

PD Modification Application:

PRS 22-1267

BOCC Land Use Meeting Date:
10/11/2022



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Michael Brooks; Brooks Sheppard and Rocha, LLLP

FLU Category: SMU-6, R-6

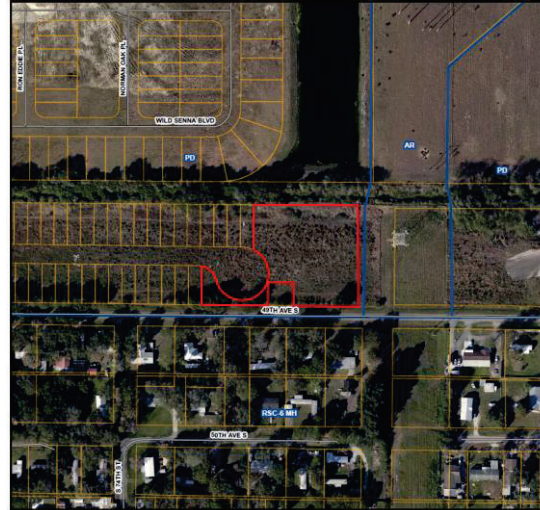
Service Area: Tampa Service Area

Site Acreage: ± 212.9 acres Entire PD
(Folio of modification: ± 1.6 acres)

Community Plan Area: Greater Palm River

Overlay: None

Request: Minor Modification to PD



Existing Approvals:

PD 05-1947: On October 11, 2006, the Board of County Commissioners approved Planned Development (PD) 05-1947 for 468 single-family units and 530 townhome units on the approximate 212.9-acre parcel.

Subsequent Amendments

PRS 16-1315: The request modified, in part, the maximum number of housing types; reduced the single-family lot sizes; removed the perimeter buffer and eight-foot fence on north boundary; and added internal cross access points.

PRS 18-0974: On September 11, 2018, the Board of County Commissioners approved the request for a Minor Modification to Planned Development (PD) 05-1947 to reduce setbacks for sf detached lots, and to add an emergency access point along the southern PD boundary (49th Avenue) for Option B (limited TECO easement crossing).

Proposed Modification(s):

The request is for a minor modification to a planned development (PD 05-1947). The entire PD consists of multiple parcels totaling +/- 212.9 acres approved for a maximum of 998 single-family units. The area of modification affected by this request consists of a phase comprised of 71 single-family units.

The purpose of the modification is to allow construction of a temporary access connection to 49th Street for a period of time not to exceed 6 months from the date of the first homesite within Phase 6 receiving a certificate of occupancy. Thereafter, the request proposes to convert the temporary access to a gated emergency access and provide a pedestrian connection to the sidewalk that the developer is required to construct along the project's 49th Street frontage. There is no proposed change to the number or type of units.

Additional Information:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



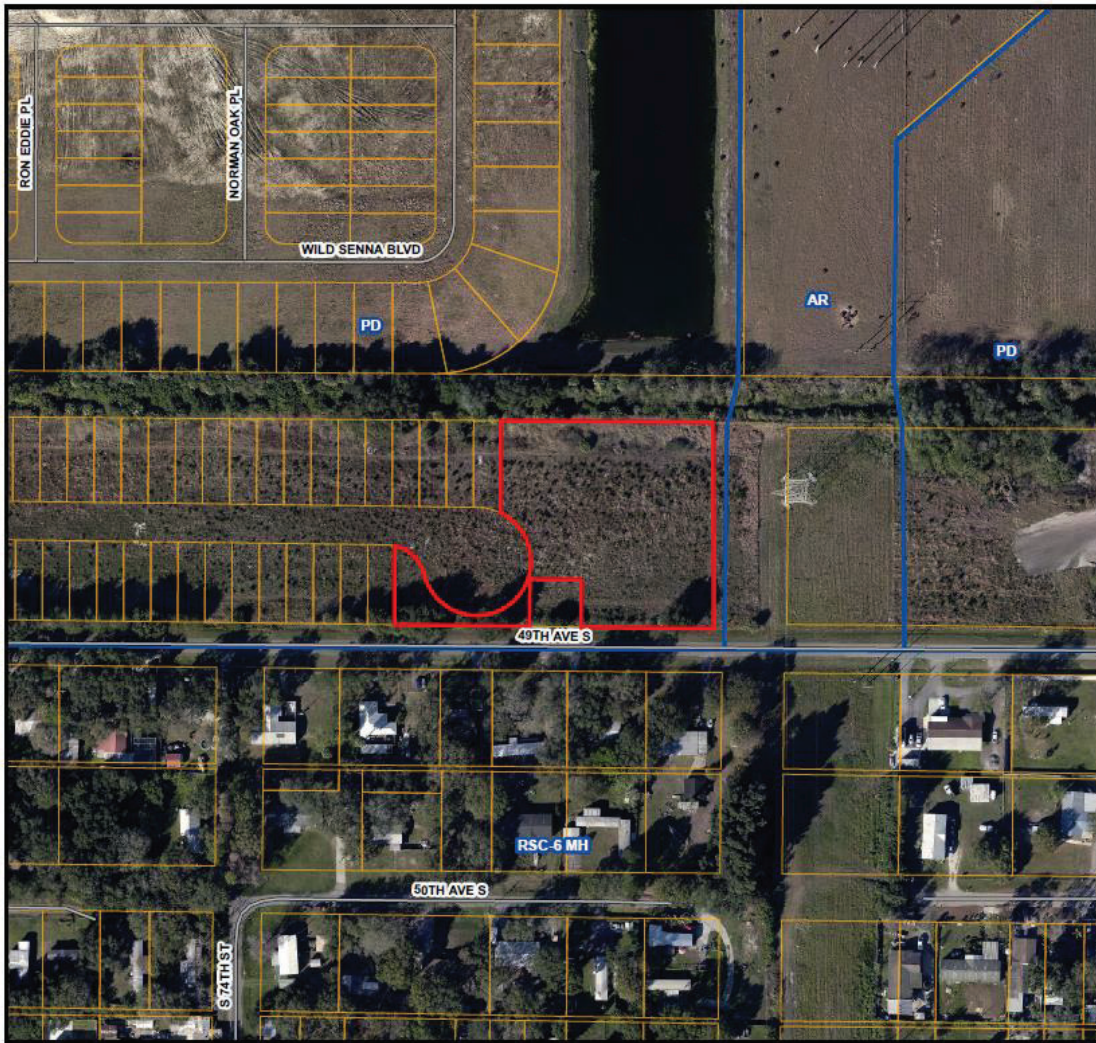
Context of Surrounding Area:

The area immediately surrounding the proposed project consists of other properties within PD 05-1947 on the east, west and north.

The surrounding area is primarily established residential communities with Residential Single-Family Conventional-6 (RSC-6) and Residential Single-Family Conventional-9 (RSC-9) zoning to the north, south and northeast of the site. To the southeast of the subject area is AR (Agricultural Rural) zoning and appears to be undeveloped.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

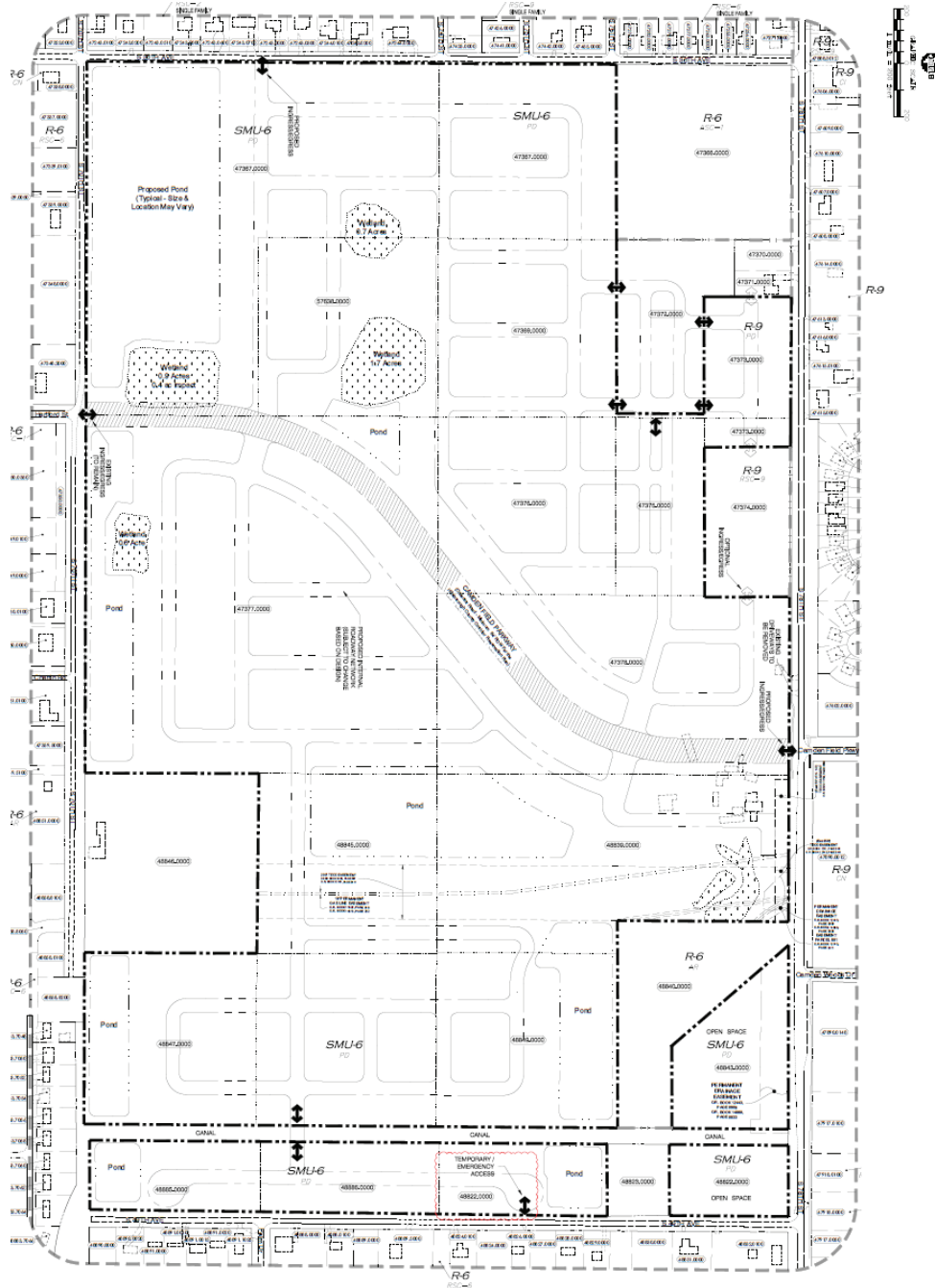


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6, RSC-9, ASC-1,	5,000 sf; 7,000 sf; 1 ac.	Single-family	Single family homes
South	RSC-6	7,000 sf	Single-family	Single family homes
East	PD, CI, RSC-3, PD-MU	14,520 sf FAR: 0.3	Single-family, commercial	Single family homes, vacant
West	ASC-1, AR, RSC-6	1 ac.; 217,800 sf; 7,000 sf	Single-family	Single family homes

2.0 LAND USE MAP SET AND SUMMARY DATA

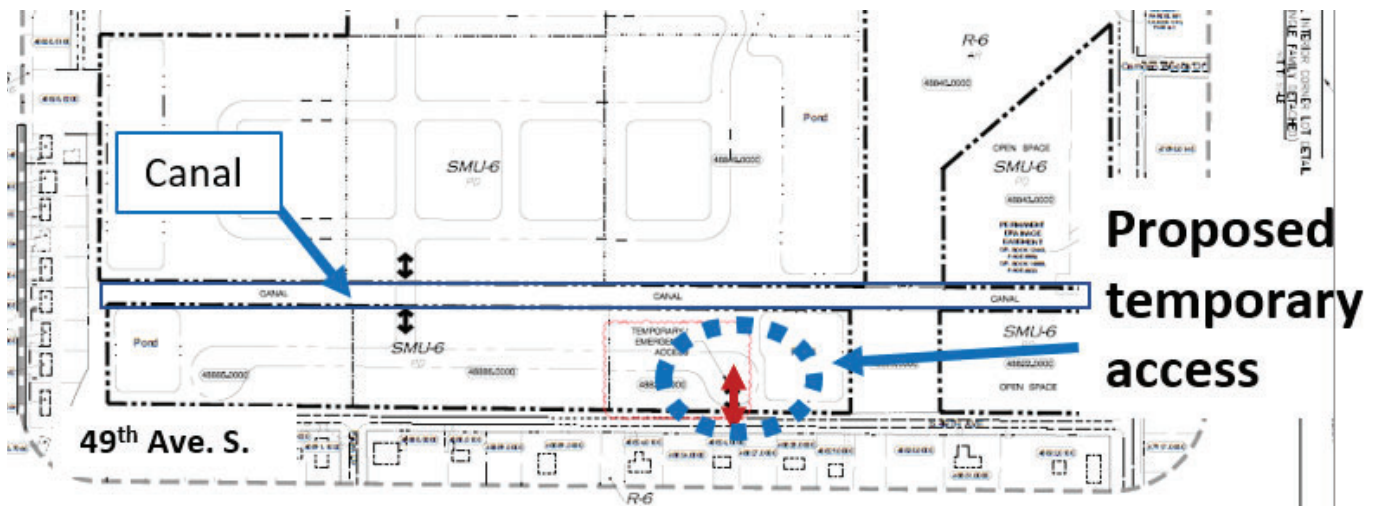
2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



Site Plan, Received 9/15/22

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

Proposed Site Plan: Close-up of Proposed Temporary Access Area



The modification is to allow construction of a temporary access connection to 49th Street for a period of time not to exceed 6 months from the date of the first homesite within Phase 6 receiving a certificate of occupancy. Thereafter, the request proposes to convert the temporary access to a gated emergency access.

According to the applicant's narrative, "Touchstone Phase 6 has been subdivided for 71 single-family detached units with homesites currently under construction. Phase 6 is separated from remainder of the Touchstone Subdivision by a substantial open drainage ditch. Upon final completion, primary access to homesites within Phase 6 will be via a steel bridge that will span the open drainage ditch and provide a connection to Summer Savory Street. The application further states that due to supply chain and fabrication issues beyond control of developer, Lennar Homes, the steel bridge will not be installed and certified before homesites within Phase 6 are completed."

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
South 49 th St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
Summer Savory St.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	670	53	70
Proposed	670	53	70
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes: Vehicular access to south (S. 49 th St) is proposed to be temporary until primary access to the north (Summer Savory St. bridge is completed) and thereafter converted to gated emergency access only.				

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See conditions of approval for terms of temporary access.

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 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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Located within the City of Tampa Water Service Area
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The request is not seeking to change the number of units approved in PRS 18-0974.
Comprehensive Plan:	Comments	Findings	Conditions	Additional
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Previously found consistent for PD 05-1947.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request is for a minor modification to a planned development (PD 05-1947) approved is approved for 998 residential units consisting of 810 single-family detached and 188 single-family attached lots the approximate 212.9-acre parcel. The overall approximate 212.9-acre PD is generally bordered by 36th Avenue to the north, 49th Avenue to south, 70th Street to the west and 78th Street to the east and bifurcated by a 200-foot wide TECO easement running east/west.

The modification is to allow construction of a temporary access connection to 49th Street for a period of time not to exceed 6 months from the date of the first homesite within Phase 6 receiving a certificate of occupancy. Thereafter, the request proposes to convert the temporary access to a gated emergency access and provide a pedestrian connection to the sidewalk that the developer is required to construct along the project's 49th Street frontage. There is no proposed change to the number or type of units.

The applicant has not requested additional variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code. Further, there are no other proposed changes to the approved site plan, other than the proposed temporary access to 49th Street located on the ±1.6 acre folio at the southern boundary of the approved PD.

The property lies within the City of Tampa Water Service Area. A 4-inch wastewater force main exists approximately 795 feet from the site and is located east of the subject property within the east right-of-way of S. 78th Street.

The subject site is located within the SMU-6 future land use category and within the Greater Palm River Plan Area. Planning Commission staff finds the request to be consistent with the *Future of Hillsborough* Comprehensive Plan.

No compatibility concerns have been identified by staff as a result of this proposal to have a temporary access.

5.2 Recommendation

Staff finds the request approvable, subject to the conditions of approval.

6.0 PROPOSED CONDITIONS

Prior to PD site plan certification, the applicant shall revise the PD site plan note "TEMPORARY/EMMERGENCY ACCESS" to state "TEMPORARY ACCESS/EMERGENCY ACCESS/PEDESTRIAN ACCESS – See Conditions of Approval".

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 15, 2022. Previous conditions not carried forward are shown as strikethrough, and new conditions are shown as underlined>.

1. The project permits a total of 998 residential units. Development shall be as depicted on the site plan which proposes a grid-like pattern and limited use of cul-de-sacs to promote connectivity within the neighborhood.
2. A maximum of 810 Single Family Units are permitted. The following shall apply:

Minimum Front Setback:	20 feet (front yards functioning as side yards shall have a 10 foot setback; however, garages shall have a minimum setback of 15 feet when accessed by the front yard functioning as a side yard)
Minimum Side Setback:	5 feet
Minimum Rear Setback	20 feet *
Maximum Lot Coverage:	55%
Maximum Building Height:	35 feet/2-stories
Minimum lot size:	3,500 square feet unless otherwise required
Minimum Lot Width:	35 feet (unless otherwise required)

*a 19 foot rear yard setback shall be permitted for internal lots only. Any lot along the project's boundaries (notwithstanding any intervening pond, wetland or open space between the lot and project boundary) shall provide a minimum 20 foot rear yard setback.

2.1 Any lots under 5,000 square feet shall provide the following:

- 2.1.a Each unit shall provide a 2-car garage with a minimum 18 foot wide driveway. Carports are prohibited.
- 2.1.b All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
- 2.1.c Each unit's primary entrance door shall face the roadway.

2.2 Ponds depicted on the site plan along the western PD boundary shall be provided in those general locations to provide separation from 70th Street to the development's western lots. Lots located south of the east-west collector roadway shall be located a minimum of 140 feet from the western PD boundary due to the ponds. Lots located north of the east-west collector roadway shall be located a minimum of 300 feet from the western PD boundary due to the northwest corner pond.

- 2.3 Lots along the northern boundary from 74th Street westward to 70th Street shall be a minimum of 5,000 square feet in size and 50 feet in width. The setbacks, maximum lot coverage and maximum building height shall be as provided above.
- 2.4 Lots along the southern PD boundary that are 5,000 square feet in size or less shall be limited to a total of 32 lots between the two ponds depicted on the site plan.
3. A maximum of 188 Townhome Units are permitted. The following shall apply:
- | | |
|------------------------------|---|
| Minimum Lot Size: | 1,800 square feet |
| Minimum Lot Width: | 18 feet |
| Minimum Front Setback: | 20 feet (front yards functioning as side yards shall have a 10 foot setback; however, garages shall have a minimum setback of 15 feet when accessed by the front yard functioning as a side yard) |
| Minimum Side Setback: | 5 feet |
| Minimum Rear Setback: | 20 feet |
| Building Separation: | 15 feet |
| Maximum Building Height: | 35 feet / 2-stories |
| Maximum Lot Coverage: | 60% |
| Maximum 6 units per building | |
- 3.1 Should the townhome units provide 1-car garages, a guest parking area shall be provided at a rate of 1 space per every 4 units.
4. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
5. 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.
6. The project may be permitted a maximum of 998 dwelling units, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units for the project as permitted herein exceeds the maximum density permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.
7. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.

8. Prior to the issuance of any building or land alteration permits or other development, the wetlands must be field delineated by EPC staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval. After survey approval, the wetland line must appear on all site plans and must be labeled as "EPC Wetland Line." The wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code.
9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/ permits necessary for the development as proposed will be issued, does not, itself, serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
10. General building areas and roadways shall be designed and located as necessary to comply with Chapter 1-11, Rules of the EPC."
11. "The wetland impacts proposed have not received approval by the Executive Director of EPC. In addition, there is no reliance that any wetland impacts will be authorized by the EPC."
12. The project shall be developed in accordance with Land Development Code Section 6.02.18 (Community Gathering Places).
13. Prior to or concurrent with plat/site/construction plan approval the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of any required turn lanes at the project access, affected roadways and impacted intersections. Such analysis shall also be utilized to determine whether axillary (turn) lanes are warranted, consistent with Sec. 6.04.04.D of the Hillsborough County LDC, at the intersection of the project driveway with S. 36th Avenue. All required turn lanes 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 turn lanes are provided. The developer shall be responsible for any and all costs of the following site related turn lanes:
 - a. At the Camden Field Parkway and 78th Street intersection the Developer shall construct:
 - i. A northbound to westbound left turn lane;
 - ii. A southbound to eastbound left turn lane;
 - iii. A southbound to westbound right turn lane;
 - iv. An eastbound to northbound left turn lane;
 - iv. An eastbound to southbound right turn lane; and,
 - v. A westbound to southbound left turn lane;
 - b. At the 70th Street and Hartford Street shall construct an eastbound to northbound left turn lane.
14. As Camden Field Parkway, Hartford Street, 36th Avenue, 70th Street and 78th Street may be substandard roadways, the developer will be required to work with the Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval. These improvements may require the developer to dedicate or otherwise acquire additional right-of-way along these roadways.

15. The Developer shall preserve a minimum of 5 feet of right-of-way along the project's 78th Street frontage such that a minimum of 38 feet of right-of-way is preserved from the future right-of-way centerline. Only those interim uses permitted by the Land Development Code may be constructed within the preservation area and all setbacks shall be calculated from the future right-of-way line.
16. Within all residential tracts, the Developer shall provide pedestrian and bicycle interconnectivity between adjacent residential pods/clusters that do not provide for vehicular access between the two residential pods/clusters. The Developer shall also provide for bicycle and pedestrian connectivity between adjacent residential pods, where a direct vehicular access is not provided.
17. The Developer shall construct sidewalks along all project boundaries adjacent to 78th Street, 36th Avenue South and 70th Street North, and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
18. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).
19. When warranted, the Developer shall signalize, at its expense, the intersection of 78th Street and Camden Field Parkway, unless otherwise approved by Hillsborough County. Such signal shall be subject to review and approval of Hillsborough County Public Works, with whom the developer shall coordinate with regarding design and timing of its installation.
20. Notwithstanding anything herein these conditions or on the rezoning site plan to the contrary, access shall be permitted anywhere along the boundaries of folios 48822.0000 and 48843.0000 as necessary to maintain the open space.
21. Notwithstanding anything on the rezoning site plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the project's 70th Street, 78th Street, 36th Avenue, 49th Avenue and/or Camden Field Parkway/Hartford Street Extension right-of-way.
 - 21.1 Developer shall construct a sidewalk providing bicycle/pedestrian access between the internal sidewalks In phase 6 of the project and the sidewalk to be constructed on the north side of 49th avenue south. The sidewalk connection shall be located in proximity to the temporary / emergency access connection described in Condition 22.1.
22. The following access points shall be required to serve the proposed development as illustrated on the Rezoning Site Plan, unless otherwise approved by Hillsborough County.
 - One (1) full access connection at 78th Street and Camden Field Parkway intersection;
 - One (1) full access connection at the 70th Street and Hartford Street intersection; and,
 - One (1) full access to 36th Avenue

22.1 One (1) full access to 49th Avenue South shall be permitted in the location shown on the General Site Plan on a temporary basis only while a connection from Phase 6 to Summer Savory Street is being


constructed. The temporary access connection (a) shall be constructed by developer at its sole cost and expense, and (b) shall not be used for a period of time exceeding six (6) months from the date the first unit in Phase 6 is issued a certificate of occupancy.

22.2 Upon expiration of the temporary six (6) month time period, use of the access connection ~~If the second crossing of the TECO and/or Florida Gas Transmission easements is not provided or granted by each of the respective utilities to the developer, an emergency access to South 49th Avenue will be permitted (Option B).~~ This access shall be restricted to emergency use only. ~~and Developer shall install, at its sole cost and expense, an emergency gate across the access connection therefore be gated and equipped with a Knox Box.~~

23. All internal roadways, including the Camden Field Parkway/Hartford Street Extension shall be constructed to Hillsborough County standards unless otherwise approved through the Hillsborough County design exception process. Internal roadways may be public or private and may be gated; however, notwithstanding anything herein to the contrary, a freely traversable, ungated roadway network connecting Hartford Street, Camden Field Parkway, 36th Avenue and the Camden Field/Hartford Street Extension shall be provided.
24. When a residential project has a net density of less than 16 dwelling units per acre, a minimum of 50 percent of all internal roadways shall be constructed in such a manner as to ensure that both ends of a given roadway terminate with another roadway. If any neighborhood pod/cluster has 150 or more dwelling units, then the Developer shall provide vehicular cross-accesses to all adjacent neighborhood pods/clusters within the project.
25. Prior to General Site Plan certification and prior to the submittal of any site development/platting review application, rights-of-way within the PD shall be vacated by the Board of County Commissioners. If no right-of-way vacations are approved, a minor modification application will be required for the purpose of modifying the plan to show no impact or development within the rights-of-way that would be inconsistent with its use/status as right-of-way.
26. The developer shall erect a six (6) foot high fence along the northern right-of-way boundary of 49th Street within the project's southern boundary.
27. Subject to review and approval by the Hillsborough County Public Works Department, the developer shall repair or replace the existing drainage pipe under 36th Avenue near 74th Street concurrent with the construction of drainage improvements on the site.
28. 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.
29. 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.

30. 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 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 the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
31. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
32. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:


J. Brian Grady
Mon Sep 26 2022 10:59:14

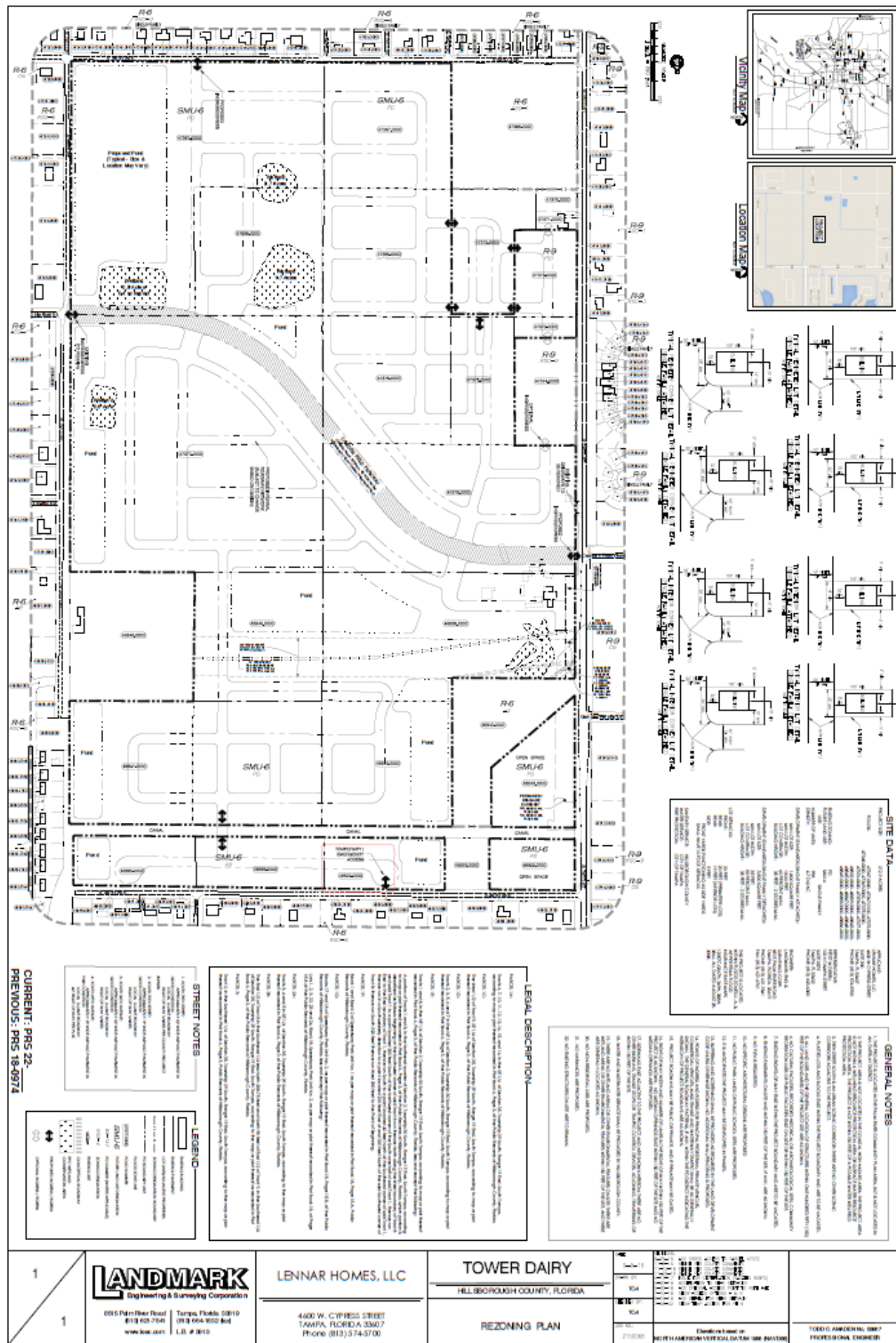
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/23/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GPR/Central

PETITION NO: PRS 22-1267

- ☐ 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.

CONDITIONS OF APPROVAL

Revised Conditions:

- 21.1 Developer shall construct a sidewalk providing bicycle/pedestrian access between the internal sidewalks in phase 6 of the project and the sidewalk to be constructed on the north side of 49th avenue south. The sidewalk connection shall be located in proximity to the temporary / emergency access connection described in Condition 22.1.
- 22.1 One (1) full access to 49th Avenue South shall be permitted in the location shown on the General Site Plan on a temporary basis only while a connection from Phase 6 to Summer Savory Street is being constructed. The temporary access connection (a) shall be constructed by developer at its sole cost and expense, and (b) shall not be used for a period of time exceeding six (6) months from the date the first unit in Phase 6 is issued a certificate of occupancy.
- 22.2 Upon expiration of the temporary six (6) month time period, use of the access connection ~~If the second crossing of the TECO and/or Florida Gas Transmission easements is not provided or granted by each of the respective utilities to the developer, an emergency access to South 49th Avenue will be permitted (Option B). This access shall be restricted to emergency use only, and Developer shall install, at its sole cost and expense, an emergency gate across the access connection therefore be gated and~~ equipped with a Knox Box.

Other:

- Prior to PD site plan certification, the applicant shall revise the PD site plan note "TEMPORARY/EMERGENCY ACCESS" to state "TEMPORARY ACCESS/EMERGENCY ACCESS/PEDESTRIAN ACCESS – See Conditions of Approval".

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting a Minor Modification (PRS) to a previously approved rezoning (PD 05-1947, as amended most recently by PRS 18-0974). The entire PD consists of multiple parcels totaling +/- 212.9 ac. approved for a maximum of 998 single-family units. The area of modification affected by this request consists of a phase comprised of 71 single-family units.

The requested modification proposes to construct a temporary access connection to 49th St for a period of time not to exceed 6 months from the date of the first homesite with in Phase 6 receiving a certificate of occupancy. Thereafter, the request proposes to convert the temporary access to a gated emergency access and provide a pedestrian connection to the sidewalk that the developer is required to construct along the project's 49th St frontage. There is no proposed change to the number or type of units.

The applicant submitted a trip generation as required the Development Review Procedures Manual (DRPM). Staff has prepared the following table of the potential trips generated by existing PD and the potential trips generated by the area of modification utilizing a generalized worst-case scenario, based on ITE Trip Generation Manual 10th ed., for informational purposes.

Approved PD Entitlements:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 998 Single-family Detached D.U.s (ITE Code 210)	8,719	708	833

Approved PD Entitlements in Area of Modification (PHASE 6):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 71 Single-family detached (ITE Code 210)	670	53	70

The applicant is not proposing to change the number or type of approved units, therefore no change in trip generation will result from the proposed PD minor modification.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Camden Field Parkway is a 2-lane, divided, collector roadway. This facility is characterized by +/- 11-foot travel lanes and +/- 18-foot medians within a +/- 90-foot-wide right-of-way. There are 5-foot sidewalks and 7-foot bicycle lanes along both sides of Camden Field Parkway in the vicinity of the proposed project.

Wild Senna Blvd is a 2-lane, residential local roadway characterized by +/- 10-foot wide travel lanes lying within +/-50 width right of way. There are 5-foot sidewalks on both sides roadway. This roadway is still partially under construction.

Summer Savory St is under construction as a 2-lane, residential local roadway with +/- 10-foot wide travel lanes lying within +/-50 width right of way. There will be 5-foot sidewalks on both sides roadway.

South 49th Street is a 2-lane, substandard, local roadway characterized by +/- 18 feet of pavement lying within a +/-60 feet width right of way. There are no sidewalks or bicycle facilities along in the vicinity of the project.

SITE ACCESS AND CONNECITIVITY

The larger PD is served by access connections at Camden Field Parkway and S. 36th Ave.

The area of modification (Phase 6) is designed to be accessed from Camden Field Parkway via new local roadways internal to the PD (Wild Senna Blvd and Summer Savory St.). The point of connection to

Summer Savory St. requires a bridge structure to span an existing +/- 60-foot wide drainage feature that serves the larger area. The applicant has indicated to staff that the proposed temporary connection 49th Ave. is needed in the interim until the bridge fabrication and installation is complete.

The proposed temporary access connection to 49th St. shall be limited to a period of time not to exceed six months from the date the residential unit in Phase 6 obtains a certificate of occupancy. At such time, the developer shall convert the temporary access connection to a gated emergency access equipped with a Knox Box; no residential or other traffic will be allowed to utilize the access point.

The applicant shall be required to construct a 5-foot sidewalk along the project frontage on South 49th Street and provide a pedestrian connection from the project's internal local roadway to South 49th St. The proposed conditions of approval memorialize said requirement. Additionally, staff is requiring that, at the time of PD site plan certification, that the applicant revised the site plan to add a note that the pedestrian access to South 49th St. is required.

ROADWAY LEVEL OF SERVICE

Camden Field Parkway, South 49th Street and Wild Senna Blvd is not a regulated roadway in the Hillsborough County Level of Service Report.

Transportation Comment Sheet

Cam3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
South 49 th St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
Summer Savory St.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	670	53	70
Proposed	670	53	70
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes: Vehicular access to south (S. 49 th St) is proposed to be temporary until primary access to the north (Summer Savory St. bridge is completed) and thereafter converted to gated emergency access only.				

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See conditions of approval for terms of temporary access.

**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

September 14, 2018

Reference: PRS 18-0974 GPR
Lennar Homes, LLC
78th St, S. 70th St., 36th Ave. & 49th Ave., S.
47367.0000 & Multiple

Michael Brooks, Esq.
Petitt Worrell Rocha Sheppard, PLLC
100 N. Tampa St., Ste. 3575
Tampa, FL 33602

Dear Applicant:

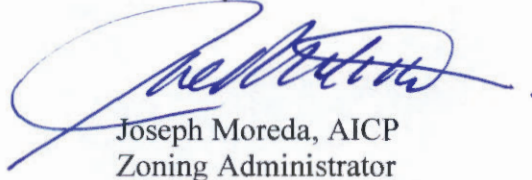
At the regularly scheduled public meeting on September 11, 2018, the Board of County Commissioners approved your request for a minor modification to PD 05-1947, with the attached amended final conditions.

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

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

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

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/ml
Attachments

HCFLGOV.NET

BOARD OF COUNTY COMMISSIONERS

Victor D. Crist
Ken Hagan

Al Higginbotham

Pat Kemp

Lesley "Les" Miller, Jr.

Sandra L. Murman

Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES

ADMINISTRATOR

Lucia E. Garsys

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

PRS 18-0974 GPR

MEETING DATE:

September 11, 2018

DATE TYPED:

September 14, 2018

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 20, 2018.

1. The project permits a total of 998 residential units. Development shall be as depicted on the site plan which proposes a grid-like pattern and limited use of cul-de-sacs to promote connectivity within the neighborhood.
2. A maximum of 810 Single Family Units are permitted. The following shall apply:

Minimum Front Setback:	20 feet (front yards functioning as side yards shall have a 10 foot setback; however, garages shall have a minimum setback of 15 feet when accessed by the front yard functioning as a side yard)
Minimum Side Setback:	5 feet
Minimum Rear Setback	20 feet *
Maximum Lot Coverage:	55%
Maximum Building Height:	35 feet/2-stories
Minimum lot size:	3,500 square feet unless otherwise required
Minimum Lot Width:	35 feet (unless otherwise required)

*a 19 foot rear yard setback shall be permitted for internal lots only. Any lot along the project's boundaries (notwithstanding any intervening pond, wetland or open space between the lot and project boundary) shall provide a minimum 20 foot rear yard setback.

2.1 Any lots under 5,000 square feet shall provide the following:

2.1.a Each unit shall provide a 2-car garage with a minimum 18 foot wide driveway. Carports are prohibited.

2.1.b All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.

2.1.c Each unit's primary entrance door shall face the roadway.

2.2 Ponds depicted on the site plan along the western PD boundary shall be provided in those general locations to provide separation from 70th Street to the development's western lots. Lots located south of the east-west collector roadway shall be located a minimum of 140 feet from the western PD boundary due to the ponds. Lots located north of the east-west collector roadway shall be located a minimum of 300 feet from the western PD boundary due to the northwest corner pond.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

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-
- 2.3 Lots along the northern boundary from 74th Street westward to 70th Street shall be a minimum of 5,000 square feet in size and 50 feet in width. The setbacks, maximum lot coverage and maximum building height shall be as provided above.
- 2.4 Lots along the southern PD boundary that are 5,000 square feet in size or less shall be limited to a total of 32 lots between the two ponds depicted on the site plan.
3. A maximum of 188 Townhome Units are permitted. The following shall apply:
- | | |
|------------------------------|---|
| Minimum Lot Size: | 1,800 square feet |
| Minimum Lot Width: | 18 feet |
| Minimum Front Setback: | 20 feet (front yards functioning as side yards shall have a 10 foot setback; however, garages shall have a minimum setback of 15 feet when accessed by the front yard functioning as a side yard) |
| Minimum Side Setback: | 5 feet |
| Minimum Rear Setback: | 20 feet |
| Building Separation: | 15 feet |
| Maximum Building Height: | 35 feet / 2-stories |
| Maximum Lot Coverage: | 60% |
| Maximum 6 units per building | |
- 3.1 Should the townhome units provide 1-car garages, a guest parking area shall be provided at a rate of 1 space per every 4 units.
4. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
5. 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.
6. The project may be permitted a maximum of 998 dwelling units, subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units for the project as permitted herein exceeds the maximum density permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.
7. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:
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September 14, 2018

special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.

8. Prior to the issuance of any building or land alteration permits or other development, the wetlands must be field delineated by EPC staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval. After survey approval, the wetland line must appear on all site plans and must be labeled as "EPC Wetland Line." The wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code.
9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/ permits necessary for the development as proposed will be issued, does not, itself, serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
10. General building areas and roadways shall be designed and located as necessary to comply with Chapter I-11, Rules of the EPC."
11. "The wetland impacts proposed have not received approval by the Executive Director of EPC. In addition, there is no reliance that any wetland impacts will be authorized by the EPC."
12. The project shall be developed in accordance with Land Development Code Section 6.02.18 (Community Gathering Places).
13. Prior to or concurrent with plat/site/construction plan approval the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of any required turn lanes at the project access, affected roadways and impacted intersections. Such analysis shall also be utilized to determine whether axillary (turn) lanes are warranted, consistent with Sec. 6.04.04.D of the Hillsborough County LDC, at the intersection of the project driveway with S. 36th Avenue. All required turn lanes 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 turn lanes are provided. The developer shall be responsible for any and all costs of the following site related turn lanes:
 - a. At the Camden Field Parkway and 78th Street intersection the Developer shall construct:

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:
MEETING DATE:
DATE TYPED:

PRS 18-0974 GPR
September 11, 2018
September 14, 2018

-
- i. A northbound to westbound left turn lane;
 - ii. A southbound to eastbound left turn lane;
 - iii. A southbound to westbound right turn lane;
 - iv. An eastbound to northbound left turn lane;
 - iv. An eastbound to southbound right turn lane; and,
 - v. A westbound to southbound left turn lane;
 - b. At the 70th Street and Hartford Street shall construct an eastbound to northbound left turn lane.
14. As Camden Field Parkway, Hartford Street, 36th Avenue, 70th Street and 78th Street may be substandard roadways, the developer will be required to work with the Hillsborough County Public Works to determine the improvements that may be required prior to or concurrent with plat/site/construction plan approval. These improvements may require the developer to dedicate or otherwise acquire additional right-of-way along these roadways.
 15. The Developer shall preserve a minimum of 5 feet of right-of-way along the project's 78th Street frontage such that a minimum of 38 feet of right-of-way is preserved from the future right-of-way centerline. Only those interim uses permitted by the Land Development Code may be constructed within the preservation area and all setbacks shall be calculated from the future right-of-way line.
 16. Within all residential tracts, the Developer shall provide pedestrian and bicycle interconnectivity between adjacent residential pods/clusters that do not provide for vehicular access between the two residential pods/clusters. The Developer shall also provide for bicycle and pedestrian connectivity between adjacent residential pods, where a direct vehicular access is not provided.
 17. The Developer shall construct sidewalks along all project boundaries adjacent to 78th Street, 36th Avenue South and 70th Street North, and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
 18. The applicant shall provide internal access to any existing or future out parcels on the site (LDC 5.03.05 H).
 19. When warranted, the Developer shall signalize, at its expense, the intersection of 78th Street and Camden Field Parkway, unless otherwise approved by Hillsborough County. Such signal shall be subject to review and approval of Hillsborough County Public Works, with whom the developer shall coordinate with regarding design and timing of its installation.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

PRS 18-0974 GPR

MEETING DATE:

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September 14, 2018

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20. Notwithstanding anything herein these conditions or on the rezoning site plan to the contrary, access shall be permitted anywhere along the boundaries of folios 48822.0000 and 48843.0000 as necessary to maintain the open space.
21. Notwithstanding anything on the rezoning site plan to the contrary, bicycle/pedestrian access shall be permitted anywhere along the project's 70th Street, 78th Street, 36th Avenue, 49th Avenue and/or Camden Field Parkway/Hartford Street Extension right-of-way.
22. The following access points shall be required to serve the proposed development as illustrated on the Rezoning Site Plan, unless otherwise approved by Hillsborough County.
- One (1) full access connection at 78th Street and Camden Field Parkway intersection;
 - One (1) full access connection at the 70th Street and Hartford Street intersection; and,
 - One (1) full access to 36th Avenue
- 22.1 If the second crossing of the TECO and/or Florida Gas Transmission easements is not provided or granted by each of the respective utilities to the developer, an emergency access to South 49th Avenue will be permitted (Option B). This access shall be restricted to emergency use only and shall therefore be gated and equipped with a Knox Box.
23. All internal roadways, including the Camden Field Parkway/Hartford Street Extension shall be constructed to Hillsborough County standards unless otherwise approved through the Hillsborough County design exception process. Internal roadways may be public or private and may be gated; however, notwithstanding anything herein to the contrary, a freely traversable, ungated roadway network connecting Hartford Street, Camden Field Parkway, 36th Avenue and the Camden Field/Hartford Street Extension shall be provided.
24. When a residential project has a net density of less than 16 dwelling units per acre, a minimum of 50 percent of all internal roadways shall be constructed in such a manner as to ensure that both ends of a given roadway terminate with another roadway. If any neighborhood pod/cluster has 150 or more dwelling units, then the Developer shall provide vehicular cross-accesses to all adjacent neighborhood pods/clusters within the project.
25. Prior to General Site Plan certification and prior to the submittal of any site development/platting review application, rights-of-way within the PD shall be vacated by the Board of County Commissioners. If no right-of-way vacations are approved, a minor modification application will be required for the purpose of modifying the plan to show no impact or development within the rights-of-way that would be inconsistent with its use/status as right-of-way.
26. The developer shall erect a six (6) foot high fence along the northern right-of-way boundary of 49th Street within the project's southern boundary.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER:

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MEETING DATE:

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DATE TYPED:

September 14, 2018

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27. Subject to review and approval by the Hillsborough County Public Works Department, the developer shall repair or replace the existing drainage pipe under 36th Avenue near 74th Street concurrent with the construction of drainage improvements on the site.
 28. 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.
 29. 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.
 30. 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 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 the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
 31. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT
GENERAL SITE PLAN
REVIEW/CERTIFICATION APPLICATION INFORMATION PACKET**

The attached application form must be completed and submitted with the set of site plans to the Community Development Section, ATTENTION: SITE PLAN CERTIFICATION, 20th Floor of the County Center, 601 E. Kennedy Blvd., Tampa, FL 33602

INSTRUCTIONS

FOLDED copies of the general site plan must be provided.

DO NOT COPY FINAL CONDITIONS OF APPROVAL ON THE GENERAL SITE PLAN.

Certification Submittal Check List:

- ☐ 1. Rezoning (RZ) and Major Modification (MM) applications: **Three (3) folded copies** of the General Site Plan.
- ☐ 2. Personal Appearance (PRS) application: **Three (3) folded copies** of the General Site Plan.

NOTE: If you wish to receive a paper copy of the Certified Site Plan, you must submit your request in writing to Cindy-Jean Le Blanc, Hillsborough County Development Services Department, Community Development Section, 601 E. Kennedy Blvd. 20th Floor, Tampa, FL 33602 or email to leblancc@hillsboroughcounty.org.

REVIEW AND PROCESSING SCHEDULES

1. **Rezoning applications for Planned Development (PD) or Major Modification (MM):**

Within 21 calendar days of the submittal date of the general site plan, the Applicant/Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 1-A If the general site plan is approved, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved general site plan shall require a maximum of 30 calendar days.
- 1-B If the general site plan is disapproved, the Applicant/Applicant's Representative shall be required to submit a revised set of general site plans utilizing the same submittal requirements and time frames as outlined above.

2. **Rezoning applications for Planned Development (PD), Planned Development-Specific (PD-S), Planned Development-Specific with concurrent Site Development Review, or Major Modification (MM):**

Within ten (10) calendar days after the date of the filing of the Zoning Hearing Master's (ZHM) recommendation the Applicant/Applicant's Representative shall submit a set of general site plans for certification and approval by the BOCC at the BOCC Land Use Meeting.

- 2-A The general site plan will be reviewed by staff to determine if it is eligible for certification and approval by the BOCC at the BOCC Land Use Meeting.
- 2-A-1 If the general site plan is determined to be eligible for certification, it will go before the BOCC for approval at the BOCC Land Use Meeting.
- 2-A-2 If the general site plan is determined to **not** be eligible for certification, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting, and a resubmittal of a set of revised general site plans for certification will be required.
- 2-B If the general site plan is approved for certification by the BOCC, then formal processing shall require ten (10) additional calendar days from the date of the BOCC Land Use Meeting.
- 2-C If the general site plan is **not** approved for certification by the BOCC, then the application will be automatically continued to the next scheduled BOCC Land Use Meeting and a resubmittal of a set of revised general site plans for certification will be required if applicable.

3. **Minor Modification (PRS) submitted any time:**

Within 21 calendar days of the submittal date of the general site plan, the Applicant's Representative shall be notified by the Development Services Department of the plan approval/disapproval.

- 3-A If the plan is approved for certification, then formal processing shall require ten (10) additional calendar days. Total processing time for an approved site plan shall require a maximum of 30 calendar days.
- 3-B If the plan is disapproved, the Applicant shall be required to submit a revised set of plans utilizing the same submittal requirements and time frames as outlined in 3-A above.

**HILLSBOROUGH COUNTY
PLANNING AND GROWTH MANAGEMENT DEPARTMENT
GENERAL SITE PLAN
REVIEW/CERTIFICATION APPLICATION**

To Be Completed by Applicant or Representative

Rezoning File No. RZ _____

Related File Number (if applicable): MM _____ PRS _____

BOCC Land Use Date: _____

Project Name: _____

Check the appropriate box(es):

☐ The attached site plan meets all conditions of approval and requirements of certification as required by Planning and Growth Management Staff and by the Zoning Hearing Master.

☐ The attached site plan does not meeting the following conditions of approval and/or requirements of certification:

☐ As required by PGM Staff: _____

☐ As required by the Zoning Hearing Master: _____

Applying for Oral Argument? ☐ Yes ☐ No

Applicant: _____ Phone Number: _____

Mailing _____ Address: _____

E-mail Address: _____

Representative: _____ Phone Number: _____

Mailing _____ Address: _____

E-mail Address: _____

I HEREBY CERTIFY that this application and all plans submitted herewith are true representations of all facts concerning the proposed General Site Plan Certification.

Signature of Applicant or Authorized Representative

Date

AIRPORT HAZARD EVALUATION

(Effective October 13, 2015)

Properties located within the map areas depicted below may be subject to a separate Airport Height Zoning Permit approval process of the Hillsborough County Aviation Authority (HCAA), pursuant to the HCAA's Airport Zoning Regulations. Additionally, pursuant to an Interlocal Agreement between the HCAA and Hillsborough County, any Land Development Proposal within proximity to Tampa International Airport and Tampa Executive Airport and Educational facilities and landfills located with certain mapped areas will be transmitted to HCAA for review.

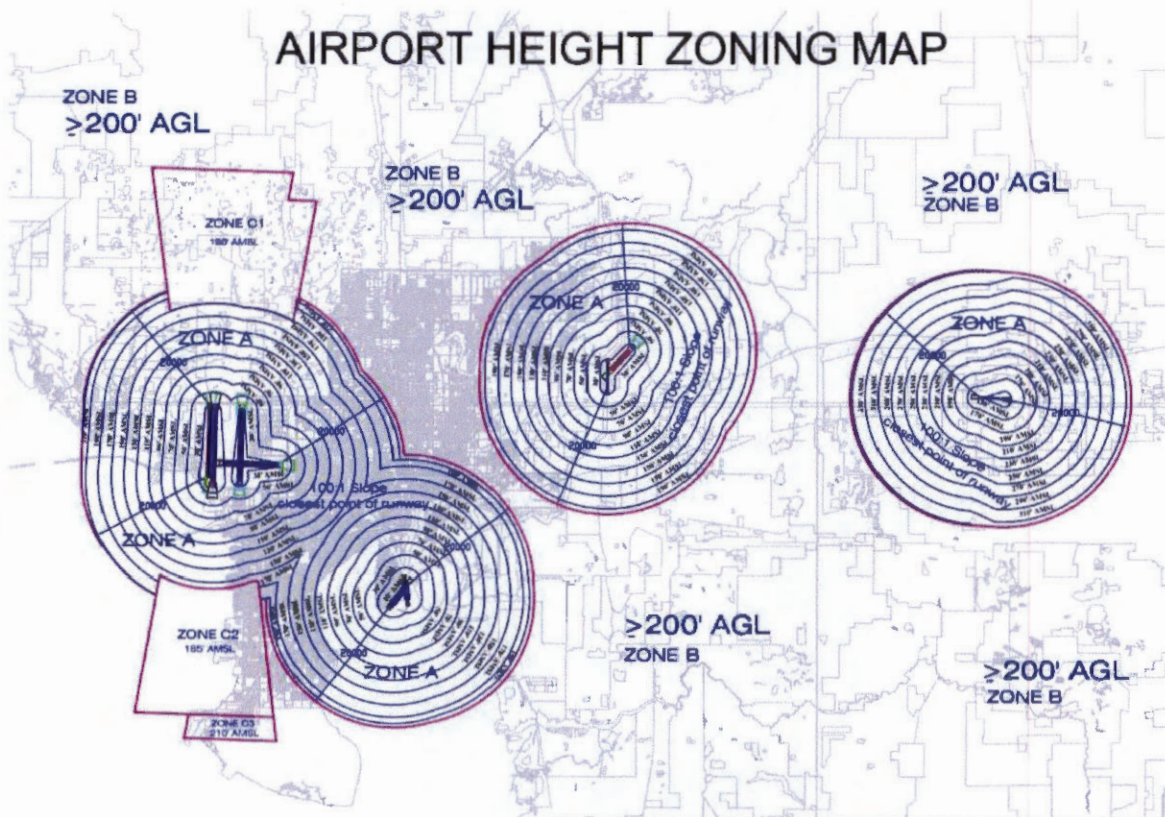
For additional information and questions:

Tampa International Airport Information Link: <http://www.tampaairport.com/airport-height-zoning>

Contact: Tony Mantegna / Tampa International Airport

Phone: (813) 870-7863

tmantegna@tampaairport.com





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/23/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GPR/Central

PETITION NO: PRS 22-1267

- ☐ 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.

CONDITIONS OF APPROVAL

Revised Conditions:

- 21.1 Developer shall construct a sidewalk providing bicycle/pedestrian access between the internal sidewalks in phase 6 of the project and the sidewalk to be constructed on the north side of 49th avenue south. The sidewalk connection shall be located in proximity to the temporary / emergency access connection described in Condition 22.1.
- 22.1 One (1) full access to 49th Avenue South shall be permitted in the location shown on the General Site Plan on a temporary basis only while a connection from Phase 6 to Summer Savory Street is being constructed. The temporary access connection (a) shall be constructed by developer at its sole cost and expense, and (b) shall not be used for a period of time exceeding six (6) months from the date the first unit in Phase 6 is issued a certificate of occupancy.
- 22.2 Upon expiration of the temporary six (6) month time period, use of the access connection If the second crossing of the TECO and/or Florida Gas Transmission easements is not provided or granted by each of the respective utilities to the developer, an emergency access to South 49th Avenue will be permitted (Option B). This access shall be restricted to emergency use only, and Developer shall install, at its sole cost and expense, an emergency gate across the access connection therefore be gated and equipped with a Knox Box.

Other:

- Prior to PD site plan certification, the applicant shall revise the PD site plan note "TEMPORARY/EMERGENCY ACCESS" to state "TEMPORARY ACCESS/EMERGENCY ACCESS/PEDESTRIAN ACCESS – See Conditions of Approval".

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting a Minor Modification (PRS) to a previously approved rezoning (PD 05-1947, as amended most recently by PRS 18-0974). The entire PD consists of multiple parcels totaling +/- 212.9 ac. approved for a maximum of 998 single-family units. The area of modification affected by this request consists of a phase comprised of 71 single-family units.

The requested modification proposes to construct a temporary access connection to 49th St for a period of time not to exceed 6 months from the date of the first homesite with in Phase 6 receiving a certificate of occupancy. Thereafter, the request proposes to convert the temporary access to a gated emergency access and provide a pedestrian connection to the sidewalk that the developer is required to construct along the project's 49th St frontage. There is no proposed change to the number or type of units.

The applicant submitted a trip generation as required the Development Review Procedures Manual (DRPM). Staff has prepared the following table of the potential trips generated by existing PD and the potential trips generated by the area of modification utilizing a generalized worst-case scenario, based on ITE Trip Generation Manual 10th ed., for informational purposes.

Approved PD Entitlements:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 998 Single-family Detached D.U.s (ITE Code 210)	8,719	708	833

Approved PD Entitlements in Area of Modification (PHASE 6):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 71 Single-family detached (ITE Code 210)	670	53	70

The applicant is not proposing to change the number or type of approved units, therefore no change in trip generation will result from the proposed PD minor modification.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Camden Field Parkway is a 2-lane, divided, collector roadway. This facility is characterized by +/- 11-foot travel lanes and +/- 18-foot medians within a +/- 90-foot-wide right-of-way. There are 5-foot sidewalks and 7-foot bicycle lanes along both sides of Camden Field Parkway in the vicinity of the proposed project.

Wild Senna Blvd is a 2-lane, residential local roadway characterized by +/- 10-foot wide travel lanes lying within +/-50 width right of way. There are 5-foot sidewalks on both sides roadway. This roadway is still partially under construction.

Summer Savory St is under construction as a 2-lane, residential local roadway with +/- 10-foot wide travel lanes lying within +/-50 width right of way. There will be 5-foot sidewalks on both sides roadway.

South 49th Street is a 2-lane, substandard, local roadway characterized by +/- 18 feet of pavement lying within a +/-60 feet width right of way. There are no sidewalks or bicycle facilities along in the vicinity of the project.

SITE ACCESS AND CONNECITIVTY

The larger PD is served by access connections at Camden Field Parkway and S. 36th Ave.

The area of modification (Phase 6) is designed to be accessed from Camden Field Parkway via new local roadways internal to the PD (Wild Senna Blvd and Summer Savory St.). The point of connection to

Summer Savory St. requires a bridge structure to span an existing +/- 60-foot wide drainage feature that serves the larger area. The applicant has indicated to staff that the proposed temporary connection 49th Ave. is needed in the interim until the bridge fabrication and installation is complete.

The proposed temporary access connection to 49th St. shall be limited to a period of time not to exceed six months from the date the residential unit in Phase 6 obtains a certificate of occupancy. At such time, the developer shall convert the temporary access connection to a gated emergency access equipped with a Knox Box; no residential or other traffic will be allowed to utilize the access point.

The applicant shall be required to construct a 5-foot sidewalk along the project frontage on South 49th Street and provide a pedestrian connection from the project's internal local roadway to South 49th St. The proposed conditions of approval memorialize said requirement. Additionally, staff is requiring that, at the time of PD site plan certification, that the applicant revised the site plan to add a note that the pedestrian access to South 49th St. is required.

ROADWAY LEVEL OF SERVICE

Camden Field Parkway, South 49th Street and Wild Senna Blvd is not a regulated roadway in the Hillsborough County Level of Service Report.

Transportation Comment Sheet

Cam3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
South 49 th St.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
Summer Savory St.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	670	53	70
Proposed	670	53	70
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes: Vehicular access to south (S. 49 th St) is proposed to be temporary until primary access to the north (Summer Savory St. bridge is completed) and thereafter converted to gated emergency access only.				

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See conditions of approval for terms of temporary access.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: October 11, 2022	COMMENT DATE: August 25, 2022
PETITION NO.: PRS 22-1267	PROPERTY ADDRESS: Vacant property north of 49 th Avenue and east of 78 th Street, Tampa
EPC REVIEWER: Kelly M. Holland	FOLIO #: 0488925744
CONTACT INFORMATION: (813) 627-2600 X 1222	STR: 02-30S-19E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: : Personal appearance for an existing Planned Development	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
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.	

kmh / app

ec:

Chelsea.Hardy@Lennar.com
mbrooks@bsrfirm.com

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

PETITION NO.: PRS22-1267 REVIEWED BY: Randy Rochelle DATE: 9/12/2022
FOLIO NO.: 48892.5744

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

☐ A ___ inch water main exists ☐ (adjacent to the site), ☐ (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☒ A 4 inch wastewater force main exists ☐ (adjacent to the site), ☒ (approximately 795 feet from the site) and is located east of the subject property within the east Right-of-Way of S. 78th Street. 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.