

PD Modification Application: PRS 23-0033

Zoning Hearing Master Date:

N/A

BOCC Land Use Meeting Date:

July 18, 2023



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Widewaters Group, Inc.

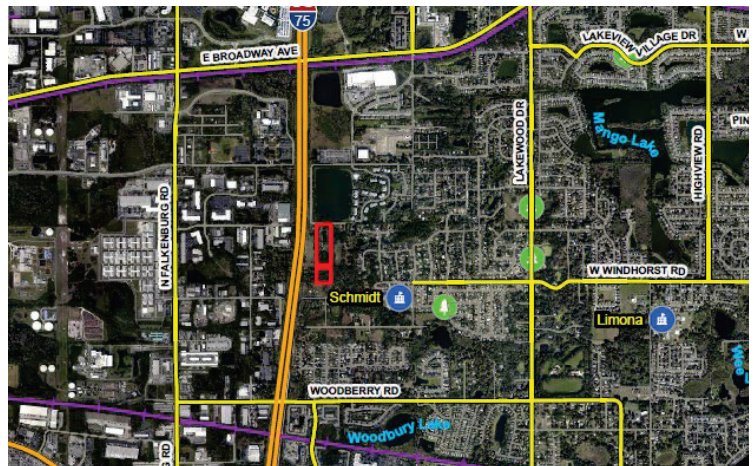
FLU Category: RES-6

Service Area: Urban

Site Acreage: 12.6 +/-

Community
Plan Area: Brandon

Overlay: None



Introduction Summary:

The applicant requests to remove 9.45 acres from PD 05-0809, as most recently modified by PRS 22-0091. The removed acreage will be located in a new PD (PD 22-1703) along with additional parcels. PD 05-0809 consists of four parcels and is approved with a flex of the UMU-20 FLU category found to the west and a flex of the CMU-12 FLU category found to the north. This resulted in a density of 9 units per acre (195 single-family attached units) due to a blending of the RES-6, UMU-20 and CMU-12 FLU categories over 21.6 acres. This PRS application is a companion application to PD 22-1703 which was heard at the May 15, 2023 Zoning Hearing Master hearing.

Existing Approval(s):

195 single-family attached units on 21.6 acres

Proposed Modification(s):

104 single-family attached units on 12.15 acres (11.55 developable)

Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:

None Requested as part of this application

Planning Commission Recommendation:

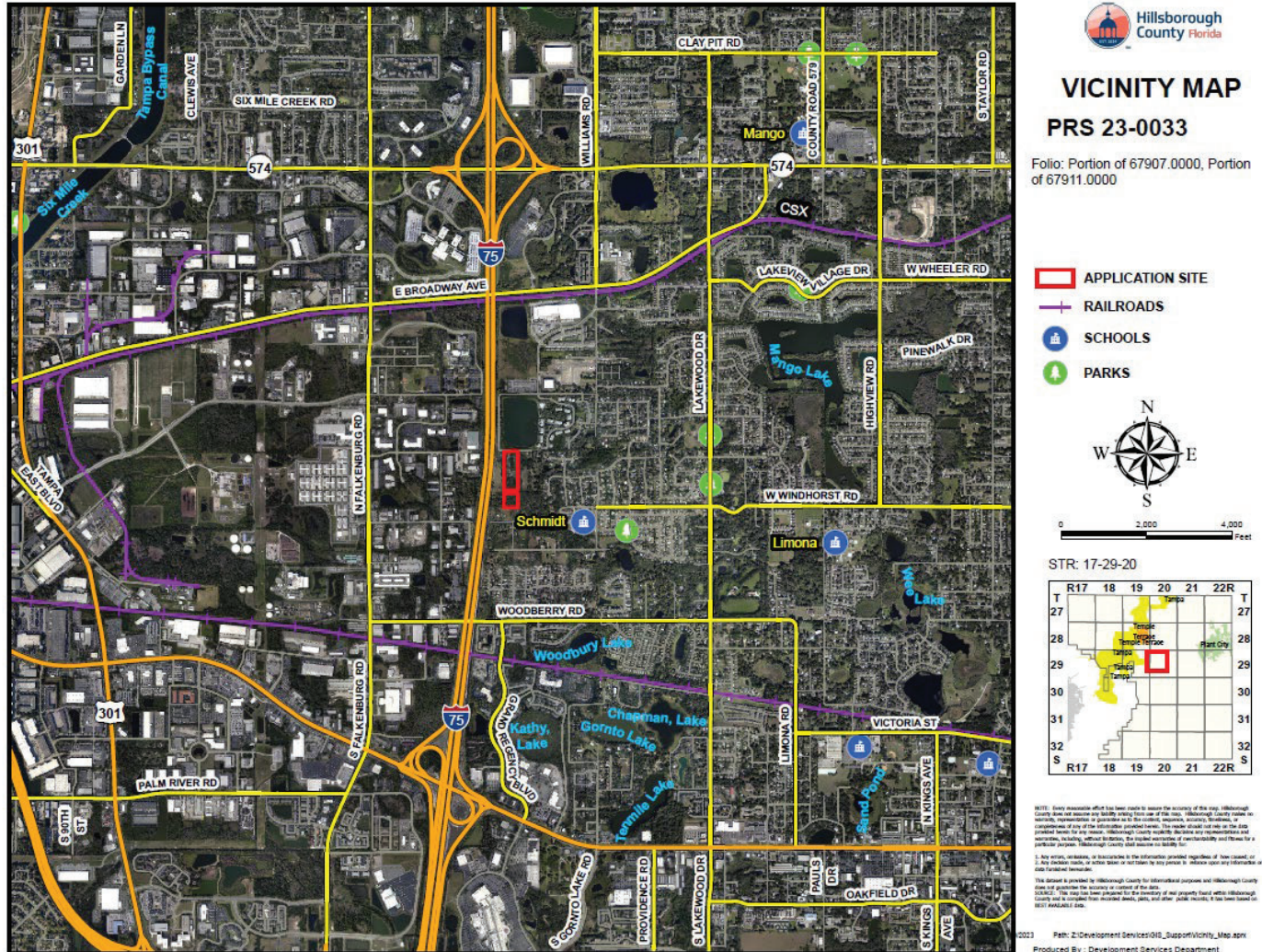
N/A

Development Services Recommendation:

Approvable, Subject to Conditions

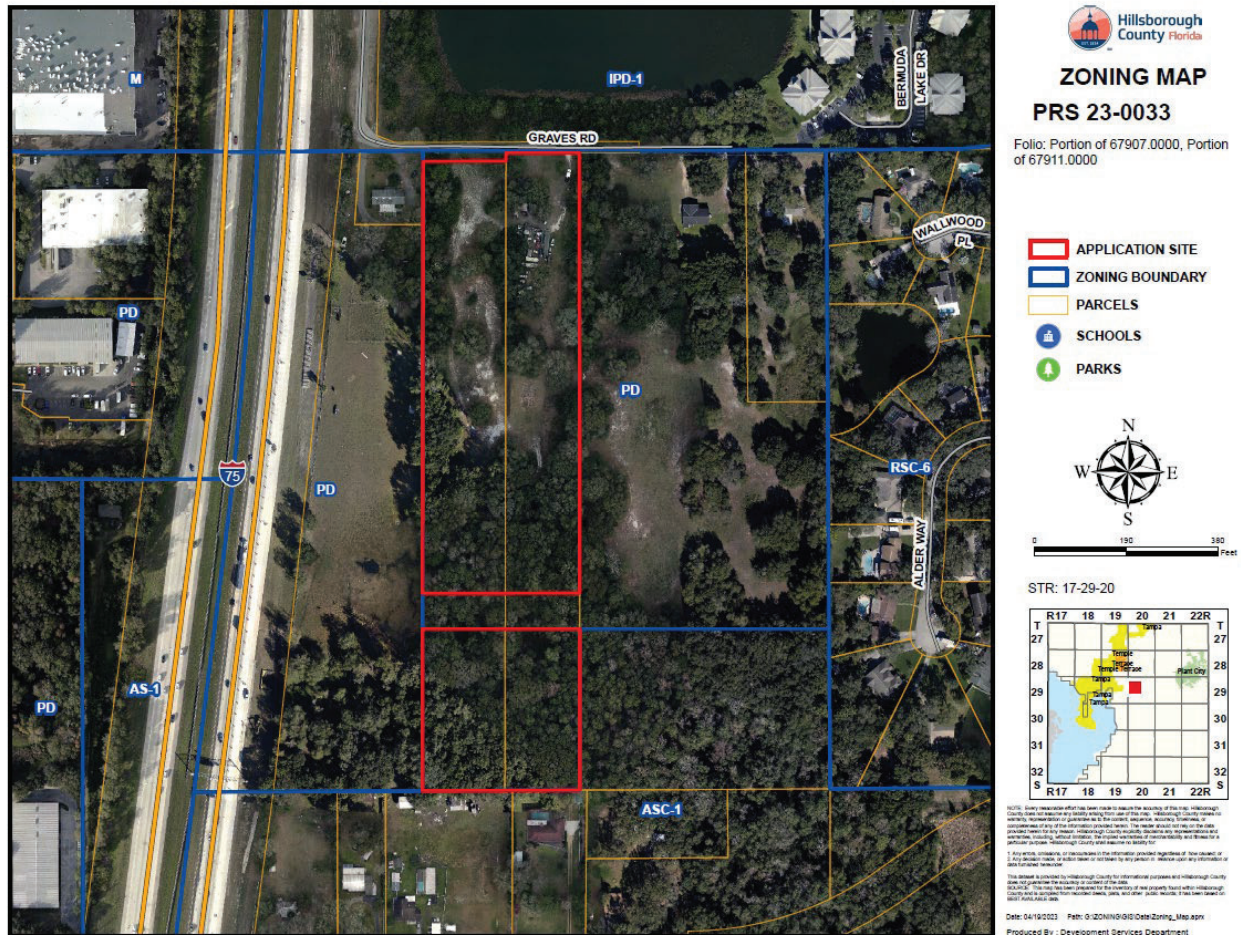
2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

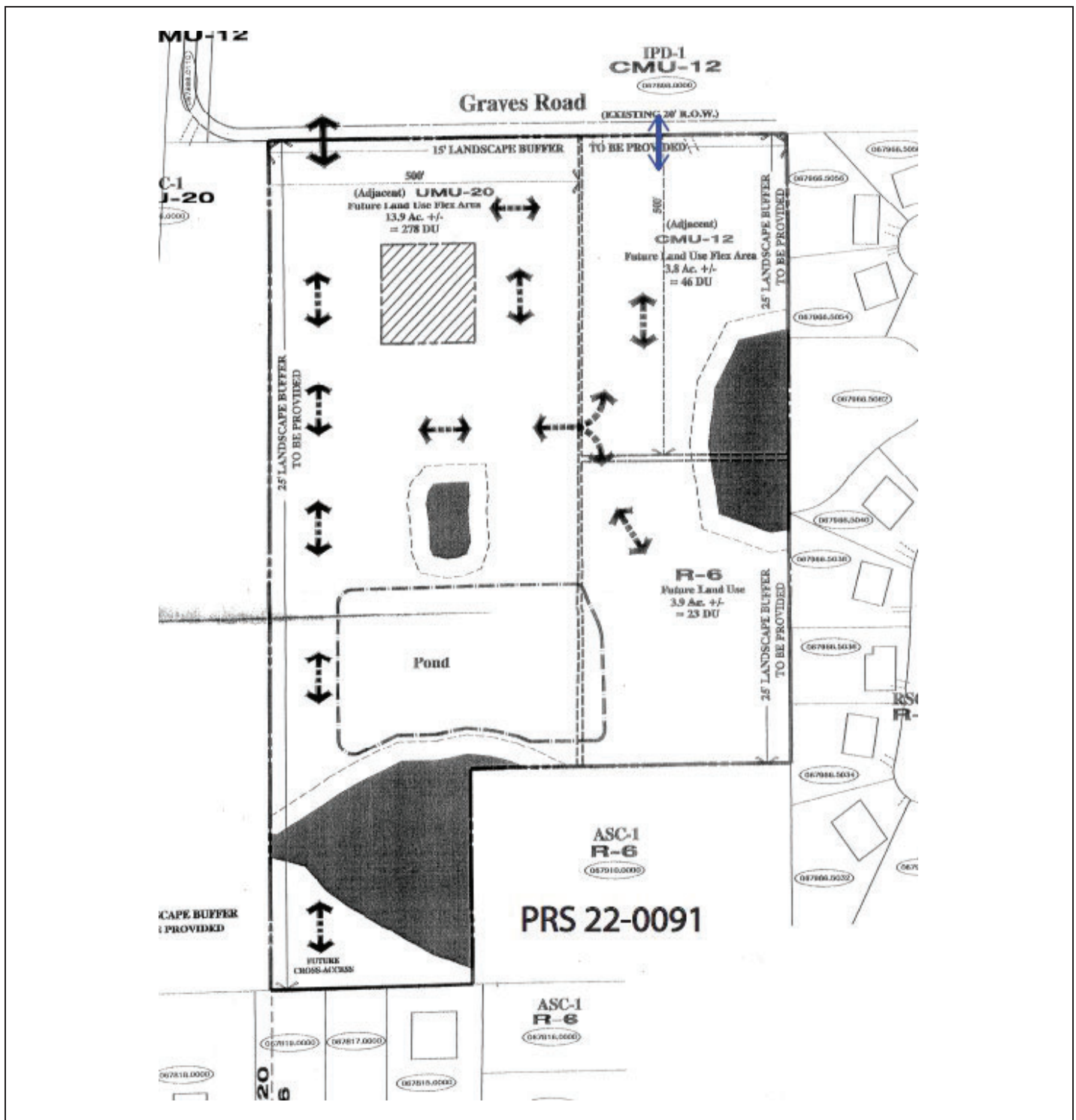


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	IPD-1 89-0127	3-9 units per acre	Multi-family/Single-family, Attached/Single-Family Detached	Multi-Family and Stormwater Retention
South	ASC-	1 unit per acre	Single-Family Residential	Single-Family Residential
East	RSC-6	6 units per acre	Single-Family Residential	Single-Family Residential
West	PD 22-1703 (pending)	17 units per acre (flex)	Multi-Family Residential	Undeveloped

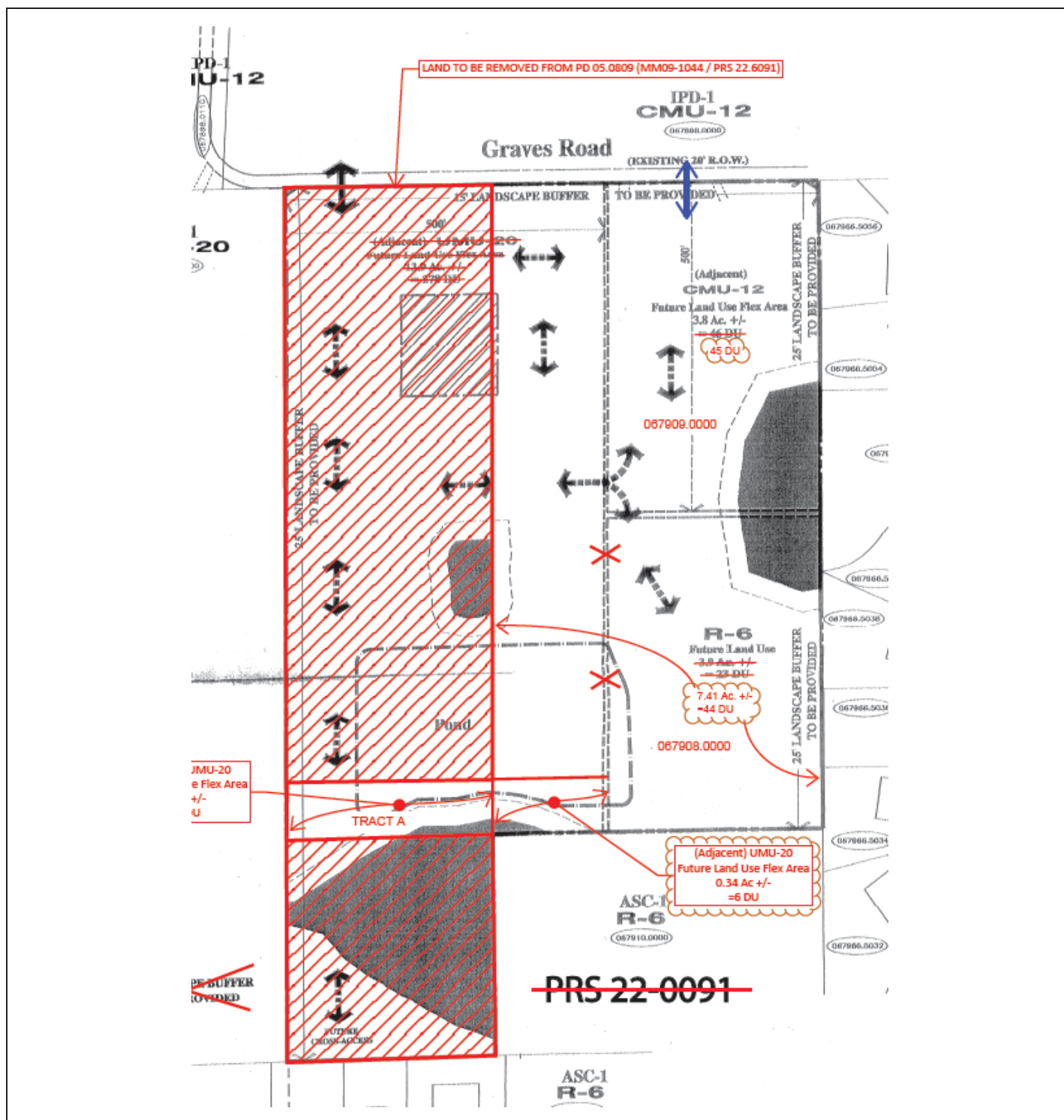
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PRS 23-0033

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 18, 2023

Case Reviewer: Michelle Heinrich, AICP

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Graves Road	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,325	83	104
Proposed	742	55	65
Difference (+/-)	-583	-28	-39

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

Connectivity and Cross Access ☐ Not applicable for this request

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

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Graves Road / Substandard Roadway	Design Exception	Previously Approved
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" 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 checked="" 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 (revised) <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa (to the west) <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 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	
Impact/Mobility Fees Not available at the time of filing this staff report.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject Planned Development will be reduced in size, and correspondingly in the number of units. The density of 9 units per acre remains. No previously approved development standards are proposed for modification or removal.

Based upon the above, no compatibility issues have been identified.

5.2 Recommendation

Supported, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 3, 2023.

1. The project shall be permitted a maximum of ~~195~~ 104 single family attached dwelling units within tax folio numbers 67908.0000 and 67909.0000. There shall be no dwelling units permitted within Tract "A" as shown on the general site plan.
 - 1.1 Interim agricultural uses shall be permitted on tax folio numbers 67908.0000 and 67909.0000.
 - 1.2 "Tract A" may be developed together with folio numbers 67909.0010, 67906.0000, 67907.0000 and 67911.0000 which land comprises PD 22-1703, if approved, and if the Developer proposes to develop the overall land as a single unified development, provided that uses on "Tract A" shall be limited to stormwater ponds and improvements, floodplain compensation areas, passive recreation, and, subject to all environmental permitting, improvements necessary to access the southern portion of the project.
2. Unless specified elsewhere within these conditions, development standards for the town homes shall be as follows:

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

Footnote 8 of the Schedule of Area, Height, Bulk, and Placement Regulations (Section 6.01.01 LDC) which requires an additional two feet of setback for every foot over 20 feet in height shall not apply.
3. A 25-foot wide landscape buffer shall be provided along boundaries adjacent to parcels containing agricultural or single-family detached residential land use. A 15-foot landscape buffer shall be provided along boundaries adjacent to all IPD zoned parcels.
4. Buildings with rear yards adjacent to the eastern boundary of the site shall contain no more than 4 dwelling units. Buildings separated from the eastern boundary by a wetland or retention area at least 25 feet in width shall not be considered adjacent.
5. Approval of zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental approvals.
6. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in

Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

7. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
8. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

At the time of site construction plan submittal, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left turn lane needed to serve development traffic. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards.

9. The developer shall improve Graves Road from the project entrance to the FDOT right-of-way and Columbus Drive from Graves Road to Broadway Center Drive to Hillsborough County Standards. The Developer shall dedicate twenty-six feet of right-of-way along Graves Road for the entire property frontage for a local urban roadway. If additional off-site right-of-way cannot be obtained from abutting property owners for the required improvements to Graves Road and Columbus Drive, then the Developer shall improve the roadways to the extent practical subject to approval from the Public Works Director in accordance with Section 6.04.03.L.1 of the Hillsborough County Land Development Code. If the Developer can submit signed and sealed documents from a licensed professional engineer that the identified roadways currently meet County standards, the improvements shall not be required.

~~10. The developer shall construct the main, north-south access along the western portion of the site, showing a cross access connection to the south of this site. Access to/from the site shall be via this collector road. This extension shall be constructed as a two-lane collector to Hillsborough County standards. This may include, but is not limited to; right-of-way dedication, road widening, sidewalk and bike paths.~~

~~11~~10. Sidewalks shall be constructed within the right-of-way along all roadways adjacent to the property boundaries. Sidewalks shall also be constructed on all internal roadways. Sidewalks shall be a minimum of five (5) feet in width, unless specified otherwise in the latest Transportation Technical Manual.


~~12~~11. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

~~13~~12. Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

~~14. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~

1513. The location of the retention pond as depicted on the site plan is conceptual and may be relocated in whole or in part to the eastern project boundary based on final engineering.

Zoning Administrator Sign Off:


J. Brian Grady
Fri Jun 23 2023 10:04:07

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

The subject application acknowledges and adjusts for the removal 9.45 acres. Staff has evaluated the request and finds that no impacts to PD 05-0809 will occur. PD 05-0809 consists of four parcels and was approved with a flex of the UMU-20 FLU category found to the west and a flex of the CMU-12 FLU category found to the north. The resulting density of 9 units per acre (195 single-family attached units) was due to a blending of the RES-6, UMU-20 and CMU-12 FLU categories over 21.6 acres.

Figure 1 shows the FLU categories within the existing PD. The entire PD is located within the RES-6 FLU category. The red area depicts the UMU-20 flex that occurred from property to the immediate west of PD 05-0809 (13.9 acres). The green area depicts the CMU-12 flex that occurred from the north of PD 05-0809 (3.8 acres). The blue area depicts the area that remained in the RES-6 FLU category (3.9 acres).

Figure 1: Existing PD 05-0809

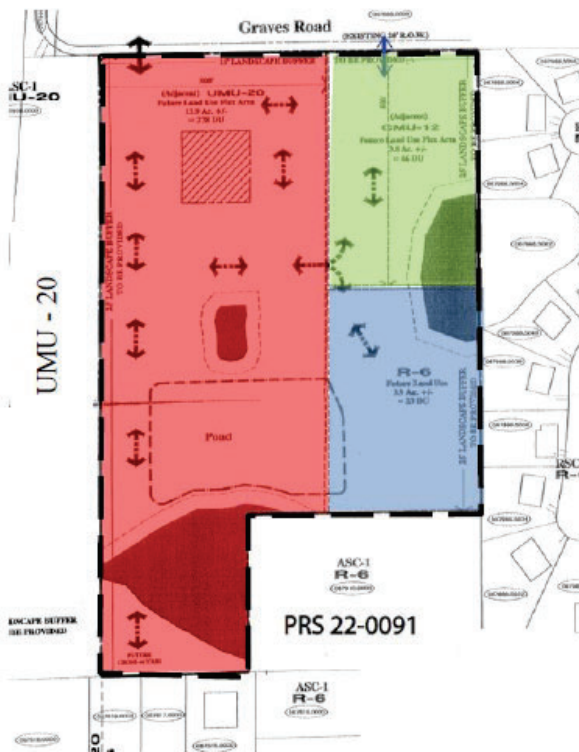


Figure 2: Modified PD 05-0809

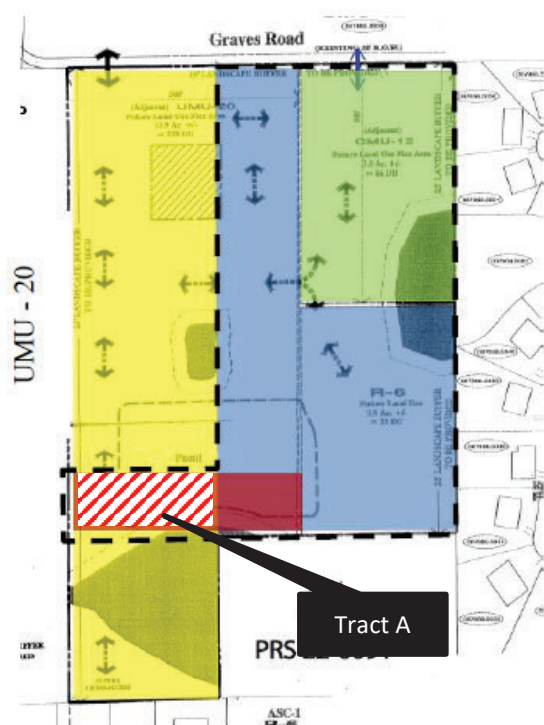


Figure 2 shows how PD 05-0809 will be modified due to the proposed rezoning of PD 22-1703. The area to be removed under this PD request is shown in yellow. The CMU-12 flex (shown in green) remains and is not impacted by the removal. The UMU-20 flex area reduces in size thereby making the RES-6 area larger. In order to maintain the UMU-20 flex and the units it provides, a strip of land (shown in red to include "Tract A" and 0.34 acres additional) will remain connecting the UMU-20 FLU parcel to PD 05-0809. The 0.34 acre area within the UMU-20 flex of PD 05-0809 provides 6 units. "Tract A" is 0.6 acres within the UMU-20 flex and can provide a maximum of 12 units. To provide the number of units necessary to achieve 9 units per acre, Tract A will be providing 9 of its 12 units to PD 05-0809. Tract A acreage, which remains under the ownership of PD 22-1703, is not included in the density calculations for PD 22-1703 and is proposed to not be within the development area of PD 05-0809. This reduces the development area for PD 05-0809 to 11.55 acres.

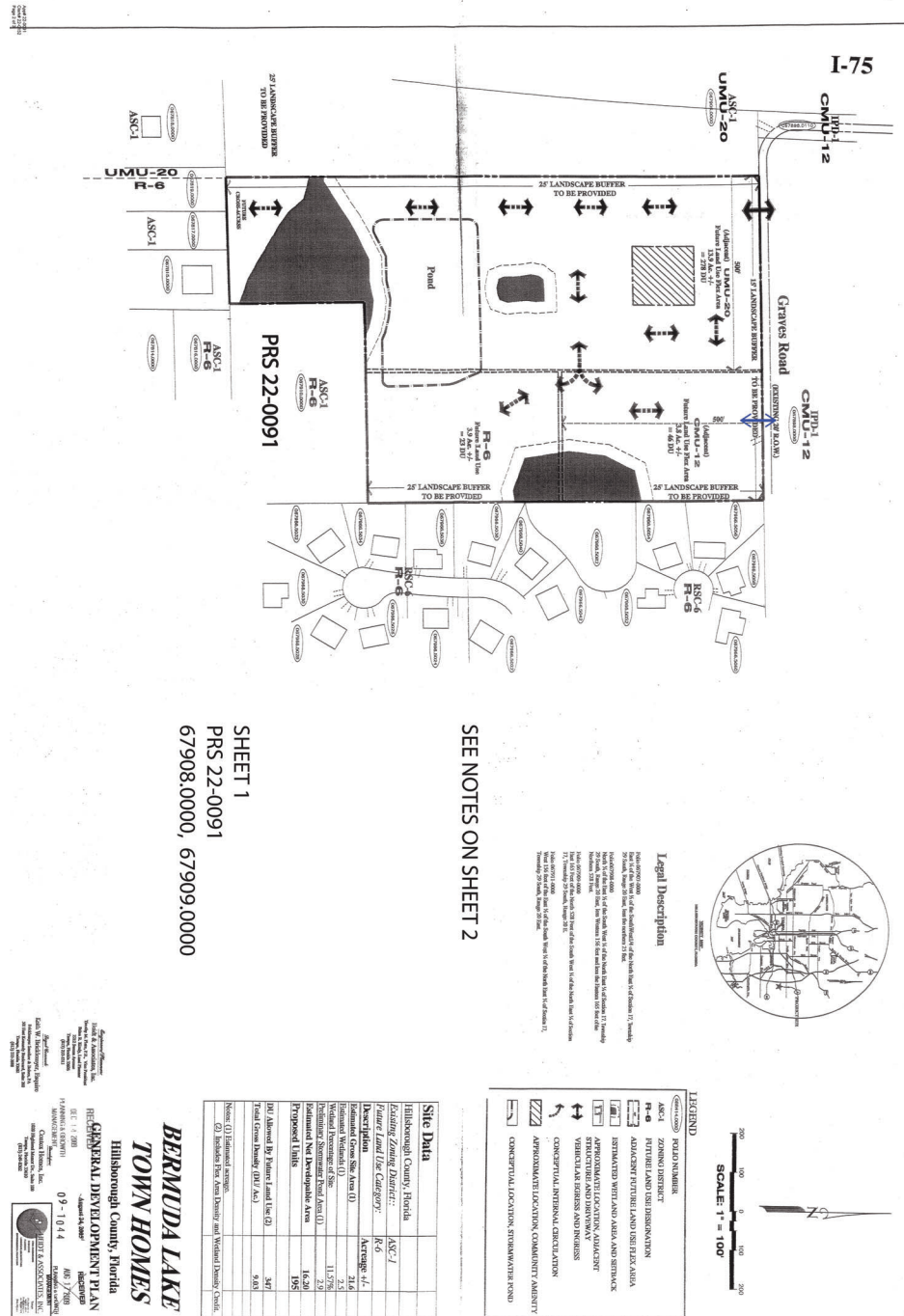
The resulting density is calculated as shown below:

Density Calculations:

Acreage	FLU	Units
3.8	CMU-12	45
7.41	RES-6	44
0.34	UMU-20	6
0.6 (Tract A not included)	UMU-20	9 (of the 12)
11.55 acres		104 units
9 units per acre		

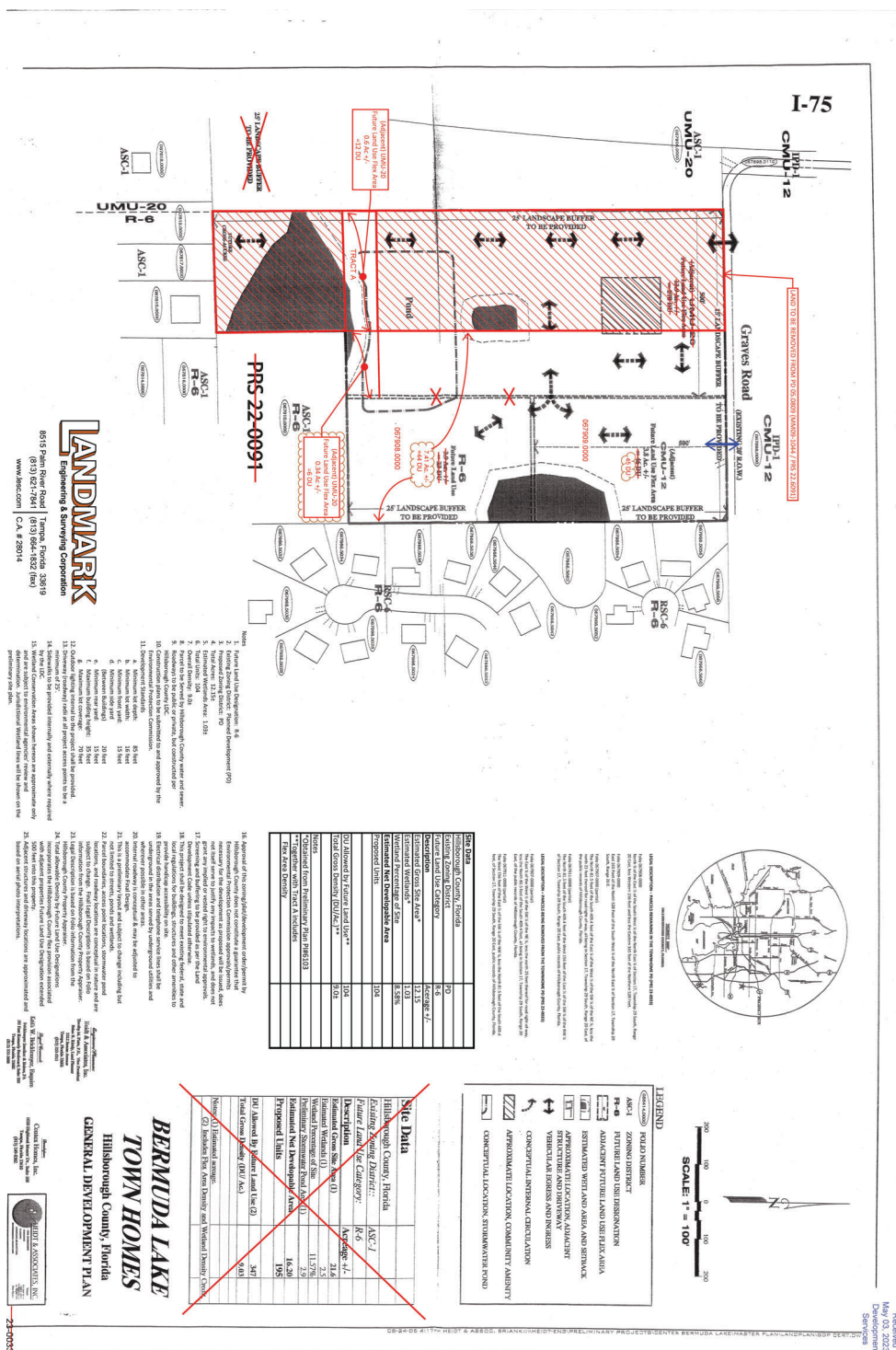
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



APPLICATION NUMBER: PRS 23-0033

ZHM HEARING DATE: N/A

BOCC LUM MEETING DATE: July 18, 2023

Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA: Brandon/Central

DATE: 3/23/2023
AGENCY/DEPT: Transportation
PETITION NO: PRS 23-0033

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached revised conditions.
- ☐ This agency objects for the reasons set forth below.

REVISED CONDITIONS:

~~10. The Developer shall construct the main, north-south access along the western portion of the site, showing a cross access connection to the south of this site. Access to/from the site shall be via this collector roadway. This extension shall be constructed as a two-lane collector to Hillsborough County standards. This may include, but is not limited to; right of way dedication, road widening, sidewalk and bike paths.~~

[Staff recommends deletion of this condition, as the proposed minor modification removes the area in which this condition refers to and is no longer applicable.]

~~14. Effective as of February 1, 1990 this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~

[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a personal appearance (PRS) to modify approved Planned Development (PD) #05- 0809. The existing PD is approved for up to 195 dwelling units. The applicant is requesting to remove a +/-10.05 acres portion from the previously approved Planned Development. The remaining entitlements are 104 dwelling units. The land being removed is the subject of a companion rezoning request (PD 22-1703). The remaining land is currently being permitting for a townhome development and is the subject of a Preliminary Plan approval for 94 townhomes units (PI# 6103).

Trip Generation Analysis

As indicated by a traffic letter submitted by the applicant, the proposed changes do not increase entitlements and does not generate additional transportation impact for the subject site. As such, no detailed traffic analysis was required. Staff has prepared a comparison of the trips potentially generated under the existing

and proposed entitlement, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 195 Multi Family Dwelling Units (Townhomes) (ITE LUC 220)	1,325	83	104

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 104 Multi-family Dwelling Units (Townhomes) (ITE LUC 220)	742	55	65

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-583	-28	-39

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Graves Road is a 2-lane, Hillsborough County maintained, substandard, local road, characterized by +/-10 feet of pavement and lies within +/-20 feet of right-of-way. There are no sidewalk or bikes lanes on either side of the roadway within the vicinity of the project.

SITE ACCESS

The remaining portion of the Planned Development will have one vehicular and pedestrian full access to Graves Road.

LEVEL OF SERVICE (LOS)

Graves Road is not a regulated roadway in the 2020 Level of Service (LOS) Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Graves Road	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,325	83	104
Proposed	742	55	65
Difference (+/-)	-583	-28	-39

*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		None	None	Meets LDC
East		None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Revised Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Previously Approved <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 report.

**CURRENTLY
APPROVED**

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

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

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

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

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

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

3. A 25-foot wide landscape buffer shall be provided along boundaries adjacent to parcels containing agricultural or single-family detached residential land use. A 15-foot landscape buffer shall be provided along boundaries adjacent to all IPD zoned parcels.
4. Buildings with rear yards adjacent to the eastern boundary of the site shall contain no more than 4 dwelling units. Buildings separated from the eastern boundary by a wetland or retention area at least 25 feet in width shall not be considered adjacent.
5. Approval of zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands and does not grant any implied or vested rights to environmental approvals.
6. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
7. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
8. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

At the time of site construction plan submittal, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left turn lane needed to serve development traffic. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards.

9. The developer shall improve Graves Road from the project entrance to the FDOT right-of-way and Columbus Drive from Graves Road to Broadway Center Drive to Hillsborough County Standards. The Developer shall dedicate twenty-six feet of right-of-way along Graves Road for the entire property frontage for a local urban roadway. If additional off-site right-of-way cannot be obtained from abutting property owners for the required improvements to Graves Road and Columbus Drive, then the Developer shall improve the roadways to the extent practical subject to approval from the Public Works Director in accordance with Section 6.04.03.L.1 of the Hillsborough County Land Development Code. If the Developer can submit signed and sealed documents from a licensed professional engineer that the identified roadways currently meet County standards, the improvements shall not be required.
10. The developer shall construct the main, north-south access along the western portion of the site, showing a cross access connection to the south of this site. Access to/from the site shall be via this collector road. This extension shall be constructed as a two lane collector to Hillsborough County standards. This may include, but is not limited to; right-of-way dedication, road widening, sidewalk and bike paths.
11. Sidewalks shall be constructed within the right-of-way along all roadways adjacent to the property boundaries. Sidewalks shall also be constructed on all internal roadways. Sidewalks shall be a minimum of five (5) feet in width, unless specified otherwise in the latest Transportation Technical Manual.
12. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
13. 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.
14. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
15. The location of the retention pond as depicted on the site plan is conceptual and may be relocated in whole or in part to the eastern project boundary based on final engineering.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA: Brandon/Central

DATE: 3/23/2023
AGENCY/DEPT: Transportation
PETITION NO: PRS 23-0033

- ☐ This agency has no comments.
- ☐ This agency has no objection.
- ☒ This agency has no objection, subject to the listed or attached revised conditions.
- ☐ This agency objects for the reasons set forth below.

REVISED CONDITIONS:

~~10. The Developer shall construct the main, north-south access along the western portion of the site, showing a cross access connection to the south of this site. Access to/from the site shall be via this collector roadway. This extension shall be constructed as a two-lane collector to Hillsborough County standards. This may include, but is not limited to; right of way dedication, road widening, sidewalk and bike paths.~~

[Staff recommends deletion of this condition, as the proposed minor modification removes the area in which this condition refers to and is no longer applicable.]

~~14. Effective as of February 1, 1990 this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.~~

[Staff recommends deletion of this condition, as it was based upon Hillsborough County's former system for the evaluation and mitigation of transportation impacts, i.e. transportation concurrency. Given Florida House Bill 7202 (2011), §163.3180 (Florida Statutes), and Section 40-68, et seq. (Hillsborough County Code of Ordinances), this condition is no longer enforceable.]

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a personal appearance (PRS) to modify approved Planned Development (PD) #05- 0809. The existing PD is approved for up to 195 dwelling units. The applicant is requesting to remove a +/-10.05 acres portion from the previously approved Planned Development. The remaining entitlements are 104 dwelling units. The land being removed is the subject of a companion rezoning request (PD 22-1703). The remaining land is currently being permitting for a townhome development and is the subject of a Preliminary Plan approval for 94 townhomes units (PI# 6103).

Trip Generation Analysis

As indicated by a traffic letter submitted by the applicant, the proposed changes do not increase entitlements and does not generate additional transportation impact for the subject site. As such, no detailed traffic analysis was required. Staff has prepared a comparison of the trips potentially generated under the existing

and proposed entitlement, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 195 Multi Family Dwelling Units (Townhomes) (ITE LUC 220)	1,325	83	104

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 104 Multi-family Dwelling Units (Townhomes) (ITE LUC 220)	742	55	65

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-583	-28	-39

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Graves Road is a 2-lane, Hillsborough County maintained, substandard, local road, characterized by +/-10 feet of pavement and lies within +/-20 feet of right-of-way. There are no sidewalk or bikes lanes on either side of the roadway within the vicinity of the project.

SITE ACCESS

The remaining portion of the Planned Development will have one vehicular and pedestrian full access to Graves Road.

LEVEL OF SERVICE (LOS)

Graves Road is not a regulated roadway in the 2020 Level of Service (LOS) Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Graves Road	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,325	83	104
Proposed	742	55	65
Difference (+/-)	-583	-28	-39

*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		None	None	Meets LDC
East		None	None	Meets LDC
West		None	Vehicular & Pedestrian	Meets LDC
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Revised Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Previously Approved <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 report.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: February 16, 2023

TO: Rebecca Kert, Brooks, Sheppard & Rocha

FROM: Daniel Santos, FDOT

COPIES: Joel Provenzano, FDOT
Richard Perez, Hillsborough County

SUBJECT: PRS 23-0033, 2306 Graves Road, Brandon

Please be advised that FDOT is conducting a Project Development & Environment (PD&E) study to consider proposed improvements on Interstate 75 (I-75) (State Road 93A) in Manatee and Hillsborough Counties. Right of way will be needed for stormwater management facilities (ponds for water retention), and floodplain compensation sites. This property has been identified as a possible pond site. Attached are the I-75 PD&E concept plan, ROW impacts sheet and pond siting concept pages.

If you have any questions, please contact the Project Manager for the PD&E, Ashley Henzel. She can be reached at Ashley.Henzel@dot.state.fl.us or 813-975-6433.

Thank you for the opportunity to comment.

END OF MEMO

Attachments: I-75 PD&E concept plan
I-75 PD&E ROW impacts sheet
I-75 PD&E pond siting concept pages



FPC

12/13R

1.09 Ac

SMF

12/13C

5.43 Ac

9'x5' CBC

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: April 11, 2023	COMMENT DATE: February 22, 2023
PETITION NO.: 23-0033	PROPERTY ADDRESS: 2302 & 2304 Graves Road, Brandon, FL 33510
EPC REVIEWER: Jackie Perry Cahanin	FOLIO #: 0679080000; 0679090000
CONTACT INFORMATION: (813) 627-2600 X 1241	STR: 17-29S-20E
EMAIL: cahaninj@epchc.org	
REQUESTED ZONING: PRS to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	01/25/2022
WETLAND LINE VALIDITY	YES. EPC Survey expires 03/04/2027
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands located in the eastern and southwestern portion of property.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">• Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.• The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.• Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The	

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wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Jpc/cb

ec: dickey.david.b@gmail.com
mmarzocchi@widewaters.com



School Impact Review – No Comment or Objection

Date Issued: 3/8/2023

Acreage: 9.79 (+/- acres)

Jurisdiction: Hillsborough County

Zoning: Planned Development

Case Number: PRS 23-0033

Future Land Use: RES-6

Address: 2306 Graves Road

Maximum Residential Units: n/a

Parcel Folio Number(s): 67907.0000, 67911.0000

Residential Type: n/a

_____ **The District has no comment. The proposed development would not meet the threshold for School Concurrency.**

 X **The District has no objection, subject to listed or attached conditions.**

NOTE:

Upon further review of this request, this application, PRS 23-0033, intends to remove 9.79 (+/-) acres of land from PD 05-0809. Since this is a removal of land and no additional residential dwelling units are proposed with PRS-23-0033, the previously issued School Board Comments dated 2/10/2023 are void.

The information provided above is valid for sixth months from the date issued. Please contact the School District for an updated review as necessary.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
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