

PD Modification Application: PRS 22-0018

Zoning Hearing Master Date: NA

BOCC Land Use Meeting Date: January 13, 2022



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Zion Pentecostal Church of All People, Inc.

FLU Category: RES-4

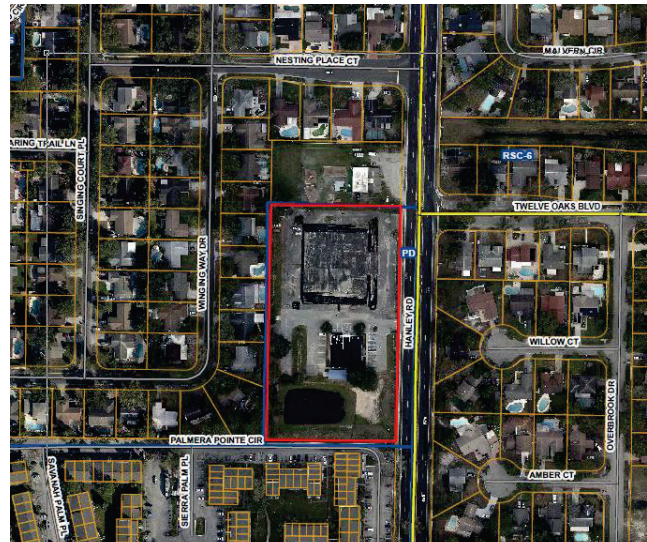
Service Area: Urban

Site Acreage: 3.5 AC +/-

Community Plan Area: Town N' Country

Overlay: None

Request: Minor Modification to PD



Request Summary:

Allow a 7-foot buffer to the west property line to permit an existing accessory structure.

Existing Approvals:

PD 06-0597 (as most recently modified by PRS 21-0048) was approved for 25,740 square feet of Cultural/Institutional uses (19,480 square-foot church sanctuary building, a 4,900 square foot multipurpose building, a 952 square foot fellowship hall annex, and a 408 square-foot accessory building).

Condition #5 requires a 9-feet, 9-inch setback from the western property boundary for an accessory structure in northwest corner of the parcel and, thus, a 3-inch encroachment into the required 10-foot buffer.

Proposed Modification(s):

Condition #5 requires a 9-feet 9-inch setback for an accessory structure. The approved general site plan provides for a 10-foot buffer in the area of the proposed accessory structure, with the exception of the encroachment of the accessory structure, which is conditioned to be at 9-feet, 9-inches. The request is to reduce the buffer to 7 feet for an accessory structure/building to allow it to be located 7 feet from the western property boundary in northwest corner of the parcel. No changes to the approved uses or lot development standards are proposed.

Additional Information:

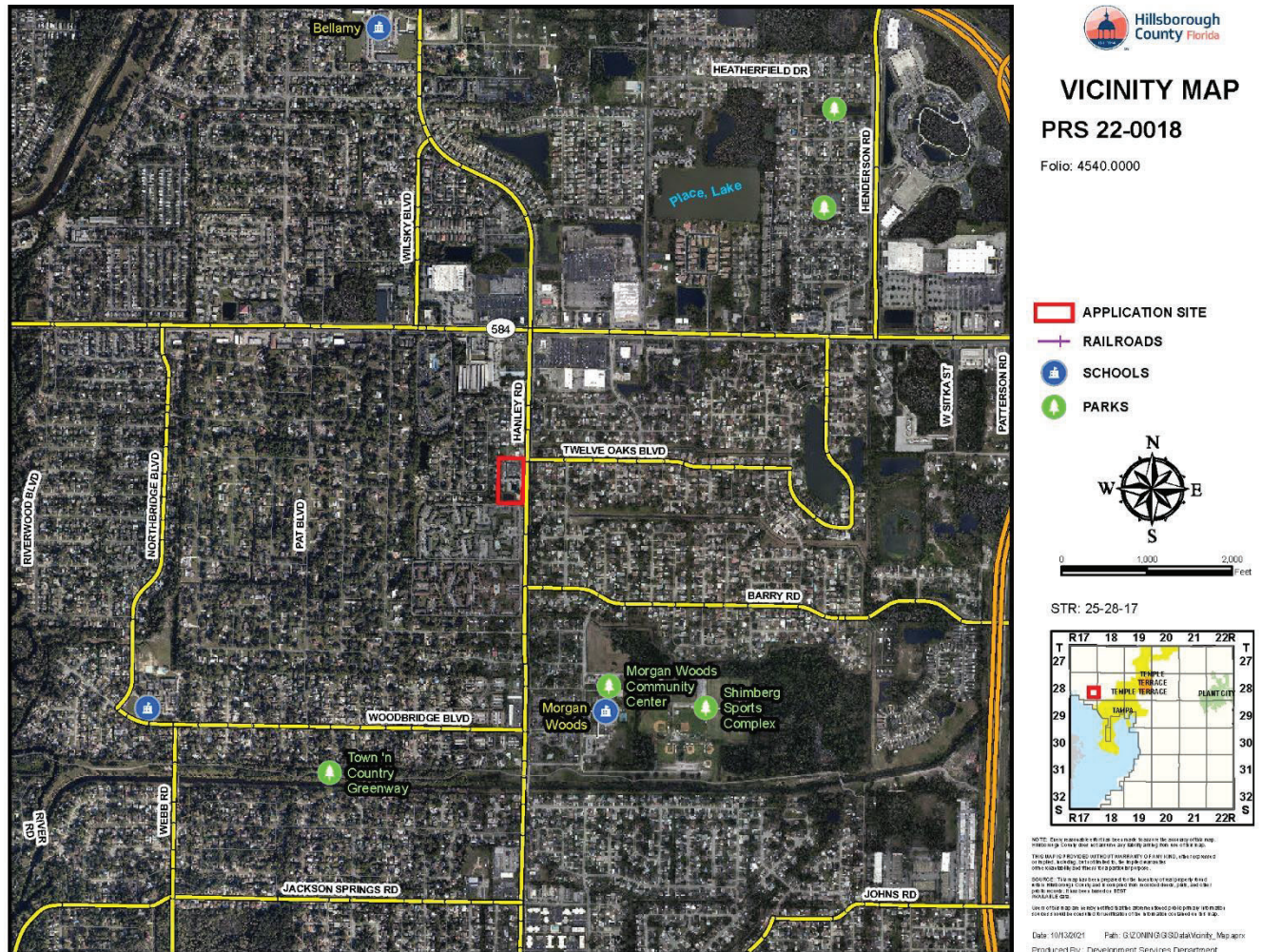
PD Variations

LDC Section 6.06.06 (Buffering and Screening requirements) to allow a 7-foot buffer from the western property line where a 10-foot buffer is required from residential zoning to accommodate an existing 15-foot height, 408 sq. ft. accessory structure on the northwest corner of the property.

Waiver(s) to the Land Development Code	None
Planning Commission Recommendation	NA
Development Services Department Recommendation	<ul style="list-style-type: none"> Approvable, subject to conditions of approval

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

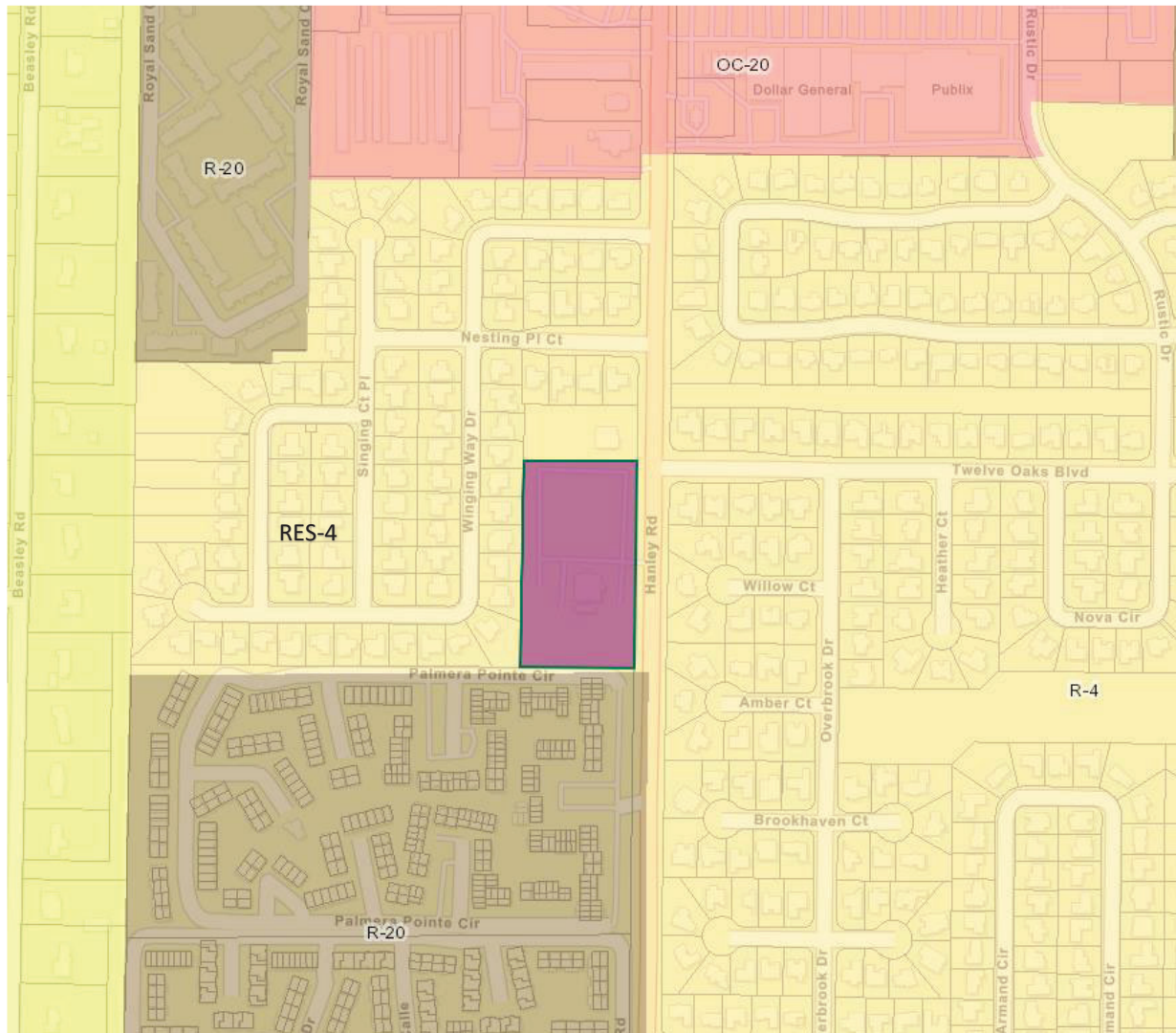


Context of Surrounding Area:

The subject site is located on the west side of Hanley Road, approximately 1500 feet south of the intersection with W. Waters Ave. The surrounding area is a residential, single family and multifamily development, zoned RSC-6, and RMC-20.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

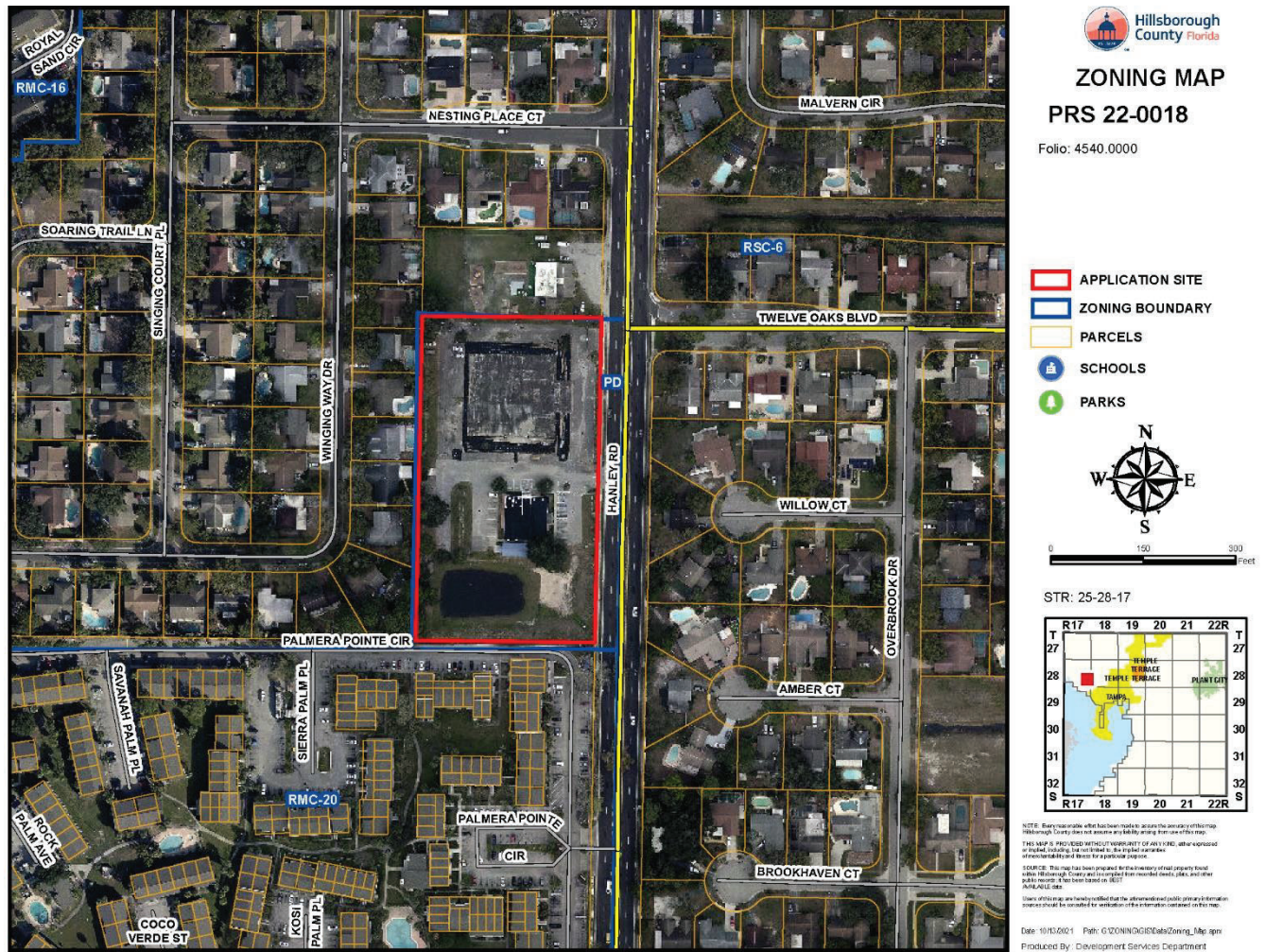


Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	0.25 F.A.R., 4 DU/AC

Typical Uses: Residential, suburban commercial, offices, multi-purpose

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

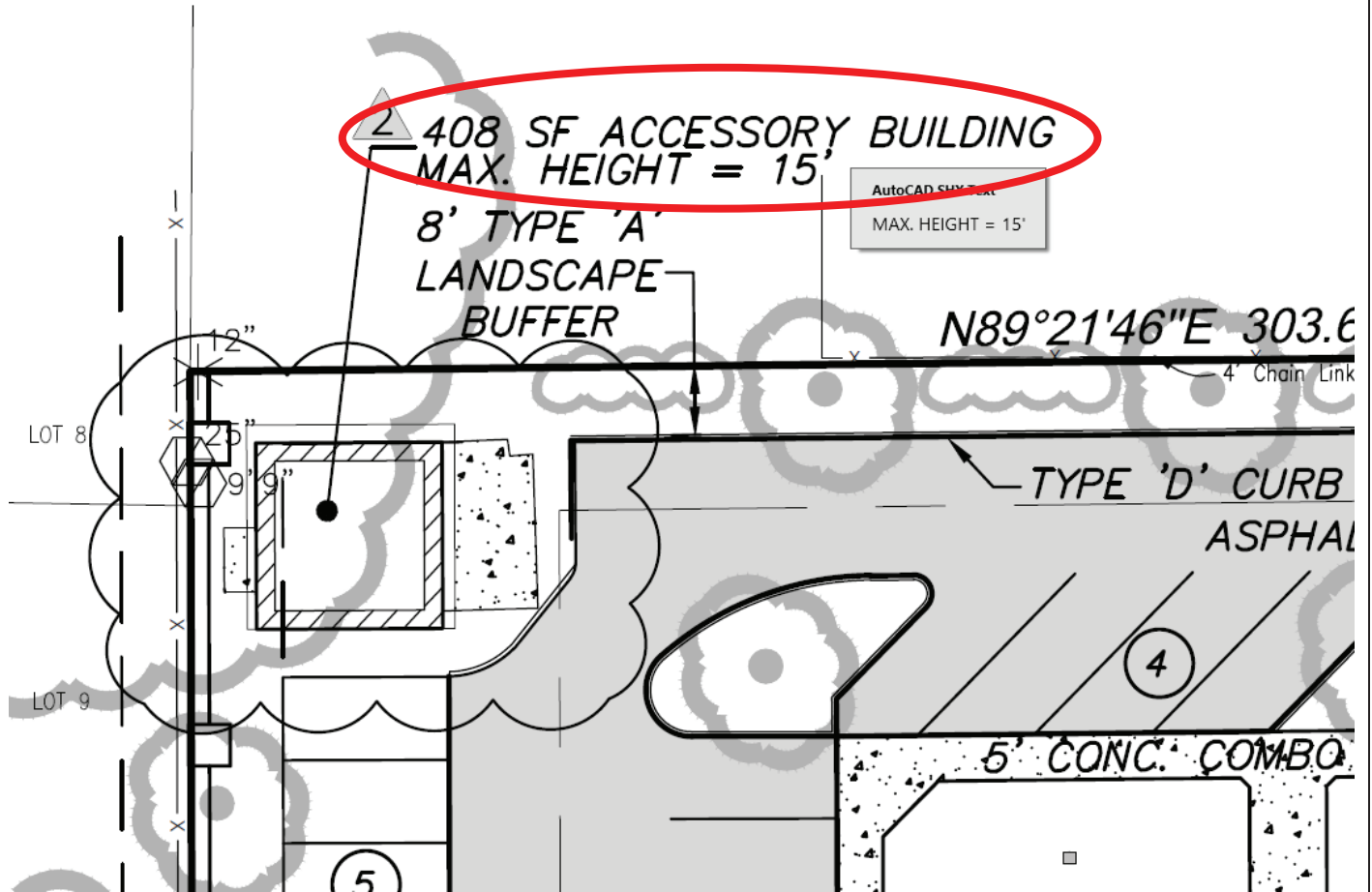
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 DU/AC	Single-family residential	Child Care Center
South	RMC-20	20 DU/AC	Multifamily residential	Multifamily residential

East	RSC-6	6 DU/AC	Single-family residential	Single-family residential
West	RSC-6	6 DU/AC	Single-family residential	Single-family residential

*subject to utilities

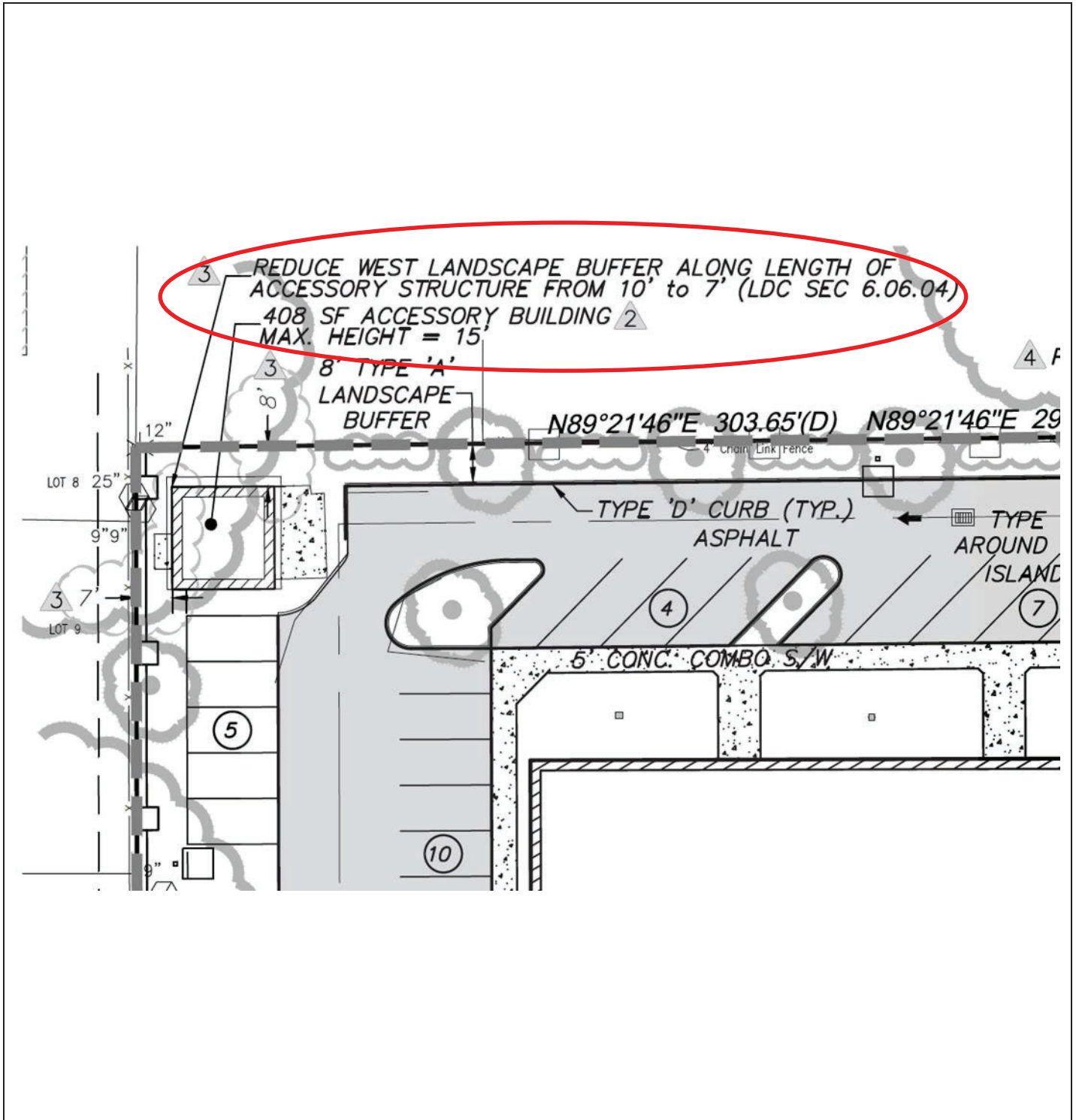
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PRS 22-0018

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: January 13, 2022

Case Reviewer: Tania C. Chapela

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
Hanley Rd.	County Collector - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☒ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	251	20	25
Proposed	Not Available	Not Available	76
Difference (+/-)	Not Available	Not Available	(+) 51

*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				
South				
East				
West				
Notes:				

Design Exception/Administrative Variance ☒ Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

No changes to intensity or permitted uses of the development have been proposed as part of this modification. The size of the accessory structure remains limited to 408 square feet. Staff notes the 7-foot setback of the accessory structure is comparable to the type, size and location of accessory structures that could be placed in the adjacent single family lots along the common boundary. Staff finds the proposed modification to the approved Planned Development to be compatible with the surrounding areas.

5.2 Recommendation

Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted ~~October 30, 2020~~ November 17, 2021.

1. The 3.54-acre project may be permitted a maximum of 25,740 square feet of Cultural/Institutional uses (19,480 square-foot church sanctuary building, a 4,900 square foot multipurpose building, a 952 square-foot fellowship hall annex, and a 408 square-foot accessory building), subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.
 - 1.1 The subject site is located in the Town 'N Country Study Area, and Town 'N Country Special Focus Area. The proposed development would be subject to any applicable community plan design standards in effect at the time of development.
 - 1.2. Buildings shall be as generally located on the site plan received ~~October 30, 2020~~ November 17, 2021.
 - 1.2.1. The church building shall be conventional construction and the multipurpose building shall be conventional or modular construction (no mobile homes shall be allowed, and no residential uses shall be allowed in modular buildings).
 - 1.2.2. Residential uses shall not be allowed in modular buildings. 1.2.3. Prior to submittal of the site plan for Certification, the applicant shall include on the General Site plan a rendering of the facade and landscaping for the modular buildings and the conventionally built sanctuary as shown on the elevations dated July 17, 2006 and as presented at the September 12, 2006 Board of County Commissioners Land Use Meeting.
 - 1.2.3 Prior to submittal of the site plan for certification, the applicant shall include on the General Site Plan a rendering of the façade and landscaping for the modular buildings and the conventionally built sanctuary as shown on the elevations dated July 17, 2006 and as presented at the September 12, 2006 Board of County Commissioners Land Use Meeting.
 - 1.3. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.


2. Solid Waste Storage structures (dumpsters) shall be subject to the Accessory Structure design standards, along with the buffering and screening requirements of the LDC. Enclosure shall be constructed of materials in character with the materials on the front wall of the main building.
3. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 3.1. Ground signs shall be limited to monument signs.
 - 3.2. Billboards, pennants and banners shall be prohibited.
4. Outdoor lighting shall be per the requirements of the Hillsborough County Land Development Code (LDC) and any outdoor lighting, other than security lighting.
5. Buffering and screening shall be as shown on the site plan received October 30, 2020 and consistent with the Land Development Code unless otherwise specified herein. An accessory structure/building shall be permitted to be located ~~9'9"~~ 7 feet from the western property boundary in northwest corner of the parcel.
6. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
7. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
8. If PRS 21-0048 is approved, the County Engineer will approve Administrative Variance Requests (dated and submitted on February 2, 2021), which was found approvable on February 18, 2021, to the following LDC Requirements:
 - 8.1. Section 6.04.03.I. LDC requirement governing number of driveways which may be permitted. Approval of this Administrative Variance will permit two right-in/right-out only access points on to Hanley Road.
 - 8.2. Section 6.04.07. LDC requirement for minimum driveway spacing. Approval of this Administrative Variance will permit reduction of the minimum access spacing (between the northernmost project access and the next connection to its south and north) such that a minimum spacing of +/- 55 feet is permitted.
 - 8.3. Section 6.04.03.L requirements to improve substandard roadways. Approval of this Administrative Variance will waive the requirement to improve Hanley Road, between Waters Avenue and the southern project access, to current County standards for a Type TS-6 Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM).

9. Prior to Concurrency approval of the proposed modular building, the Developer shall provide a traffic analysis as determined by County Staff, signed by a Professional Engineer, showing the length of any left and right turn lanes needed to serve development traffic at the project driveway. The turn lane(s) shall be constructed to FDOT and/or Hillsborough County standards using FDOT Standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided. If it is determined by the results of the analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall resubmit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
10. Based on the projected trip generation to the site, access onto the public road would be via "Type II", Minor Roadway Connection (50 – 1500 trip ends per day), LDC 6.04.01.E. Accordingly, the Land Development Code requires (see LDC 6.04.03.G) that all internal access (the "throat") to the driveways must be a minimum of 50 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriated and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, then the throat depth may exceed 50 feet in length to accommodate stacking vehicles.
11. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).
12. Prior to Construction Plan approval with respect to the proposed modular building, the Developer may be required to dedicate one-half of the right-of-way adjacent to the site, on Hanley Road to meet Hillsborough County standards. The right-of-way shall be dedicated to bring the substandard right-of-way up to Transportation Technical Manual Standards for a four lane collector roadway is 110 feet. Presently there is 80 feet of Right-of-way. The Applicant shall be required to dedicate and convey one-half of the right-of-way on Hanley Road to meet Hillsborough County standards. The Applicant will be required to dedicate 15 feet of additional right-of-way.
13. If required during Concurrency review of the proposed modular building, the Developer shall provide a traffic analysis as determined by staff, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The access related turn lanes shall be constructed to FDOT and/or Hillsborough County standards. The only exceptions to access related roadway improvement shall be based on documented safety or environmental concerns. The Development Services and Public Works Department shall approve all exceptions.
14. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) and connect to the existing sidewalk west of this site. Where applicable, pedestrian interconnectivity shall be provided between uses and adjacent parcels.

14.1. Prior to submittal of the site plan for Certification, marked pedestrian pathways shall be depicted on the site plan that provide connectivity from the church sanctuary and the multi-purpose building to the external sidewalks along Hanley Road.

15. Subject to Public Works approval, and if warranted, align the access point with Twelve Oaks Boulevard.
16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
18. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

Zoning Administrator Sign Off:


J. Brian Grady
Tue Dec 28 2021 14:06:23

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.

APPLICATION NUMBER: PRS 22-0018

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: January 13, 2022

Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

APPLICATION NUMBER: PRS 22-0018

ZHM HEARING DATE: NA

BOCC LUM MEETING DATE: January 13, 2022

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted October 30, 2020.

1. The 3.54-acre project may be permitted a maximum of 25,740 square feet of Cultural/Institutional uses (19,480 square-foot church sanctuary building, a 4,900 square foot multipurpose building, a 952 square-foot fellowship hall annex, and a 408 square-foot accessory building), subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum square footage for the project as permitted herein exceeds the maximum intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the square footage of the project shall decrease as necessary to conform to the Comprehensive Plan.
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6. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
7. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
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the site. The applicant has the option of submitting an analysis showing that for his particular site, a throat of less than 50 feet is appropriated and will result in no adverse impact to the public roadway system. If the Driveway is to be gated, then the throat depth may exceed 50 feet in length to accommodate stacking vehicles.

11. The applicant shall be required to pave any portion of the access drive which lies within the existing right-of-way (LDC 6.04.05).
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14. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) and connect to the existing sidewalk west of this site. Where applicable, pedestrian interconnectivity shall be provided between uses and adjacent parcels.
 - 14.1. Prior to submittal of the site plan for Certification, marked pedestrian pathways shall be depicted on the site plan that provide connectivity from the church sanctuary and the multi-purpose building to the external sidewalks along Hanley Road.
15. Subject to Public Works approval, and if warranted, align the access point with Twelve Oaks Boulevard.
16. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
18. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 21-0048
MEETING DATE: March 9, 2021
DATE TYPED: March 10, 2021

plan does not accurately reflect conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.



AGENCY COMMENTS

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
Hanley Rd.	County Collector - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

Transportation Comment Sheet

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

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/19/2021

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TNC

PETITION NO: PRS 22-0018

☐

This agency has no comments.

☒

This agency has no objection.

☐

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

☐

This agency objects, based on the listed or attached conditions.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting a modification to PD 06-0597, as most recently modified via PRS 21-0048. The PD is currently approved for a maximum of 25,740 s.f. of Cultural/Institutional uses. The applicant is seeking a modification of the PD to correct discrepancies in the record and update impervious surface calculations. None of these issues relate to transportation facilities or parking areas, and no increase in project entitlements is sought. As such, no trip generation or site access analysis was necessary to process this request.

Given the above, the proposed request will have no impact on the external transportation network. As such, Transportation Review Section staff has no objection to this request.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hanley Road. Hanley Road is a 4-lane, divided urban collector roadway with +/- 11-foot lanes, +/- 60 feet of pavement within an +/-84 right-of-way. There are 5-foot sidewalks on both sides of the roadway. There are no bicycle facilities present; however, the road has been marked with “sharrows”. There are curb and gutter along both sides of the roadway. As such, Hanley Road is considered a substandard road.

Hanley Road is not shown on the Hillsborough County Corridor Preservation Plan, as such, no preservation is needed.

SITE ACCESS ANALYSIS

No changes to site access are proposed.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

FDOT Generalized Level of Service				
Roadway	From	To	LOS	
			Standard	PK HR Directional
HANLEY RD	HILLSBOROUGH AVE	WILSKY RD	E	C

Source: [2019 Hillsborough County Level of Service \(LOS\) Report](#)

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 12/14/2021	COMMENT DATE: 11/10/2021
PETITION NO.: 22-0018	PROPERTY ADDRESS: 8014 Hanley Rd, Tampa, FL 33634
EPC REVIEWER: Melissa Yañez	FOLIO #: 0045400000
CONTACT INFORMATION: (813) 627-2600 X1360	STR: 25-28S-17E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: : Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	05/01/2017
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
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.	

My/mst

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

PETITION NO.: PRS22-0018 REVIEWED BY: Randy Rochelle DATE: 10/28/2021

FOLIO NO.: 4540.0000

WATER

- ☐ The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☐ A inch water main exists ☐ (adjacent to the site), ☐ (approximately feet from the site) . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits prior to June 1, 2022, that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 6 inch wastewater force main exists ☒ (adjacent to the site), ☐ (approximately feet from the site) and is located within the west Right-of-Way of Hanley Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable wastewater system.