED 2/10/15 BY THE BIOCO

-LOCATION MAP



13-016.04 DATE: 11/12.2020 REVISED: 09.08.21 VALRICO STATION PHASES II, III & IV





SPC WKC

8.0 PROPOSED SITE PLAN (FULL)		

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department **DATE:** 10/05/2021

REVIEWER: Alex Steady, Senior Planner **PLANNING AREA/SECTOR:** Valrico/Central **AGENCY/DEPT:** Transportation **PETITION NO:** PD RZ 21-0113

	This	agency	has	no	comments.
--	------	--------	-----	----	-----------

This agency has no objection.

X This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 62 average daily trips, 2 trips in the a.m. peak hour, and 2 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

• Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone four parcels totaling +/- 15.62 acres from Residential Single-Family Conventional-6 (RSC-6) and PD (15-0714) to PD. The existing Valrico Station apartment complex included in the proposal is part of PD 15-0714 and was previously approved for 200 multi family dwelling units which has since been developed. The proposed PD would allow for an additional 34 multifamily dwelling units which would allow for a total of 234 multi family dwelling units, of which 200 have already been built. The site is located +/- 400 feet south east of the intersection of Valrico Rd and State Road 60. The Future Land Use designation of the site is R-4 and R-9.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, 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	Total Peak Hour Trips	
C,	Two-Way Volume	AM	PM
PD, 200 Multi Family Dwelling Units (ITE code 221)	1,088	72	88
RSC-6, 13 Single Family Dwelling Units (ITE code 210)	123	10	13
Total	1,211	82	101

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
PD, 234 Multi Family Dwelling Units (ITE code 221)	1,273	84	103

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zonnig, Lane Ose/Size	Two-Way Volume	AM	PM
Difference	+62	+2	+2

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 62 average daily trips, 2 trips in the a.m. peak hour, and 2 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SR 60 is a 4-lane major arterial, FDOT maintained roadway, characterized by +/-12 feet travel lanes. The existing right-of-way on SR 60 is +/-180 feet. There are no marked bicycle facilities on SR 60 but there is a 5-foot sidewalk present on the south side of the roadway, adjacent to the proposed project.

The Hillsborough County Corridor Preservation Plan includes SR 60 as a future six-lane roadway.

SITE ACCESS

The previously approved PD (15-0714) has existing vehicular and pedestrian access on SR 60. The proposed planned development will continue to use the same access for vehicular and pedestrian connection. Gated emergency access is provided via Silver Lane.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Roadway	From	То	LOS Standard	Peak Hr Directional LOS
SR 60 / BRANDON BLVD	VALRICO RD	DOVER RD	D	С

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			
SR 60	FDOT Arterial - Urban	4 Lanes □Substandard Road □Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other			

Project Trip Generation □Not applicable for this request							
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips				
Existing	1,211	82	101				
Proposed	1,273	84	103				
Difference (+/-)	+62	+2	+2				

^{*}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	Х	None	None	Meets LDC		
South		Vehicular	None	Meets LDC		
East		None	None	Meets LDC		
West		None	None	Meets LDC		
Notes: Connectivity to the south is emergency access only.						

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			
□ Design Exception/Adm. Variance Requested□ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No		See Staff Report.			

COUNTY OF HILLSBOROUGH LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	RZ PD 21-0113
Hearing date:	October 18, 2021
Applicant:	WRH Valrico Station
Request:	Rezone to Planned Development
Location:	108 Valrico Station Road, Valrico South side of SR 60, west of Mulrennan Rd.
Parcel size:	15.68 acres +/-
Existing zoning:	RSC-6 (MH) and PD 14-1098
Future land use designation:	Residential-4 (4 du/ga; 0.25 FAR) and Residential-9 (9 du/ga; 0.50 FAR)
Service area:	Urban
Community planning area:	N/A

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application:

21-0113

Zoning Hearing Master Date:

October 18, 2021

BOCC Land Use Meeting Date:

December 14, 2021



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:

WRH Valrico Station

FLU

Category:

Res 4

Service Area:

Urban

Site Acreage:

15.68 Acres

Community

Plan Area:

Valrico

Overlay:

None

Request:

Rezone from PD and RSC-6 to PD



Request Summary:

The applicant is proposing to create a new PD by adding 2.29 acres of area covering parts of two parcels to an existing 13.32 acre PD that is a currently developed with 200 multi-family units. The proposed addition of parcels will result in an increase of 34 residential units on the site. The subject application has a companion Comprehensive Plan Amendment (HC/CPA 21-01) application that proposes changing the comprehensive plan designation for two of the PD parcels from Res-4 and Res-9 to Res-20. Both applications are scheduled to be heard concurrently by the BOCC in December of 2021.

Zoning:			
	Cur	rent	Proposed PD Zoning
Uses	PD 14-1098	MF Units	
Uses	RSC-6	Vacant / SF	234 Multi-Family Residential Units
	N3C-0	Home	
Mathematical Maximum	PD 14-1098	200 MF Units	312 Multi-Family Residential Units
Entitlements*	RSC-6	2 SF Homes	312 Multi-Failing Residential Offits

^{*}Mathematical maximum entitlements may be reduced due to roads, stormwater and other improvements. Assumes approval of HC/CPA 21-01

Development Standards:			
	Cı	ırrent	Proposed PD Zoning
Donaity / Intensity	PD	15 du /ac	1E units per sere
Density / Intensity	RSC-6	6 du/ac	15 units per acre
Lot Size / Lot Width	PD	13.32 ac/NA	1F.C. A 2 2 2 2
	RSC-6	6,000sf/70 feet	15.6 Acres
	DD	Setbacks vary	
Setbacks	PD	from 35' to 10'	Setbacks vary from 35' to 10'
	RSC-6	25'/7.5'/25'	
	PD	45'/35'	45//25/
Height	RSC-6	25'	45′/35′

APPLICATION NUMBER: PD 21-0113

ZHM HEARING DATE: October 18, 2021

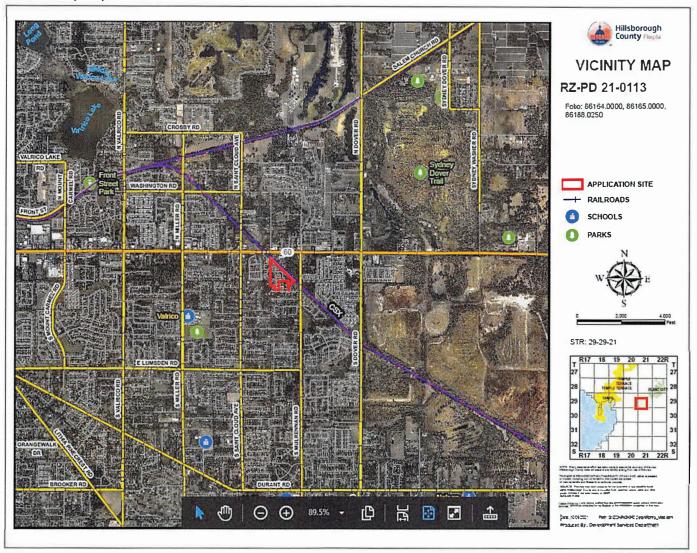
BOCC LUM MEETING DATE: December 14, 2021 Case Reviewer: Steve Beachy, AICP

Additional Information:	
PD Variations	• None
Waiver(s) to the Land Development Code	 The applicant has asked for a waiver to the requirement that there be an additional 2-foot setback for every 1 foot of building height over 20 feet. Staff supports the request for this waiver because the condition was included as part of previous PD approval and the location of the propose building is adjacent to a railroad line and the existing apartment complex or adjacent to parcel that was previously on the south side of the existing PD and subject by its adjacency to the existing PD Conditions.
Planning Commission Recommendation	Consistent subject to Conditions and BOCC approval of HC/CPA 21-01.
Development Services Department Recommendation	Approvable Subject to Conditions

Case Reviewer: Steve Beachy, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

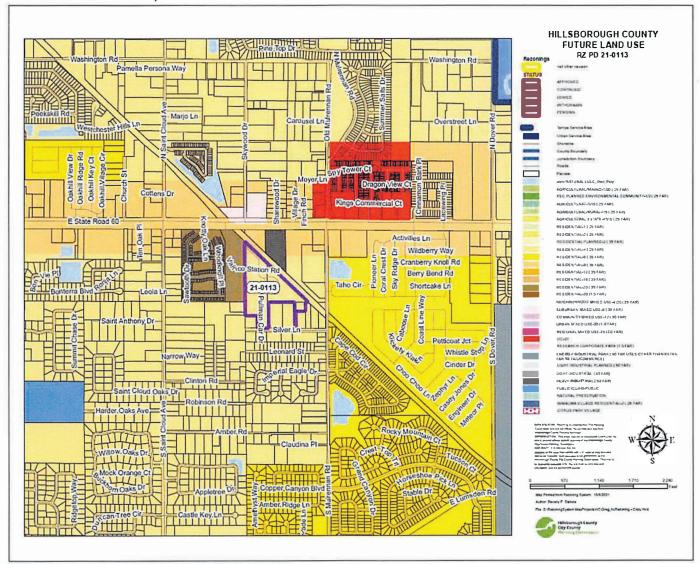


Context of Surrounding Area:

The subject parcels are located adjacent and south of the SR 60 Overlay district boundary. The immediate area consists of high density Multi Family development south of the SR 60 corridor. The area is bounded by a multi-family apartment complex to the west and single- family homes to the south. A CSX rail line creates a physical boundary along the north and eastern limits of the parcel.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Case Reviewer: Steve Beachy, AICP

Cubicat Cita Futura Land Has Catanan	Residential – 9
Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R (Floor Area	9 unit per acre / .5 FAR and
Ratio:	4 unit per acre / .25 FAR
Residential Urban Scale neighborhood	Residential urban scale neighborhood commercial office uses
commercial	multipurpose projects, mixed use development
	Residential suburban scale neighborhood commercial office use, multi-
	purpose projects

Case Reviewer: Steve Beachy, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

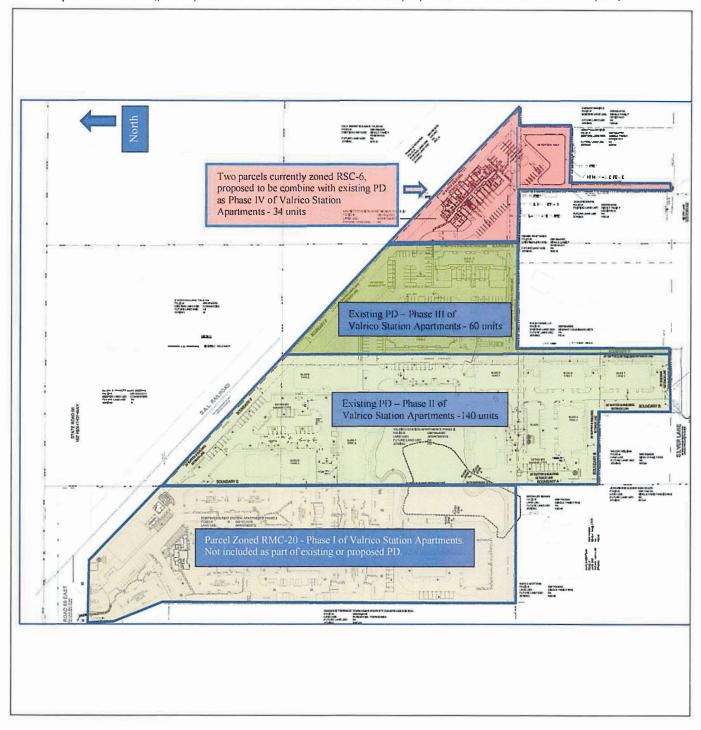


Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
	M	0.75 FAR	Manufacturing	Storage, Ofc Comm	
North	RSC-6	6 du per acre	Residential	Vacant	
6 11	вро-мн	0.20 FAR	Prof Ofc	Comm Office	
South RSC-6		6 du per acre	Residential	SG Homes	
West	RMC-20	20 du / acre	MF Residential	MF Residential	
Foot	М	0.75 FAR	Manufacturing	Office Commercial	
East	RSC-6	6 du per acre	Residential	Vacant	

Case Reviewer: Steve Beachy, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



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

Adjoining Roadwa	ys (check if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
SR 60	FDOT Arterial - Urban	4 Lanes □Substandard Road □Sufficient ROW Width	☑ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other

Project Trip Generati	on \square Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,211	82	101
Proposed	1,273	84	103
Difference (+/-)	+62	+2	+2

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

Connectivity and Cross	Access Not app	olicable for this request		
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		Vehicular	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes: Connectivity to	the south is emerge	ency access only.		

Road Name/Nature of Request	Туре	Finding
·	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐ N/A	⊠ Yes	See Staff Report.		
☐ Off-Site Improvements Provided	⊠ No	□ No	See Starr Report.		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	No Wetlands Present
Natural Resources	☐ Yes	☐ Yes ☑ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property □ Other 			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	□ Yes ☑ No	⊠ Yes	See Staff Report
Service Area/ Water & Wastewater ⊠Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	⊠ Yes	□ Yes ⊠ No	☐ Yes ⊠ No	
Hillsborough County School Board Adequate K-5 6-8 9-12 N/A Inadequate K-5 6-8 9-12 N/A	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story) Mobility: \$5,329 * 34 units = \$181,186 Parks: \$1,316 * 34 units = \$44,744 School: \$3,891 * 34 units = \$132,294 Fire: \$249 * 34 units = \$8,466 Total Multi-Family (1-2 story) = \$366,690				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria	⊠ Yes	☐ Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	□No		⊠ No	
oximes Minimum Density Met $oximes$ N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject application will create a new PD by adding two parcels and entitlements for 34 additional units to an existing 200- unit PD which is part of a larger apartment complex totaling 368 units. Staff finds the project is compatible with the surrounding area based on the following:

The subject application is an expansion of an existing MF project. An economy of scale is created by incorporating the subject parcels within the existing the PD to allow the applicant to utilize the existing access on SR60, internal roadways to access the parcels and presumably an extension of existing water and sewer connections. It is envisioned that the project expansion, verses building of a new and separate facility, will lessen the overall infrastructure development impact to the surrounding area.

The subject parcels are located between a CSX railroad facility and the apartment complex. Development of the subject parcels with a use other than MF Apartments could create unanticipated incompatibilities that could easily be avoided. MF Apartments fit better at this location than other uses.

Finally, the parcel with folio number 8614.0000 was added to the PD application to increase capacity for stormwater retention and parking only. While these uses in this location will minimize the potential impact of the project on the adjacent parcels that continue to be used for single family residential purposes.

5.2 Recommendation

Given the overall compatibility of the proposed use, staff recommendation is for support.

6.0 PROPOSED CONDITIONS (CHANGES TO CONDITIONS)

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 10, 2021.

Prior to site plan certification applicant will add:

A "Boundry B" designation on site plan-for-the southern boundary of the parcel-with folio 86165.0000 with the current zoning designation RSC-6 and adjacent to the parcel with folio 86188.0250

The "Boundary D" linework and designation on site plan along the southern boundary of the parcel with folio 86165.0000 with the current zoning designation RSC-6 and adjacent to the parcel with folio 86188.0250, should be deleted.

A "Boundary F designation on site plan for the northern boundary of the parcel, adjacent to the railroad, with folio 86165.0000 and with the current zoning designation RSC-6

Development of the project shall be limited to 2364 multi-family dwelling units.

• Building setbacks shall be as follows:

North property line setback (Boundary F): 24 feet East property line setback (Boundary E): 20 feet East property line setback (Boundary D): 35 feet South property line setback (Boundary D): 35 feet South property line setback (Boundary C): 25 feet West property line setback (Boundary B): 35 feet 35 feet South Property line setback (Boundary B): 35 feet West property line setback (Boundary A): 10 feet West property line setback (Boundary G):

• The maximum building heights shall be as follows:

Type 1 buildings: 35 feet
Type 2 buildings: 45 feet
Type 3 buildings: 45 feet
Detached garage buildings: 20 feet

The additional setback of 2 feet for every 1 foot over 20 feet in height shall not apply.

4. The following buffering shall be provided:

North property line buffer (Boundary F):

East property line buffer (Boundary E):

East property line buffer (Boundary D):

South property line buffer (Boundary D):

West property line buffer (Boundary B):

South property line buffer (Boundary B):

South property line buffer (Boundary B):

West property line buffer (Boundary A):

35 feet

- 5. All screening shall consist of "Type B" screening, per Land Development Code Section 6.06.06.C.4, unless otherwise states. Screening along the west property line (Boundary A) shall provide required evergreen shade trees that are not less than 15 feet in height at the time of planting, in addition to all other Type B standards. Screening along the southern and western property lines (Boundary B) shall provide a double row of 15 foot trees staggered on 20 foot centers, in addition to all other Type B standards. Existing trees and trees planted to meet code required replacement inches can be used to satisfy these screening requirements.
- 6. The maximum building coverage of the project shall be 40%. The maximum impervious coverage of the project shall be 75%.
- 7. The Parcel with folio 86188.0250 will be utilized for support uses such as stormwater retention and parking only. No apartments will be constructed on this parcel. Buffering of 20 feet on the east, south and west sides of this parcel will be required as depicted on the Site Plan.
- 8. Buildings shall be designed in compliance with the architectural elevations shown on Sheet C3 of the site plan. Said elevations shall be shown on subsequent site development plans.
- 9. The applicant shall provide a minimum 5 foot wide sidewalk connection, with pavement striping, as necessary, from the existing internal sidewalk network to the existing sidewalk within the SR 60 right-of-way.
- 10. Any allowable access onto Silver Lane shall be restricted to use by emergency vehicles and a locked security gate shall be installed and continually maintained.
- 11. An evaluation of the property identified a number of mature trees. The stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.
- 12. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- 13. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.

Zoning Administrator Sign Off:

J. Brian Grady Mon Oct 11 2021 15:29:31

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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on October 18, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Todd Pressman spoke on behalf of the applicant, WRH Valrico Station, LLLP. Mr. Pressman introduced civil engineer Mr. Sean Cashen and owner's representative Mr. John Withers. Mr. Pressman displayed slides depicting the subject property's location and aerial view. He noted the Planning Commission staff found the rezoning request consistent, and Development Services staff found the rezoning approvable with conditions.

Mr. Pressman explained the applicant intends to expand the existing Valrico Station apartments and is adding 2.29 acres to the 13.32 acres under the PD. He stated the expansion will add 34 new units to the existing 200 units. He stated the new PD would include 15.6 acres. He stated the applicant has requested a height waiver. Mr. Pressman displayed an aerial photograph and noted the site under consideration is located between a railroad and existing multi-family apartments. He pointed out an area that will be used for stormwater management and parking. He displayed a proposed elevation and noted the development has nice architecture and greenery and is well-maintained. Mr. Pressman stated the immediate area around the subject property consists of high-density multi-family development.

Mr. Pressman stated the applicant requested a height waiver, and a waiver was included in the existing multi-family PD approval. He noted Planning Commission staff found the use and density compatible.

Development Services Department

Mr. Steve Beachy, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record, as revised. He noted there is a comprehensive plan amendment request being processed that is related to this rezoning request. He stated the proposed Future Land Use Map designations are Res-20 and Res-4. Mr. Beachy stated a revised staff report is being submitted into the record.

Planning Commission

Ms. Jillian Massey, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record. She noted a Future Land Use Map amendment request is in process to change a portion of the subject property to Residential-20.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal

Mr. Pressman stated the applicant appreciates consideration of the request.

The hearing officer closed the hearing on RZ PD 21-0113.

C. EVIDENCE SUMBITTED

Mr. Grady submitted into the record at the hearing a copy of the revised Development Services Department staff report.

Mr. Pressman submitted into the record at the hearing a copy of his slide presentation.

D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 15.68 acres located at 108 Valrico Station Road, which is south of State Road 60 and west of Mulrennan Road in Valrico.
- 2. The Subject Property is currently zoned Planned Development 14-1098 and RSC-6(MH).
- 3. The applicant has requested to create a new PD by adding 2.29 acres to the existing 13.32 acres included in PD 14-1098, which is currently developed with 200 multi-family units. The proposed project will add 34 residential units to the existing multi-family development.
- 4. The Subject Property is designated Residential-4 and Residential-9 on the comprehensive plan Future Land Use Map. An amendment request is in process under application HC/CPA 21-01 to change a portion of the Subject Property's Future Land Use Map designation from Residential-4 and Residential-9 to Residential-20. The map amendment and this rezoning request are both scheduled to be heard concurrently by the Board of County Commissioners in December 2021.

- 5. The Subject Property is in the Urban Service Area and is not within the boundaries of a community plan.
- 6. The applicant has requested a waiver to the requirement that there be an additional 2-foot setback for every 1-foot of building height over 20 feet. The height waiver was included as part of PD 14-1098 approval. The building that will be subject to the proposed height waiver is to be located adjacent to a railroad and the existing multi-family development. Development Services staff support the waiver request.
- 7. The Subject Property is adjacent to and south of the State Road 60 Overlay district boundary. The immediate surrounding area consists of high-density multi-family development south of the State Road 60 corridor. There is a multi-family development west of the Subject Property and single-family homes to the south. There is a CSX railroad to the north and east of the Subject Property.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The rezoning request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2021). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant has requested to create a new PD by adding 2.29 acres to the existing 13.32 acres included in PD 14-1098, which is currently developed with 200 multi-family units. The proposed project will add 34 residential units to the existing multi-family development. A request is in process under application HC/CPA 21-01 to amend a portion of the Subject Property's Future Land Use Map designation from Residential-4 and Residential-9 to Residential-20. The proposed rezoning is compatible with surrounding uses and is consistent with the comprehensive plan.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request subject to approval of the Future Land Use Map amendment in HC/CPA 21-01, and subject to the conditions listed in the revised Development Services Department staff report based on the applicant's general site plan submitted August 10, 2021.

Pamela Jo HatleyNovember 3, 2021Pamela Jo Hatley PhD, 3DDate:

Land Use Hearing Officer



Unincorporated Hillsborough County Rezoning			
Hearing Date: October 18, 2021 Report Prepared: October 7, 2021	Petition: PD 21-0113 108 Valrico Station Road South side of State Road 60, west of Mulrennan Road		
Summary Data:			
Comprehensive Plan Finding:	CONSISTENT		
Adopted Future Land Use:	Residential-4 (4 du/ga; 0.25 FAR) and Residential-9 (9du/ga;0.50 FAR) NOTE: An amendment is in process to change a portion of the site's Future Land Use designation to Residential-20 (RES-20)		
Service Area:	Urban		
Community Plan:	N/A		
Rezoning Request:	Residential Single-Family Conventional-6 (RSC-6) and Planned Development (PD) to a new Planned Development (PD) allowing for 234 multi-family units		
Parcel Size (Approx.):	15.6± acres		
Street Functional Classification:	State Road 60 – Arterial Mulrennan Road – Collector		
Locational Criteria:	N/A		
Evacuation Zone:	The site is not within an Evacuation Zone		



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Context

- The 15.6 ± acre property is located on the north side of State Road 60, west of Mulrennan Road. 14.8 ± acres of the will be designated RES-20 and 0.76± acres of the site is designated RES-4. A portion of the site is developed with multi-family residential dwellings. The subject property is located within the Urban Service Area (USA). The site is not within the limits of a Community Plan.
- A Comprehensive Plan Amendment (HC/CPA 21-01) for a portion of the site (the northern 14.8 acres) is currently being proposed. The amendment proposes to change the site's Future Land Use designation from Residential-4 and Residential-9 (RES-9) to Residential-20. Typical uses in the Residential-20 are residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments. HC/CPA 21-01 was found consistent by the Planning Commission on July 12, 2021. This rezoning is subject to the Hillsborough Board of County Commissioners' approval of Hillsborough County Comprehensive Plan Amendment 21-01 (HC/CPA 21-01).
- To the west of the site the zoning designation is Residential Multi-family Conventional-20(RMC-20) developed with multi-family residential dwellings. A Planned Development (PD) is south of the site and is developed with a mobile home park. Residential Single Family Conventional-6 (RSC-6) is also located to the south and is developed with single family residential dwellings. North of the site is designated with a Manufacturing (M) zoning designation and is developed with a salvage yard. Additional Residential Single Family Conventional-6 (RSC-6) is also located to the east and is developed with single family residential.
- The applicant is requesting a Planned Development (PD) to allow 234 multi-family residential units.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

Future Land Use Element

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.2: Minimum Density

All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

PD 21-0113 2

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.4: Compatibility is defined 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 does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan.
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses: or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.8: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

Objective 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including, but not limited to, transitions in uses, buffering, setbacks, open space and graduated

PD 21-0113

height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

Staff Analysis of Goals, Objectives, and Policies:

The applicant is requesting a rezoning on the subject property from Residential Single-Family Conventional-6 (RSC-6) and Planned Development (PD) to a new Planned Development to allow for 234 multi-family units. The request is an allowable use and is consistent with the Residential-20 and Residential-4 Future Land use classifications.

The site is currently developed with 200 multi-family residential units, the addition of the 34 units will be compatible with the surrounding development pattern meeting the intent of Policies 16.3 and 16.8 of the Future Land Use Element that require new development, to be compatible with the surrounding area in character, lot size and density. In this case, the proposal is consistent with the development pattern in the area, which consists of both single-family and multi-family residential.

The subject site is within the Urban Service Area and meets the intent of Objective 1 and Policies 1.2 which direct growth to be in the Urban Service Area and for residential developments in the Urban Service Area to meet a minimum density. The proposal is for 234 multi-family dwelling units. Based on the Residential-4 (RES-4) and Residential-20 Future Land use category and with an acreage of 15.6, a minimum of 224 units would need to be developed to meet minimum density.

Overall, Planning Commission staff finds the proposed use and density to be compatible with the surrounding area. The request would allow for a development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County,* subject to the conditions proposed by the Development Services Department and Hillsborough Board of County Commissioners' approval of Hillsborough County Comprehensive Plan Amendment (HC/CPA 21-01).

PD 21-0113 4

REGIONAL MIXED USE-35 (2.0 FAR) Jurisdiction Boundary Tampa Service Area <all other values: Fle: G:\RezoningSystem\MapF Author: Beverly F. Daniels STATUS Tris High Rd tticoat Jct - Spe Whistle St^O O N Dover Rd 10 18841BUS Cresh 72 State of the state of Petticoat Jct — L R Cinder Dr Overstreet UT RADE SEE Washington Mulity Control of the Cranberry Knoll Rd Cinnamon Bark Pl Wildberry Way Berry Bend Rd Shortcake Ln Activities Ln-Rocky Mountain KINC. Coast Line Way JO sijes jawwns NMulreman Rd Capoose Tu **Dragon View** Commercial Ct Sky Ridge Dr-Coral Crest Dr Pioneer Ln-Tower Ct Taho Cir Kings S Mulrennan Rd S Mulrennan Rd Sade Ln Sade Ln Spy Old Mulrennan Rd | | |Moyer,En Claudina PI= Eagle Dr Sharewood Dr Willage Dr Finch Rd Pine Top;Dr S eonard Station Rd Silver erial 21-0113 الللللل Pullman Car Dr Valid Voice Skywood Dr Rd PSS, ber ŏ WoodknollPl Rd Castle Key Ln Rd Robinson Knotty Oak Ln Clinton -Marjo Ln-Narrow, Way Sawtooth Dr Pamella Persona Way OaksDr evA buol Jinis N Jnis2 Cottens **SyA buol** eola Anthony Dr Saint Cloud $\ddot{\circ}$ Ten Oak Pl Oaks Ave Control Tree Cir Willow Oaks Dr lon Oaks Dr Mock Orange Westchester Hills L Church St ry sinod State Road 60 Saint R Harder Oakhill Village Cir Oakhill Key Ct Oakhill Ridge Rd Bonterra Bl Summit Chase Dr Ridgetop Way Oakhill View Dr Ш Borvie Pl

HILLSBOROUGH COUNTY

FUTURE LAND USE RZ PD 21-0113

WITHDRAWN CONTINUED PENDING DENIED

Urban Service Area County Boundary Shoreline

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) RESIDENTIAL-35 (1.0 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR) URBAN MIXED USE-20 (1.0 FAR)

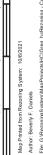
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.50 FAR) LIGHT INDUSTRIAL (:50 FAR)

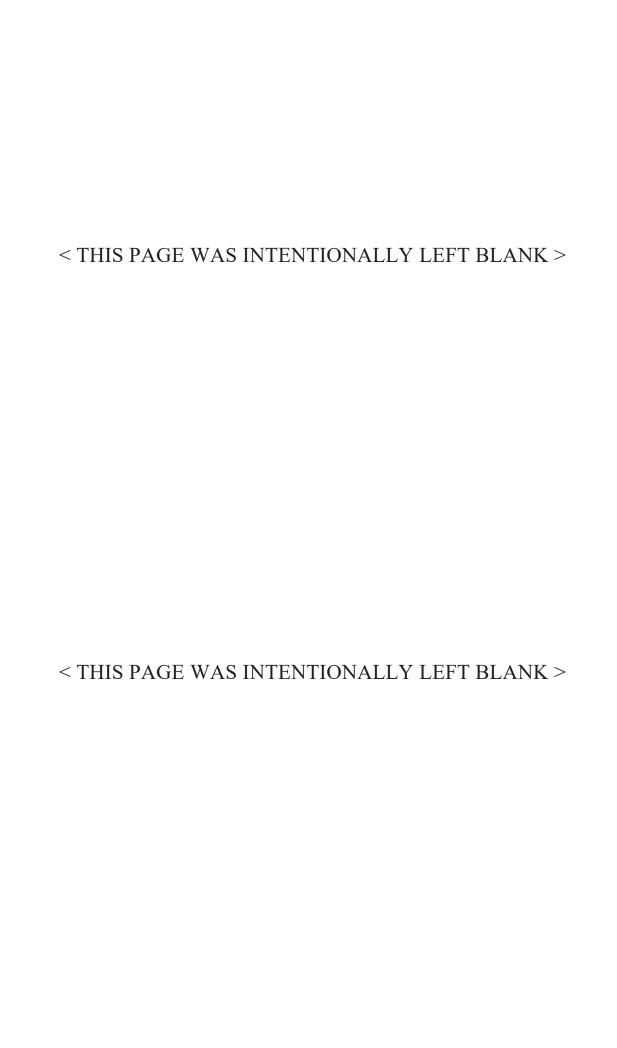
HEAVY INDUSTRIAL (.50 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE 1,710 1,140 570

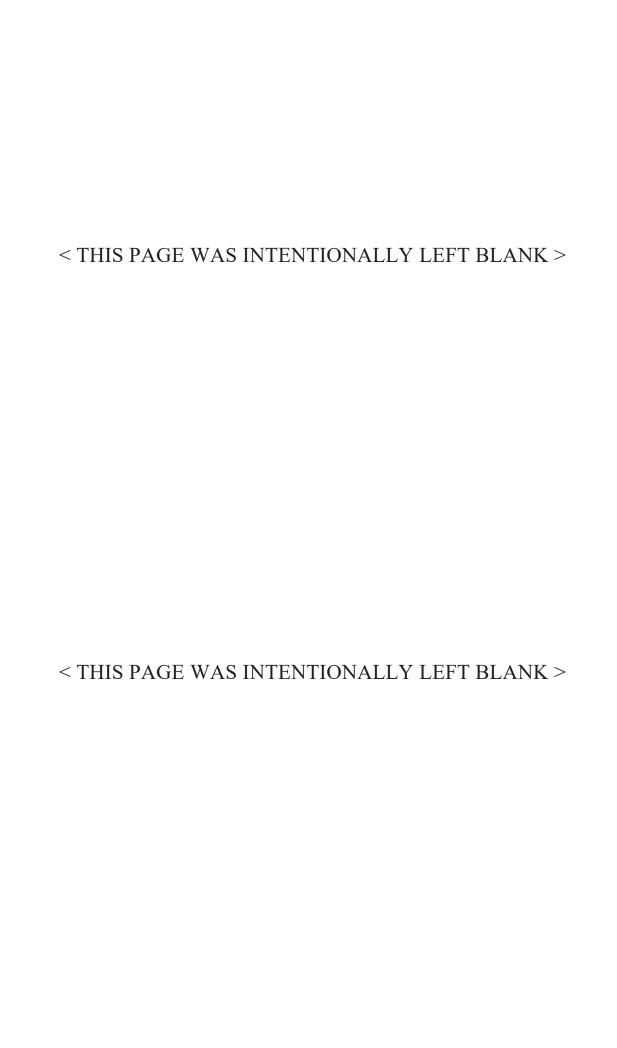
2,280



Hillsborough County City-County



GENERAL SITE PLAN FOR CERTIFICATION





DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Kimberly Overman Mariella Smith Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise
COUNTY ATTORNEY
Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Valrico Square
Zoning File: RZ-PD (21-0113) Modification: None
Atlas Page: None Submitted: 12/29/21
To Planner for Review: 12/29/21 Date Due: ASAP
Contact Person: Todd Pressman & Sean Cashen Phone: (727)804-1760/todd@Pressmaninc.com
Right-Of-Way or Land Required for Dedication: Yes No
The Development Services Department HAS NO OBJECTION to this General Site Plan.
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:
Reviewed by: Date: _/\(\frac{14}{24}\) Date Agent/Owner notified of Disapproval:

REVISED GENERAL SITE PLAN

VALRICO STATION PHASES II, III & IV FOR MODIFICATION OF PD 14-1098

SECTION 29, TOWNSHIP 29 S, RANGE 21 E HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION

A FRACT OR PARCEL OF LAND LYING IN THAT PORTION OF SECTION 29, TOWNSHIP 29 SOUTH RANGE 21 EAST, HILLSBORDOUGH COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING DESCRIBED AS POLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, RUN SOUTH 89'5007" EAST FOR 1,345.28 FEET TO, A POINT, THENCE FOR 1,341.28 FEET TO, A SOUTHWESTER TO A SG FIRON TOO AND CAS THON FOLM FOR ON THE SOUTHWESTER! Y RIGHT OF WAY LING OF THE SALL RAILROAD (100 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING.

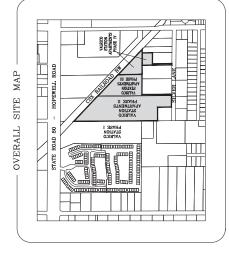
FERMA SLAD POTO REGISHING HIS WOOTH-48-222-EST AGAD GAD SOUTHMESTERN SIGHT OF USE FOR EACH STATE AND STATE AT A CHARGE TO THE WEST ILD OF THE WEST IN OF THE WINN WEST ILD OF THE WEST IN OF THE WINN WEST IN OF THE WEST IN OF THE WINN WINN WEST IN OUT THE WEST IN WEST IN OUT THE WEST IN OUT THE WEST IN WEST IN OUT THE WEST IN WEST IN OUT THE WEST IN WEST IN WEST IN OUT THE WEST IN WEST IN OUT THE WEST IN WEST IN WEST IN WEST IN WE WE WE WE WE WENT AND WEST IN WE WEST IN WE WE WE WENT AND WEST IN WE WE WENT AND WEST IN WE WE WE WENT AND WEST IN WE WENT AND WE WE WENT AND WE WENT AND

RUN NORTH 00'27700" WEST ALONG SAID WEST, FOR 200.02 FEET TO A POINT ON THE ...INE OF THE NORTH 230 FEET OF THE WEST 379.5 FEET OF THE SE 1.4 OF THE NW 1/4 SECTION 29: NUN NORTH 89'4002" WEST ALONG SAID SOUTH LINE, FOR 200.02 FEET TO A POINT MEST LINE OF THE NORTH 230 FEET OF THE WEST 379.5 FEET OF THE SE 144 OF THE

THE ABOVE DESCRIBES AN AREA OF 13.386 ACRES OR 583,088 SQUARE FEET, MORE OR LESS

IBES AN AREA OF 1.565 ACRES OR 68,186 SQUARE FEET, MORE

JRINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY RIGHT OF WA. UNTY, FLORIDA, ASSUMED TO BEAR SOUTH 46"24"09" EAST.





WRH VALRICO STATION LLLP

415 1st Avenue North St Petersburg, FL 33701 (727) 892-3005



Gulf Coast Consulting, Inc.

Land Development Consulting
EGARBEROR TRANSMORTHING
1825 IOOT BLYD, SUITE 665
CGEWARE, Florida 33760
Phone: (72) 254-1818 Fax: (72) 54-6990
www.gulfcoastconsultinginc.com

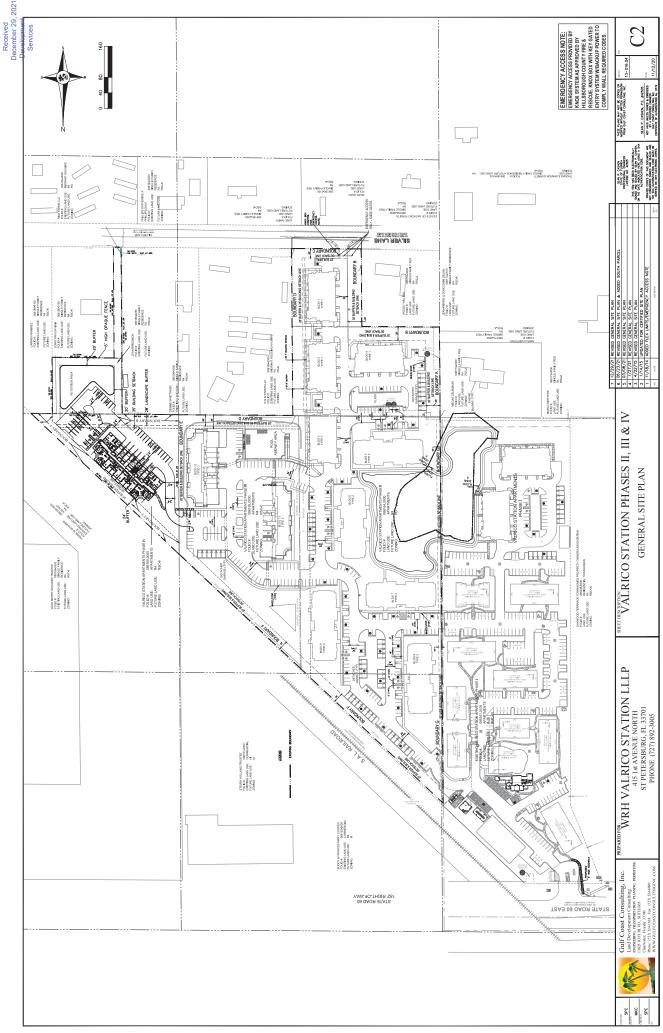
DRAWING INDEX

COVER SHEET GENERAL SITE PLAN BUILDING ELEVATIONS SHEET C1 C2 C3 -PROJECT DATA TABLE-

PROPERTY FOLIO NUMBERS	086164.0000, 086165.0000 & 086188.0250
OVERLAY DISTRICT(S)	THE PROJECT DOES NOT EXIST WITHIN ANY OVERLAY DISTRICTS.
SPECIAL ZONE(S)	THE PROJECT DOES NOT EXIST MITHIN ANY SPECIAL ZONES.
SCENC ROADWAY CORRIDOR(S)	NOWE WITHIN OR ADJACENT TO PROJECT,
HSTORC LANDWARKS	NO DESCRIPTO HISTORIC LANGUAGES AND OTHER HISTORICA, OR ARCHICOCOCIA, STRUCTURE LOSS WITH THE PROJECT BOUNDANCE OF MITHIN THE PROJECT BOUNDANCE OF MITHIN THE PROJECT BOUNDANCE OF MITHING THE PROJECT BOUNDANCE OF MITHING
PROPOSED ZOMING	AN TECHNIC PRODUCTION
CHICAMI, PD REZONNG	PRS 13-0734 WR (RZ 00-0816X*)
EXISTING ZOMMG	PO 15-0714 (RZ-PD 14-1098) (PIMSE II & IX) & RSC-6 PIMSE IV
GROSS ACREAGE	15.67 ACRES/9.75 AC PRINCE II & 3.57 AC PRINCE IN A 2.29 AC PRINCE IV)
REQUIRED INFORMATION	TOTAL FOR PROJECT
NCREAGE	15,61 AC.
PROPOSED USES (UST ALL TYPES)	ž,
MUMBER OF DWELLING UNITS FOR RESIDENTIAL USES	234 (140 PHASE II & 60 PHASE III & 34 PHASE N)
DWELLING UNITS PER ACRE (DU/A) FOR RESIDENTIN, USES	14,99
CROWT MORTH PI (ADMICENT TO CSY RM)	×
_	8
L	2.5
(FEET) PER RSC-6 SUE WEST PL ADJACENT TO PHASE /	7.5
CHITCHAN (1) SOC MCST PL	2,5
	2.
PRUPUSED BUILDING FRONT SOUTH PL. (REAR)	R.
SIDE EAST PL	20
SIDE WEST PL A	10
SOC MCST Pt. (2)	n
MAXIMUM BULDING HEIGHT	
PROPOSED BUILDING ADGATS	TAPE 1: 35 FEET; TAPES 2 & 3: 45 FEET
MAXIMUM BULDING CONERAGE	40%
	758
FUTURE LAND USE DESIGNATION(S) (FLU) PER THE COMP PLAN	R4
ENVIRONMENTALLY SENSITIVE ACRE(S) ACREAGE	N/A
MAN MADE WATER BODY(IES) ACREAGE	000
NATURAL MATER BODY(ES) ACREAGE	0.0
OPEN SPACE/RECREATIONAL AREA(S)	N/A
PUBLIC PARK LAND(S) ACREAGE	0.0
	0.0
UTILITY SERVICE AREA	HILSBOROUGH COUNTY
(1) NOT NICLUDNIC ADDITIONAL BALDING STEACH TOR BALDINGS DORR 20 FEET IN HEIDHT (2) ADJACENT TO FOLUS OBSESS-0000; 66173-0000; 66173-0100; 086173-0200;	OACR 20 FEET IN HEIGHT 00; 086173-0300;
(*) WALRICO STATION PHASES II & IV REZONED PER PD 14-1098 AS APPROVED 2/10/15 BY THE BOCC	AS APPROVED 2/10/15 BY THE BOCC



13-016.04 DATE: 11/12/2020 REVISED: 12/29/21 VALRICO STATION PHASES II, III & IV









LEFT ELEVATION

RIGHT ELEVATION

TYPE 1 BUILDING ELEVATIONS

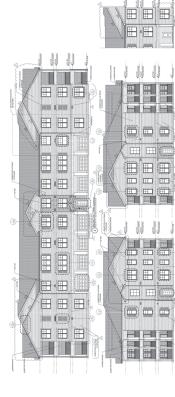
REAR ELEVATION

FRONT / REAR ELEVATION



SIDE ELEVATION

TYPE 2 BUILDING ELEVATIONS



Series Series Marine Street

TYPE 3 BUILDING ELEVATIONS

122 V 2000 V 137 V 100 Keep No. of Street, or other Persons.

DETACHED GARAGE BUILDING ELEVATIONS

SARAGE 8-BAY ELEVATION

Gulf Coast Consulting, Inc.
Land Development Consulting
Favariance Transporting
Fast for Transporting
Fast for

SPC WKC

MRH VALRICO STATION LLLP
415 14 AVENUE KORTH
ST PETERSBURG, FL 33701
PHONE (727) 892-3005

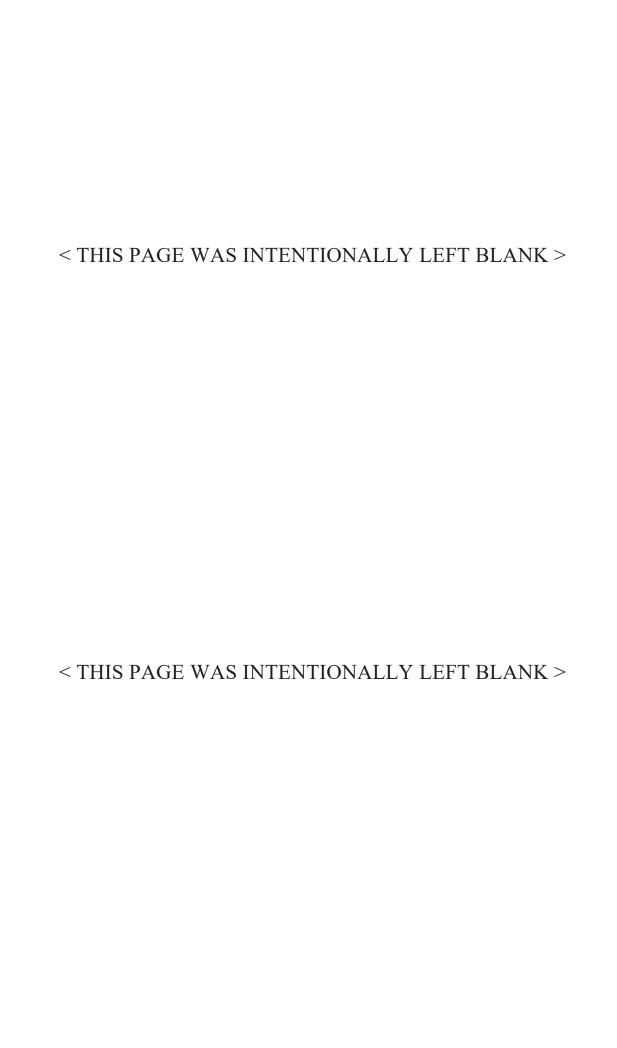
VALRICO STATION PHASES II, III & IV BUILDING ELEVATIONS

THE OF TH

SEAN P. CASHDA, P.E. #42505
HIS WALD UNESS SOMED & DMOSSED
SEA A REGISTRED DAMERS
GUE COAST CORRESTME, MC.
CORRESTME, OF AUTOMORPASCO MS, 9734

THESE FLANS MAY NOT BE CORED OR MOOFED WHITEN PERMISSION FROM OUL! COAST CONSULTING, INC.

AGENCY COMMNENTS



AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department **DATE:** 10/05/2021

REVIEWER: Alex Steady, Senior Planner **PLANNING AREA/SECTOR:** Valrico/Central **AGENCY/DEPT:** Transportation **PETITION NO:** PD RZ 21-0113

	This agency	has no	comments.
--	-------------	--------	-----------

This agency has no objection.

X This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 62 average daily trips, 2 trips in the a.m. peak hour, and 2 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

• Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone four parcels totaling +/- 15.62 acres from Residential Single-Family Conventional-6 (RSC-6) and PD (15-0714) to PD. The existing Valrico Station apartment complex included in the proposal is part of PD 15-0714 and was previously approved for 200 multi family dwelling units which has since been developed. The proposed PD would allow for an additional 34 multifamily dwelling units which would allow for a total of 234 multi family dwelling units, of which 200 have already been built. The site is located +/- 400 feet south east of the intersection of Valrico Rd and State Road 60. The Future Land Use designation of the site is R-4 and R-9.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, 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	Total Peak Hour Trips	
C /	Two-Way Volume	AM	PM
PD, 200 Multi Family Dwelling Units (ITE code 221)	1,088	72	88
RSC-6, 13 Single Family Dwelling Units (ITE code 210)	123	10	13
Total	1,211	82	101

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
PD, 234 Multi Family Dwelling Units (ITE code 221)	1,273	84	103

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zonnig, Lane Ose/Size	Two-Way Volume	AM	PM
Difference	+62	+2	+2

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 62 average daily trips, 2 trips in the a.m. peak hour, and 2 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SR 60 is a 4-lane major arterial, FDOT maintained roadway, characterized by +/-12 feet travel lanes. The existing right-of-way on SR 60 is +/-180 feet. There are no marked bicycle facilities on SR 60 but there is a 5-foot sidewalk present on the south side of the roadway, adjacent to the proposed project.

The Hillsborough County Corridor Preservation Plan includes SR 60 as a future six-lane roadway.

SITE ACCESS

The previously approved PD (15-0714) has existing vehicular and pedestrian access on SR 60. The proposed planned development will continue to use the same access for vehicular and pedestrian connection. Gated emergency access is provided via Silver Lane.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Roadway	From	То	LOS Standard	Peak Hr Directional LOS
SR 60 / BRANDON BLVD	VALRICO RD	DOVER RD	D	С

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		
		41000	□ Corridor Preservation Plan		
SR 60	FDOT Arterial - Urban	4 Lanes □Substandard Road □Sufficient ROW Width	☐ Site Access Improvements		
			☐ Substandard Road Improvements		
			☐ Other		

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	1,211	82	101		
Proposed	1,273	84	103		
Difference (+/-)	+62	+2	+2		

^{*}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	None	Meets LDC	
East		None	None	Meets LDC	
West		None	None	Meets LDC	
Notes: Connectivity to the south is emergency access only.					

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
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No		See Staff Report.

COMMISSION

Mariella Smith CHAIR
Pat Kemp VICE-CHAIR
Harry Cohen
Ken Hagan
Gwendolyn "Gwen" W. Myers
Kimberly Overman
Stacy White



DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Rick Muratti, Esq. LEGAL DEPT
Andy Schipfer, P.E. WETLANDS DIVISION
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: 09/13/2021	COMMENT DATE: 07/01/2021	
PETITION NO.: 21-0113	PROPERTY ADDRESS: 108 Valrico Station Rd,	
EPC REVIEWER: Chantelle Lee	Valrico, FL 33594 and 4204 Silver Lane, Valrico, FL 33594	
CONTACT INFORMATION: (813) 627-2600 X 1358	FOLIO #: 086165-0000, 086164-0000, and 086188-0250	
EMAIL: leec@epchc.org	STR: 29-29S-21E	

REQUESTED ZONING: PD, RSC-6 to Rezoning-PD

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	06/30/2021	
WETLAND LINE VALIDITY	N/A	
WETLANDS VERIFICATION (AERIAL PHOTO,	N/A	
SOILS SURVEY, EPC FILES)		

INFORMATIONAL COMMENTS:

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Cl/mst



Adequate Facilities Analysis: Rezoning

Date: 10/11/2021 **Acreage:** 15.61 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: RZ 21-0113 Future Land Use: Residential - 4

HCPS #: RZ-402 Maximum Residential Units: 234 Units

Address: 108 Valrico Station Road / 4204 Silver Residential Type: Multifamily

Lane, 33594, Valrico

Parcel Folio Number(s): 086164.0000,

086165.0000, 086188.0250

School Data	Buckhorn Elementary	Mulrennan Middle	Durant High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	843	1445	2738
2020-21 Enrollment K-12 enrollment on 2020-21 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	671	1228	2371
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	80%	85%	87%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 10/11/2021	21	36	270
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	27	10	12
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	85%	88%	97%

Notes: Adequate capacity exists at Buckhorn Elementary, Mulrennan Middle, and Durant High for the proposed project.

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

Matthew Pleasant

Department Manager, Planning & Siting Growth Management Department Hillsborough County Public Schools

E: matthew.pleasant@hcps.net

Matthew Pleasant

P: 813.272.4429



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 10/08/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: WRH Valrico Station, LLLP **PETITION NO:** 21-0113

LOCATION: 108 Valrico Station

FOLIO NO: 86164.0000, 86165.0000

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story)

Mobility: \$5,329 * 34 units = \$181,186 Parks: \$1,316 * 34 units = \$ 44,744 School: \$3,891 * 34 units = \$132,294 Fire: \$249 * 34 units = \$ 8,466 Total Multi-Family (1-2 story) = \$366,690

Project Summary/Description:

Urban Mobility 2, Central Parks and Fire. 34 additional apartment units.

AGENCY REVIEW COMMENT SHEET

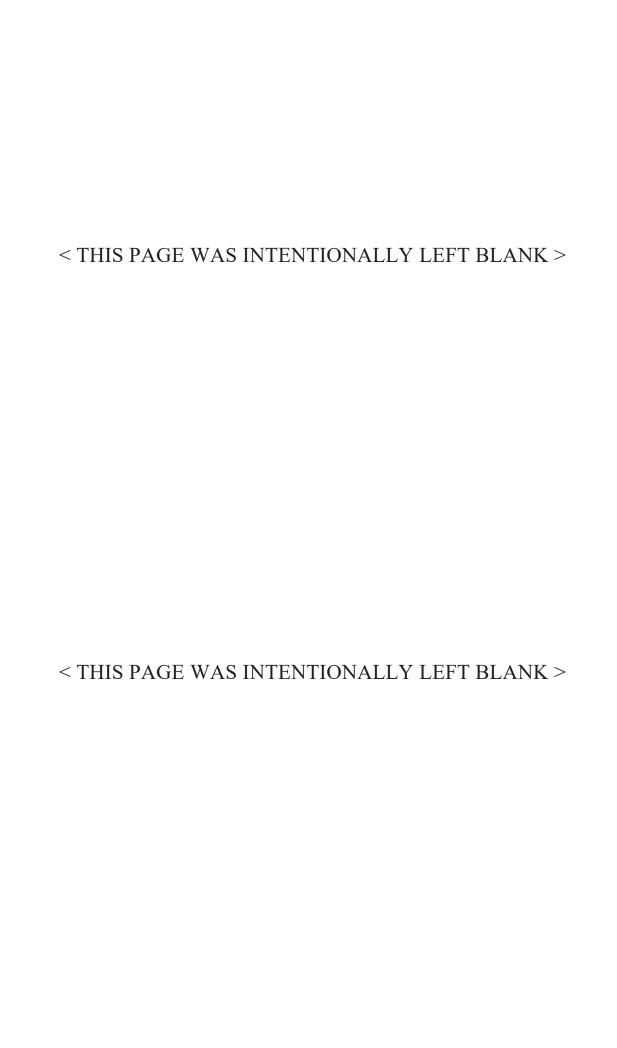
TO: ZONING TECHNICIAN, Planning Growth Management		DATE: <u>14 Dec 2020</u>		
REV	REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management			
APPI	LICANT: Todd Pressman	PETITIO	ON NO: <u>RZ-PD 21-0113</u>	
LOC	ATION: 108 Valrico Station Rd., Tampa, FL 33594			
FOL	IO NO: 86164.0000,86165.0000	SEC: <u>29</u>	TWN: <u>29</u> RNG: <u>21</u>	
\boxtimes	This agency has no comments.			
	This agency has no objection.			
Ш	This agency has no objection.			
	This agency has no objection, subject to listed o	r attached	conditions.	
	This agency objects, based on the listed or attac	shed condi	tions	
	This agency objects, based on the listed of attac	anda dona	uona.	
COMMENTS:				

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	ΓΙΟΝ NO.: PD21-0113 REVIEWED BY: Randy Rochelle DATE: 12/9/2020
FOLI	O NO.: 86164.0000 & 86165.0000
	This agency would ☐ (support), ☒ (conditionally support) the proposal. WATER
	The property lies within the <u>Hillsborough County</u> 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 12 inch water main exists (adjacent to the site), (approximately feet from the site) and is located northwest of the subject property within the south Right-of-Way of E. State Road 60.
	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
\boxtimes	The property lies within the <u>Hillsborough County</u> 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.
\boxtimes	A $\underline{6}$ inch wastewater force main exists \boxtimes (adjacent to the site), \square (approximately $\underline{}$ feet from the site) and is located within the north Right-of-Way of Silver Lane.
	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
COMN	MENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site

improvements as well as possible off-site improvements.

VERBATIM TRANSCRIPT



Page 1

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

	>
IN RE:)
ZONE HEARING HEARINGS	MASTER)
	>

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY and SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, October 18, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:33 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

	Page 104
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	ZONING HEARING MASTER HEARINGS
3	October 18, 2021
4	ZONING HEARING MASTER: PAMELA JO HATLEY
5	
6	D1: Application Number: RZ-PD 21-0113 Applicant: WRH Valrico Station, LLLP
7	Location: 45' N of intersection Silver Ln., Pullman Car Dr.
8	Folio Number: 086164.0000, 086165.0000 & 086188.0250
9	Acreage: 15.61 acres, more or less Comprehensive Plan: R-4 & R-9
10	Service Area: Urban Existing Zoning: RSC-6 MH, PD 14-1098
11	Request: Rezone to Planned Development
12	
13	
14	
15	
16	
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Page 105 MR. GRADY: The next item on the agenda is 1 2 agenda item D-1, Rezoning-PD 21-0113. applicant is WRH Valrico Station, LLLP. The 4 request is to rezone from RSC-6 MH to PD, to 5 Planned Development. Steve Beachy will provide staff 6 recommendation after presentation by the applicant. HEARING MASTER HATLEY: Thank you. 9 Applicant. MR. PRESSMAN: Thank goodness you have a 10 couple of computers guys here today to fix problems 11 12 that I create with computers. 13 Madam Hearing Officer, for the record, 14 again, Todd Pressman, 200 2nd Avenue South, No. 451 15 in St. Petersburg, Florida. This is RZ-PD 21-0113. 16 I have here this evening Mr. Sean Cashen, 17 who's our civil engineer; Mr. John Withers, he's 18 with the ownership group of the Valrico Station 19 apartments. 20 Next slide, please. So we're located out in the Valrico area on State Road 60. Next slide, 21 22 please. And this is an aerial view of the 23 community. Next slide, please. 24 Planning Commission found it consistent PGM 25 approvable per conditions. Next slide, please.

Page 106 The main function is to expand the existing Valrico 1 2 Station apartments. So the issue is RSC-6 and PD, all being put together into a new PD. 4 So the bottom line is we're adding 5 2.29 acres into 13.32 acres under the PD, which 6 will result in 34 new units to be added to 200, which are existing. The new PD then would be 8 15.6 acres. And there's a height waiver for existing and adjacent uses. Next slide, please. So this is an aerial. This is per the 10 property appraiser. The red lining is the existing 11 12 apartment complex and the new areas. I'll point 13 those out to you. Next slide, please. 14 So the site under consideration is the 15 triangle and the little rectangle at the top, it's 16 located between a rail line and existing 17 multifamily apartments. Next slide, please. 18 in red is the site under your -- well, is the new 19 area under your consideration, which is being added 20 into phase two and phase three of a PD. 21 The direction from Planning Commission was 22 to put it all under one new PD, but the new area --23 the new use is the red, which is noted as two 24 parcels currently zoned RSC-6, to be combined with 25 existing PD, which would be phase four of Valrico

Page 107

Station to add 34 units along with that. Next slide, please.

So 34 units alongside and the rectangle contains stormwater and parking only. Next slide, please. Aerial of existing site, just to make you a little familiar with it. Next slide, please.

And a bird's-eye view of it.

It really is a beautiful development. As you drive-through it, just a few photos just to make you aware. Next slide, please. It's really well upkept, a lot of greenery. Next slide, please. A lot of nice architecture. Next slide, please. Next slide, please.

A proposed elevation, which is similar to what's existing at the site. Next slide, please. Current Future Land Use Map. You'll see there's multifamily intensity and other intensities in the immediate area. Next slide, please. And zoning map. Next slide, please.

PGM staff recommendation given the overall compatibility, staff recommendation of support. They note the immediate area consists of high-density multifamily. Development south of State Road 60, which is where we are, area is bound by multifamily complex to the west. Next slide,

Page 108

1 please.

I won't read all this, but they do -- PGM brings up some good points about accommodating the scale by incorporating these parcels. Internal roadways will access the parcels. Extension from for water and sewer as well. And that first building new and separate facility. Next slide, please.

Height waiver, PGM makes a very good point.

At the request of a waiver is because it was included in the other development of the multifamily PD approval. It's adjacent to railroad line and existing apartment complex adjacent to parcel that is previously on the south side existing and its adjacency to existing PD conditions. Next slide, please.

Planning Commission recommendation. They find the use and density compatible. Its request to allow development that's consistent with goals, objectives, and policies. Next slide, please.

Thank you for your consideration. We'll be happy to answer any questions you may have.

HEARING MASTER HATLEY: All right. Thank

you. I don't have any questions for you right now.

All right. Development Services.

Page 109 MR. BEACHY: Good evening. Steve Beachy, 1 2 Development Services. I'm trying to make sure that you can -- that 4 I can -- that I shared my screen correctly. Can 5 you see my screen? 6 HEARING MASTER HATLEY: No. 7 MR. BEACHY: How about that? 8 HEARING MASTER HATLEY: No. We still don't 9 see your screen. 10 MR. BEACHY: Okay. MR. PUTNAM: Open up your PowerPoint first 11 12 and then go into Webex and hit your share button. 13 MR. BEACHY: Okay. I'll do that. I thought 14 that I had done that but. 15 MR. PUTNAM: When you click the share 16 button, do you see the screen with the PowerPoint 17 presentation on it? 18 MR. BEACHY: Well, while I'm -- okay. I'm 19 getting -- I'm trying to get back to the Webex 20 screen. Okay. Now I do see -- okay. How about 21 that? 22 HEARING MASTER HATLEY: Yes, we see it. 23 MR. PUTNAM: You can just go ahead and make 24 it full screen, the slide show. 25 MR. BEACHY: I think I just -- I apologize.

Page 110 MR. PUTNAM: At the top of your screen, you 1 2 can either go from the beginning underneath the file tab or at the bottom right. MR. BEACHY: Okay. It's really small on my 4 That's why I'm having -- if I -- if I go 5 6 to my -- I'm doing a second screen. How about that? 8 MR. PUTNAM: Yes. 9 MR. BEACHY: Okay. Apologize for the technical difficulties there. The -- as 10 Mr. Pressman presented, this is a PD -- proposed PD 11 12 for 15.6 acres in size. The existing zoning is PD 14-1098 and RSC-6. 13 14 The location is south of State Road 60 15 between St. Cloud Avenue and Mulrennan Road. This 16 parcel is -- this PD is in the Urban Service Area, 17 in the Valrico planning area. 18 I've highlighted the existing PD 14-1098, and 19 the parcel I just highlighted was the additional 20 parcels that will be added. The parcel that I just 21 highlighted, it shows -- the parcel that was added 22 later in the process of this PD, this will not be 23 utilized for any apartments in this -- on that 24 parcel because they're -- there would be in greater 25 proximity to the other single-family homes that are

Page 111

1 south of this complex.

Also, I wanted to point out that there's a parcel to the west of the existing and proposed PD that is zoned RMC-20, which is part of the Valrico Station apartments, and the -- the representative from the apartments could correct me if I'm wrong, but I believe they have 368 apartments with the RMC-20 and the PD combined.

This is a companion piece to a Comp Plan

Amendment -- Comp Plan Amendment 21-01, and the

existing adopted Future Land Use for the -- for the

parcels associated with this PD are RES-9 and

RES-4.

The proposed Future Land Use is RES-20 and RES-4. I've highlighted here the piece that will be -- if this Comp Plan Amendment is approved will be RES-20, and there's highlighting the parcel that will remain RES-4 if the Comp Plan Amendment is approved.

Proposed density of -- is of this project is 15 units per acre. Again, this project is located in a high-intensity multifamily area to the -- there's another project to the west -- I'm sorry, yeah to the west.

And the RMC-20 parcels to the west as well.

Page 112

Located south of the CSX rail line and west of the
CSX rail line. And north of single-family,
multifamily mobile home uses, and single-family

parcels to the south of this project.

We found this compatible because they're utilizing an economy of scale to support the 34 additional units utilizing the internal roadways access from State Road 60 and existing access and presumably, they'll be using the same utility connections.

The site is compatible due to the proximity to like uses, and multifamily units will not be located where the project is most adjacent to single-family homes.

The staff finds the application approvable with the conditions. We've carried over most of the conditions for PD 1098 into this -- this current PD, incorporating 234 multifamily dwellings in the total PD with the 34 additional, and it's conditioned that no apartments will be constructed in the parcel that's -- was added to the south. It'll be utilized for stormwater and parking.

I should also add that, I believe, Mr. Grady has a revised staff report and just some -- some typos and changes that we added today so that -- to

Page 113 make the application clearer. And I'm available 1 2 for any questions if you have any. HEARING MASTER HATLEY: Thank you. I have 4 no questions for you. 5 MR. BEACHY: Thank you. 6 HEARING MASTER HATLEY: Planning Commission. 7 MS. MASSEY: Hi. This is Jillian Massey, 8 Planning Commission staff. 9 The subject property is located in the Residential-4 and Residential-9 Future Land Use 10 11 Category. An amendment is in process to change the 12 portion of the site to Future Land Use designation 13 to Residential-20. 14 The site's located in the Urban Service Area 15 and not located within the limits of a community 16 plan. The applicant is requesting a rezoning on 17 the subject property from Residential Single-Family 18 Conventional-6 and Planned Development to a new 19 Planned Development to allow for 234 multifamily 20 units. 21 The request is an allowable use and 22 consistent with the RES-20 and RES-4 Future Land 23 Use classifications. The site is currently 24 developed with 200 multifamily residential units. 25 The addition of 34 units will be compatible

Page 114

with the surrounding development, meeting the intent of Policy 16.3 and 16.8 of the Future Land Use Element that required new development to be compatible with the surrounding area in character, lot, size, and density.

In this case the proposal is consistent with the development pattern in the area, which consists of both single-family and multifamily residential.

The subject site is within the Urban Service

Area and meets the intent of Objective 1 and Policy

1.2 which direct -- which direct growth to be in

the Urban Service Area and for residential

developments in the Urban Service Area to meet a

minimum density.

The proposal for 234 multifamily dwelling units. Based on the Residential-4 and Residential-20 Future Land Use Category and with an acreage of 15.6, a minimum of 224 units would need to be developed and meet minimum density.

And based on those considerations, Planning
Commission staff finds the proposal consistent with
the Future of Hillsborough Comprehensive Plan for
unincorporated Hillsborough County subject to
conditions proposed by the Department of
Development Services. Thank you.

	Page 115
1	HEARING MASTER HATLEY: Thank you.
2	All right. Is there anyone here tonight or
3	online who wishes to speak in support of this
4	matter? Don't see anyone.
5	Is there anyone here or online who wishes to
6	speak in opposition to this item? I don't I
7	don't see anyone or hear anyone.
8	All right. Development Services, anything
9	further?
10	MR. GRADY: Nothing further.
11	HEARING MASTER HATLEY: Applicant, did you
12	have anything further? You have five minutes.
13	MR. PRESSMAN: We appreciate your
14	consideration. Thank you very much.
15	HEARING MASTER HATLEY: All right. Thank
16	you, Mr. Pressman.
17	That will close the hearing on PD
18	Rezoning 21-0113.
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Page 1

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

SUSAN FINCH

Land Use Hearing Master

DATE:

Monday, September 13, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:36 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

Page 8 1 HEARING MASTER FINCH: All right. 2 enough. Is there anyone in the room or online that would like to speak to the continuance of agenda 4 5 item D-11, which is Major Modification 21-0884? Anyone in the room or online? 6 Seeing no one, anyone online? There's no 7 one, Mr. Grandoff. All right. Then with that, we 8 9 will continue Major Modification 21-0884 to the 10 October 18th, 2021, Zoning Hearing Master Hearing at 6:00 p.m. 11 12 MR. GRANDOFF: Thank you very much. 13 MR. GRADY: I'll now go through the 14 published withdrawals and continuances beginning on 15 page 4 of the agenda. 16 First item is A-1, Rezoning-PD 18-0798. 17 This application is out of order to be heard and is 18 being continued to the October 18, 2021, Zoning 19 Hearing Master Hearing. 20 Item A-2, Rezoning-PD 20-1142. application is out of order to be heard and is 21 22 being continued to the October 18, 2021, Zoning 23 Hearing Master Hearing. 24 Item A-3, Rezoning-PD 21-0113. This application is out of order to be heard and is 25

Page 9 being continued to the October 18, 2021, Zoning 1 Hearing Master Hearing. Item A-4, Major Mod Application 21-0310. This application is being withdrawn from the Zoning 4 5 Hearing Master process. Item A-5, Major Mod Application 21-0313. 6 This application is being continued by the 8 applicant to the October 18, 2021, Zoning Hearing Master Hearing. 9 Item A-6, Major Mod Application 21-0316. 10 This application is out of order to be heard and is 11 12 being continued to the October 18, 2021, Zoning 13 Hearing Master Hearing. Item A-7, Rezoning-PD 21-0626. 14 15 application is out of order to be heard and is 16 being continued to the October 18, 2021, Zoning 17 Hearing Master Hearing. 18 Item A-8, Rezoning-PD 21-0647. 19 application is out of order to be heard and is 20 being continued to the October 18, 2021, Zoning 21 Hearing Master Hearing. 2.2 Item A-9, Rezoning-PD 21-0650. 23 application is out of order to be heard and is 24 being continued to the October 18, 2021, Zoning 25 Hearing Master Hearing.

Page 1

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, May 17, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 10:31 p.m.

PLACE:

Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

Page 9 being continued to the July 26th, 2021, Zoning 1 Hearing Master Hearing. Item A-6, Rezoning-PD 20-1253. application is being continued by the applicant to 4 5 the June 14th, 2021, Zoning Hearing Master Hearing. 6 Actually, A-6, the changes, it's an out of order continuance to the June 14th, 2021, Zoning Hearing 8 Master Hearing. Item A-7, Major Mod Application 21-0036. 9 This application is out of order to be heard and is 10 being continued to the June 14, 2021, Zoning 11 12 Hearing Master Hearing. 13 Item A-8, Major Mod Application 21-0038. This application is being continued by staff to the 14 15 June 14th, 2021, Zoning Hearing Master Hearing. 16 Item A-9, Rezoning-PD 21-0113. 17 application is out of order to be heard and is 18 being continued to the September 13, 2021, Zoning 19 Hearing Master Hearing. 20 Item A-10, Major Mod 21-0116. 21 application is being continued by the applicant to 22 the June 14, 2021, Zoning Hearing Master Hearing. 23 Item A-11, Rezoning-PD 21-0220. 24 application is continued by the applicant to the 25 June 14, 2021, Zoning Hearing Master Hearing.

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING HEARINGS	MASTER)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:

PAMELA JO HATLEY

Land Use Hearing Master

DATE:

Monday, February 15, 2021

TIME:

Commencing at 6:00 p.m.

Concluding at 11:35 p.m.

PLACE:

Appeared via Cisco Webex

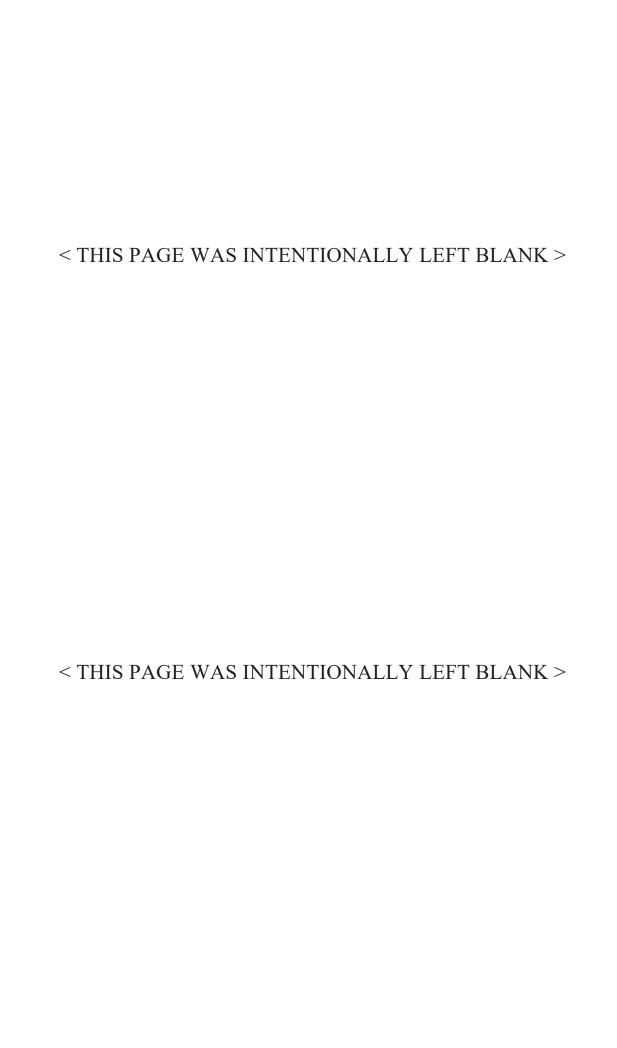
Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

	Page 11
1	application is being continued by staff to the
2	March 15th, 2021, Zoning Hearing Master Hearing.
3	Item A-22, Rezoning-PD 21-0113. This
4	application is being continued by the applicant to
5	the May 17th, 2021, Zoning Hearing Master Hearing.
6	Item A-23, Major Mod 21-0116. This
7	application is being continued by staff to the
8	March 15th, 2021, Zoning Hearing Master Hearing.
9	Item A-24, Rezoning-PD 21-121. This
10	application is out of order to be heard and is
11	being continued to the March 15th, 2021, Zoning
12	Hearing Master Hearing.
13	Item A-25, RZ-PD 21-0123. This application
14	is being continued by the applicant to the
15	March 15th, 2021, Zoning Hearing Master Hearing.
16	And item A-26, Rezoning-Standard 21-0242.
17	This application is being continued by staff to the
18	March 15th, 2021, Zoning Hearing Master.
19	That concludes all withdrawals and
20	continuances.
21	HEARING MASTER HATLEY: Thank you,
22	Mr. Grady.
23	All right. Before we get into the hearings
24	tonight, I'm going to go over some procedures. The
25	agenda tonight consists of items that require a

EXHIBITS SUBMITTED DURING THE ZHM HEARING



PAGE \int OF \int SIGN-IN SHEET: RFR/ZHM, PHM, LUHO DATE/TIME: 10/18/21 6pm HEARING MASTER: Paynela So Hather PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME MAILING ADDRESS () PLEASE PRINT **APPLICATION #** ORNER, AIC NAME STATE ZIP ZIP PHONE 76 PLEASE PRINT APPLICATION # NAME Truett Gardner MAILING ADDRESS 400 20-1266 CITY Tampa STATE FL ZIP 33602 PHONE APPLICATION # MAILING ADDRESS 632 E Main St # 301 20 = 2106 CITY Lake land STATE FL ZIP 3386/ PHONE PLEASE PRINT NAMEDEHURS FACKLER APPLICATION # MAILING ADDRESS 11808 BACM - RIVERVIEW CITY RIVERVICAL STATE ZIP33589 PHON PLEASE PRINT Zoe Fackler APPLICATION # plele MAILING ADDRESS 11808 Balm Kiverview Rd CITY NIVERVIEW STATE FL ZIP 33569 PHONE 679-19
I HAVE Photo's that I couldn't Sea

Did not submitt DD

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

DATE/TIME: 10/18/21 GpM HEARING MASTER: Pawelq Jo Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Carlos Frenta
22	MAILING ADDRESS 23738 Peace Pipe Coult CITY Loto STATE Police Pipe Coult PHONE 812-598- Y224
27.0985	CITY Lote STATE PL ZIP 321 T9 PHONE 812- 598- Y224
2-APPLICATION#	NAME Anh Nguylo
21-1083	MAILING ADDRESS 310 N. Glen Ave
	CITY Towns _ STATE FL ZIP 3360 PHONE 813-226-7366
APPLICATION #	NAME RUTH Londono
RZ 21-1099	MAILING ADDRESS 1502 W. Busch Blv. Step
21-1099	CITY TPG STATE FL ZIP 336 PHONE 8 3 9 1978 2
APPLICATION #	PLEASE PRINT NAME Robert Briesach
22 00	MAILING ADDRESS 7701 DNW BALLAND Rd
27-1099	CITY TAMPOR STATE ZIP 333 PHONE 33 85 3 dd
APPLICATION #	PLEASE PRINT NAME MARCIO VICIRA
21-1099	MAILING ADDRESS 7703 ANN BALLOND RD
	CITY 10M P2 STATE F 2 ZIP 33635 PHONE 813-967-718
APPLICATION #	PLEASE PRINT NAME TO de Pressman
22,000	MAILING ADDRESS DO DA ANY 7. 445
21-1330	CITY J. JOP STATE ZIP

SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO PAGE 3 OF DATE/TIME: 1018/21 6PM HEARING MASTER: Dayvela Jot/atte PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Jacob Goldstein **APPLICATION #** MAILING ADDRESS 5817 N. Cameron Auc 21-17-50 CITY Tampa STATE A ZIP 33614PHONE PLEASE PRINT **APPLICATION #** NAME TOLL Pressman RZ MAILING ADDRESS ACCOUNT 21.0113 STATE/ PLEASE PRINT APPLICATION # NAME MATT NEWTON MW MAILING ADDRESS (U) E. KENNEDY BLVD \$ 2800 21-0313 CITY TAMPA ___STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813.727.</u> PLEASE PRINT NAME Truett Gardner **APPLICATION #** MM US MAILING ADDRESS 400 N. Ashle Dr #1100 21-0865 CITY Tampa STATE ZIP 3360 PHONE PLEASE PRINT APPLICATION # NAME Matthew Femal MM VS MAILING ADDRESS 655 N. Franklin & #150 21.0865 CITY TOWN STATE T ZIP 336 PHONE NAME Abby Park **APPLICATION #** MAILING ADDRESS 655 N. Franklin St #150 CITY Tampa STATE P(ZIP 3360)PHONE

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 4 OF 7 DATE/TIME: 10/18/21 6 PM HEARING MASTER: Pawely Jo Hatley			
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	PLEASE PRINT Deck M Scokings		
MM 21-0865	MAILING ADDRESS /2?2 - Terracina Chose Ct		
	CITY Tanga STATE ZIP 33626 PHONE (BIZ) 244-6172		
APPLICATION #	NAME Xami Cor butt		
MM 21-0877	MAILING ADDRESS 101 E Kennedy 13 Ld 8te 3700		
21-001,	CITY TAM A STATE FL ZIP33 GOL PHONE 813-22784L		
APPLICATION #	PLEASE PRINT THE PLANE PLANE PLANE PRINTERS PRIN		
WM 21-0877	MAILING ADDRESS SO23 W. LAUCEL ST CITY TPA STATE ZIP PHONE 0530		
APPLICATION #	NAME SOF CIMIND		
MM) 0877	MAILING ADDRESS 4260 W. LINEBAUGH AVE.		
21:08/1	CITY STATE & ZIP 33124 PHONE 813-610-1343		
APPLICATION #	NAME JOE Tew		
MM 5-7	MAILING ADDRESS 35595 US HWY 19 N. # 921		
MM 21.0877	CITY Palm Hav hostate F ZIP 34684 PHONE		
APPLICATION #	PLEASE PRINT THAYER		
MW 0877	MAILING ADDRESS 2/733 OTTS WHY		
<i>b</i> '	CITY PARO O'LANES STATE ZIP 3463 PHONE 83-917-945		

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 10/18/21 6pm HEARING MASTER: Pawela So Hatley

PLEASE PRINT CLE	CARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME CHERYL AYRES		
MM	MAILING ADDRESS 19217 GEDICI Rd		
21-0877	CITY <u>L412</u> STATE <u>FL</u> ZIP 33548 PHONE 813 9 28 8848		
APPLICATION #	PLEASE PRINT NAME Many Ann Szeja		
m m	MAILING ADDRESS 1871 Geraci Ro		
21-0877	CITY LUTZ STATE F ZIP 33548 PHONE		
APPLICATION #	NAME Chock Carpevale		
mm vs	MAILING ADDRESS_18109 Geraci Rd		
21-0877	CITY LOTZ STATE [ZIP 335 (BPHONE		
APPLICATION #	DI E ACE DDIAMP		
ATTEICATION#	NAME JENNIFER PANKIN		
MW	NAME JENNIFER FANKIN MAILING ADDRESS 19014 CEDAR LA		
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APPLICATION#	MAILING ADDRESS 19014 CEDAR LA		
APPLICATION#	MAILING ADDRESS 19014 CEDAR LA CITY LUTZ STATE ZIP3354PHONE 813-240 SY92		
mm 210877	MAILING ADDRESS 19014 CEDAR LA CITY LUTZ STATE ZIP335 PHONE 813-240 SU92 PLEASE PRINT SUPSUP Brock MAILING ADDRESS 1418 May St. CITY LUTZ STATE FL ZIP33548 PHONE (813) 785-4663		
APPLICATION# APPLICATION#	MAILING ADDRESS 19014 CEDAR LA CITY LUTZ STATE ZIP335 PHONE 813-240 SU92 PLEASE PRINT SUP Brock MAILING ADDRESS 1418 May 54. CITY LUTZ STATE FL ZIP33548 PHONE (813)		
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SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 10/18/21 6 pm HEARING MASTER: Tawela & Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION#	NAME BONNIE Varon		
MM	MAILING ADDRESS 3302 Del Prado Et		
21-0877	CITY 12A STATE FL ZIP336(4PHONE 613.484.8954		
APPLICATION #	NAME Edvard Atzehorfer Atzenhoefer		
MM	MAILING ADDRESS 2308 W & Bustol An		
21-0877	CITY Tame STATE ST ZIP 3 X 9 PHONE \$ 13787-		
APPLICATION #	NAME Robert Alexander		
MM	MAILING ADDRESS 2629 Wilson Circle		
21.0877	CITY LUTZ STATE FL ZIP335+8PHONE 368-7500		
APPLICATION #	PLEASE PRINT ANN Mane Couts		
MM	MAILING ADDRESS 2618 Wilson Circle		
21.06//	CITY LUTZ STATE F/ ZIP 33548 PHONE 813-690 - 0339		
APPLICATION #	PLEASE PRINT NAME MICHAEN HUSKEN		
MM 210877	MAILING ADDRESS 18211 CRIPPITH RD		
2/08//	CITY <u>LUTZ</u> STATE <u>FC.</u> ZIP <u>33548</u> PHONE <u>8/3 43 5979</u>		
APPLICATION #	PLEASE PRINT Matthew Miller		
mm on	MAILING ADDRESS 4260 W/ Lineley 1 Are CITY Tamps STATE FL ZIP 33624 PHONE 8/3. 265. 3/30		
MW 677	CITY Tamps STATE FL ZIP 33624 PHONE 8/3. 265. 3/30		

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

DATE/TIME: 10/18/21 6 PM HEARING MASTER: Pawela So Hatley

PLEASE IMIT CLE	ARCY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME DAVED FAMILIAM FOUNCHER
MM 21-0877	MAILING ADDRESS 2734 CANSENING CRITER BE CITY JAMA STATE FL ZIP 3369 PHONE \$13-61-868
APPLICATION #	PLEASE PRINT Michael Horner
27-0961	MAILING ADDRESS 14502 H. DRE MARCHAN
21.0.	CITYSTATE
APPLICATION #	PLEASE PRINT NAME MICHGE FACES PALM TRAFFIC MAILING ADDRESS 400 N TAKPA ST, 15th FT.00R
23	
21-096	CITY 144PA STATE FL ZIP 33602 PHONE 8 13 359 8341
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: October 18, 2021

HEARING MASTER: Pamela Jo Hatley PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0113	Brian Grady	Revised staff report	Yes (Copy)
RZ 21-0113	Todd Pressman	2. Applicant presentation packet	No
MM 21-0865	Brian Grady	Revised staff report	Yes (Copy)
MM 21-0313	Brian Grady	Revised staff report	Yes (Copy)
MM 21-0313	Matt Newton	2. Applicant presentation packet	No
RZ 21-1220	Todd Pressman	Applicant presentation packet	No
MM 21-0877	Brian Grady	Revised staff report	Yes (Copy)
MM 21-0877	Kami Corbett	2. Applicant presentation packet	No
MM 21-0877	Steve Henry	3. Applicant presentation packet	No
MM 21-0877	Barbara Brock	4. Opposition presentation packet	No
MM 21-0877	Brian Flynn	5. Opposition presentation packet	No
MM 21-0877	Ann Marie Coats	6. Opposition presentation packet	No
RZ 21-0961	Michael Horner	Applicant presentation packet	No

OCTOBER 18, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 18, 2021, at 6:00 p.m., held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, reviewed changes/withdrawals/continuances.

B.2.RZ 21-0110

Brian Grady, Development Services, calls RZ 21-0110.

Todd Pressman applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/continued to December 13, 2021.

D.6. RZ 21-0962

Brian Grady, Development Services, calls RZ 21-0962.

Michael Horner applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/continued to December 13, 2021.

A.16.RZ Lark Ventures, LLC /KISS Properties, LLC / Royce Kroenke - Withdrew

Brian Grady, Development Services, continues review of changes/withdrawals/continuances.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

Pamela Jo Hatley, ZHM, Oath

D.4. MM 21-0877 - will be heard by the BOCC on November 9, 2021, Recommendation due on November 1, 2021.

B. REMANDS

B.1.RZ 20-1266

- Brian Grady, Development Services, calls RZ 20-1266.
- Susan Finch, ZHM, introduction.
- Truett Gardner applicant rep, presents testimony.
- Jeff Lazenby, applicant rep, presents testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Truett Gardner, applicant rep, answers ZHM questions.
- Brian Grady, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls for proponents/opponents.
- Dennis Fackler, opponent, presents testimony.
- Zoe Fackler, opponent, presents testimony. Made a note on the sign-in sheet about exhibits but did not submit any documents.
- Susan Finch, ZHM, questions to Development Services Staff, Transportation.
- James Ratliff, Development Services Staff, Transportation, answers ZHM question.

The same of the last of

- Susan Finch, ZHM, calls for applicant rep.
- Truett Gardner, applicant rep, provides rebuttal.
- Susan Finch, ZHM, calls for Development Services/closes RZ 20-1266.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 21-0985

- Brian Grady, Development Services, calls RZ 21-0985.
- Carlos Fuentes, applicant rep, presents testimony.
- Chris Grandlienard, Development Services, staff report.

- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep closes RZ 21-0985.

C.2. RZ 21-1085

- Brian Grady, Development Services, calls RZ 21-1085.
- Anh Nguyen applicant rep, presents testimony.
- Isis Brown, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1985.

C.3. RZ 21-1099

- Brian Grady, Development Services, calls RZ 21-1099.
- Ruth Londono, applicant rep, presents testimony.
- Isis Brown, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- Robert Briesacher, opponent, presents testimony.
- Marcio Vieira opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls for Development Services.
- Brian Grady, Development Services, presents rebuttal.
- Pamela Jo Hatley, ZHM, questions to Development Services.
- Brian Grady, Development Services, answers ZHM questions.
- Pamela Jo Hatley, ZHM, calls for applicant rep.
- Ruth Londono, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, questions to applicant rep.

- Ruth Londono, applicant rep, answers ZHM questions and continues rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-1099.

C.4. RZ 21-1220

- Brian Grady, Development Services, calls RZ 21-1220.
- Todd Pressman, applicant rep, presents testimony and submits exhibits.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Todd Pressman, applicant rep, answers ZHM questions.
- Brian Grady, Development Services, responds to ZHM.
- Chris Grandlienard, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, questions to Planning Commission.
- Jillian Massey, Planning Commission, answers ZHM questions.
- Pamela Jo Hatley, ZHM, calls for proponents.
- Jacob Goldstein, proponent, presents testimony.
- Todd Pressman, applicant rep, called point of order.
- Pamela Jo Hatley, ZHM, calls for opponent/Development Services/applicant rep.
- Todd Pressman, applicant rep, presents rebuttal.
- Pamela Jo Hatley, ZHM, closes RZ 21-1220.
- Pamela Jo Hatley, ZHM, breaks.
- Pamela Jo Hatley, ZHM, resumes hearing.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 21-0113

- Brian Grady, Development Services, calls RZ 21-0113.
- Todd Pressman, applicant rep, presents testimony and submits exhibits.

- Steve Beachy, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0113.

D.2. MM 21-0313

- Brian Grady, Development Services, calls MM 21-0313.
- Matt Newton, applicant rep, presents testimony and submits exhibits.
- Tim Lampkin, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-0313.

D.3. MM 21-0865

- Brian Grady, Development Services, calls MM 21-0865.
- Pamela Jo Hatley, ZHM, Oath.
- Truett Gardner, applicant rep, presents testimony.
- Matthew Femal, applicant rep, presents testimony.
- Abby Park, applicant rep, presents testimony.
- Truett Gardner, applicant rep, continues testimony.
- Tim Lampkin, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents.
- Derrick Seckinger, proponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls for opponents/Development Services.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Matthew Femal, applicant answers ZHM questions.

- Truett Gardner, applicant rep, provided rebuttal.
- Pamela Jo Hatley, ZHM, closes MM 21-0865.

D.4. MM 21-0877

- Brian Grady, Development Services, calls MM 21-0877.
- Kami Corbett, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, Oath
- Kami Corbett, applicant rep, continues testimony.
- Steve Henry, applicant rep, presents testimony.
- Joe Simono, applicant rep, presents testimony.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Joe Cimino, applicant rep, answers ZHM questions and continues testimony.
- Michelle Heinrich, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents.
- Brian Grady, Development Services, will be heard by the BOCC on November 9, 2021, Recommendation due on November 1, 2021.
- Joel Tew, proponent, presents testimony.
- Travis Thayer, proponent, presents testimony.
- Cheryl Ayres, proponent, presents testimony.
- Mary Ann Szeja, proponent, presents testimony.
- Chuck Carnevale, proponent, presents testimony.
- Jennifer Rankin, proponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls for opponents.
- Barbara Brock, opponent, presents testimony and submits exhibits.

MONDAY, OCTOBER 18, 2021

- Bryan Flynn, opponent, presents testimony and submits exhibits.
- Bonnie Varon, opponent, presents testimony.
- Edward Atzenhoefer, opponent, presents testimony.
- Robert Alexander, opponent, presents testimony.
- Ann Marie Coats, opponent, presents testimony and submits exhibits.
- Michael Huskey opponent, presents testimony.
- Pamela Jo Hatley, ZHM, calls for Development Services.
- Pamela Jo Hatley, ZHM, questions to Development Services.
- Richard Perez, Development Services, Transportation, answers ZHM questions.
- Pamela Jo Hatley, ZHM, questions to Development Services.
- Brian Grady, Development Services, answers ZHM questions.
- Pamela Jo Hatley, ZHM, calls for applicant rep.
- Kami Corbett, applicant rep, provides rebuttal.
- Matthew Miller, applicant rep, provides rebuttal.
- David Faulkner, applicant rep, provides rebuttal.
- Joe Cimino, applicant rep, provides rebuttal.
- Kami Corbett, applicant rep, provides rebuttal.
- Pamela Jo Hatley, ZHM, closes MM 21-0877.

D.5. RZ 21-0961

- Brian Grady, Development Services, calls RZ 21-0961.
- Michael Horner, applicant rep, presents testimony and submits exhibits.
- Pamela Jo Hatley, ZHM, questions to applicant rep.
- Michael Horner, applicant rep answers ZHM questions.

MONDAY, OCTOBER 18, 2021

- Cameron Clark, Assistant County Attorney, answers ZHM questions and questions to applicant rep.
- Michael Horner, applicant rep, answers Assistant County Attorney.
- Brian Grady, Development Services, responds to Assistant County Attorney and ZHM.
- Cameron Clark, Assistant County Attorney, responds to ZHM.
- Michael Yates, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services.
- Pamela Jo Hatley, ZHM, called applicant rep.
- Michael Horner, applicant rep, answers ZHM questions.
- Pamela Jo Hatley, ZHM, closes RZ 21-0961.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourns the meeting at 10:33 p.m.

21-0113 **Rezoning Application:**

Zoning Hearing Master Date:

October 18, 2021

BOCC Land Use Meeting Date:

December 14, 2021



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:

WRH Valrico Station

FLU

Res 4

Category:

Service Area:

Urban

Site Acreage:

15.68 Acres

Community

Plan Area:

Valrico

Overlay:

None

Request:

Rezone from PD and RSC-6 to PD



Request Summary:

The applicant is proposing to create a new PD by adding 2.29 acres of area covering parts of two parcels to an existing 13.32 acre PD that is a currently developed with 200 multi-family units. The proposed addition of parcels will result in an increase of 34 residential units on the site. The subject application has a companion Comprehensive Plan Amendment (HC/CPA 21-01) application that proposes changing the comprehensive plan designation for two of the PD parcels from Res-4 and Res-9 to Res-20. Both applications are scheduled to be heard concurrently by the BOCC in December of 2021.

Zoning:				
	Current		Proposed PD Zoning	
Llege	PD 14-1098	MF Units		
Uses	RSC-6	Vacant / SF Home	234 Multi-Family Residential Units	
Mathematical Maximum	PD 14-1098	200 MF Units	312 Multi-Family Residential Unit	
Entitlements*	RSC-6	2 SF Homes		

^{*}Mathematical maximum entitlements may be reduced due to roads, stormwater and other improvements. Assumes approval of HC/CPA 21-01

	Current		Proposed PD Zoning	
Density / Intensity	PD	15 du /ac	15	
	RSC-6	6 du/ac	15 units per acre	
Lot Size / Lot Width	PD	13.32 ac/NA	15.6 Acres	
	RSC-6	6,000sf/70 feet		
Setbacks	PD	Setbacks vary from 35' to 10'	Setbacks vary from 35' to 10'	
	RSC-6	25'/7.5'/25'		
II-i-ha	PD	45'/35'	45//25/	
Height	RSC-6	25'	45'/35'	

Application No. 21-0113
Name Brian Grady
Entered at Public Hearing: ZHM
Exhibit # Date: 10/18/21

Page 1 of 15

APPLICATION NUMBER: PD 21-0113

ZHM HEARING DATE: October 18, 2021 BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Steve Beachy, AICP

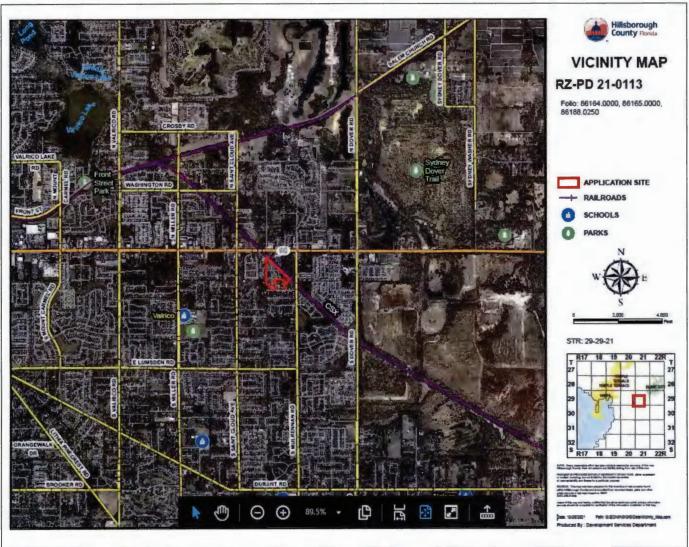
Additional Information:	
 PD Variations 	None
Waiver(s) to the Land Development Code	 The applicant has asked for a waiver to the requirement that there be an additional 2-foot setback for every 1 foot of building height over 20 feet. Staff supports the request for this waiver because the condition was included as part of previous PD approval and the location of the propose building is adjacent to a railroad line and the existing apartment complex or adjacent to parcel that was previously on the south side of the existing PD and subject by its adjacency to the existing PD Conditions.
Planning Commission Recommendation	Consistent subject to Conditions and BOCC approval of HC/CPA 21-01.
Development Services Department Recommendation	Approvable Subject to Conditions

October 18, 2021 December 14, 2021

Case Reviewer: Steve Beachy, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The subject parcels are located adjacent and south of the SR 60 Overlay district boundary. The immediate area consists of high density Multi Family development south of the SR 60 corridor. The area is bounded by a multi-family apartment complex to the west and single-family homes to the south. A CSX rail line creates a physical boundary along the north and eastern limits of the parcel.

October 18, 2021

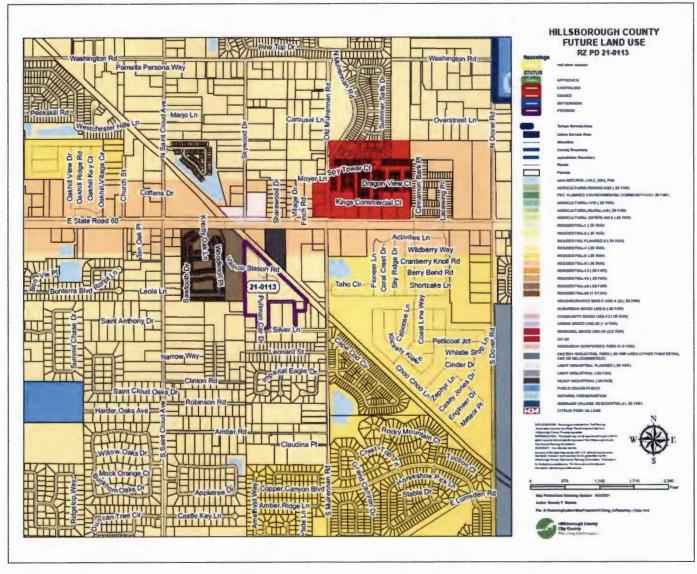
BOCC LUM MEETING DATE: D

December 14, 2021

Case Reviewer: Steve Beachy, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Has Catagonia	Residential – 9
Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R (Floor Area	9 unit per acre / .5 FAR and
Ratio:	4 unit per acre / .25 FAR
Residential Urban Scale neighborhood commercial	Residential urban scale neighborhood commercial office uses multipurpose projects, mixed use development Residential suburban scale neighborhood commercial office use, multi-
	purpose projects

ZHM HEARING DATE: October 18, 2021 BOCC LUM MEETING DATE: December 14, 2021

Case Reviewer: Steve Beachy, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



	4	Adjacent Zonin	igs and Oses	
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
	М	0.75 FAR	Manufacturing	Storage, Ofc Comm
North RSC-6	6 du per acre	Residential	Vacant	
South BPO-MH RSC-6	0.20 FAR	Prof Ofc	Comm Office	
	6 du per acre	Residential	SG Homes	
West	RMC-20	20 du / acre	MF Residential	MF Residential
Foot	М	0.75 FAR	Manufacturing	Office Commercial
East	RSC-6	6 du per acre	Residential	Vacant

ZHM HEARING DATE:

October 18, 2021

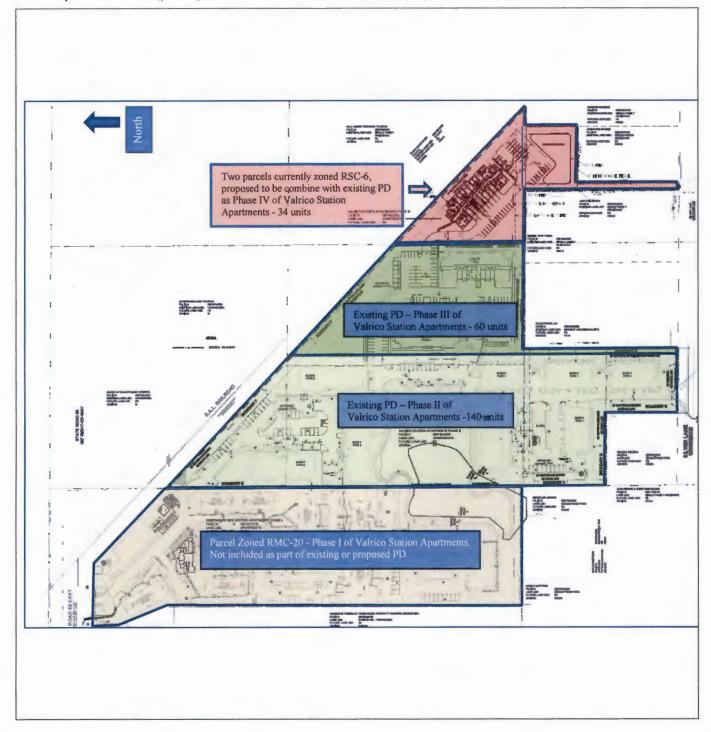
BOCC LUM MEETING DATE:

December 14, 2021

Case Reviewer: Steve Beachy, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



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

Road Name	Classification	Current Conditions	Select Future Improvements
SR 60	FDOT Arterial - Urban	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,211	82	101
Proposed	1,273	84	103
Difference (+/-)	+62	+2	+2

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

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

Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐N/A	⊠ Yes	See Staff Report.		
☐ Off-Site Improvements Provided	⊠ No	□ No	See Staff Report.		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission		☐ Yes ⊠ No	☐ Yes ⊠ No	No Wetlands Present
Natural Resources	☐ Yes ⊠ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.		☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable: Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Credit Wellhead Protection Area Surface Water Resource Protection Area	 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property □ Other 			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes	See Staff Report
Service Area/ Water & Wastewater ⊠ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Hillsborough County School Board Adequate K-5 6-8 9-12 N/A Inadequate K-5 6-8 9-12 N/A	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☑ No	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square Mobility: \$5,329 * 34 units = \$181,186 Parks: \$1,316 * 34 units = \$ 44,744 School: \$3,891 * 34 units = \$132,294 Fire: \$249 * 34 units = \$ 8,466 Total Multi-Family (1-2 story) = \$366,690		oom, Multi-Famil	y Units 1-2 st	ory)

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ⊠N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	□No	□ Consistent	⊠ No	
oxtimes Minimum Density Met $oxtimes$ N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject application will create a new PD by adding two parcels and entitlements for 34 additional units to an existing 200- unit PD which is part of a larger apartment complex totaling 368 units. Staff finds the project is compatible with the surrounding area based on the following:

The subject application is an expansion of an existing MF project. An economy of scale is created by incorporating the subject parcels within the existing the PD to allow the applicant to utilize the existing access on SR60, internal roadways to access the parcels and presumably an extension of existing water and sewer connections. It is envisioned that the project expansion, verses building of a new and separate facility, will lessen the overall infrastructure development impact to the surrounding area.

The subject parcels are located between a CSX railroad facility and the apartment complex. Development of the subject parcels with a use other than MF Apartments could create unanticipated incompatibilities that could easily be avoided. MF Apartments fit better at this location than other uses.

Finally, the parcel with folio number 8614.0000 was added to the PD application to increase capacity for stormwater retention and parking only. While these uses in this location will minimize the potential impact of the project on the adjacent parcels that continue to be used for single family residential purposes.

5.2 Recommendation

Given the overall compatibility of the proposed use, staff recommendation is for support.

6.0 PROPOSED CONDITIONS (CHANGES TO CONDITIONS)

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 10, 2021.

Prior to site plan certification applicant will add:

A "Boundry B" designation on site plan for the southern boundary of the parcel with folio 86165.0000 with the current zoning designation RSC 6 and adjacent to the parcel with folio 86188.0250

The "Boundary D" linework and designation on site plan along the southern boundary of the parcel with folio 86165.0000 with the current zoning designation RSC-6 and adjacent to the parcel with folio 86188.0250, should be deleted.

A "Boundary F designation on site plan for the northern boundary of the parcel, adjacent to the railroad, with folio 86165.0000 and with the current zoning designation RSC-6

Development of the project shall be limited to 2364 multi-family dwelling units.

Building setbacks shall be as follows:

24 feet North property line setback (Boundary F): East property line setback (Boundary E): 20 feet 35 feet East property line setback (Boundary D): South property line setback (Boundary D): 35 feet South property line setback (Boundary C): 25 feet West property line setback (Boundary B): 35 feet South Property line setback (Boundary B): 35 feet West property line setback (Boundary A): 35 feet West property line setback (Boundary G): 10 feet

The maximum building heights shall be as follows:

Type 1 buildings: 35 feet
Type 2 buildings: 45 feet
Type 3 buildings: 45 feet
Detached garage buildings: 20 feet

The additional setback of 2 feet for every 1 foot over 20 feet in height shall not apply.

4. The following buffering shall be provided:

North property line buffer (Boundary F):

East property line buffer (Boundary E):

East property line buffer (Boundary D):

South property line buffer (Boundary D):

West property line buffer (Boundary B):

South property line buffer (Boundary B):

West property line buffer (Boundary B):

West property line buffer (Boundary A):

35 feet

- 5. All screening shall consist of "Type B" screening, per Land Development Code Section 6.06.06.C.4, unless otherwise states. Screening along the west property line (Boundary A) shall provide required evergreen shade trees that are not less than 15 feet in height at the time of planting, in addition to all other Type B standards. Screening along the southern and western property lines (Boundary B) shall provide a double row of 15 foot trees staggered on 20 foot centers, in addition to all other Type B standards. Existing trees and trees planted to meet code required replacement inches can be used to satisfy these screening requirements.
- 6. The maximum building coverage of the project shall be 40%. The maximum impervious coverage of the project shall be 75%.
- 7. The Parcel with folio 86188.0250 will be utilized for support uses such as stormwater retention and parking only. No apartments will be constructed on this parcel. Buffering of 20 feet on the east, south and west sides of this parcel will be required as depicted on the the Site Plan.
- 8. Buildings shall be designed in compliance with the architectural elevations shown on Sheet C3 of the site plan. Said elevations shall be shown on subsequent site development plans.
- The applicant shall provide a minimum 5 foot wide sidewalk connection, with pavement striping, as necessary, from the existing internal sidewalk network to the existing sidewalk within the SR 60 right-of-way.
- Any allowable access onto Silver Lane shall be restricted to use by emergency vehicles and a locked security gate shall be installed and continually maintained.
- 11. An evaluation of the property identified a number of mature trees. The stature of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.
- 12. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.
- 13. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.

Zoning Administrator Sign Off:

J. Brian Grady Mon Oct 11 2021 15:29:31

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 PROPOSED SITE PLAN (FULL)		

VALRICO STATION PHASES II, III & IV FOR MODIFICATION OF PD 14-1098

SECTION 29, TOWNSHIP 29 S, RANGE 21 E HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION

A TRACT OR PARCE. OF LAND LYING IN THAT PORTION OF BECTION 2), TOWNISHE SE BOUTH NAVIGE 2 BEAT, HALLBROOVING HOUSEN, RAID TRACT OR PARCE, BEBYS BOUTH PACE SERVICE BY PACES, BEBYS BY POLLOWS:

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- OVERALL SITE MAP STATE ROAD 60 Ш Ш



WRH VALRICO STATION LLLP

St Petersburg, FL 33701 (727) 892-3005 415 1st Avenue North



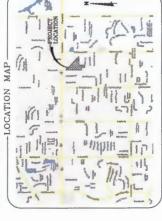
Gulf Coast Consulting, Inc.

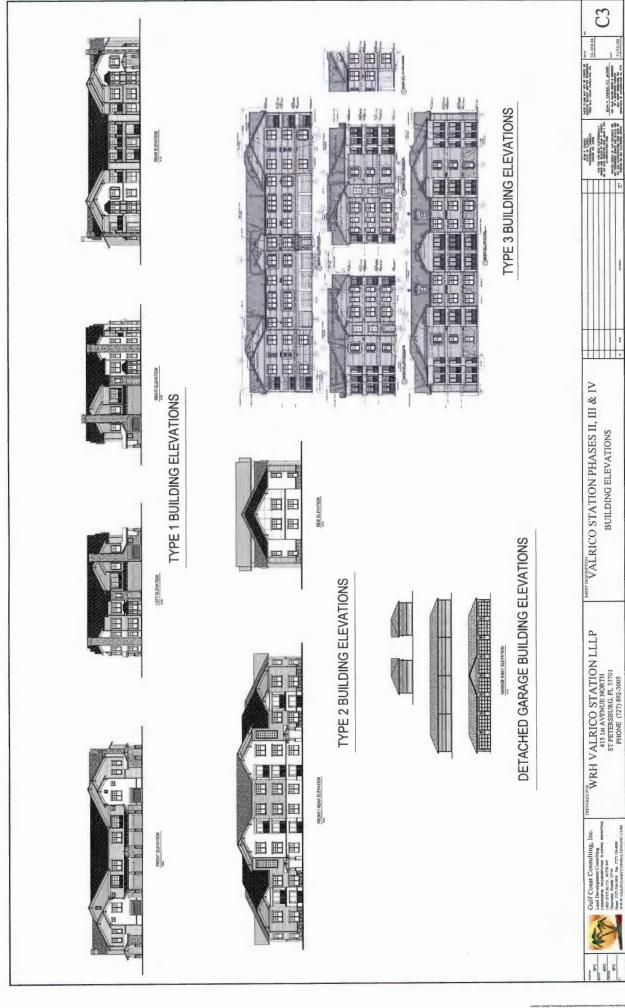
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Power, 6773 524-699
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COVER SHEET GENERAL SITE PLAN BUILDING ELEVATIONS DRAWING INDEX SHEET C2 C3 C3

-PROJECT DATA TABLE

	DESCRIPTION OF THE PROPERTY AS A SECURITION OF THE PROPERTY OF
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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 10/05/2021

REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Valrico/Central
PETITION NO: PD RZ 21-0113

This agency has no comments.

This agency has no objection.

This agency has no objection, subject to the listed or attached conditions.

This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 62 average daily trips, 2 trips in the a.m. peak hour, and 2 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle
and pedestrian access may be permitted anywhere along the PD boundaries.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone four parcels totaling +/- 15.62 acres from Residential Single-Family Conventional-6 (RSC-6) and PD (15-0714) to PD. The existing Valrico Station apartment complex included in the proposal is part of PD 15-0714 and was previously approved for 200 multi family dwelling units which has since been developed. The proposed PD would allow for an additional 34 multifamily dwelling units which would allow for a total of 234 multi family dwelling units, of which 200 have already been built. The site is located +/- 400 feet south east of the intersection of Valrico Rd and State Road 60. The Future Land Use designation of the site is R-4 and R-9.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, 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	Total Peak Hour Trips	
201119, 2010 000, 012	Two-Way Volume	AM	PM
PD, 200 Multi Family Dwelling Units (ITE code 221)	1,088	72	88
RSC-6, 13 Single Family Dwelling Units (ITE code 210)	123	10	13
Total	1,211	82	101

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
	Two-Way Volume	AM	PM
PD, 234 Multi Family Dwelling Units (ITE code 221)	1,273	84	103

Trip Generation Difference:

Zaning I and Usa/Siza	24 Hour	Total Peak Hour Trips	
Zoning, Lane Use/Size	Two-Way Volume	AM	PM
Difference	+62	+2	+2

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 62 average daily trips, 2 trips in the a.m. peak hour, and 2 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SR 60 is a 4-lane major arterial, FDOT maintained roadway, characterized by +/-12 feet travel lanes. The existing right-of-way on SR 60 is +/-180 feet. There are no marked bicycle facilities on SR 60 but there is a 5-foot sidewalk present on the south side of the roadway, adjacent to the proposed project.

The Hillsborough County Corridor Preservation Plan includes SR 60 as a future six-lane roadway.

SITE ACCESS

The previously approved PD (15-0714) has existing vehicular and pedestrian access on SR 60. The proposed planned development will continue to use the same access for vehicular and pedestrian connection. Gated emergency access is provided via Silver Lane.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Roadway	From	То	LOS Standard	Peak Hr Directional LOS
SR 60 / BRANDON BLVD	VALRICO RD	DOVER RD	D	С

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		
SR 60	FDOT Arterial - Urban	4 Lanes □Substandard Road □Sufficient ROW Width	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other 		

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	1,211	82	101		
Proposed	1,273	84	103		
Difference (+/-)	+62	+2	+2		

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		Vehicular	None	Meets LDC
East		None	None	Meets LDC
West	7	None	None	Meets LDC

Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

4.0 Additional Site Information & Agency Commo	ents Summary		
Transportation	Objections	Conditions Requested	Additional Information/Comments
 □ Design Exception/Adm. Variance Requested □ Off-Site Improvements Provided 	☐ Yes ☐ N/A ⊠ No	Yes □ No	See Staff Report.



Adequate Facilities Analysis: Rezoning

Date: 10/11/2021 Acreage: 15.61 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: RZ 21-0113 Future Land Use: Residential - 4

HCPS #: RZ-402 Maximum Residential Units: 234 Units

Address: 108 Valrico Station Road / 4204 Silver Residential Type: Multifamily

Lane, 33594, Valrico

Parcel Folio Number(s): 086164.0000,

086165.0000, 086188.0250

School Data	Buckhorn Elementary	Mulrennan Middle	Durant High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	843	1445	2738
2020-21 Enrollment K-12 enrollment on 2020-21 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	671	1228	2371
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	80%	85%	87%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 10/11/2021	21	36	270
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	27	10	12
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	85%	88%	97%

Notes: Adequate capacity exists at Buckhorn Elementary, Mulrennan Middle, and Durant High for the proposed project.

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

Matthew Pleasant

Department Manager, Planning & Siting Growth Management Department

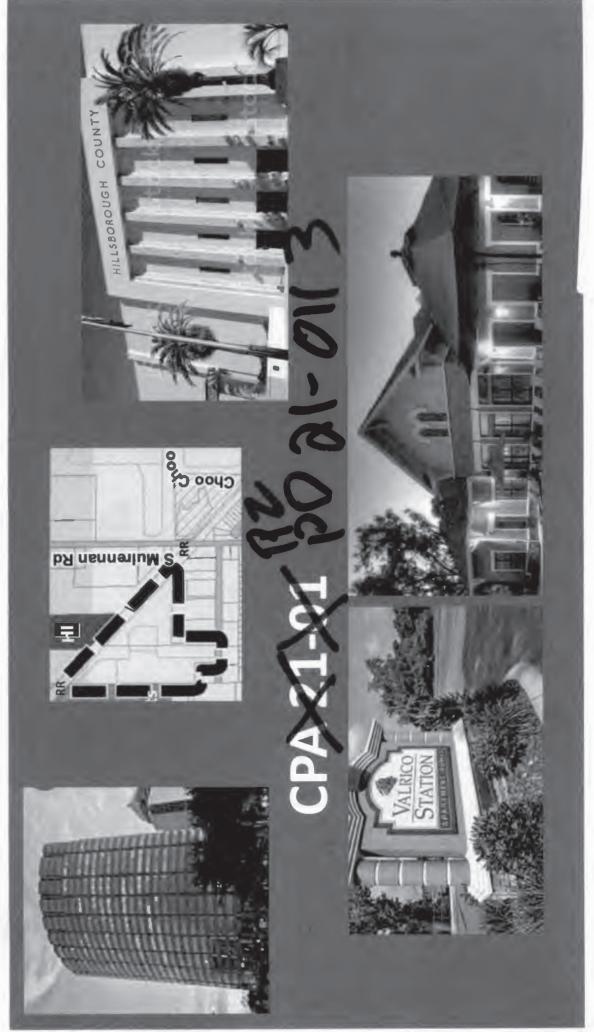
Hillsborough County Public Schools

E: matthew.pleasant@hcps.net

Matthew Pleasant

P: 813.272.4429

R2-PD-21-0113



Application No. O C (13)
Name: C C Press M (17)
Entered at Public Hearing: Z + M
Exhibit # Date: 10 (18)





Planning Comm.: Consistent

PGM: Approvable per conditions



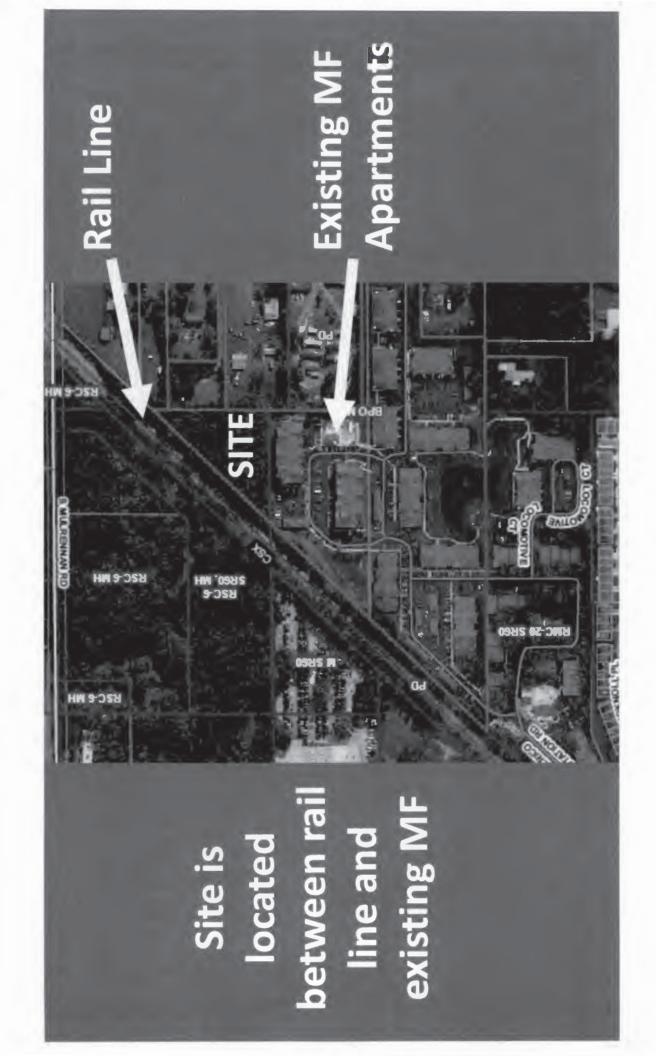
Expand the Existing Valrico Station Apartments

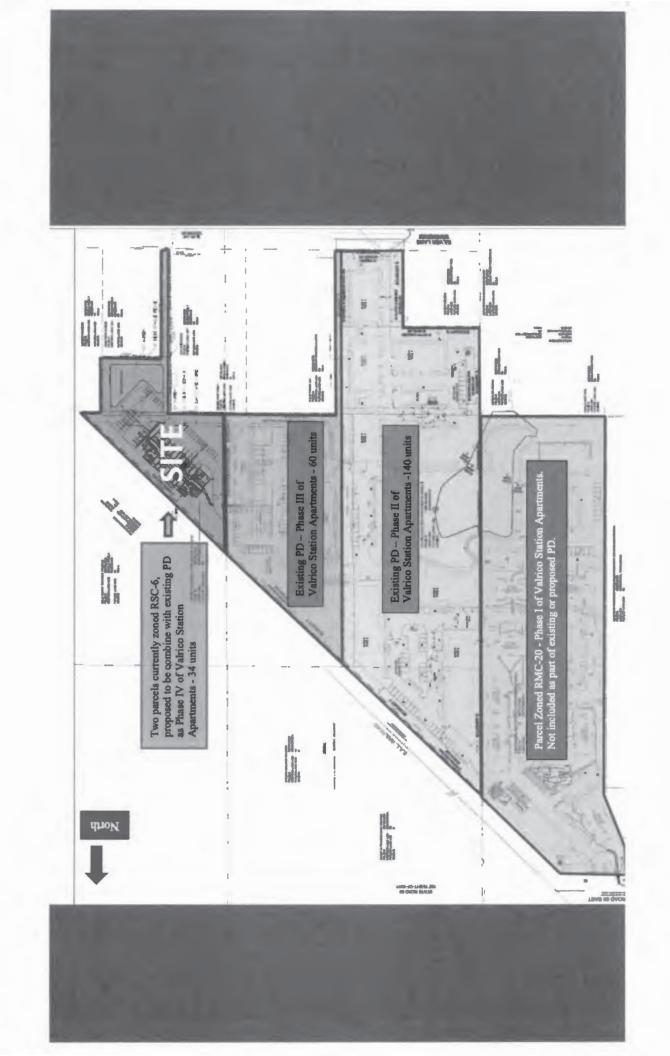
ISSUE: RSC-6 & PD into a New PD. Adding 2.29

acres into 13.32 PD. 34 units to be added to 200 existing. New PD is 15.6 acres

Height waiver per existing & adjacent uses







T MANAGEMENT THE PERSON THE PERSON 4 L 1+43 19 H Existing PD - Phase III of Valrico Station Apartments - 60 units Existing PD - Phase II of Valrico Station Apartments -140 units Parcel Zoned RMC-20 - Phase I of Valrico Station A Not included as part of existing or proposed PD. ADD 34.LL Two parcels currently zoned RSC-6, proposed to be combine with existing PD as Phase IV of Vahrico Station Apartments - 34 units # · # Month NO CHOW SERVED 1

Stormwater and parking only

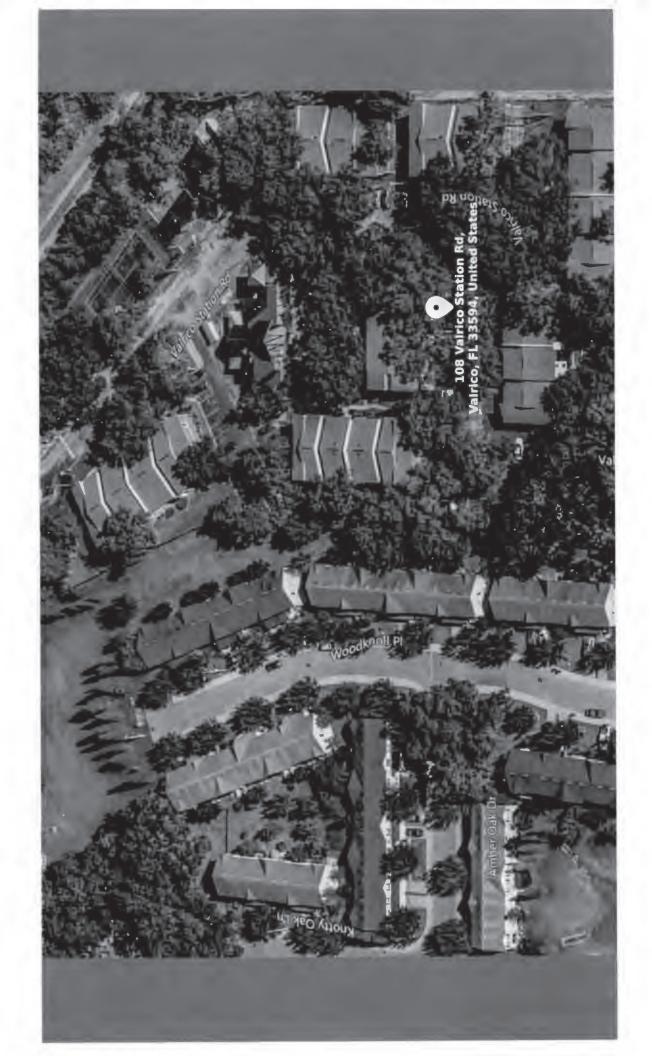
Existing Site

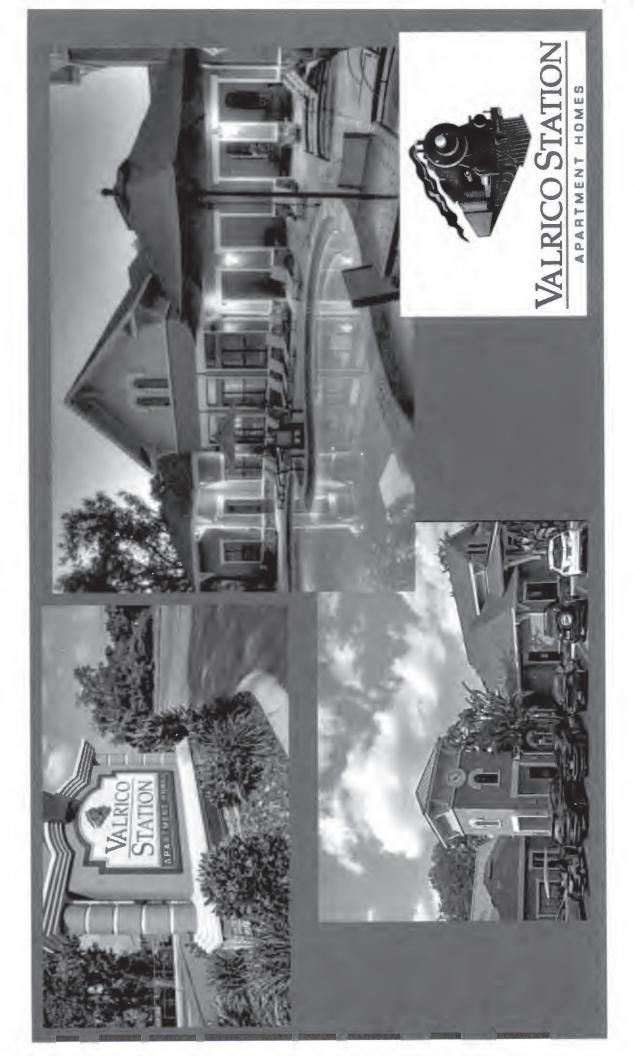
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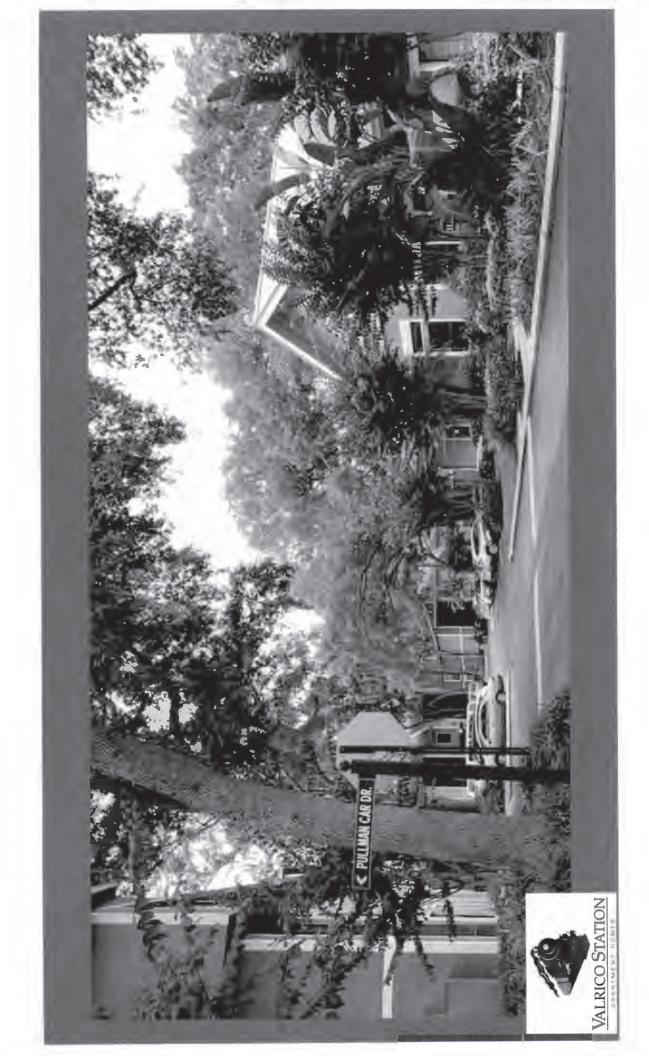
108 Valrico Station Rd, Valrico, FL 33594

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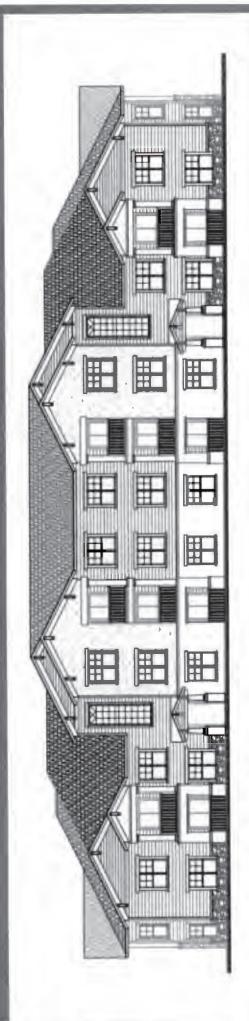








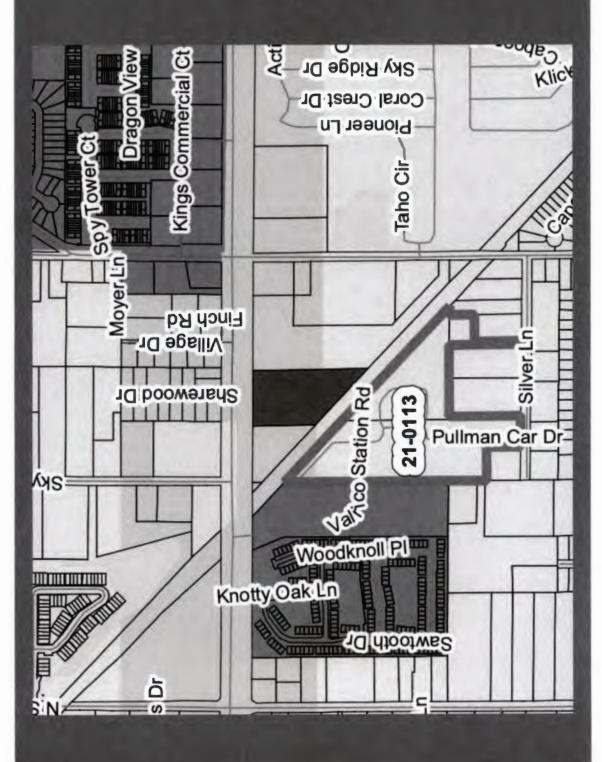


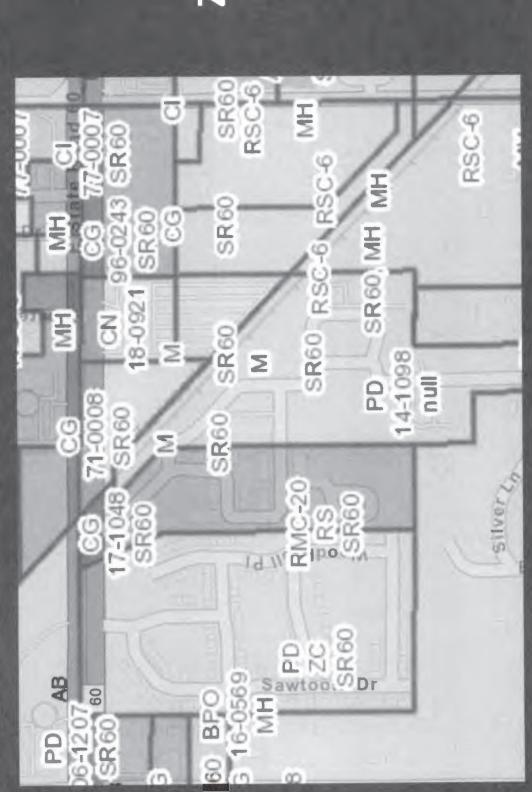




Proposed Elevation

Current FLU Map





Zoning Map

PGM STAFF RECOMMENDATION:

proposed use, staff recommendation is for "Given the overall compatibility of the support".

development south of the SR 60 corridor. The area is bounded by "The immediate area consists of high density Multi Family a multi-family apartment complex to the west..."

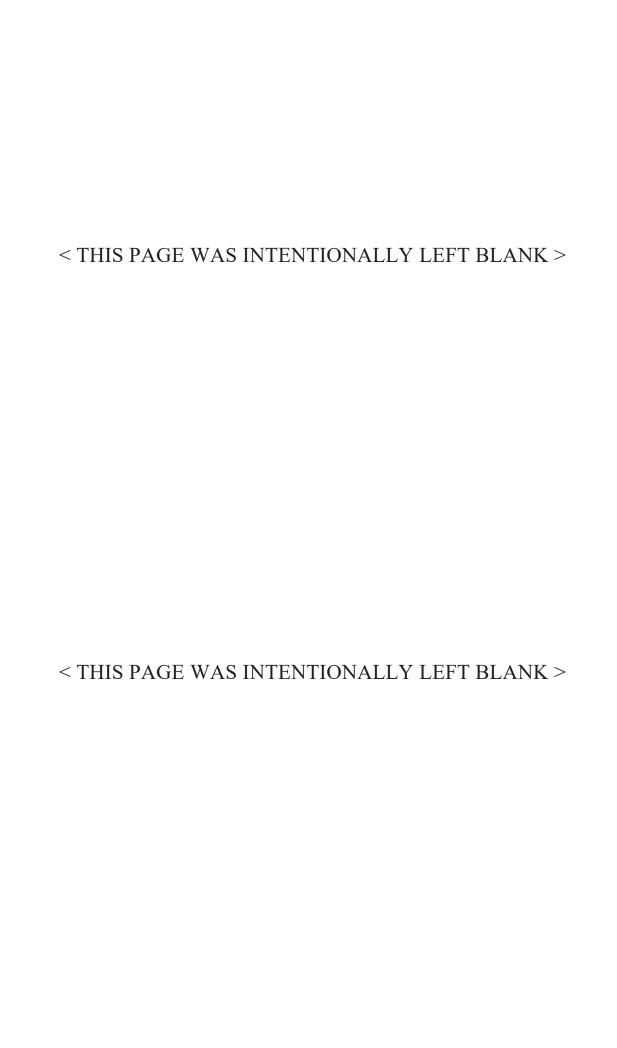
the subject parcels within the existing the PD to allow the envisioned that the project expansion, verses building of extension of existing water and sewer connections. It is **PGM:** "An economy of scale is created by incorporating applicant to utilize the existing access on SR60, internal infrastructure development impact to the surrounding roadways to access the parcels and presumably an a new and separate facility, will lessen the overall

Height Waiver

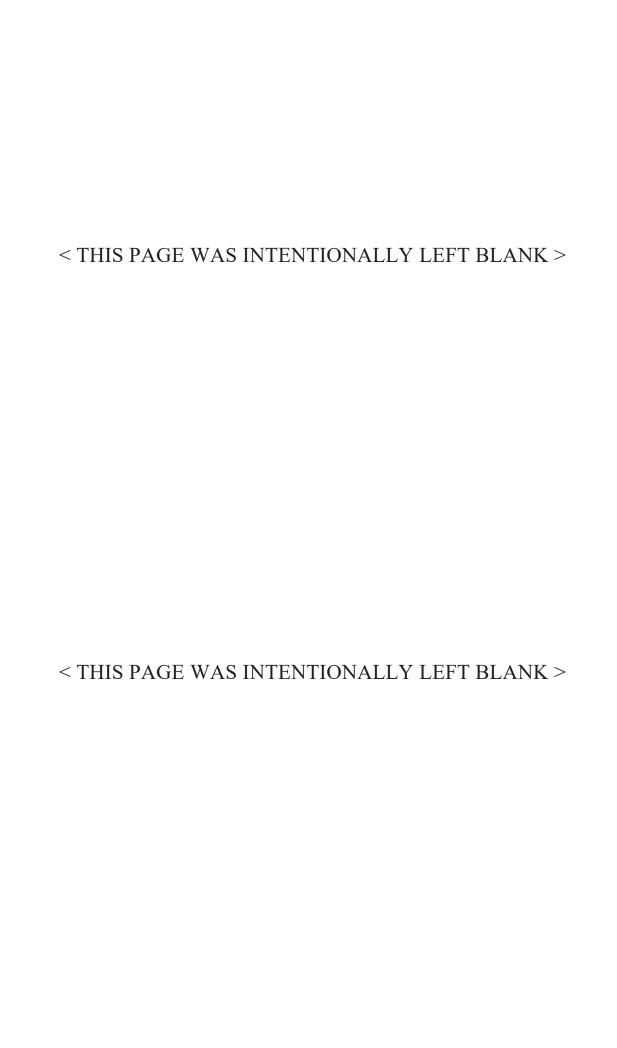
the location of the propose building is adjacent to a railroad condition was included as part of previous PD approval and parcel that was previously on the south side of the existing "Staff supports the request for this waiver because the line and the existing apartment complex or adjacent to PD and subject|by its adjacency to the existing PD Conditions".

PLAN COMM. RECOMMENDATION

Overall, Planning Commission staff finds the proposed use Future Land Use Element of the *Future of Unincorporated* and density to be compatible with the surrounding area. consistent with the Goals, Objectives and Policies of the The request would allow for a development that is Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County. Thank you for your consideration



PARTY OF RECORD



NONE

