

**Rezoning Application:** PD 23-0994  
**Zoning Hearing Master Date:** March 25, 2024  
**BOCC Land Use Meeting Date:** May 7, 2024



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** RAM  
**FLU Category:** RES-9      UMU-20 Flex  
**Service Area:** Urban  
**Site Acreage:** 22.01 +/- Acres  
**Community Plan Area:** Northwest  
**Overlay:** None  
**Special District:** None



### Introduction Summary:

The request is to rezone two currently vacant parcels zoned Agricultural Single-Family (AS-1) and Planned Development (PD 04-0058) to Planned Development to allow for a 312-unit multi-family residential apartment development. The project will allow the blending of up to a maximum of 152 of the 312 units on the boundary of PD 23-0993. The applicant is also applying Policy 7.3 for the Flex provision using the adjacent UMU-20 to the north. Additionally, a concurrent rezoning application PD 24-0031 will be filed which will remove folio 3600.0000 from its respective PD.

Zoning:	Existing	Existing	Proposed
District(s)	AS-1	PD 04-0058	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Animal Sanctuary, museum, Education, Vet Clinic, Ancillary Retail, Cell Tower	Multi-Family Residential
Acreage	19.7 +/-	2.31 +/-	22.01 +/-
Density/Intensity	1 DU/ 43,560	FAR.50	14.17 DU/Acre
Mathematical Maximum*	19 DU	n/a	312 Multi-Family Apartments

\*number represents a pre-development approximation

Development Standards:	Existing	Existing	Proposed
District(s)	AS-1	PD 04-0058	PD
Lot Size / Lot Width	43,560 / 150'	N/A	N/A
Setbacks/Buffering and Screening	50' Front 15' Side 50' Rear	Per PD	5' North Type B 5' West and South 0' East
Height	50'	35'	100'

### Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	

**Planning Commission Recommendation:**  
Consistent

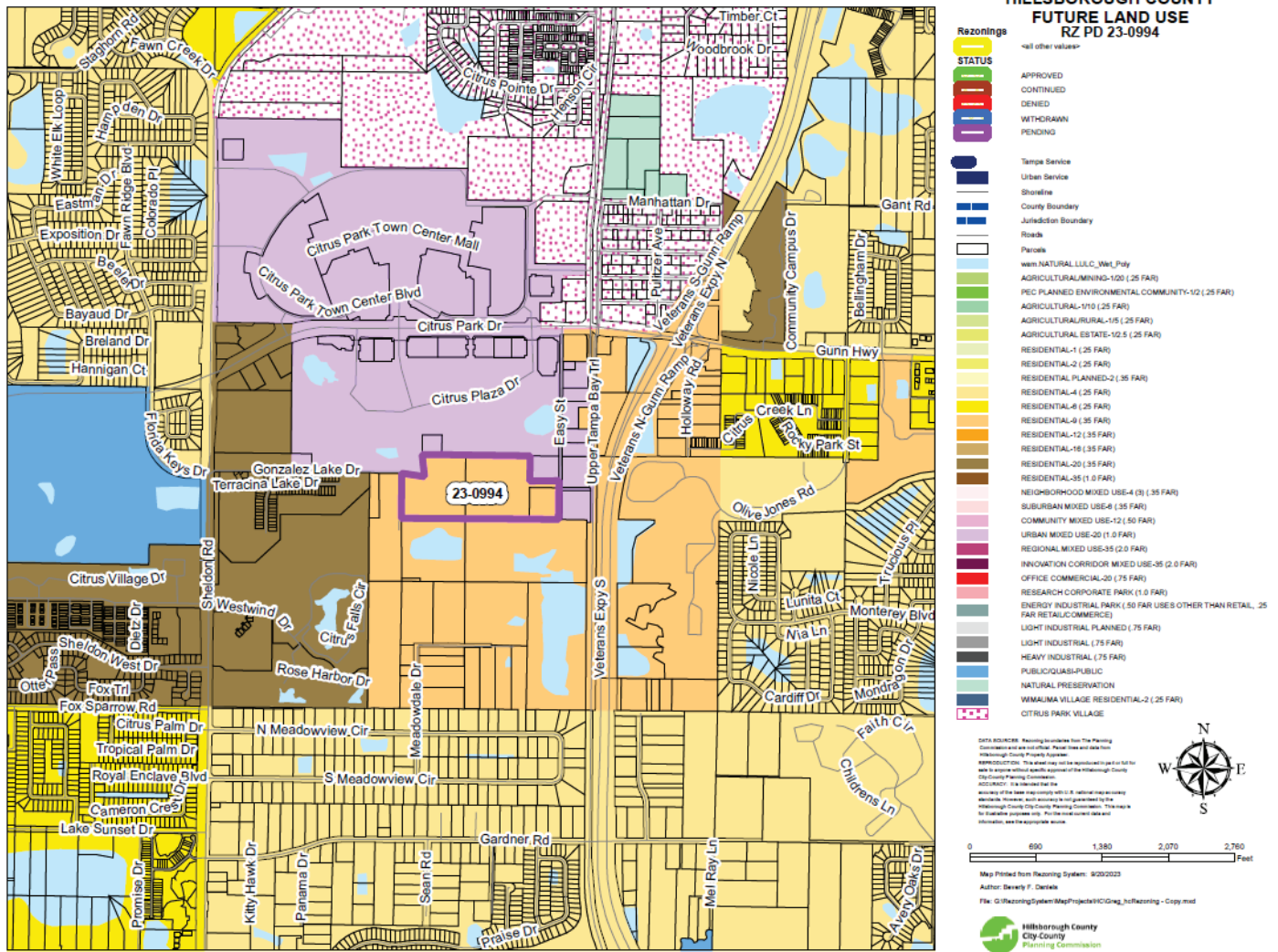
**Development Services Recommendation:**  
Approvable, subject to proposed conditions





## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 9 (RES-9)	Urban Mixed Use - 20 (UMU-20)
Maximum Density/F.A.R.:	9 DU/ Acre .50 FAR	20 DU / Acre 1.0 FAR
Typical Uses:	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects, and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use.	Residential, regional scale commercial uses such as a mall, office, and business park uses, research corporate park uses, light industrial, multi-purpose, and clustered residential and/or mixed-use projects at appropriate locations.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map



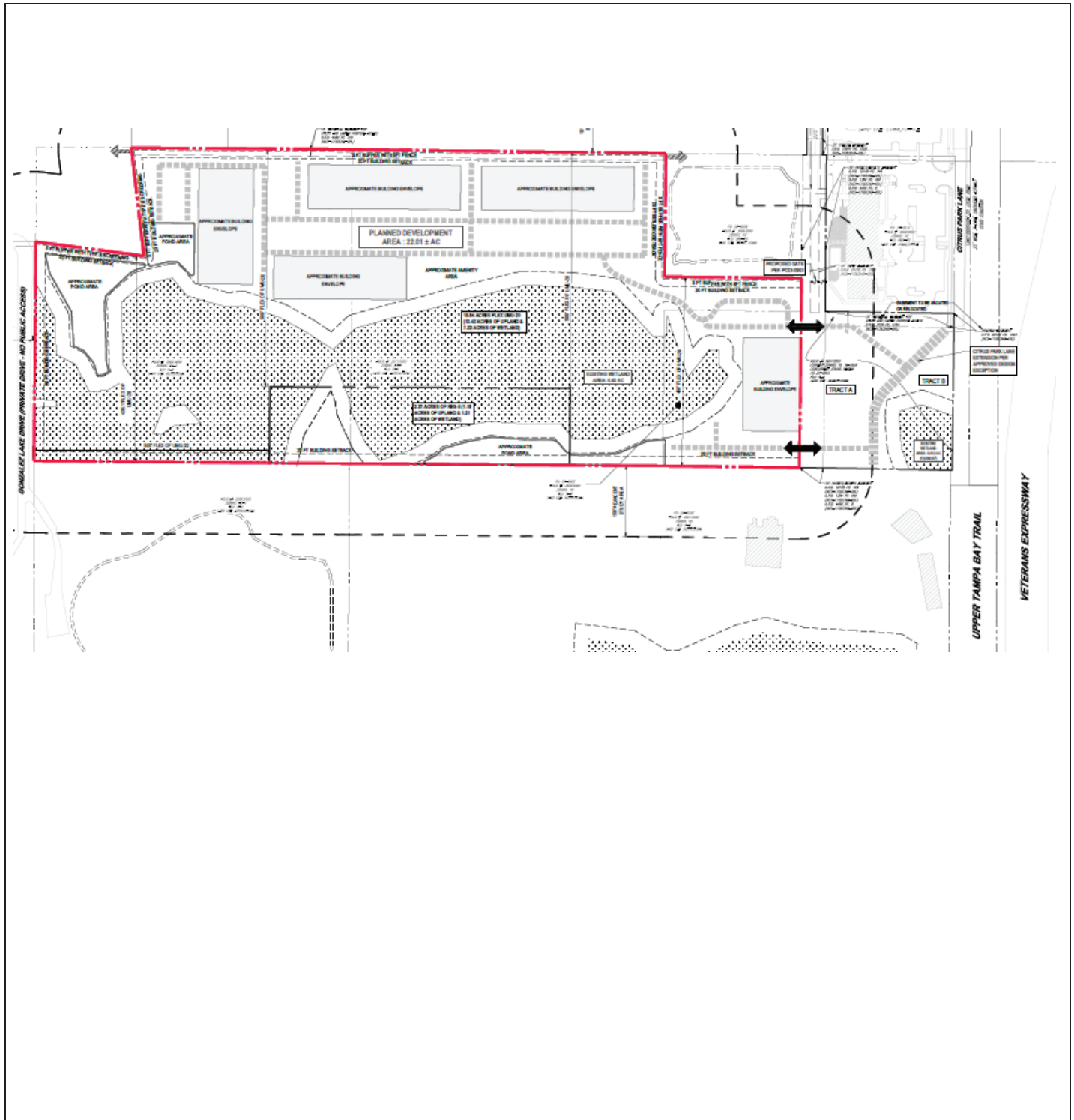
## Adjacent Zonings and Uses

Location:	Zoning:		Maximum Density/F.A.R. Permitted by Zoning District:		Allowable Use:		Existing Use:	
North	PD 90-0018	PD 85-0326	.29 FAR	9 DU/ Acre	Regional Commercial	Single Family/ Multi-Family	Citrus Park Shopping Center	Tampa Bay Water Utility Site
South	PD 04-0058	AS-1	FAR .50	1 DU/Acre	Animal Sanctuary, museum, Education, Vet Clinic, Ancillary Retail, Cell Tower	Agricultural Single Family	Wildlife Preserve	Vacant
East	PD 22-0856	PD 16-0559	1.0 FAR	1.0 FAR	Hotel, BPO, private road, mini-warehouse	Hotel, BPO	Vacant, Hotel, BPO	Vacant
West	As-1		1 Du/ Acre		Agricultural Single Family		Single Family Residential	



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



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Case Reviewer: Camille Krochta

### 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

#### Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Citrus Park Ln.	Multiple Classifications (Collector/Local/Driveway)	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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

#### Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	218	16	21
Proposed	2,076	120	154
Difference (+/-)	+1,858	+104	+133

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

#### Connectivity and Cross Access

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

#### Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
Citrus Park Ln./ Substandard Rd.	Design Exception Requested	Approvable
Citrus Park Ln./ New Rd. Standards Deviation	Design Exception Requested	Approvable
Gunn Hwy./ Turn Lane Lengths	Design Exception Requested	Approvable
Notes:		



## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input 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	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input checked="" type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" 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
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" 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 checked="" type="checkbox"/> 9-12 <input 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	
<b>Impact/Mobility Fees:</b> (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$4,864 * 312 units = \$1,517,568      School: \$3,891 * 312 units = \$1,213,992 Fire: \$249 * 312 units = \$ 77,688      Parks: \$1,555 * 312 units = \$ 485,160 Parks: \$1,555 * 312 units = \$ 485,160 <b>Total Multi-Family (1-2 story) = \$3,294,408</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The proposed project will be part of a unified development with PD 23-0993 to the immediate east, which has been approved for multi-family attached units under its respective development Option 2. Units straddling the boundary shall not exceed 152 units.

The site is comprised of 8.39 acres of wetlands, approximately 38% of the total acreage which qualifies this site for the wetland density credit outlined in Policy 13.3. The applicant is applying Policy 7.3 for the Flex provision using the adjacent UMU-20 to the north. A concurrent rezoning application will be filed to the south (PD 04-0058) to remove folio 3600.0000 from its current PD.

The proposed project aims to maintain the same characteristics and height as the surrounding development. The proposed maximum building height is 100 feet. The site is to the west of the Suncoast Parkway (an elevated toll road). Commercial uses are located to the north of the site providing separation from the subject site and Citrus Park Drive. PDs to the east are approved for urban development, which consists of approved heights of between 60-100 feet.

The site contains a large wetland to the south, limiting development towards the north. The 2:1 additional setback is to address compatibility with adjacent properties. In this case, there is no compatibility concern as the adjacent property is zoned for commercial uses and developed as a shopping mall with +/- 320 feet distance between the closest structure to the applicant's property line.

The proposed residential density is appropriate to the area and is being supported by the Planning Commission. Staff has not identified any compatibility issues with the request.

### 5.2 Recommendation

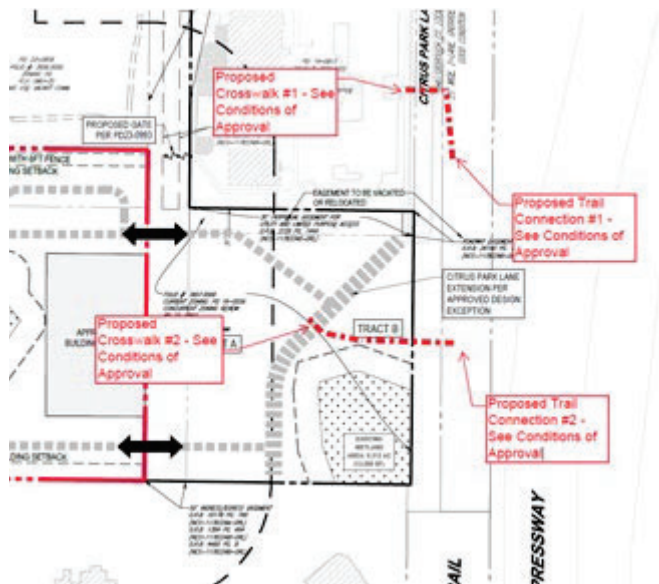
Based on the above considerations, staff recommends approval of the request subject to the proposed conditions.



## 6.0 PROPOSED CONDITIONS

Prior to PD Site Plan Certification, the developer shall revise the PD Option 2 site plan to:

1. Modify Site Note 17 to add the statement “or as otherwise required within the zoning conditions” to the end of the note.
2. Revise the plan to show the existing driveway connections along the eastern project boundary and label as “Existing Access – To Be Removed”.
3. Add to labels on applicable adjacent property to the south as follows “Concurrent Zoning Review: PD 24-0031” and correct incorrect references to 04-0058 (staff notes the most recent modification for that PD is 07-0802);
4. Show and label the Upper Tampa Bay Trail;
5. Add location of required ADA-compliant trail connections and crosswalks as shown below. Label the two connections as follows: “Proposed Crosswalk #1 – See Conditions of Approval”, “Proposed Trail Connection #1 – See Conditions of Approval”, “Proposed Crosswalk #2 – See Conditions of Approval”, and “Proposed Trail Connection #2 – See Conditions of Approval”.



**Approval** - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted February 9, 2024.

1. No new development may occur within PD 23-0994 or PD 24-0031, until such time as development plans have been approved within PD 23-0993, or concurrent unified development plans for PD 23-0993 and 24-0031 and/or 23-0994 have been approved. Additionally:
  - a. If PD 23-0993 obtains construction plan approvals for Option 2:
    - i. PD 23-0994 may develop; and,
    - ii. PD 24-0031 may develop under Option 2 or may continue to operate under current Option 1 (if they are able to operate without access to Easy St. and comply with the 24-0031 Option 1 conditions including trip generation and other restrictions).
  - b. If PD 23-0993 obtains construction plan approvals for Option 1:
    - i. PD 23-0994 may not develop (as that PD cannot be developed under its current configuration); and,
    - ii. PD 24-0031 may develop under its Option 1 only.

Once site development plans have been approved under either Option, no development approvals may be issued using the Option not initially selected.

2. Residential units may be blended between the areas encompassing Tract A of PD 23-0993 (Option 2) and PD 23-0994 under the following conditions:
  - a. The developer submits site construction plans proposing to develop the overall land as a single unified development, and thereafter submits all future submittals and modifications consistent with the same; and,
  - b. The maximum density of the unified plan for Tract A of PD 23-0993 (Option 2) and PD 23-0994 does not exceed the 312 units and all other conditions of the respective planned development approvals are met; and,
  - c. The sum total of units constructed within Tract A of PD 23-0993 and straddling PD 23-0994 and 23-0993 boundary shall not exceed 152 units.
  - d. Lots/units shall be permitted to be partially located in both Tract A of PD 23-0993 and PD 23-0994 as a part of a unified development plan. These lots shall follow the development standards of PD 23-0994.
3. The project shall permit a maximum of 312 multi-family attached units.

Development standards shall be as follows:

Minimum building setback Front (East):	0'
Minimum building setback Rear (West):	As depicted on the general site plan
Minimum building setback Side (North):	20'
Minimum building setback Side (South):	As depicted on the general site plan
Maximum building height:	100'
Maximum Impervious Coverage:	75%

4. Buffering and Screening Shall be provided as depicted on the site plan.



5. Structures within the project are exempt from being setback an additional one foot for every one foot of structure height over 20 feet Per Section 6.01.01 (endnote 8).
6. Notwithstanding any easements which may be shown on the site plan, otherwise may exist, and/or anything on the PD site plan to the contrary, the project shall be served by, and with respect to vehicular access limited to, the following vehicular and pedestrian access connections:
  - a. Limited purpose access connections as necessary to service the 15-foot-wide water pipeline easement described in Hillsborough County Official Records Book 4580 Pages 579 and 580; and,
  - b. Two (2) access connections along the eastern project boundary.
7. Notwithstanding any easements which may be shown on the site plan, otherwise may exist, and/or anything shown on the PD site plan to the contrary, no project traffic (i.e. traffic associated with the 312 multi-family apartment units) shall be permitted to utilize Easy St. All access to the project shall be via the Citrus Park Dr. Extension described hereinbelow.
8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project's PD boundaries.
9. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections (excluding limited purpose or emergency only connections). The developer shall include a note in each site/construction plan submittal which indicates same.
10. In addition to the above, as well as any sidewalks required pursuant to Sec. 6.02.08 of the Hillsborough County Land Development Code (LDC), Sec. 6.03.02 of the LDC, and as may otherwise be required herein these conditions, the developer shall construct two (2) connections to the Upper Tampa Bay Trail (UTBT) and associated pedestrian crosswalks across Citrus Park Ln. both within and north of adjacent PD 23-0993. Specifically, prior to or concurrent with the initial increment of development, the developer shall:
  - a. Construct a connection between the existing sidewalk system on the west side of Citrus Park Ln. and the UTBT, as generally shown on the PD site plan. The pedestrian crosswalk may occur at (or shall otherwise be in the general vicinity of) the existing staircase/connection to the UTBT located east of folio 3609.0000 unless otherwise necessary to meet vehicular sight distance standards to the newly constructed Citrus Park Ln. Extension. The trail connection (which may be a new connection or a modification of the existing staircase connection) shall occur in whatever location is necessary to obtain approval and achieve a design which meets County and Americans with Disabilities Act (ADA) standards (see 1.c., below). This shall require the developer to install curb ramps on both the east and west sides of Citrus Park Ln. (including within a portion of folio 3609.0000).
  - b. Construct a connection between the sidewalk system to be constructed along the west side of the Citrus Park Ln. Ext., within PD 23-0993. The pedestrian crosswalk shall be constructed as generally shown on the PD site plan (i.e. just north of the wetland setback area). The developer shall be required to install curb ramps on both the east and west sides of the Citrus Park Ln. extension.
  - c. All above referenced trail connections and crosswalks shall be a minimum of 5-feet in width and comply with the Americans with Disabilities Act (ADA) Standards for Accessible Design, and applicable sections of the Florida Accessibility Code. The pedestrian crosswalks and trail connections shall require review

and approval of Hillsborough County Development Services. Additionally, the developer shall be required to obtain approval of the Hillsborough County Conservation and Environmental Lands Management Department (CELMD) for the two (2) required trail connections, who shall sign off on the final location and design of the trail connections.

11. If PD 23-0994 is approved, the County Engineer will approve a Design Exception request (dated February 9, 2024, Revision No. 4) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) for the Citrus Park Ln. substandard roadway/driveway improvements. As the majority of Citrus Park Ln. is a substandard local road, (with other segments consisting of substandard collector roadway and private driveway, both with public access easements), the developer will be required to make certain improvements to Citrus Park Ln. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development within PD 23-0994, the developer shall construct certain pedestrian crosswalk and Upper Tampa Bay Trail connections as specified in condition 10.a., hereinabove.
12. If PD 23-0994 is approved, the County Engineer will approve a Design Exception request (dated February 12, 2024) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) for the Citrus Park Ln. Extension. The applicant's Engineer of Record (EOR) has requested certain deviations from the Typical Section – 3 (TS-3) standard. Specifically, the developer will be permitted to eliminate the sidewalk along the east side of the roadway and utilize F-type curb in lieu of Miami curb; however, the developer will be required to construct certain pedestrian crosswalk and Upper Tampa Bay Trail connections as specified in condition 10.b., hereinabove, as well as construct 12-foot-wide travel lanes.
13. If PD 23-0994 is approved, the County Engineer will approve a Design Exception request (dated March 15, 2024) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) pertaining to required turn lane lengths for the westbound to southbound left turn lane and eastbound to southbound right turn lane at the intersection of Gunn Hwy. and Citrus Park Ln. Specifically, the developer will be permitted to reduce the required length of the westbound to southbound left turn lane from 485 feet to 372 feet and reduce the required length of the eastbound to southbound right turn lane from 385 feet to 245 feet. This will have the effect of allowing the right turn lane to stay in its existing condition. Requirements for extension of the left turn lane are specified in condition 14.b., below.
14. The developer shall construct the following site access improvements prior to or concurrent with the initial increment of development.
  - a. The developer shall construct an extension of Citrus Park Ln. between the northern and southern project boundaries of PD 23-0993, as generally shown on the PD site plan.  
Additionally:
    - i. The facility may be located all or partially within either Tracts A or B of PD 23-0993; and,
    - ii. The facility shall be constructed in accordance with the Design Exception described in condition 6, above, and shall be privately maintained and ungated. Development within PD 23-0993 Tract A (other than the Citrus Park Ln. Extension) may be gated, subject to compliance with Typical Detail – 9 (TD-9) of the Hillsborough County Transportation Technical Manual (TTM).
  - b. The developer shall construct an extension of the existing westbound to southbound left turn lane on Gunn Hwy. onto Citrus Park Ln., such that it is a minimum distance of 372 feet.

15. To ensure compliance with Sec. 6.04.04.A.3. of the LDC, the area shown on the PD site plan as Tract A (within PD 23-0993), together with all lands within PD 23-0994, shall be submitted for concurrent plan review and approval via a unified site/construction plan submittal. Nothing herein this condition shall be construed as prohibiting the phasing or sub-phasing of pockets, phases or individual buildings, to the extent which may otherwise be permitted. Notwithstanding the foregoing, the Citrus Park Ln. Extension and other required site access and other improvements shall not be phased.
16. This condition, together with conditions 6-15 hereinabove, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Sec. 5.03.07.A. of the LDC.
17. To ensure compliance with Sec. 6.04.04.A.3. of the LDC, the area shown on the PD site plan as Tract A (within PD 23-0993), together with all lands within PD 23-0994, shall be submitted for concurrent plan review and approval via a unified site/construction plan submittal. Nothing herein this condition shall be construed as prohibiting the phasing or sub-phasing of pockets, phases, or individual buildings, to the extent which may otherwise be permitted.
18. 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.
19. 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.
20. 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).
21. 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.
22. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.
23. 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.


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Case Reviewer: Camille Krochta

**Zoning Administrator Sign-Off:**

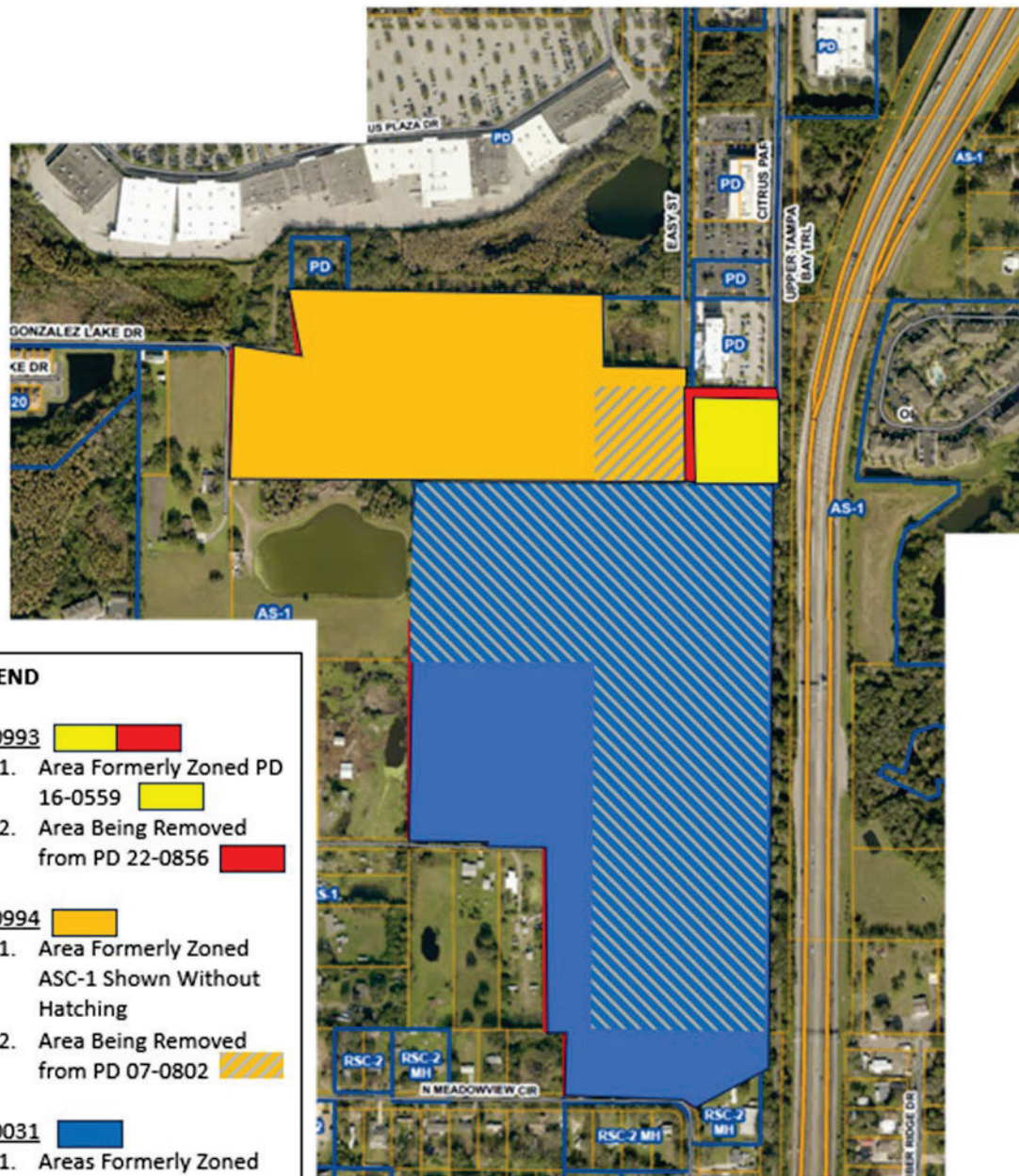
  
J. Brian Grady  
Tue Mar 19 2024 12:03:32

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

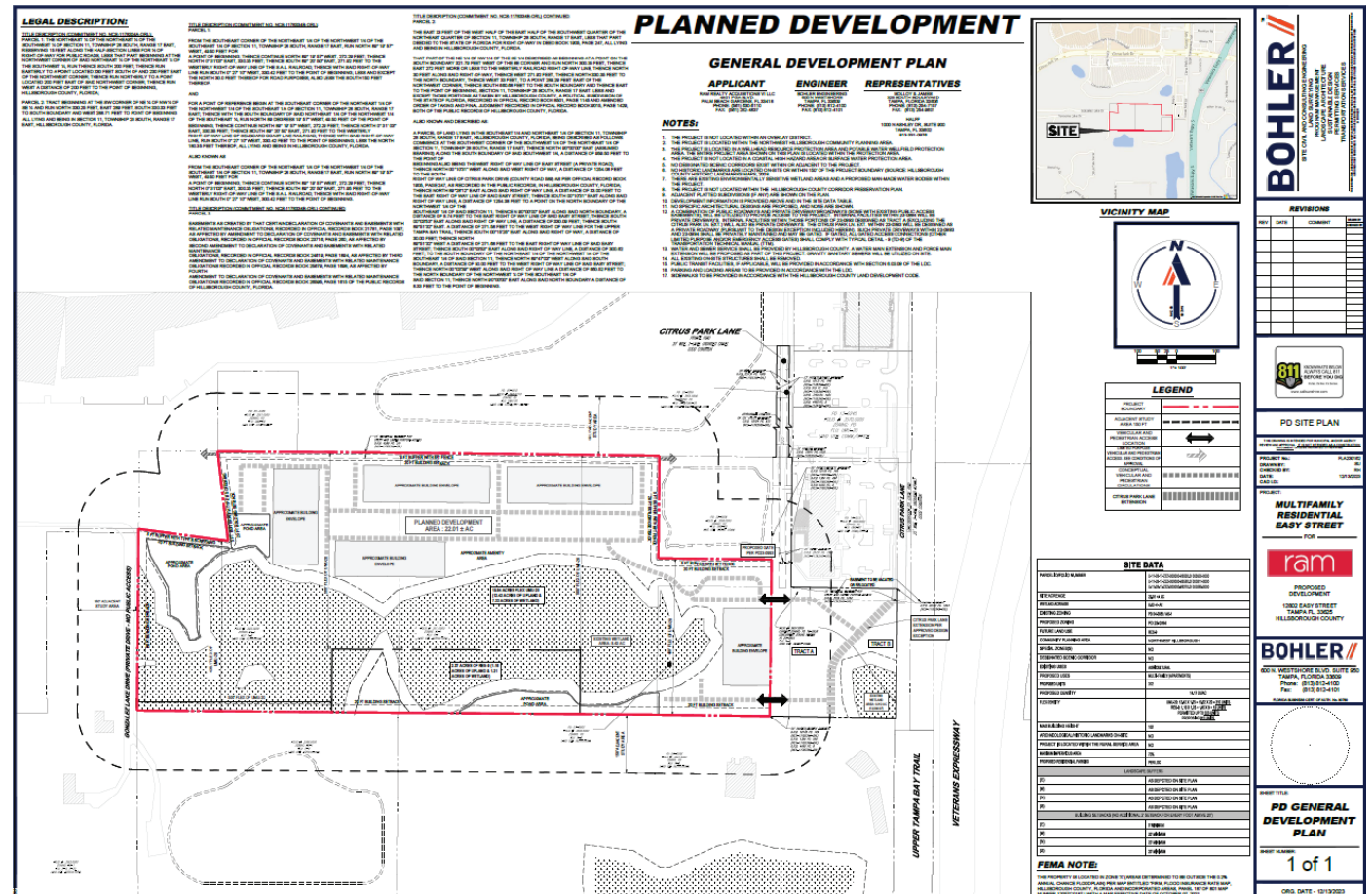
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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



## 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS



## 8.0 PROPOSED SITE PLAN (FULL)



**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 03/18/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: Northwest/ NWH

PETITION NO: RZ 23-0994

- ☐ 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**

#### **New Conditions**

1. Notwithstanding any easements which may be shown on the site plan, otherwise may exist, and/or anything on the PD site plan to the contrary, the project shall be served by, and with respect to vehicular access limited to, the following vehicular and pedestrian access connections:
  - a. Limited purpose access connections as necessary to service the 15-foot-wide water pipeline easement described in Hillsborough County Official Records Book 4580 Pages 579 and 580; and,
  - b. Two (2) access connections along the eastern project boundary.
2. Notwithstanding any easements which may be shown on the site plan, otherwise may exist, and/or anything shown on the PD site plan to the contrary, no project traffic (i.e. traffic associated with the 312 multi-family apartment units) shall be permitted to utilize Easy St. All access to the project shall be via the Citrus Park Dr. Extension described hereinbelow.
3. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project's PD boundaries.
4. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections (excluding limited purpose or emergency only connections). The developer shall include a note in each site/construction plan submittal which indicates same.
5. In addition to the above, as well as any sidewalks required pursuant to Sec. 6.02.08 of the Hillsborough County Land Development Code (LDC), Sec. 6.03.02 of the LDC, and as may otherwise be required herein these conditions, the developer shall construct two (2) connections to the Upper Tampa Bay Trail (UTBT) and associated pedestrian crosswalks across Citrus Park Ln. both within and north of adjacent PD 23-0993. Specifically, prior to or concurrent with the initial increment of development, the developer shall:
  - a. Construct a connection between the existing sidewalk system on the west side of Citrus Park Ln. and the UTBT, as generally shown on the PD site plan. The pedestrian crosswalk may occur at (or shall otherwise be in the general vicinity of) the existing staircase/connection to



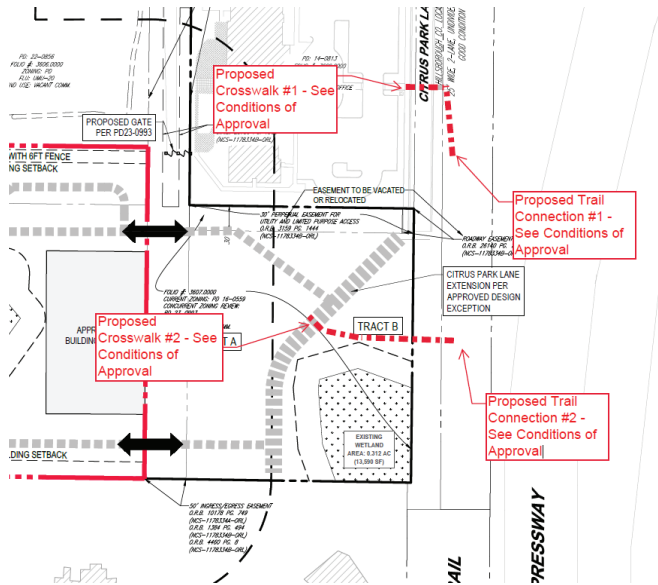
the UTBT located east of folio 3609.0000 unless otherwise necessary to meet vehicular sight distance standards to the newly constructed Citrus Park Ln. Extension. The trail connection (which may be a new connection or a modification of the existing staircase connection) shall occur in whatever location is necessary to obtain approval and achieve a design which meets County and Americans with Disabilities Act (ADA) standards (see 1.c., below). This shall require the developer to install curb ramps on both the east and west sides of Citrus Park Ln. (including within a portion of folio 3609.0000).

- b. Construct a connection between the sidewalk system to be constructed along the west side of the Citrus Park Ln. Ext., within PD 23-0993. The pedestrian crosswalk shall be constructed as generally shown on the PD site plan (i.e. just north of the wetland setback area). The developer shall be required to install curb ramps on both the east and west sides of the Citrus Park Ln. extension.
  - c. All above referenced trail connections and crosswalks shall be a minimum of 5-feet in width and comply with the Americans with Disabilities Act (ADA) Standards for Accessible Design, and applicable sections of the Florida Accessibility Code. The pedestrian crosswalks and trail connections shall require review and approval of Hillsborough County Development Services. Additionally, the developer shall be required to obtain approval of the Hillsborough County Conservation and Environmental Lands Management Department (CELMD) for the two (2) required trail connections, who shall sign off on the final location and design of the trail connections.
6. If PD 23-0994 is approved, the County Engineer will approve a Design Exception request (dated February 9, 2024, Revision No. 4) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) for the Citrus Park Ln. substandard roadway/driveway improvements. As the majority of Citrus Park Ln. is a substandard local road, (with other segments consisting of substandard collector roadway and private driveway, both with public access easements), the developer will be required to make certain improvements to Citrus Park Ln. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development within PD 23-0994, the developer shall construct certain pedestrian crosswalk and Upper Tampa Bay Trail connections as specified in **condition 5.a.**, hereinabove.
7. If PD 23-0994 is approved, the County Engineer will approve a Design Exception request (dated February 12, 2024) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) for the Citrus Park Ln. Extension. The applicant's Engineer of Record (EOR) has requested certain deviations from the Typical Section – 3 (TS-3) standard. Specifically, the developer will be permitted to eliminate the sidewalk along the east side of the roadway and utilize F-type curb in lieu of Miami curb; however, the developer will be required to construct certain pedestrian crosswalk and Upper Tampa Bay Trail connections as specified in **condition 5.b.**, hereinabove, as well as construct 12-foot-wide travel lanes.
8. If PD 23-0994 is approved, the County Engineer will approve a Design Exception request (dated March 15, 2024) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) pertaining to required turn lane lengths for the westbound to southbound left turn lane and eastbound to southbound right turn lane at the intersection of Gunn Hwy. and Citrus Park Ln. Specifically, the developer will be permitted to reduce the required length of the westbound to southbound left turn lane from 485 feet to 372 feet and reduce the required length of the eastbound to southbound right turn lane from 385 feet to 245 feet. This will have the effect of allowing the right turn lane to stay in its existing condition. Requirements for extension of the left turn lane are specified in **condition 9.b.**, below.

9. The developer shall construct the following site access improvements prior to or concurrent with the initial increment of development.
  - a. The developer shall construct an extension of Citrus Park Ln. between the northern and southern project boundaries of PD 23-0993, as generally shown on the PD site plan. Additionally:
    - i. The facility may be located all or partially within either Tracts A or B of PD 23-0993; and,
    - ii. The facility shall be constructed in accordance with the Design Exception described in condition 6, above, and shall be privately maintained and ungated. Development within PD 23-0993 Tract A (other than the Citrus Park Ln. Extension) may be gated, subject to compliance with Typical Detail – 9 (TD-9) of the Hillsborough County Transportation Technical Manual (TTM).
  - b. The developer shall construct an extension of the existing westbound to southbound left turn lane on Gunn Hwy. onto Citrus Park Ln., such that it is a minimum distance of 372 feet.
10. To ensure compliance with Sec. 6.04.04.A.3. of the LDC, the area shown on the PD site plan as Tract A (within PD 23-0993), together with all lands within PD 23-0994, shall be submitted for concurrent plan review and approval via a unified site/construction plan submittal. Nothing herein this condition shall be construed as prohibiting the phasing or sub-phasing of pockets, phases or individual buildings, to the extent which may otherwise be permitted. Notwithstanding the foregoing, the Citrus Park Ln. Extension and other required site access and other improvements shall not be phased.
11. This condition, together with **conditions 1-10** hereinabove, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Sec. 5.03.07.A. of the LDC.

#### **Other Conditions**

- Prior to PD Site Plan Certification, the developer shall revise the PD Option 2 site plan to:
  - Modify Site Note 17 to add the statement “or as otherwise required within the zoning conditions” to the end of the note.
  - Revise the plan to show the existing driveway connections along the eastern project boundary and label as “Existing Access – To Be Removed”.
  - Add to labels on applicable adjacent property to the south as follows “Concurrent Zoning Review: PD 24-0031” and correct incorrect references to 04-0058 (staff notes the most recent modification for that PD is 07-0802);
  - Show and label the Upper Tampa Bay Trail;
  - Add location of required ADA compliant trail connections and crosswalks as shown below. Label the two connections as follows: “Proposed Crosswalk #1 – See Conditions of Approval”, “Proposed Trail Connection #1 – See Conditions of Approval”, “Proposed Crosswalk #2 – See Conditions of Approval”, and “Proposed Trail Connection #2 – See Conditions of Approval”.



## **PROJECT OVERVIEW & TRIP GENERATION**

The applicant is requesting to rezone a +/- 22.01 ac. area (consisting of three parcels) from Agricultural Single-Family – 1 (AS-1) and a portion of Planned Development (PD) 04-0058, as most recently modified via zoning action #07-0802 to a new PD. The portion zoned PD 07-0802 currently has approvals for certain unspecified uses which the applicant is not desiring to retain. The applicant is proposing 312 multi-family apartment units on the subject site. The applicant has not provided any indication of how much of the existing approved entitlements within that PD could be attributable/assignable to the folio which is being added to the subject PD, and so for the purposes of calculating trip generation impacts which might result from this zoning action, those entitlements were not assumed within the existing zoning portion of the analysis table provided below. The PD to the east, PD 23-0993, is proposing a second development option in order to facilitate the proposed development of the subject PD (23-0994). That option has no entitlements on its own; however, the developer is proposing to utilize those parcels for the purposes of the Citrus Park Ln. Extension, as well as associated infrastructure. The applicant is also proposing two conditions which will allow a portion of entitlements from 23-0994 to be constructed straddling the PD boundary and/or within the adjacent PD, i.e. 23-0993. Issues surrounding these adjacent projects, which are inexorably linked to the subject PD, are further described below. While the owner/developer of the adjacent PDs has yet to file the required PRS to remove certain portions of 22-0856 from the that PD so they can be added to PD 23-0993, staff understands such application is imminent (and will be required prior to that PD being allowed to proceed forward to a BOCC hearing, as those two projects must be heard together). Such modification request to 22-0856 is also critical for the subject PD (23-0994) since the traffic analysis for the subject rezoning was predicated on a modification to 22-0856 to institute a trip generation cap on additional development within the project (which is necessary to ensure that the intersection of Gunn Hwy. and Citrus Park Ln. can function safely and efficiently). The Transportation Review Section's recommendation of support for this project is predicated on the assumption that such modification to 22-0856 will be submitted and approved by the BOCC. If such action is not taken, then staff will be unable to continue to support the zoning request due to access issues it would create, including safety and operation impacts to Gunn Hwy. In such instance staff would ask for the project to be found Out of Order and/or the case otherwise remanded back to the Zoning Hearing Master so that the proposed Design Exception governing turn lane width reduction can be reconsidered, as well as so that any further analysis needed can take place and/or the record supplemented with additional information necessary to support staff's recommendation of denial for the subject project.

There are also substantial issues surrounding the ability of PD 23-0994 and 24-0031 to develop if the developer of PD 23-0993 elects to develop under its Option 1. County staff has worked to develop conditions for each of the three zonings which specify what development rights (if any) each project has given that elections within the subject PD alter the ability of those other projects to develop under all or certain of their development scenarios. These conditions have been presented by zoning staff and are critical to ensure safe access for development within these projects moving forward. Further issues regarding the relationship between these PDs are described below. For reference, a key sheet showing the various portions of the proposed related PDs have been included below.

#### Existing Citrus Park Ln.

Citrus Park Ln. south of Gunn Hwy. consists of segment of publicly maintained roadway as well as sections which are considered private driveways (since they are not platted with common ownership areas in accordance with applicable sections of Sections 6.02.01 and 6.03.01 of the LDC); however, those private sections apparently do have public access easements over those segments. The applicant was unable to provide specific information about the geographic information of specific segments, and staff notes that the County's GIS viewer does not contain accurate information with respect to ownership and maintenance responsibilities. Regardless, the County Engineer has approved a Design Exception which addresses the substandard nature of the facilities. These are discussed in the Design Exception Request #1 section, hereinbelow.

#### The Citrus Park Ln Extension

The developer is proposing a privately owned and maintained extension of Citrus Park Ln., to be constructed within adjacent PD 23-0993. That adjacent PD is bifurcated into two project areas (Tract A and Tract B) and the roadway may be constructed wholly within either, or partially within both. In lieu of constructing the roadway to Transportation Technical Manual (TTM) standards, the applicant is requesting a Design Exception which will allow certain deviations to the new roadway. These are discussed in the Design Exception Request #2 section, hereinbelow.

#### Compliance with the Northwest Area Community Plan/ Trail Connections

The projects are located within the Northwest Area Community Plan (NWACP), as specified in the Livable Communities Element of the Hillsborough County Comprehensive Plan. Section C within the Strategies portion of the NWACP states in part that "Flexible and innovative mobility options have been identified to offset the deficient street network by: Connecting neighborhoods with employment, retail and education centers through Greenways of equestrian, pedestrian and bicycle trails...and ensuring that major streets do not act merely as vehicular throughfares but serve pedestrians and bicyclists equally well." Staff notes that the project is being required to provide two connections to the Upper Tampa Bay Trail system (located just east of the site) with associated crosswalks across Citrus Park Ln. One (1) crosswalk and trail connection is being proposed as a part of the Design Exception request as mitigation for the existing substandard segments of Citrus Park Ln. (and will be constructed just north of the PD 23-0993), and one (1) crosswalk and trail connection is being proposed to support the requested modifications to the newly constructed Extension of Citrus Park Ln. (and will be constructed within PD 23-0993). While required by the respective Design Exceptions, these PDs also support the above referenced NWACP requirements.

Section C within the same section of the NWACP also has other relevant sections, including "Requiring new development to be designed with a continuous local network of roads characterized by short blocks within minimal use of cul-de-sacs. This network separates community based trips from long-distance through traffic, and provides a variety of alternative routes and itineraries that connect to adjacent neighborhoods as often as possible." There are no opportunities for such additional connections within the subject PD due to existing development patterns.



### Transportation Analysis and Impacts

As required by the Development Review Procedures Manual (DRPM) the applicant submitted a trip generation and site access analyses which examines trip impacts for existing approved and proposed projects along the Citrus Park Ln. corridor (south of Gunn Hwy.). This study was used to support an evaluation as to what site access improvements are needed to support the proposed subject development, proposed adjacent development (to the south), as well as vested trips from previously approved developments along the corridor. As further described above, the analysis included only a partial accounting of trips within adjacent PD 22-0856 due to that developer's (who is also the developer of PD 23-0993) assertion that they will be submitting a PRS to, among other things, introduce a trip cap which will limit further development within that project to a combined total of no more than 2,678 average daily trips, 221 a.m. peak hour trips, and 261 p.m. peak hour trips.

Staff has prepared the below comparison of trip generation impacts for the subject development under the existing and proposed zoning designations. Data presented below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11<sup>th</sup> Edition.

#### Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 19 single-family detached dwelling units (ITE LUC 210)	218	16	21

#### Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 312 multi-family apartments (ITE LUC 220)	2,076	120	154

#### Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 1,858</b>	<b>(+) 104</b>	<b>(+) 133</b>

### Relationship to Existing PD 22-0856 and Unfiled Personal Appearance

The applicant is proposing to add portions of PD 22-0856 to the adjacent PD (23-0993). Specifically, those portions of that PD which constitute a part of the private substandard driveway named Easy St., together with a strip of property along the northern boundary of PD 23-0993, are being added into PD 23-0993. PD 22-0856 contains significant unbuilt entitlements which were factored into the above described traffic analysis. Staff notes that due to constraints at the intersection of Gunn Hwy. and Citrus Park Ln., the intersection is unable to safely and efficiently accommodate project traffic from the newly proposed related PDs (24-0031 and 23-0994), when added to existing approved entitlements within PDs approved along the corridor which have not yet been constructed. As such, the applicant will also be adding a trip cap condition as a part of the (as yet unfiled) modification to PD 22-0856, which will be critical in ensuring that only a certain amount of development occurs along the Citrus Park Ln. corridor (unless the applicant comes back through the zoning modification process for that PD and can demonstrate how site access impacts can be safely and efficiently accommodated).

#### *Largely Discontinued Use of Easy St./ Relationship to Existing Easements*

Under the Option 2 proposal for adjacent PD 23-0993, which is the required selection to support development of the subject PD, will result in the inability of 23-0993, 23-0994 and 24-0031 to utilize Easy St. for any vehicular or pedestrian traffic except for the limited purposes proposed by the applicant within 23-0993 (as specified in the proposed conditions of approval). Specifically, under 23-0993 Option 2, Easy St. may only be utilized for that project with the purposes of construction and maintenance of County or other authorized utilities, solid waste providers, and official emergency service vehicles only. Staff has proposed a condition requiring that the gate be closed and locked at all times when not in immediate use for the above listed limited purposes.

Any existing easements over these areas which are inconsistent with the proposed Limited Purpose Restriction should be vacated by the easement holders (in favor of the new access arrangement being proposed, i.e. that the pedestrian and vehicular access to these area projects be solely via the Citrus Park Ln. Extension) and as further described in the conditions. For the avoidance of doubt, staff notes that any other easements utilizing Easy St. or other access connections not proposed as a part of the PD zoning, whether disclosed as required per the DRPM or otherwise undisclosed, shall be rendered unusable (except as otherwise noted within the conditions) due to the access restrictions proposed within the subject PD. Staff notes these restrictions apply only to 23-0993 Option 2, and that 23-0993 Option 1 retains the existing configuration and use of Easy St. for 24-0031 Option 1, and that the subject PD 23-0994 will be unable to develop without coming in for a modification to its PD, since its only access will be via Easy St. (which is unsuitable for the type and amount of development currently proposed). As stated above, this issue is being addressed by a set of important conditions being provided by zoning staff.

#### *Relationship of Adjacent Projects to Proposed PD 23-0994*

The subject PD 23-0994 is proposing to abandon its existing entitlements, which largely consist of ASC-1 over a majority of the property, as well as those entitlements associated with the portion of its property which was formerly located within PD 07-0802. Those unretained entitlements currently only have access via Easy St., which is substandard and could not be improved to accommodate vehicular and pedestrian infrastructure necessary to support the 312 multi-family dwelling units proposed within that project. As such, if the developer of the adjacent PD 23-0993 chooses to develop under Option 1, the subject project will be unable to develop and will be required to come through the zoning modification process.

If the developer of the adjacent PD 23-0993 chooses to develop under Option 2, then 23-0994 will take its sole legal access through the subject PD. As such, staff has proposed a condition designating infrastructure within 23-0993 as Shared Access Facilities and requiring the developer provide all access easements or other plans/features (e.g. common ownership parcels) necessary to support such arrangement. Additionally, in order to comply with the LDC Sec. 6.04.04.A.3. restrictions governing maximum driveway length for certain projects (i.e. no driveway serving a residential project may be more than 250 feet in length), the applicant has agreed to a condition which requires Tract A within adjacent PD 23-0993 to be developed concurrently with lands within PD 23-0994 via a unified site/construction plan submittal. Without such condition, the subject PD 23-0994 could not demonstrate compliance with the above referenced section of the LDC, and staff would be obligated to recommend denial of this petition.

#### *Relationship to Proposed PD 24-0031*

Adjacent PD 24-0031 has stated they are contractually obligated to retain their existing entitlements, which consist of the entire land area of two PDs (12-0515 and 07-0801), an area zoned RSC-2 MH, as well as an areas containing those entitlements associated with the portion of its property which was formerly located within PD 07-0802 (see area project map provided herein for reference). With the exception of the RSC-2 MH areas, those retained entitlements currently only have access via Easy St. with the exception of an additional restricted access to Meadowview Cir. which is governed by condition 10 within existing PD 07-0801 which states, "The development shall not be permitted to generate more than an average of 240 daily trips on N. Meadowview Circle. Within 30 days of a request by the County, the developer shall provide the

County with a report of attendance at the Wildlife Sanctuary and an analysis demonstrating that the cumulative traffic from the Wildlife Sanctuary and this development does not exceed the limits of this condition.”

Easy St. is substandard and could not be improved to accommodate the vehicular and pedestrian infrastructure necessary to support the 230 residential townhome units proposed within that project (nor the 312 apartment units proposed within the subject PD). As such, if the developer of the adjacent PD (23-0993) chooses to develop under its Option 1, then the 24-0031 project would be obligated to remain/further develop under its Option 1 plan. If the adjacent PD choose to develop under its Option 2, then the 24-0031 project would likely be required to develop under its Option 2 (as it would likely be unable to remain in operation under its Option 1 plan unless it could abide by the 240 daily trip restriction contained within 07-0801, given that no additional access (i.e. the Easy St. access) would be available).

As noted above, if the developer of adjacent PD 23-0993 chooses to develop under Option 2, then 24-0031 will take its sole legal access through the subject PD (as would development within PD 23-0994). As such, staff has proposed a condition designating infrastructure within 23-0993 as Shared Access Facilities and requiring the developer provide all access easements or other plans features (e.g. common ownership parcels) necessary to support such arrangement. Under currently proposed Option 2 for proposed PD 24-0031, only bicycle/pedestrian and gated emergency access to Meadowview Circle is proposed.

#### **EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Citrus Park Ln. is a 2-lane transportation facility, which has varying levels of functional classification. The northern portions of the roadway are considered a collector roadway due to traffic volumes present on that segment, while the other segments south of that are either local roadway segment or considered a named private driveway with a public access easement. The facility is characterized by +/- 12-foot-wide travel lanes along a majority of the facility, except that +/- 11-foot-wide travel lanes are present on the immediate approach to its intersection with Gunn Hwy. The roadway is lies within a +/- 85-foot-wide right-of-way for the first +/- 550 feet of the facility, and thereafter exists in differing states as noted above. The pavement is in average condition. There are no on-street bicycle facilities present on the facility. There are +/- 5-foot-wide sidewalk along the western side of the facility. The Upper Tampa Bay Trail is present along the eastern side of the facility.

#### **SITE ACCESS AND CONNECTIVITY**

Vehicular and pedestrian access for the subject PD (23-0994) and adjacent PD 24-0031 Option 2, as described hereinabove, is limited to the existing Citrus Park Ln. and proposed Citrus Park Ln. Ext. (including for construction traffic). A limited purpose access is being proposed along the northern project boundary of adjacent PD 23-0993 (to Easy St.) for the purposes of construction/maintenance of County or other authorized utilities, solid waste providers, and official emergency service vehicles only within 23-0993. Staff has proposed a condition requiring the gate top be closed and locked at all times when not in immediate use for the above listed limited purposes. Further discussions about the Citrus Park Ln. Extension and Shared Access Facilities within this project (serving the adjacent projects) is detailed in various sections hereinabove.

Since Option 2 of adjacent PD 23-0993 does not have any vertical entitlements, no auxiliary turn lane improvements were warranted to support that project pursuant to Sec. 6.04.04.D. of the LDC; however, staff notes that the traffic generated by the subject PD 23-0994 as well as adjacent PD 24-0031 (which are traveling through adjacent PD 23-0993) will generate significant traffic that will require modification to the existing westbound to southbound left turn lane on Gunn Hwy. onto Citrus Park Ln. Conditions governing those improvements are proposed hereinabove. These developments are unable to provide the full turn lane length required pursuant to the provided transportation analysis. Given this, the applicant has requested a Design Exception to the reduce the required turn lane length. Further details regarding this subject are provided in the Design Exception #3 section, hereinbelow.



Two trail connections to the Upper Tampa Bay Trail are proposed, as further described in the conditions of approval and Design Exception request summaries.

#### **DESIGN EXCEPTION #1 – CITRUS PARK LN. – SUBSTANDARD RD.**

As the existing portions of Citrus Park Ln. is a substandard local roadway/collector roadway/driveway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated February 9, 2024, Revision No. 4) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable with conditions (on March 18, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane Urban Local Roadways) and TS-4 Typical Section (for 2-Lane, Urban Collector Roadways), as applicable, are as follows:

- The applicant is proposing to utilize the existing 11-foot-wide travel lanes, in lieu of the 12-foot-wide lanes required per TS-3, or the 11-foot-wide lanes with 7-foot-wide adjacent buffered bicycle lanes required per TS-4; and,
- The applicant is proposing to eliminate the bicycle lanes on the west side of the roadway, and notes that the Upper Tampa Bay Trail (UTBT) provides pedestrian and bicycle accommodation along the eastern side of the facility in lieu of the buffed bicycle lanes provided per TS-4.

As alternative mitigation and to enhance safety along the roadway, the developer is proposing to construct a connection between the existing sidewalk system on the west side of Citrus Park Ln. and the UTBT, as generally shown on the PD site plan. The pedestrian crosswalk may occur at (or shall otherwise be in the general vicinity of) the existing staircase/connection to the UTBT located east of folio 3609.0000 unless otherwise necessary to meet vehicular sight distance standards to the newly constructed Citrus Park Ln. Extension.

The trail connection (which may be a new connection or a modification of the existing staircase connection) shall occur in whatever location is necessary to obtain approval and achieve a design which meets County and Americans with Disabilities Act (ADA) standards. This shall require the developer to install curb ramps on both the east and west sides of Citrus Park Ln. (including within a portion of folio 3609.0000). All of these required improvements are outside of the subject PD.

The County Engineer found the request approvable with certain conditions, specifically that the approval is contingent upon the applicant filing a zoning modification to adjacent PD 22-0856 which restricts trips in accordance with a study to be prepared by applicant and approved by Hillsborough County which restricts the maximum trip impacts through the Gunn Hwy. and Citrus Park Ln. intersection (in order to ensure safety and operation efficiency). This Design Exception shall also apply to authorized development within the as yet unfiled modification (i.e. development occurring within that PD which does not exceed the trip cap). The County Engineer also imposed a condition that clarifies that the Upper Tampa Bay Trail connection shall include a crosswalk across Citrus Park Ln., as specified in the zoning conditions contained hereinabove.

If PD 23-0994 is approved, the County Engineer will approve the Design Exception request with the conditions and clarifications specified above.

#### **DESIGN EXCEPTION #2 – CITRUS PARK LN. – NEW ROADWAY SECTION**

The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated February 12, 2024) to request a deviation from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical Section (for 2-Lane Urban Local Roadways) standards for the Citrus Park Ln. Extension occurring within PD 23-0993. Based on factors presented in the Design Exception request, the County Engineer found the

request approvable with conditions (on March 18, 2024). The deviations from the TS-3 Typical Section are as follows:

- The applicant is proposing to utilize the existing 12-foot-wide travel lanes, in lieu of the 10-foot-wide lanes required per TS-3;
- The applicant is proposing to eliminate the sidewalk along the east side of the roadway;
- The applicant is proposing to reduce the grass/sod strip separating the sidewalk from the travel lanes on the west side of the roadway, from the minimum 8-foot-wide separator required per TS-3 to a 5-foot-wide separator; and,
- The applicant is proposing to utilize Type-F curb in lieu of the Miami Curb required per TS-3.

As alternative mitigation and to enhance safety along the new roadway, the developer is proposing to construct a connection between the sidewalk system to be constructed on the west side of the Citrus Park Ln. Extension and the UTBT, as generally shown on the PD site plan. The pedestrian crosswalk shall occur just north of the wetland setback area.

The trail connection (which shall be a new connection) shall occur in whatever location is necessary to obtain approval and achieve a design which meets County and Americans with Disabilities Act (ADA) standards. This shall require the developer to install curb ramps on both the east and west sides of the Citrus Park Ln. Extension. All of these required improvements are outside of the subject PD.

The County Engineer found the request approvable with certain conditions, specifically that this Design Exception shall apply to specific projects and entitlement options specified therein. The County Engineer also imposed a condition that clarifies references to the Upper Tampa Bay Trail, and that the Upper Tampa Bay Trail connection shall include a crosswalk across Citrus Park Ln., as specified in the zoning conditions contained hereinabove.

If PD 23-0994 is approved, the County Engineer will approve the Design Exception request with the conditions and clarifications specified above.

### **DESIGN EXCEPTION #3 – TURN LANE LENGTHS**

The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated March 15, 2024) to request a deviation from the Hillsborough County Transportation Technical Manual (TTM) requirements for the westbound to southbound left turn lane and eastbound to southbound right turn lane at the intersection of Citrus Park Ln. and Gunn Hwy. Based on factors presented in the Design Exception request, the County Engineer found the request approvable with conditions (on March 18, 2024). The deviations from required turn lane lengths are as follows:

- The applicant is proposing to reduce (by 113 feet) the required westbound to southbound left turn lane length, from a required length of 485 feet to a reduced length of 372 feet; and,
- The applicant is proposing to reduce (by 140 feet) the required eastbound to southbound right turn lane length, from a required length of 385 feet to a reduced length of 245 feet.

These Design Exceptions would require the developer to extend to the westbound to southbound turn lane to the length indicated above, while the existing eastbound to southbound right turn lane would be left in its existing condition.

The County Engineer found the request approvable with certain conditions, specifically that this Design

Exception is conditioned on the owner/developer of PD 22-0856 include (as a part of the zoning modification its required to perform to move land area from that PD into PD 23-0993) a trip cap condition which restricts additional development within that project to a combined total of no more than 2,678 average daily trips, 221 a.m. peak hour trips, and 261 p.m. peak hour trips.

If PD 23-0994 is approved, the County Engineer will approve the Design Exception request with the conditions specified above.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Citrus Park Ln. was not evaluated as a part of the 2020 Hillsborough County Level of Service (LOS) Report. As such, LOS information for that facility cannot be provided. Staff notes that, according to the report, Gunn Hwy. (between Citrus Park Dr. and the Veterans Expressway) is operating at a LOS C with an adopted LOS Standard E.





## Ratliff, James

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**From:** Williams, Michael  
**Sent:** Monday, March 18, 2024 6:57 PM  
**To:** Michael D. Raysor (mdr@raysor-transportation.com)  
**Cc:** Steven Henry; wmolloy@mjlaw.us; Albert, Isabelle; Heinrich, Michelle; Krochta, Camille; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake  
**Subject:** FW: RZ PD 23-0994 - Design Exceptions Review (1 of 3)  
**Attachments:** 23-0994+DEAdd+02-09-24\_AWC.pdf

**Importance:** High

Mike,

I have found the attached Design Exception (DE) for PD 23-0994 APPROVABLE with CONDITIONS. Conditions and Clarifications are contained on the attached.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hcfl.gov](mailto:DeLeonE@hcfl.gov) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

**Michael J. Williams, P.E.**

**Director, Development Review**

**County Engineer**

Development Services Department

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P: (813) 307-1851

M: (813) 614-2190

E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)

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**Hillsborough County**

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Monday, March 18, 2024 6:34 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>  
**Subject:** RZ PD 23-0994 - Design Exceptions Review (1 of 3)  
**Importance:** High

Hello Mike,

The attached DE's are Approvable with Conditions to me, please include the following people in your response email:

[shenry@lincks.com](mailto:shenry@lincks.com)  
[mdr@raysor-transportation.com](mailto:mdr@raysor-transportation.com)  
[wmolloy@mjlaw.us](mailto:wmolloy@mjlaw.us)  
[ialbert@halff.com](mailto:ialbert@halff.com)  
[heinrichm@hcfl.gov](mailto:heinrichm@hcfl.gov)  
[krochtac@hcfl.gov](mailto:krochtac@hcfl.gov)  
[ratliffja@hcfl.gov](mailto:ratliffja@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**  
**Transportation Review Manager**  
Development Services Department

---

**P:** (813) 276-8364  
**E:** [tirados@hcfl.gov](mailto:tirados@hcfl.gov)  
**W:** [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

---

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.



# Additional / Revised Information Sheet

## Office Use Only

Application Number: 23-0994

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 23-0994 Applicant's Name: RAM Realty Advisors

Reviewing Planner's Name: Camille Krotcha Date: 01/31/2024

Application Type:

- ☒ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)  
☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)  
☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other \_\_\_\_\_

Current Hearing Date (if applicable): 02/20/2024

## Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**

**[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net).

***I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.***

**William J. Molloy** Digitally signed by William J. Molloy  
Date: 2024.01.31 13:15:08 -05'00'

Signature

**1/31/2024**

Date



**Hillsborough  
County Florida**  
Development Services

## Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?** ☐ Yes ☒ No

I hereby confirm that the material submitted with application 23-0994

☐ Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

☐ Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: William J. Molloy Digitally signed by William J. Molloy  
Date: 2024.01.31 13:15:58 -05'00'  
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_





# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 <input type="checkbox"/>	<b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	<b>Revised Application Form**</b>
3 <input type="checkbox"/>	<b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	<b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	<b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	<b>Property Information Sheet**</b>
7 <input type="checkbox"/>	<b>Legal Description of the Subject Site**</b>
8 <input type="checkbox"/>	<b>Close Proximity Property Owners List**</b>
9 <input checked="" type="checkbox"/>	<b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	<b>Survey</b>
11 <input type="checkbox"/>	<b>Wet Zone Survey</b>
12 <input type="checkbox"/>	<b>General Development Plan</b>
13 <input checked="" type="checkbox"/>	<b>Project Description/Written Statement</b>
14 <input type="checkbox"/>	<b>Design Exception and Administrative Variance requests/approvals</b>
15 <input type="checkbox"/>	<b>Variance Criteria Response</b>
16 <input type="checkbox"/>	<b>Copy of Code Enforcement or Building Violation</b>
17 <input type="checkbox"/>	<b>Transportation Analysis</b>
18 <input type="checkbox"/>	<b>Sign-off form</b>
19 <input type="checkbox"/>	<b>Other Documents</b> (please describe): <div></div>

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

\*\*Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.



**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

## Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpaf.fl.gov](mailto:padroni@hcpaf.fl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Existing Facilities <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
<b>Project Name/ Phase</b>	MULTIPLE
<b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
<b>Folio Number(s)</b>	3565.5000, 3607.0000, 3600-0000, 3611-0000, 3585-0000, 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000, 3932.0050, & 3933.0000
	<input checked="" type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
<b>Name of Person Submitting Request</b>	Michael D. Raysor, P.E.
<b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
<b>Current Property Zoning Designation</b>	MULTIPLE
<b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.	
<b>Pending Zoning Application Number</b>	PD 23-0993 (OPTION 2) & PD 23-0994 & PD 24-0031
<b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



**TRAFFIC ENGINEERING  
DEVELOPMENT SUPPORT**

February 9, 2024 (Revision No. 4)

Michael J. Williams, P.E.  
County Engineer/Director, Development Review Division  
Hillsborough County Development Services  
601 East Kennedy Boulevard, 20th Floor  
Tampa, Florida 33602

**SUBJECT: EXISTING FACILITIES DESIGN EXCEPTION  
PD 23-0993 (OPTION 2) & PD 23-0994 & PD 24-0031  
FOLIO NO'S. 3565.5000, 3607.0000, 3600-0000, 3611-0000, 3585-0000, 3601.0000, 3612.0000, 3613.0000, 3614.0000,  
3931.0000, 3932.0000, 3932.0050, & 3933.0000**

Dear Mr. Williams,

This letter documents a request for a DESIGN EXCEPTION per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with Planned Development Rezoning for **PD 23-0993 (OPTION 2) & PD 23-0994 & PD 24-0031**.

The subject PD's are located south of Citrus Park Drive and west of Citrus Park Lane, in Hillsborough County, Florida; as shown in **ATTACHMENT A**. The project sites are currently vacant and are proposed for development as detailed below. Refer to **ATTACHMENT B** for the PD General Development Plans.

- **PD 23-0993 (OPTION 2)**  
No Entitlements
- **PD 23-0994**  
Multifamily @ 312 units
- **PD 24-0031**  
Townhomes @ 230 units

**County Engineer's Clarification:**

**This Design Exception applies to those projects listed at left, as well as the project listed in the Approval with Conditions section, herein below.**

Pursuant to LDC §6.04.03.L, the following is applicable to the existing segment of Citrus Park Lane in regard to the subject project:

*Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.*

Per Hillsborough County's Local Functional Classification Map, Citrus Park Lane is a local roadway; however, pursuant to **ATTACHMENT C**, the northern portion of Citrus Park Lane has daily traffic volumes in excess of 5,000 vph, thus functions as a collector roadway. A DESIGN EXCEPTION is requested for relief from the above-referenced requirement to improve Citrus Park Lane to meet current roadway standards for a two-lane undivided local/collector urban roadway (TS-3/TS-4) as a condition of zoning approval for the subject project; where in lieu of meeting the full TS-3/TS-4 typical sections, alternative improvements are proposed. The County typical sections for two-lane undivided local/collector urban roadways (TS-3/TS-4) are provided as **ATTACHMENT D**.

A review of Hillsborough County's Crash Data Management (CDM) system identified that zero crashes have occurred on Citrus Park Lane south of Citrus Park Drive/Gunn Highway within the prior five year period from September 1, 2018 to August 31,



MICHAEL J. WILLIAMS, P.E.  
EXISTING FACILITIES DESIGN EXCEPTION  
PD 23-0993 (OPTION 2) & PD 23-0994 & PD 24-0031  
FEBRUARY 9, 2024 (REVISION NO. 4)  
PAGE 2 OF 3

2023. These findings indicate that the substandard roadway conditions identified for Citrus Park Lane have not historically contributed to a safety deficiency, as evidenced by a lack of crashes attributable to those substandard conditions. Further, the referenced crash history does not exhibit any patterns that would indicate a potential for future safety concerns associated with development of the subject project.

Citrus Park Lane is a two-lane undivided roadway, which is currently approximately 1,600 feet in length between its signalized intersection with Citrus Park Drive/Gunn Highway and its (current) southern terminus (dead-end). The following summarizes the characteristics of the existing segment of Citrus Park Lane, with supporting photographs provided in **ATTACHMENT E**.

**RIGHT-OF-WAY:** Citrus Park Lane has an existing right-of-way width of  $\pm 85$  feet for its first 550' from Citrus Park Drive southward, where this right-of-way also accommodates the Upper Tampa Bay Trail. South of the referenced segment, Citrus Park Lane is located on private property, noting that County right-of-way exists easterly adjacent to Citrus Park Lane to accommodate the Upper Tampa Bay Trail. The foregoing values were measured from the *Hillsborough County Property Appraiser* website.

**SPEED LIMIT:** Citrus Park Lane does not have a posted speed limit; noting that the roadway can be characterized as low-speed due to its location/area type and its design features.

**LANE WIDTH:** Citrus Park Lane has a typical lane width of 12', noting that the lane width reduces to 11' on the immediate approach to Citrus Park Drive/Gunn Highway (within the  $\pm 200'$  segment with turn lanes).

**BICYCLE LANES:** Citrus Park Lane does not have bicycle lanes.

**SIDEWALKS:** Citrus Park Lane currently has a sidewalk continuously along its west side, with no sidewalk on its east side. However, it is noted that the Upper Tampa Bay Trail runs parallel to Citrus Park Lane along the roadway's entire length and beyond.

**CURB:** Citrus Park Lane has curb & gutter continuously along both sides of the road.

In comparison to the applicable TS-3/TS-4 typical sections, the above characteristics indicate that Citrus Park Lane is substandard in regard to bicycle lanes & sidewalks as there are no bicycle lanes (applicable to TS-4) and a sidewalk only exists on the west side of the road (applicable to TS-3 & TS-4). However, it is noted that the Upper Tampa Bay Trail is located adjacent to Citrus Park Lane on the roadway's east side, and runs parallel to Citrus Park Lane along the roadway's entire length and beyond. The trail is offset from Citrus Park Lane by  $\pm 20$  feet; except near Citrus Park Drive/Gunn Highway where it is adjacent to the roadway. The Upper Tampa Bay Trail accommodates the pedestrian and bicycle mobility needs that would have otherwise been accommodated by bicycle lanes and a sidewalk on the east side of Citrus Park Lane, as intended by the TS-3/TS-4 typical sections. Therefore, the intent of the TS-3/TS-4 typical sections is met by the Upper Tampa Bay Trail. However, convenient access to the Upper Tampa Bay Trail in the context of the subject and referenced project is not currently provided; with pedestrian access via stairs located  $\pm 180$  feet from the current southern terminus of Citrus Park Lane, and pedestrian & bicycle access via a curb ramp located  $\pm 650$  feet from the current southern terminus of Citrus Park Lane (refer to **ATTACHMENT F** for details).

As an alternative to meeting the bicycle/sidewalk requirements of the TS-3/TS-4 typical sections, the applicant(s) propose to construct an ADA compliant ramp connection between Citrus Park Lane and the Upper Tampa Bay Trail, as conceptually located pursuant to **ATTACHMENT G**. As noted, the referenced location plan is conceptual, and is thus subject to change in regard to exact location, which will be determined during the design phase subject to field conditions. The referenced ramp connection will improve connectivity to the trail for the future residents of the subject project, as well as for other existing and future development in the area; and thus will benefit the citizenry of Hillsborough County through increased pedestrian/bicycle safety and increased pedestrian/bicycle mobility.



**RAYSOR Transportation Consulting**



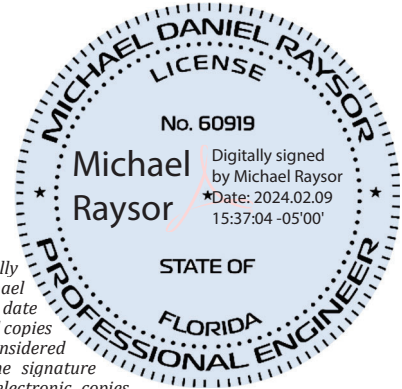
MICHAEL J. WILLIAMS, P.E.  
EXISTING FACILITIES DESIGN EXCEPTION  
PD 23-0993 (OPTION 2) & PD 23-0994 & PD 24-0031  
FEBRUARY 9, 2024 (REVISION NO. 4)  
PAGE 3 OF 3

The foregoing documents a request for a DESIGN EXCEPTION per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with Planned Development Rezoning for **PD 23-0993 (OPTION 2) & PD 23-0994 & PD 24-0031**, and is recommended for approved by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.  
President



*This item has been digitally signed and sealed by Michael Daniel Raysor P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.*

**BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY**

**APPROVED**.....

☐

**APPROVED WITH CONDITIONS**.....

☒

**DENIED**.....

☐

MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER  
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

date

**Conditions of Approval:**

1) Subject to Filing a PRS on 22-0856 which restricts trips in accordance with a study to be prepared by applicant and approved by Hillsborough County which restricts the maximum trip impacts through the Gunn Hwy. and Citrus Park Ln. intersection in order to ensure safety and operation efficiency. This Design Exception shall also apply to authorized development within the as yet unfilled PRS (i.e. development occurring within that PD which does not exceed the trip cap).

2) Clarification that Upper Tampa Bay Trail connection shall include a crosswalk across Citrus Park Ln., as specified in the zoning conditions.

# ATTACHMENT A



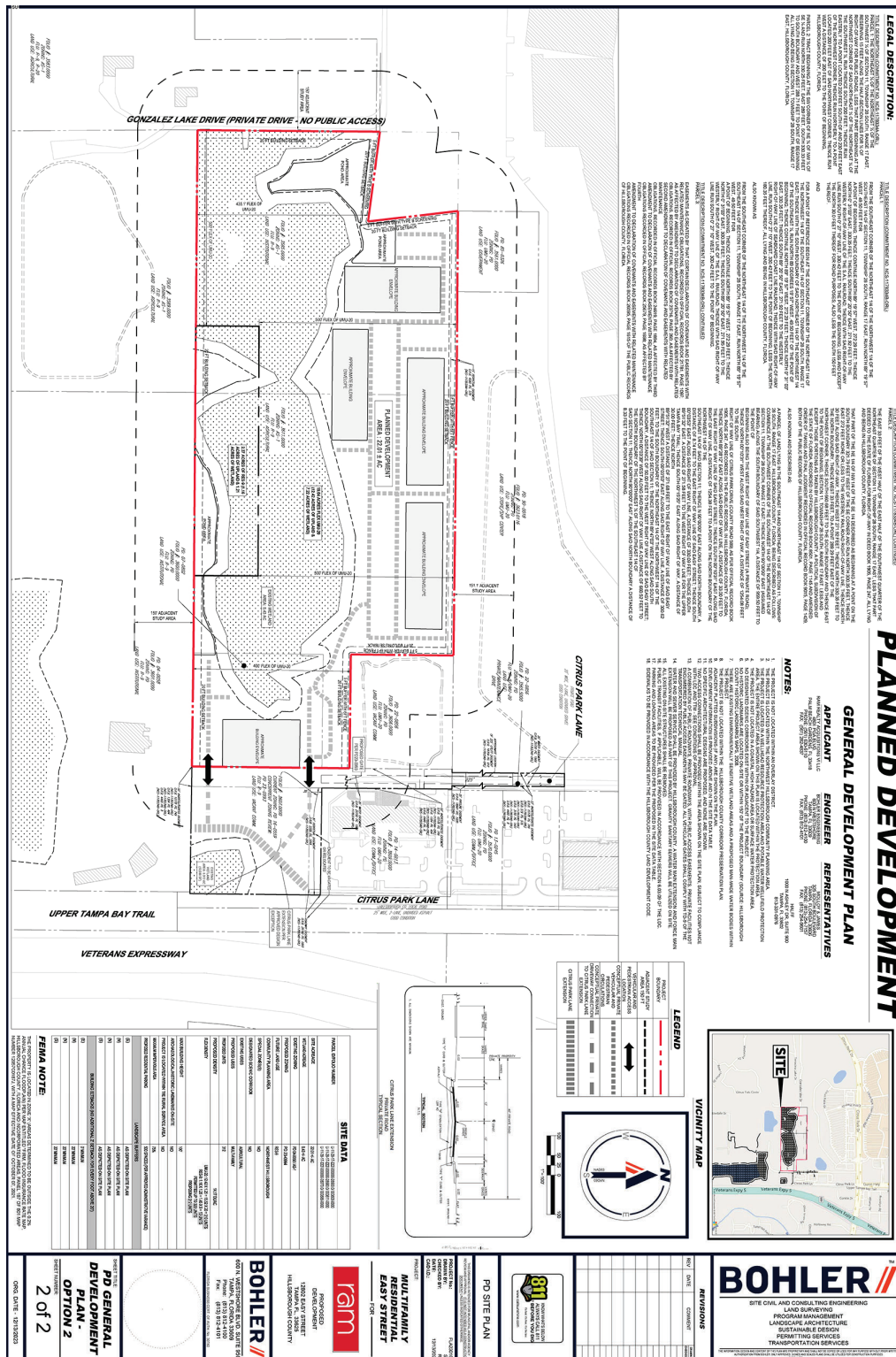
PD 23-0993 & PD 23-0994 & PD 24-0031  
Project Site Location Map





PD 23-0993 & PD 23-0994 & PD 24-0031

*PD General Development Plan (PD 23-0093 Option 2 & PD 23-0094)*

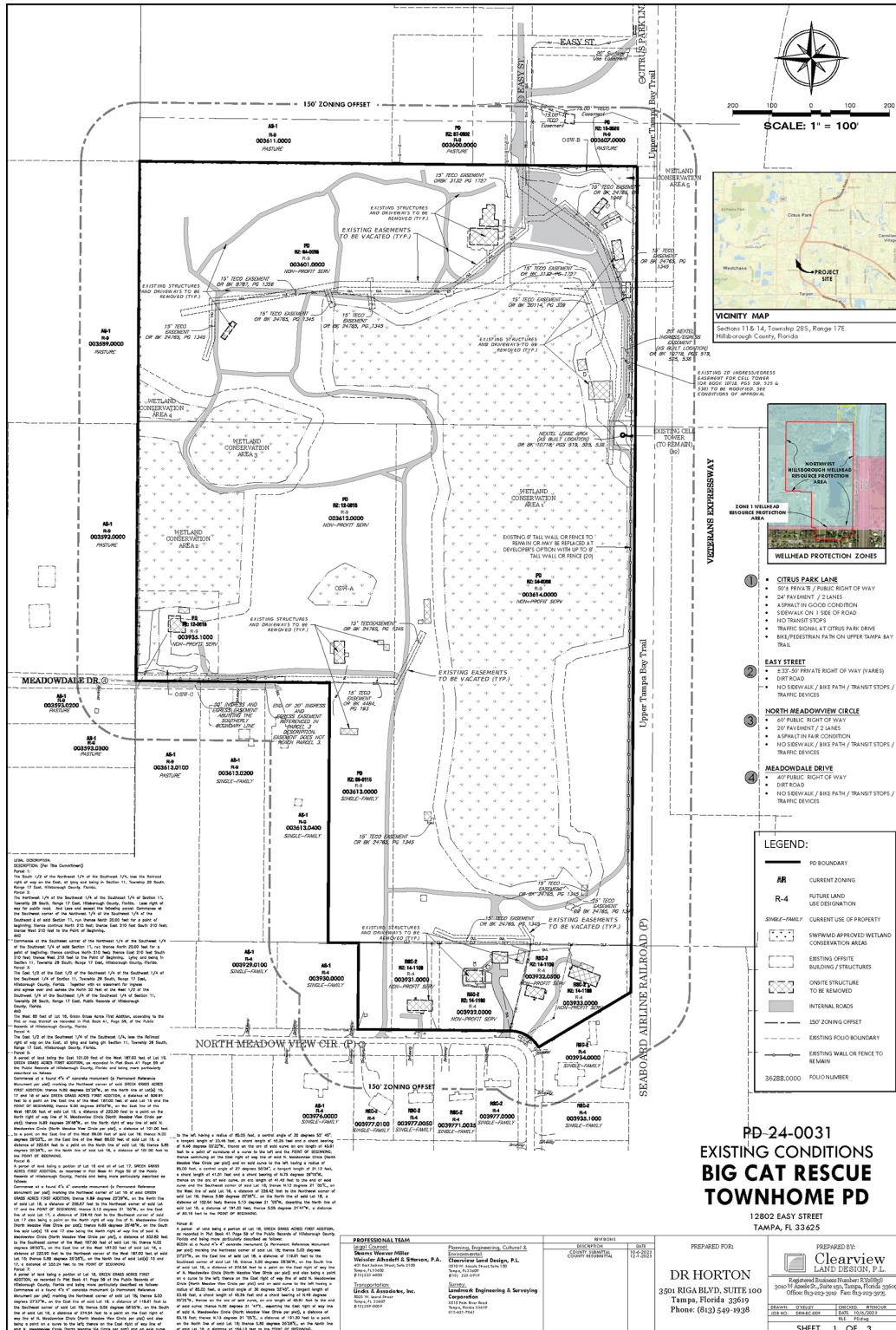




# ATTACHMENT B



PD 23-0993 & PD 23-0994 & PD 24-0031  
PD General Development Plan (PD 24-0031)

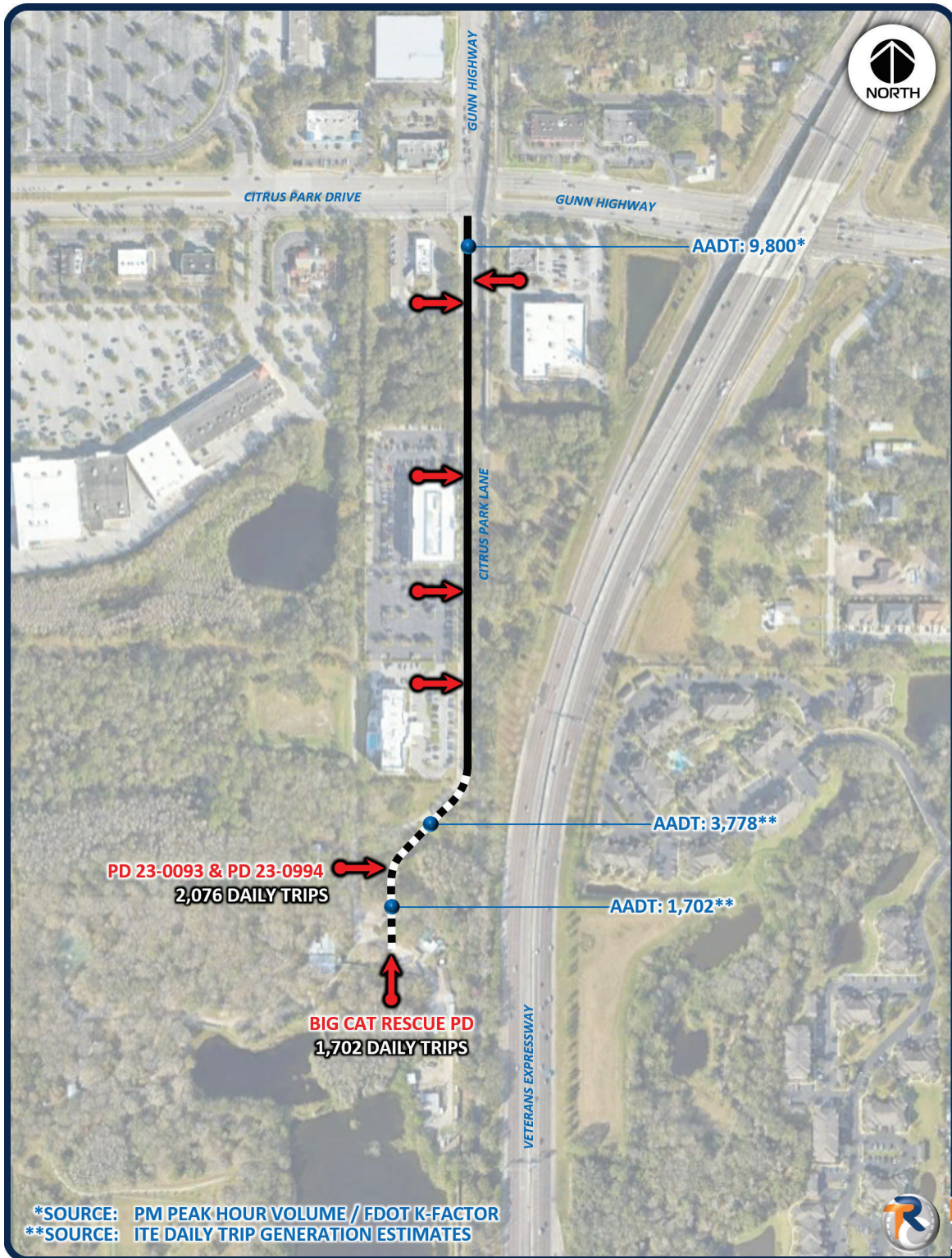




## ATTACHMENT C



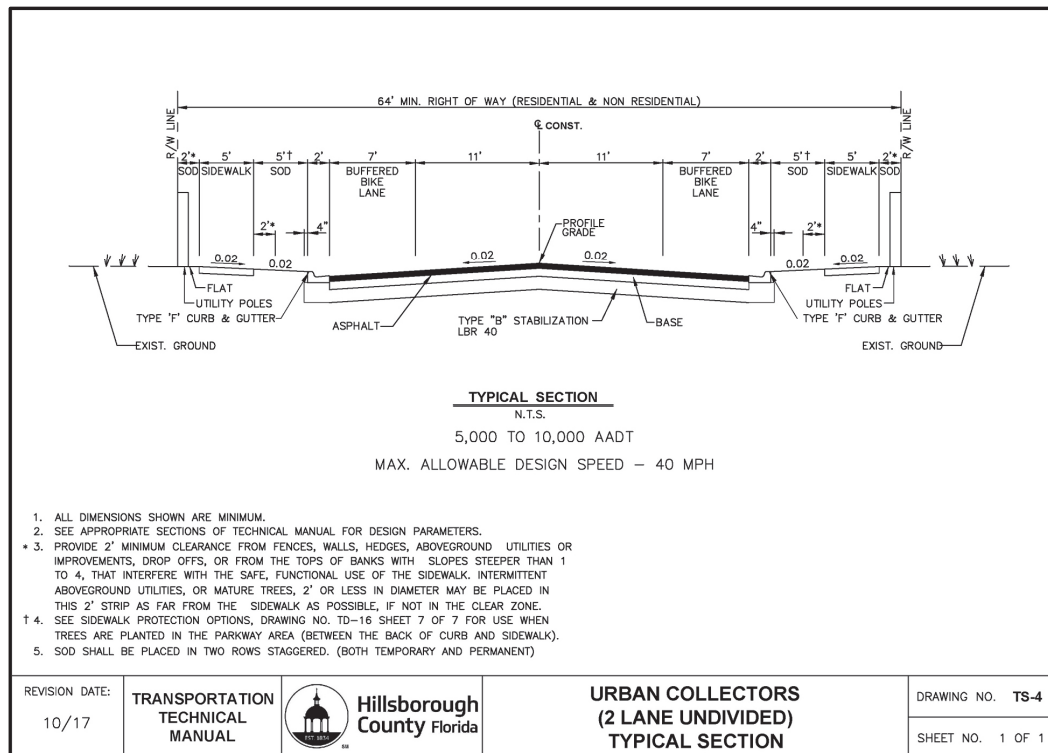
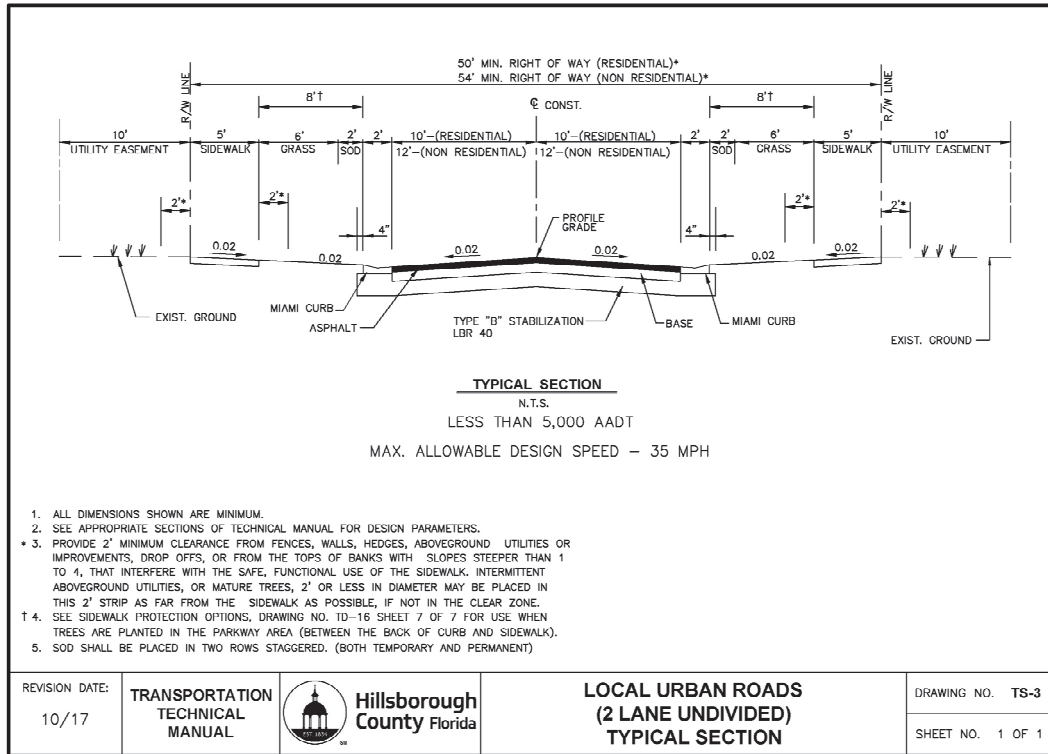
PD 23-0993 & PD 23-0994 & PD 24-0031  
Citrus Park Lane Daily Traffic Volumes



# ATTACHMENT D



PD 23-0993 & PD 23-0994 & PD 24-0031  
Hillsborough County TS-3 & TS-4 Typical Sections

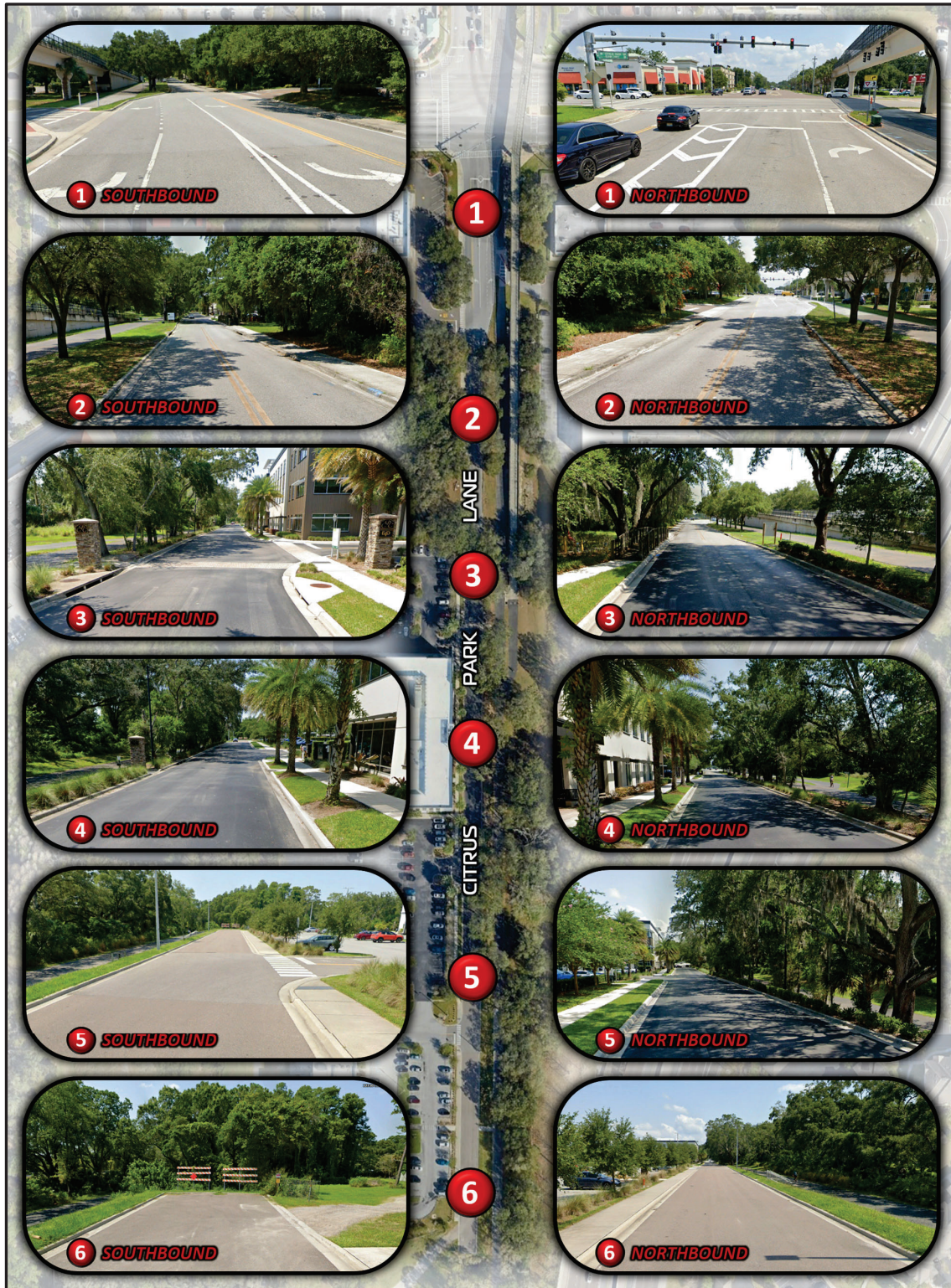




# ATTACHMENT E



PD 23-0993 & PD 23-0994 & PD 24-0031  
Citrus Park Lane Photographs





# ATTACHMENT F



PD 23-0993 & PD 23-0994 & PD 24-0031  
*Existing Access Connections to Upper Tampa Bay Trail*

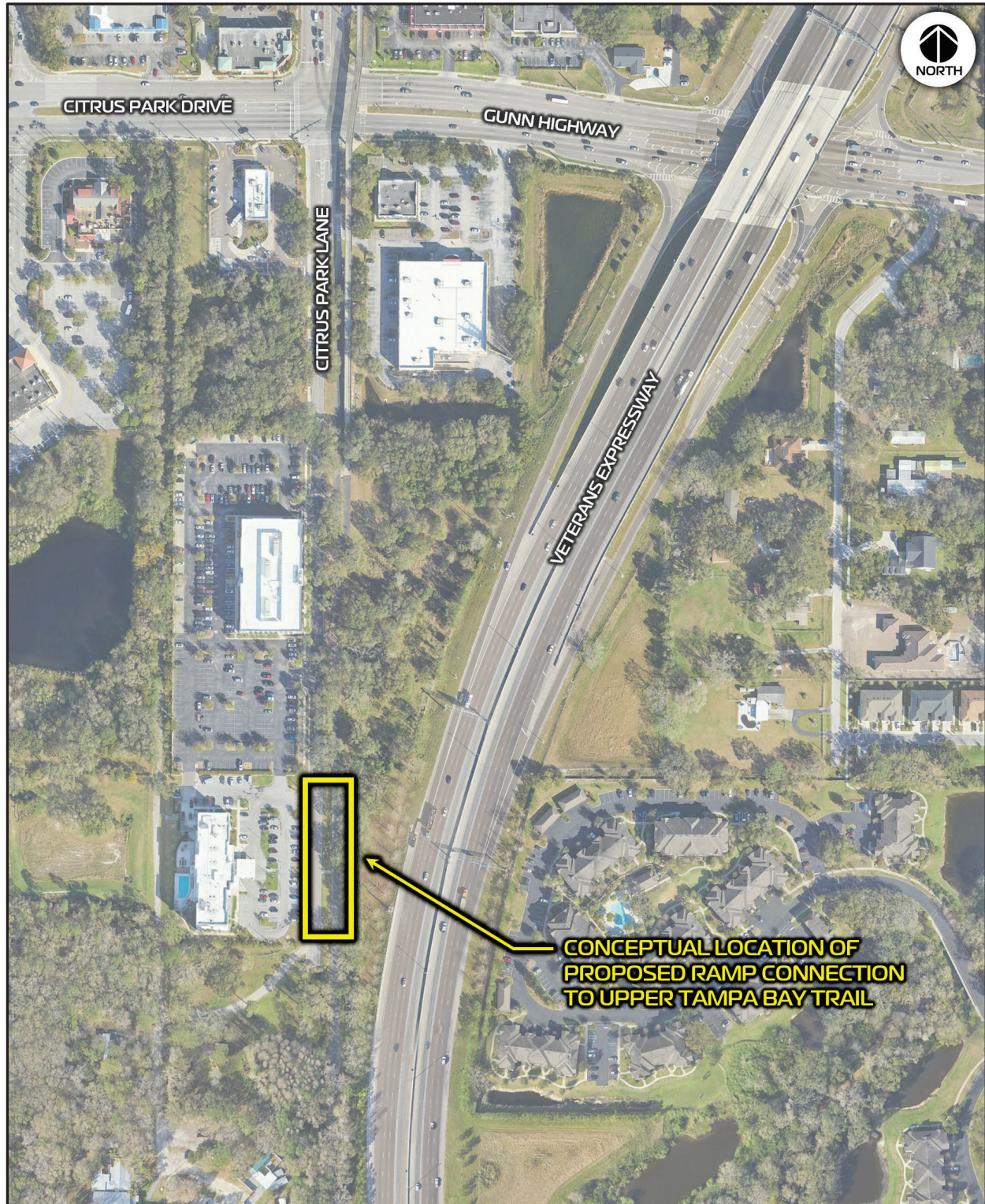




# ATTACHMENT G



PD 23-0993 & PD 23-0994 & PD 24-0031  
Conceptual Location of Proposed Ramp Connection to Upper Tampa Bay Trail





## Ratliff, James

---

**From:** Williams, Michael  
**Sent:** Monday, March 18, 2024 6:57 PM  
**To:** Steven Henry  
**Cc:** Michael D. Raysor (mdr@raysor-transportation.com); wmolloy@mjlaw.us; Albert, Isabelle; Heinrich, Michelle; Krochta, Camille; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake  
**Subject:** FW: RZ PD 23-0994 - Design Exceptions Review (2 of 3)  
**Attachments:** 23-0994+DEAdd+03-18-24\_AWC.pdf  
  
**Importance:** High

Steve,

I have found the attached Design Exception (DE) for PD 23-0994 APPROVABLE with CONDITIONS. Conditions and Clarifications are contained on the attached.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hcfl.gov](mailto:DeLeonE@hcfl.gov) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

**Michael J. Williams, P.E.**

**Director, Development Review**

**County Engineer**

Development Services Department

---

P: (813) 307-1851

M: (813) 614-2190

E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)

W: HCFLGov.net

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

---

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

---

**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Monday, March 18, 2024 6:34 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>  
**Subject:** RZ PD 23-0994 - Design Exceptions Review (2 of 3)  
**Importance:** High

Hello Mike,

The attached DE's are Approvable with Conditions to me, please include the following people in your response email:

[shenry@lincks.com](mailto:shenry@lincks.com)  
[mdr@raysor-transportation.com](mailto:mdr@raysor-transportation.com)  
[wmolloy@mjlaw.us](mailto:wmolloy@mjlaw.us)  
[ialbert@halff.com](mailto:ialbert@halff.com)  
[heinrichm@hcfl.gov](mailto:heinrichm@hcfl.gov)  
[krochtac@hcfl.gov](mailto:krochtac@hcfl.gov)  
[ratliffja@hcfl.gov](mailto:ratliffja@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**  
**Transportation Review Manager**  
Development Services Department

---

**P:** (813) 276-8364  
**E:** [tirados@hcfl.gov](mailto:tirados@hcfl.gov)  
**W:** [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.



# Additional / Revised Information Sheet

## Office Use Only

Application Number: 23-0994

Received Date:

Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 23-0994 Applicant's Name: RAM Realty

Reviewing Planner's Name: Camille Krotcha Date: 03/18/2024

Application Type:

- ☒ Planned Development (PD) ☐ Minor Modification/Personal Appearance (PRS) ☐ Standard Rezoning (RZ)  
☐ Variance (VAR) ☐ Development of Regional Impact (DRI) ☐ Major Modification (MM)  
☐ Special Use (SU) ☐ Conditional Use (CU) ☐ Other \_\_\_\_\_

Current Hearing Date (if applicable): 02/20/2024

## Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

Will this revision remove land from the project? ☐ Yes ☒ No

If "Yes" is checked on the above please ensure you include all items marked with \* on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:**

**[ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net)**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email [ZoningIntake-DSD@hcflgov.net](mailto:ZoningIntake-DSD@hcflgov.net).

***I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.***

**William J. Molloy** Digitally signed by William J. Molloy  
Date: 2024.01.31 13:15:08 -05'00'  
\_\_\_\_\_  
Signature

**1/31/2024**  
\_\_\_\_\_  
Date



**Hillsborough  
County Florida**  
Development Services

## Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to [Chapter 119 Florida Statutes](#), all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact [Hillsborough County Development Services](#) to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under [Florida Statutes §119.071\(4\)](#) will need to contact [Hillsborough County Development Services](#) to obtain a release of exempt parcel information.

**Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS?** ☐ Yes ☒ No

I hereby confirm that the material submitted with application 23-0994

☐ Includes sensitive and/or protected information.

Type of information included and location \_\_\_\_\_

☐ Does not include sensitive and/or protected information.

**Please note:** Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: William J. Molloy Digitally signed by William J. Molloy  
Date: 2024.01.31 13:15:58 -05'00'  
(Must be signed by applicant or authorized representative)

Intake Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
1 <input type="checkbox"/>	<b>Cover Letter**</b> If adding or removing land from the project site, the final list of folios must be included
2 <input type="checkbox"/>	<b>Revised Application Form**</b>
3 <input type="checkbox"/>	<b>Copy of Current Deed*</b> Must be provided for any new folio(s) being added
4 <input type="checkbox"/>	<b>Affidavit to Authorize Agent*</b> (If Applicable) Must be provided for any new folio(s) being added
5 <input type="checkbox"/>	<b>Sunbiz Form*</b> (If Applicable) Must be provided for any new folio(s) being added
6 <input type="checkbox"/>	<b>Property Information Sheet**</b>
7 <input type="checkbox"/>	<b>Legal Description of the Subject Site**</b>
8 <input type="checkbox"/>	<b>Close Proximity Property Owners List**</b>
9 <input type="checkbox"/>	<b>Site Plan**</b> All changes on the site plan must be listed in detail in the Cover Letter.
10 <input type="checkbox"/>	<b>Survey</b>
11 <input type="checkbox"/>	<b>Wet Zone Survey</b>
12 <input type="checkbox"/>	<b>General Development Plan</b>
13 <input type="checkbox"/>	<b>Project Description/Written Statement</b>
14 <input checked="" type="checkbox"/>	<b>Design Exception and Administrative Variance requests/approvals</b>
15 <input type="checkbox"/>	<b>Variance Criteria Response</b>
16 <input type="checkbox"/>	<b>Copy of Code Enforcement or Building Violation</b>
17 <input type="checkbox"/>	<b>Transportation Analysis</b>
18 <input type="checkbox"/>	<b>Sign-off form</b>
19 <input type="checkbox"/>	<b>Other Documents</b> (please describe): <div></div>

\*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

\*\*Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.





**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

## Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpaf.fl.gov](mailto:padroni@hcpaf.fl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
<b>Submittal Type</b> (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Design Exception <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Design Exception - 1st Resub <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
<b>Project Name/ Phase</b>	Multi-Family Residential Easy Street / Big Cat Rescue PD
<b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
<b>Folio Number(s)</b>	3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000, 3932.0050, 3933.0000, 3600.0000, 3611.0000, 3585.0000
<input checked="" type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
<b>Name of Person Submitting Request</b>	Steven J. Henry, P.E.
<b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
<b>Current Property Zoning Designation</b>	
<b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.	
<b>Pending Zoning Application Number</b>	PD 23-0994
<b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



**LINCKS & ASSOCIATES, INC.**

March 15, 2024

Mr. Michael Williams, PE  
County Engineer Development Review Director  
Hillsborough County  
601 East Kennedy Blvd., 20<sup>th</sup> Floor  
Tampa, FL 33602

Re: Multi-Family Residential Easy Street and Big Cat Rescue  
PD 23-0994  
PD 24-0031  
As Yet Unfiled PRS to PD 22-0856  
Folio 3601.0000 3932.0000  
3612.0000 3932.0050  
3613.0000 3933.0000  
3614.0000 3600.0000  
3931.0000 3611.0000  
3585.0000  
Lincks Project No. 22153

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual for the length of the turn lanes at the intersection of Citrus Park Lane and Citrus Park Drive.

The developer proposes to rezone the properties to Planned Development (PD) to allow the following land uses:

PD 23-0994

- 312 Multi-Family Dwelling Units

PD 24-0031

- 230 Townhomes

As Yet Unfiled PRS to PD 22-0856: Additional Authorized Development per PD, Subject to Trip Cap Limits (2,678 daily, 221 a.m. peak, and 261 p.m. peak).

Table 1 provides the trip generation for the proposed projects. The proposed PD plans are included in the Appendix of this letter.

The access for the projects are proposed to be via the extension of Citrus Park Lane.

The subject sites are within the Hillsborough County Urban Service Area. According to the Hillsborough County Roadways Functional Classification Map, Citrus Park Lane is

5023 West Laurel Street  
Tampa, FL 33607  
813 289 0039 Telephone  
8133 287 0674 Telefax  
[www.Lincks.com](http://www.Lincks.com) Website

**23-0994**

Mr. Mike Williams  
March 14, 2024  
Page 2

classified as a local roadway. However, based on the existing and proposed developments along Citrus Park Lane, the roadway is likely to exceed the local street threshold.

The request is for a Design Exception to the length of the following turn lanes within the intersection of Citrus Park Lane and Citrus Park Drive to the Hillsborough County Traffic Design Manual Section 2.3.1.4.

- Westbound left turn lane
- Eastbound right turn lane

The following provides a description of each turn lane and the justification for the length of the turn lane with the proposed properties:

### **Westbound Left Turn Lane**

The existing westbound left turn lane is approximately 230 feet. In conjunction with the rezoning of these properties, the developers propose to extend the existing turn lane to approximately 372 feet, as shown in Figure 1.

An Access Management Analysis was conducted as a part of the rezoning process. The analysis included peak season traffic, a growth rate to buildout, the project traffic for the vested/undeveloped parcels along Citrus Park Lane and the proposed projects. Therefore, the analysis provides the worst case analysis from the traffic standpoint.

The intersection operates with a lead/lag left turn signal phasing with a lead westbound left. Therefore, the westbound left turn lane needs to be long enough to accommodate the following scenarios:

#### **Scenario A:**

- The westbound left turn vehicles that arrive on the green for the westbound through in which the westbound left turn movement has the red. This scenario includes both the queue and deceleration length. As shown in Table 2, the queue length is estimated to be 300 feet and the deceleration length is 185 feet, for a total of 485 feet.

#### **Scenario B:**

- The westbound left turn vehicles that arrive prior to the westbound through queue blocking the westbound left turn lane. This scenario only needs to accommodate the queue for the left turn vehicles. As shown in Table 2, the 95<sup>th</sup> percentile queue for the westbound left turn lane would be 375 feet. The westbound left turn lane is to be extended to 372 feet which will accommodate the 95<sup>th</sup> percentile queue.

Mr. Mike Williams  
March 18, 2024  
Page 3

As shown in Figure 1, the westbound left turn lane can be extended to approximately 372 feet which accommodates the 95<sup>th</sup> percentile queue for both scenarios. The turn lane can not be extended due to the eastbound left turn lanes for the Veterans Expressway Ramps.

### **Eastbound Right Turn Lane**

The existing eastbound right turn lane is approximately 245 feet. Based on the full queue plus deceleration length, the right turn lane should be 385 feet. The turn lane was originally developed by deflecting the eastbound through lanes of Citrus Park Drive north to provide the eastbound right turn lane. The control point of the deflection is the median opening at Citrus Plaza Drive. Given the roadway and right of way constraints, there is no opportunity to extend the right turn lane.

As shown in the Access Management Analysis, the existing length should accommodate the projected queue length with the buildout of the vested and proposed projects.

Based on the above, it is our opinion, the proposed improvements to Citrus Park Lane will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams  
March 14, 2024  
Page 4

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry  
President  
Lincks & Associates, Inc.  
P.E. #51555



---

Based on the information provided by the applicant, this request is:

☐ Disapproved  
☐ Approved  
☒ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

**Condition of Approval:**

1) Subject to Filing a PRS for 22-0856 which restricts additional development within that PD (to a combined maximum of 2,678 average daily trips, 221 a.m. peak hour trips, 261 p.m. peak hour trips) in order to manage traffic impacts to the Gunn Hwy. and Citrus Park Ln. intersection, and ensure the safety and operation efficiency thereof.

Sincerely,

Michael J. Williams  
Hillsborough County Engineer



TABLE 1

ESTIMATED PROJECT TRIP ENDS (1)

<u>Project</u>	<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends</u>	<u>AM Peak Hour Trip Ends</u>			<u>PM Peak Hour Trip Ends</u>		
					<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
PD23-0994	Multi-Family	220	312 DU's	2,076	29	91	120	98	57	155
PD24-0031	Townhomes	215	230 DU's	1,702	29	85	114	79	55	134
Total				3,778	58	176	234	177	112	289

(1) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition, 2021.

Mr. Mike Williams  
March 14, 2024  
Page 6

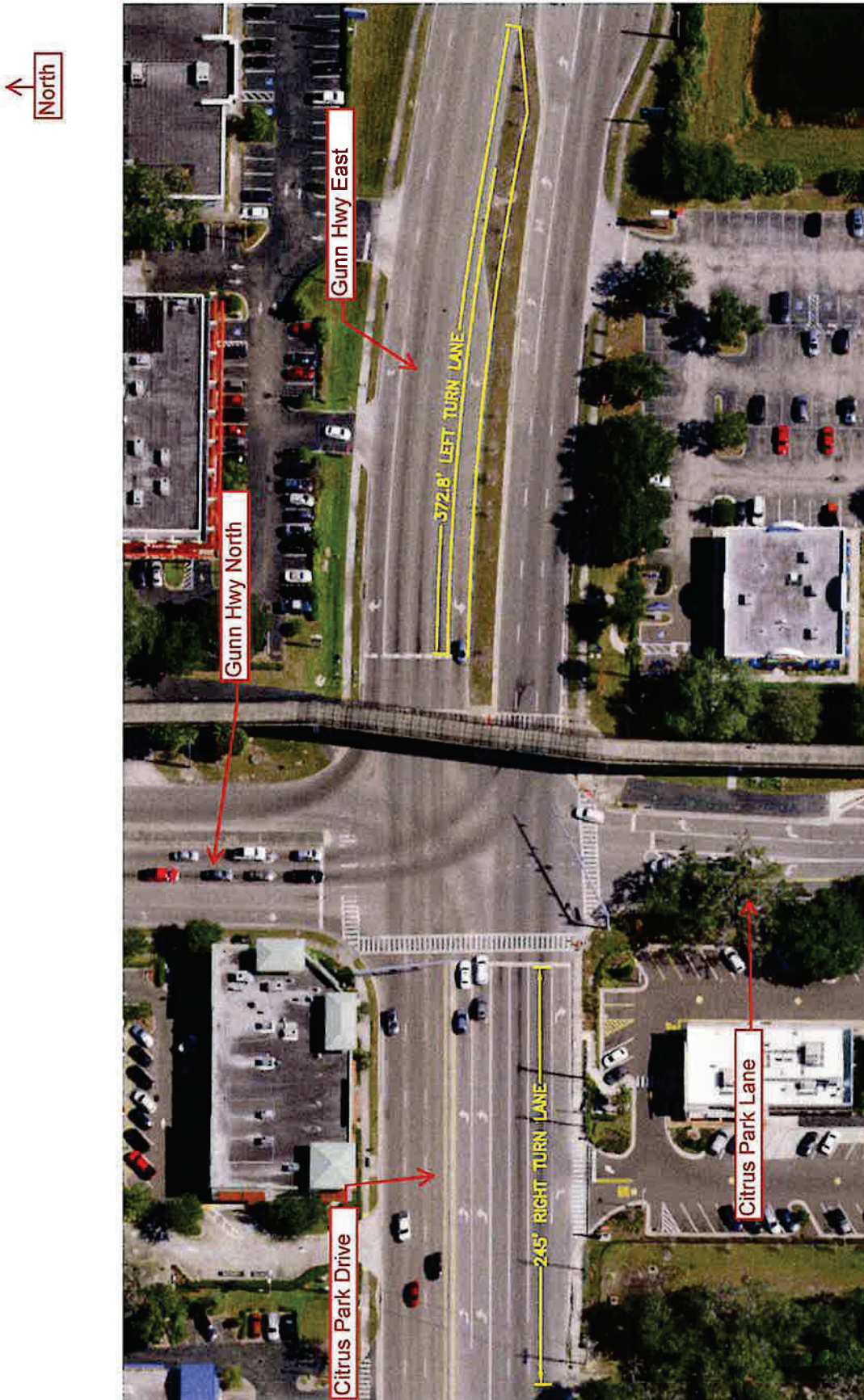


FIGURE 1  
Intersection Improvements

Mr. Mike Williams  
March 14, 2024  
Page 7

TABLE 2  
TURN LANE EVALUATION

<u>Intersection</u>	<u>Movement</u>	<u>Volume (1)</u>	<u>Warranted</u>	<u>Queue Length (2)</u>	<u>Deceleration Length (3)</u>	<u>Total Length</u>	<u>Existing Length</u>	<u>Recommended Length</u>
Gunn Hwy and Citrus Park Ln	WBL	193/212	Existing	300'	185'	485'	230'	372'
	EBR	143/124	Existing	200'	185'	385'	245'	245'

(1) See Figure 6 of this report.

(2) Queue Length:

Scenario A:

AM - WBL  $193/(3,600/190) \times 89/190 \times 2 \times 25 = 239'$  Use 250'

PM - WBL  $212/(3,600/190) \times 98/190 \times 2 \times 25 = 289'$  Use 300'

Scenario B:

AM - WBT  $1,113/(3,600/190)/3 = 20$  Vehicles/Lane/Cycle

-  $20 \times 25 = 500'$

-  $372/500 = 0.74$  Therefore WB left turn lane should accommodate 74% of WB left turn volume.

WBL -  $193/(3,600/190) \times 0.74 \times 2 \times 25 = 377'$  Use 375'

PM - WBT  $1,608/(3,600/190)/3 = 28$  Vehicles/Lane/Cycle

-  $28 \times 25 = 700'$

-  $372/700 = 0.53$  Therefore WB left turn lane should accommodate 53% of WB left turn volume.

WBL -  $212/(3,600/190) \times 0.53 \times 2 \times 25 = 296'$  Use 300'

(3) Based on FDOT Exhibit 212-1 and posted speed of 45 MPH on Gunn Highway and 35 MPH on Citrus Park Lane.

APPENDIX





PD 23-0994  
PD PLAN





PD 24-0031  
PD PLAN



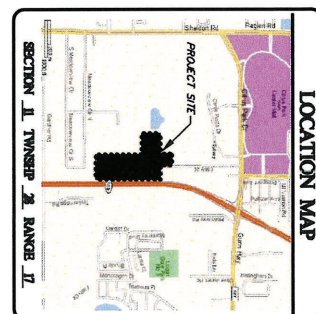
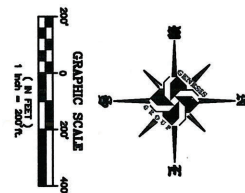
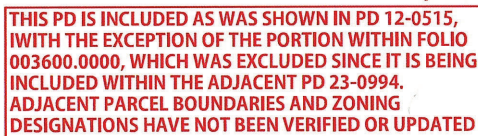










**PROPOSED USES:**

1. **Administrative Offices** - 1,000 square feet
2. **Secretary, Manager, Deputy Manager, Clerk, Receptionist, Conference Room/Executive Meeting** - 10,000 square feet
3. **Offices** - 1,000 square feet
4. **Call Operator and Administrative Clerk** - 2,000 square feet
5. **Call Operator and Administrative Clerk** - 2,000 square feet (for duplicate of text used) - 2,000 square feet
6. **Administrative Secretary**
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100. **Administrative Secretary**

## LEGAL

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AND NW 1/4 LESS PT E 269 FT S Jct. US FT 10 S BORN?  
AND W 268 FT FT TO BEG  
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Folio: 003614-0000  
E 1/2 OF SW 1/4 OF SE 1/4 LESS NR R/W

## SITE DATA

EXISTING LAND USE:	ANIMAL SANCTUARY/RESIDENTIAL AGRICULTURAL
EXISTING ZONING:	AS-1
COMPREHENSIVE PLAN:	RES-9
SITE AREA (EST):	TOTAL - 42.0 ACRES

NOTE: THIS PLAN IS FOR DISCUSSION PURPOSES  
SUBJECT TO FINAL SURVEY, DESIGN, ENGINEERING  
AND REGULATORY REVIEW

**THIS PLAN IS PREPARED IN ASSOCIATION  
WITH GEDA & ASSOCIATES**

SHEET <b>1</b> OF <b>1</b>	JOB NO. 0000-000	PROJECT NAME: Wildlife on Easy Street Sanctuary Expansion	PREPARED FOR: BIG CAT RESCUE AT WILDLIFE on EASY STREET				 <b>GENESIS GROUP</b> Engineers • Landscape Architects • Planners • Surveyors 3010 North US Highway 301, Suite 100 Tampa, Florida 33618 (813) 920-0000 Fax: (813) 920-0001 Creation • Inspiration • Collaboration • Satisfaction A/E/C/DP, Inc. 00000017 A/E/C/DP, Inc. 00000018 A/E/C/DP, Inc. 00000019
	DATE: 07/22/03	SHEET TITLE: Conceptual Zoning Plan	12802 EASY STREET TAMPA, FL 33625 (813) 920-4130 Fax: (813) 920-5924				
	DESIGN BY: NLT						
	CHECKED BY:						







HILLSBOROUGH COUNTY ROADWAYS  
FUNCTIONAL CLASSIFICATION MAP





# HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



## Legend

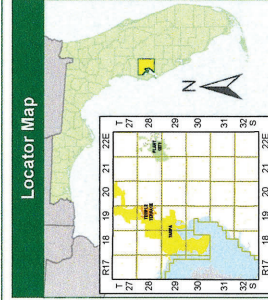
- Functional Classifications**  
**Authority Classification**
- State, Principal Arterial
  - State, Arterial
  - Hillsborough, Arterial
  - Hillsborough, Collector
  - Urban Service Area Boundary
  - City Limits

The Hillsborough County Roadway Functional Map will be used to all roadways within the County. The map is a functional classification of roads, but not all examples of these matters are as follows:

PART 3.02.00 INTERSTATE'S PLANNED DEVELOPMENT DISTRICTS  
PART 3.03.00 INTERSTATE'S PLANNED DEVELOPMENT DISTRICTS  
PART 3.04.00 INTERSTATE'S PLANNED DEVELOPMENT DISTRICTS  
PART 3.05.00 SUBDIVISION STANDARDS AND GUIDELINES  
PART 3.06.00 SUBDIVISION STANDARDS AND GUIDELINES  
PART 3.07.00 SUBDIVISION STANDARDS AND GUIDELINES  
PART 3.08.00 SPECIAL COORDINATING USES  
PART 12.01.00 DEFINITIONS

OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads is also used to determine the appropriate level of Traffic Control Program and the Neighborhood Traffic Calming Program.

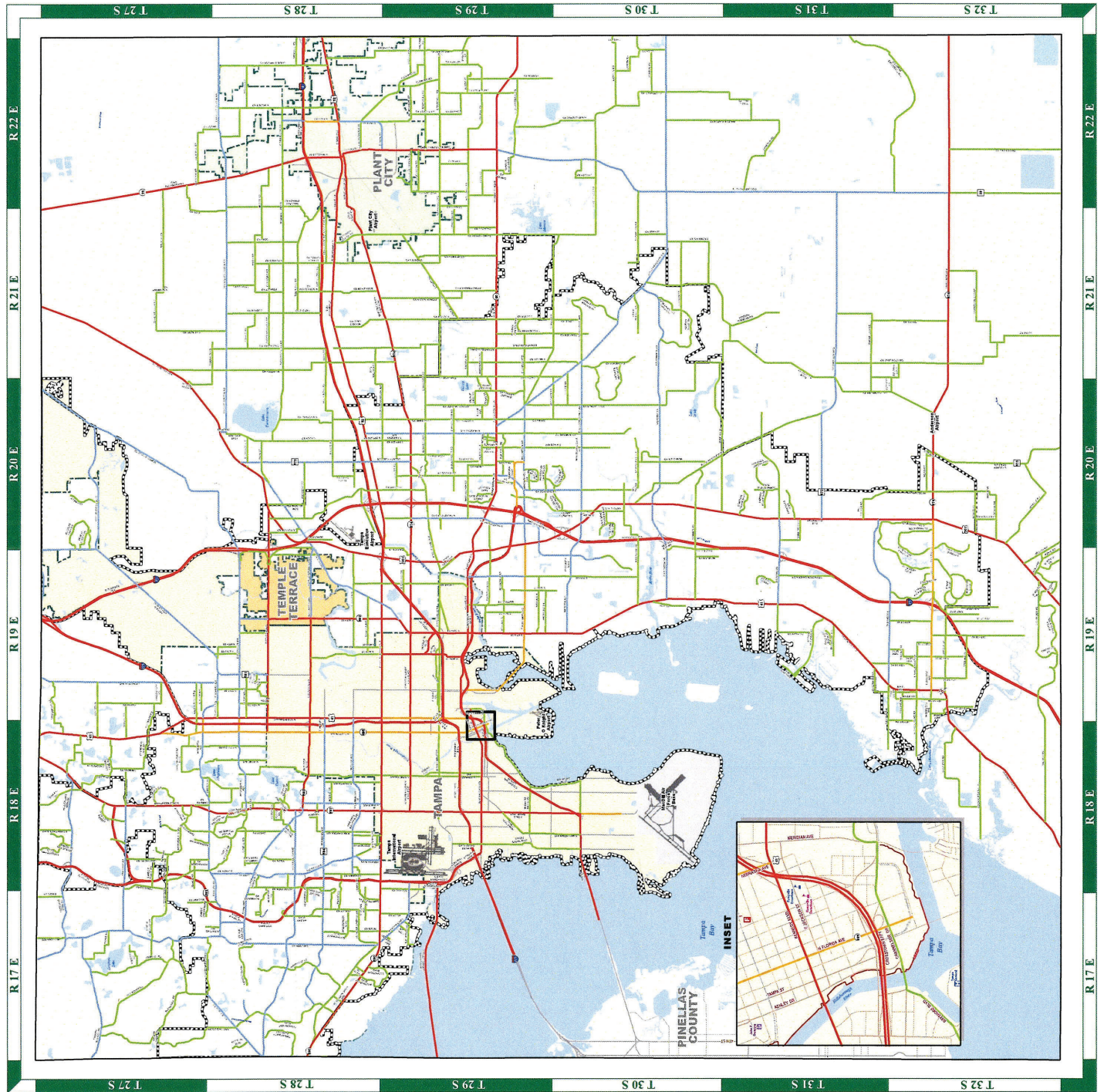


NOTE: Every reasonable effort has been made to ensure the accuracy of this map. The County does not warrant the accuracy of the map, and the County is not responsible for any errors or omissions. The map is for informational purposes only and should not be used for legal or financial decisions.

SOURCE: The map has been prepared for the use of the County and is not intended for use by any other entity. The map is based on the best available data and is not a guarantee of accuracy.

Users of this map are hereby notified that the information contained on this map is not a guarantee of accuracy and should be verified with the County's official records.

801 E Kennedy Blvd  
Tampa, FL 33602  
printroom@hillsboroughcounty.org



## Ratliff, James

---

**From:** Williams, Michael  
**Sent:** Monday, March 18, 2024 6:57 PM  
**To:** Steven Henry  
**Cc:** Michael D. Raysor (mdr@raysor-transportation.com); wmolloy@mjlaw.us; Albert, Isabelle; Heinrich, Michelle; Krochta, Camille; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake  
**Subject:** FW: RZ PD 23-0994 - Design Exceptions Review (3 of 3)  
**Attachments:** 23-0994+DEReq+02-12-24\_AWC.pdf  
  
**Importance:** High

Steve,

I have found the attached Design Exception (DE) for PD 23-0994 APPROVABLE with CONDITIONS. Conditions and Clarifications are contained on the attached.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon ([DeLeonE@hcfl.gov](mailto:DeLeonE@hcfl.gov) or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hcfl.gov](mailto:PW-CEIntake@hcfl.gov)

Mike

**Michael J. Williams, P.E.**

**Director, Development Review**

**County Engineer**

Development Services Department

---

P: (813) 307-1851

M: (813) 614-2190

E: [Williamsm@HCFL.gov](mailto:Williamsm@HCFL.gov)

W: HCFLGov.net

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.



---

**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Monday, March 18, 2024 6:34 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>  
**Subject:** RZ PD 23-0994 - Design Exceptions Review (3 of 3)  
**Importance:** High

Hello Mike,

The attached DE's are Approvable with Conditions to me, please include the following people in your response email:

[shenry@lincks.com](mailto:shenry@lincks.com)  
[mdr@raysor-transportation.com](mailto:mdr@raysor-transportation.com)  
[wmolloy@mjlaw.us](mailto:wmolloy@mjlaw.us)  
[ialbert@halff.com](mailto:ialbert@halff.com)  
[heinrichm@hcfl.gov](mailto:heinrichm@hcfl.gov)  
[krochtac@hcfl.gov](mailto:krochtac@hcfl.gov)  
[ratliffja@hcfl.gov](mailto:ratliffja@hcfl.gov)

Best Regards,

**Sheida L. Tirado, PE**  
**Transportation Review Manager**  
Development Services Department

---

**P:** (813) 276-8364  
**E:** [tirados@hcfl.gov](mailto:tirados@hcfl.gov)  
**W:** [HCFLGov.net](http://HCFLGov.net)

---

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

---

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**Hillsborough  
County Florida**  
Development Services

# Supplemental Information for Transportation Related Administrative Reviews

## Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at [padroni@hcpaf.fl.gov](mailto:padroni@hcpaf.fl.gov) or via telephone at (813) 307-1709 if you have questions about how to complete this form.

<b>Request Type</b> (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
<b>Submittal Type</b> (check one)	<input checked="" type="checkbox"/> New Request	<input type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
<b>Submittal Number and Description/Running History</b> (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Citrus Park Crossings <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.		
<b>Important:</b> To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
<b>Project Name/ Phase</b> Citrus Park Crossings Rezoning (PD 23-0994) <b>Important:</b> The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
<b>Folio Number(s)</b> <input checked="" type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers <b>Important:</b> List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
<b>Name of Person Submitting Request</b> Steven J, Henry, PE <b>Important:</b> For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
<b>Current Property Zoning Designation</b> PD <b>Important:</b> For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at <a href="https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html">https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html</a> . For additional assistance, please contact the <a href="#">Zoning Counselors</a> at the Center for Development Services at (813) 272-5600 Option 3.			
<b>Pending Zoning Application Number</b> 23-0994 <b>Important:</b> If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
<b>Related Project Identification Number (Site/Subdivision Application Number)</b> N/A <b>Important:</b> This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



**LINCKS & ASSOCIATES, INC.**

February 12, 2024

Mr. Michael Williams, PE  
County Engineer Development Review Director  
Hillsborough County  
601 East Kennedy Blvd., 20<sup>th</sup> Floor  
Tampa, FL 33602

Re: Citrus Park Crossings  
PD 23-0993  
Folio 003607.0000  
003565.5000  
Lincks Project No. 22153

**County Engineer's Clarification:**

This Design Exception applies only to those projects and entitlements listed in the Approval with Conditions section, hereinbelow.

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Citrus Park Lane from the current terminus of Citrus Park Lane through the subject PD.

~~The developer proposes to rezone the property to Planned Development (PD) to allow the following options:~~

- ~~Option A - Hotel/BPO Uses - 100,000 Square Feet~~
- ~~Option B - Citrus Park Lane Extension - 48 Dwelling Units~~

The access for the project is proposed to be via the extension of Citrus Park Lane to the project.

The subject site is within the Hillsborough County Urban Service Area. According to the Hillsborough County Roadway Functional Classification Map, Citrus Park Lane is classified as a local roadway. However, based on the existing and proposed developments along Citrus Park Lane, the roadway is likely to exceed the local street threshold. Therefore, for the purpose of the Design Exception, it is considered to be a collector roadway.

The request is for a Design Exception to TS-4 of the Hillsborough County Transportation Technical Manual for the extension of Citrus Park Lane.

Figure 1 illustrates the proposed typical section for the extension of Citrus Park Lane from the current terminus through the project. The deviations and justifications for the variance to TS-4 are as follows:



Mr. Mike Williams  
February 12, 2024  
Page 2

County Engineer's Clarification:

References to the Suncoast Trail shall  
mean the Upper Tampa Bay Trail.

- 1) Bike Lanes – The proposed section does not include the 7 foot buffer bike lanes. The justification for this is as follows:
  - a. There are no bike lanes on the existing roadway.
  - b. The roadway is adjacent to the ~~Suncoast Trail~~ which has connections to the trail.
- 2) Sidewalk – Sidewalk is proposed on the west side of the roadway. The justification and the deviation is as follows:
  - a. The existing roadway only has sidewalk on the west side of the roadway.
  - b. The ~~Suncoast Trail~~ is on the east side of the roadway.

In addition, as mitigated for the substandard road, the developer proposes to provide an additional connection to the ~~Suncoast Trail~~ that is proposed to meet ADA criteria. The final location and design is to be provided at the design stage of the project and approved by the Hillsborough County Conservation and Environmental Lands Management Department. Figure 2 illustrates the general area of the connection.

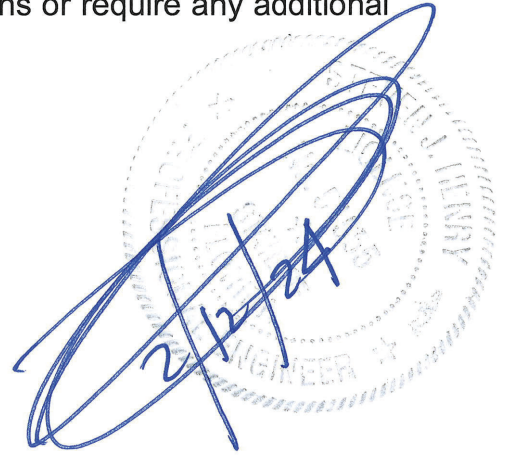
Based on the above, it is our opinion, the proposed improvements to Citrus Park Lane will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams  
February 12, 2024  
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry  
President  
Lincks & Associates, Inc.  
P.E. #51555



---

**Based on the information provided by the applicant, this request is:**

\_\_\_\_\_ **Disapproved**  
\_\_\_\_\_ **Approved**  
      X       **Approved with Conditions**

**If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.**

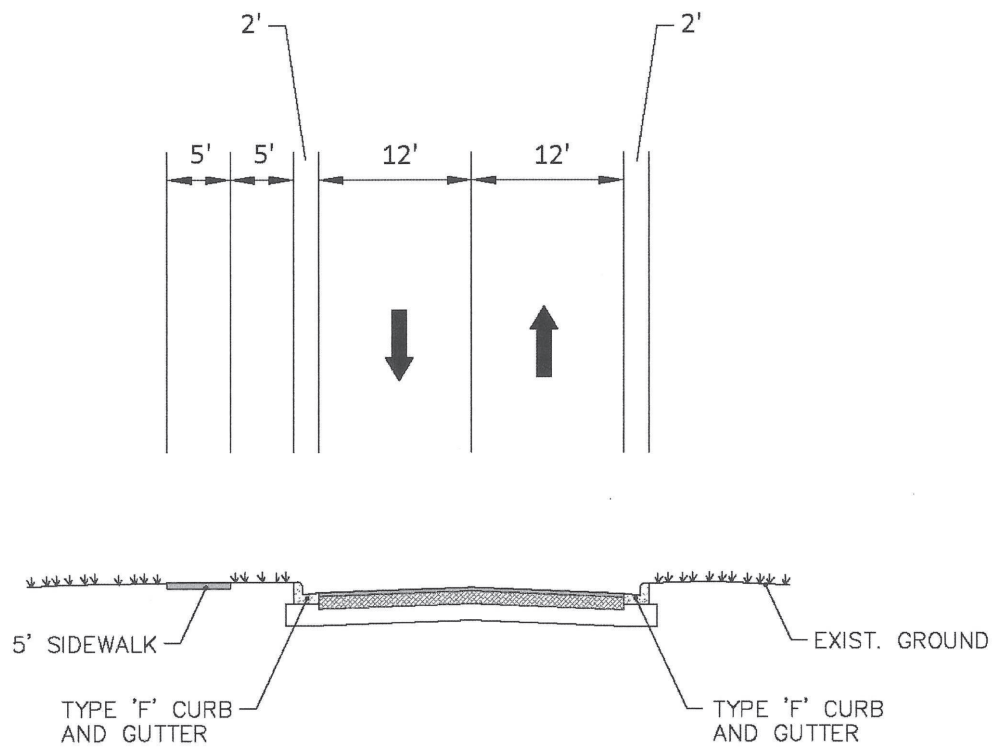
**Approved with Conditions:**

- 1) Subject to the clarifications contained on other pages herein this document.
- 2) This Design Exception shall apply to the following projects and entitlements:  
23-0993 (Option 2): No Entitlements  
23-0994: 312 Multifamily Apartments  
24-0031: 230 Multifamily Townhomes
- 3) Clarification that Upper Tampa Bay Trail connection shall include a crosswalk across Citrus Park Ln., as specified in the zoning conditions.

**Sincerely,**

**Michael J. Williams**  
**Hillsborough County Engineer**

Mr. Mike Williams  
February 12, 2024  
Page 4



**TYPICAL SECTION**  
**CITRUS PARK LANE**  
NTS

**FIGURE 1**



Mr. Mike Williams  
February 12, 2024  
Page 5



FIGURE 2  
PROPOSED TRAIL CONNECTION



APPENDIX

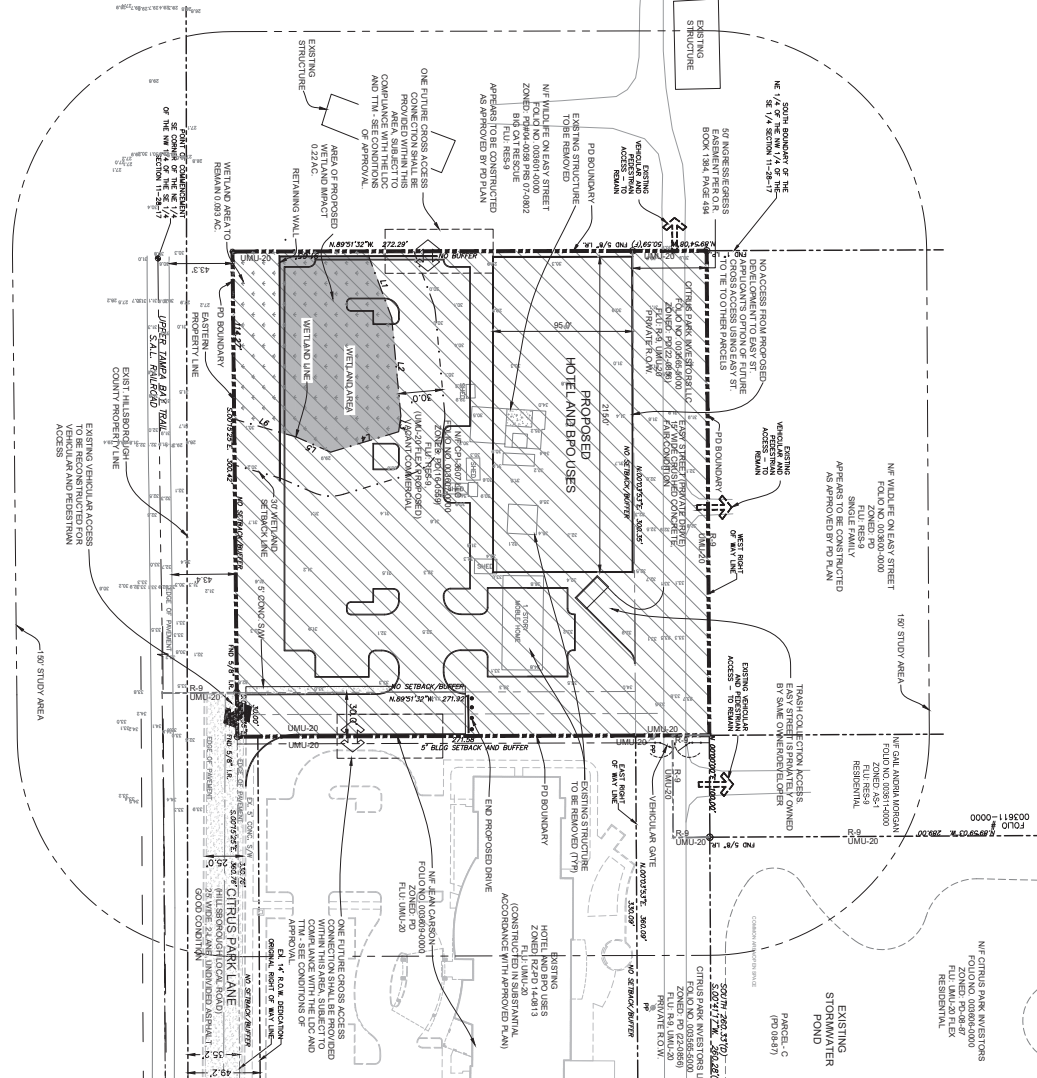


PD PLAN



ECLID 0368070001, PORTION OF 030685 5000  
 0368070001, PORTION OF 030685 5000  
 PROPOSED ZONING: PD  
 PROPOSED LOT AREA: 100,000 SQ. FT. (2.28 ACRES), 100,000  
 TOTAL AVAILABLE PACE: 1.00 = 100,000 SQ.  
 NO COMPANION PLOTS PROPOSED  
 TOTAL LOT AREA: 2.447 ACRES (100,000 SQ.  
 PAREL: TOTAL AREA 2.447 ACRES (100,000 SQ.  
 EXISTING UPLAND BENCHMARKALLY SENSITIVE AREA: 0.31 ACRES (13,583 SQ.  
 EXISTING UPLAND REMOVAL AREA: 0.22 ACRES (9,026 SQ.  
 PROPOSED UPLAND AREA: 2.24 ACRES (102,852 SQ.  
 MAJOR WATER BODIES (NOT RETENTION/DETENTION): NONE  
 PRESERVATION AREAS: NONE  
 PROPOSED USES:  
 HOTEL

- [illegible]



REVISIONS	
ISSUED	COMMENT
9-14-23	REVISID PER CLIENT/REVIEWED PER COUNTY
10-24-23	REVISID PER COUNTY
12-12-23	REVISID PER COUNTY
	STAFF REVIEW

**LEGEND**

SYMBOL	DESCRIPTION
(Hatched pattern)	EASINGS
(Thick solid line)	PROPOSED
(Thin solid line)	PROPERTY LINE
(Dashed line)	PD BOUNDARY
(Wavy line)	CONCRETE CHUTE & OUTFALL
(Stippled pattern)	WETLAND AREA
(Cross-hatched pattern)	WETLAND AREA TO BE REPLANT
(Double line with arrows)	FELINEAL ACCESS
(Single line with arrow)	FELINEAL CROSS ACCESS

**GENERAL SITE PLAN**

**CITRUS PARK WEST**

**PLANNED**

**OWNER/PLANNING**

CITRUS PARK INVESTORS, LLC  
 5022 TARA WEST BLVD  
 CITRUS PARK, FL 32615  
 (813) 776-4871  
 (813) 984-5272 (fax)

**OWNER/PLANNING**

MOLLOY & JAMES  
 325 SOUTH E. AVENUE  
 SUITE 100  
 CITRUS PARK, FL 32615  
 (813) 264-1739  
 (813) 264-7152

**SCALE**

0 40 80 120

**PROJECT DESCRIPTION**

THE PROJECT IS UNDER THE SAME OWNERSHIP AS THE PROJECT KNOWN AS CITRUS PARK CROSSING AND SHALL UTILIZE THE REMAINING LANDS VESTED IN THE PROJECT FOR THE PURPOSE OF IMPROVING THE WETLAND AREA.

**PROJECT LOCATION**

165PM PEAK HOUR

**PROJECT LOCATION**

REVERT TO HILLSBOROUGH COUNTY PROJECT #2380

Date 9/9/2023 Design SBC/CS Drawn WAL Checked WAL	CITRUS PARK CROSSINGS A PROPOSED HOTEL / OFFICE / RETAIL DEVELOPMENT CITRUS PARK LANE	
	PREPARED FOR: CITRUS PARK INVESTORS, LLC 682 TAMPA WEST BLVD TAMPA, FLORIDA 33604 (813-476-4872) (313-8802-4572) (fax)	



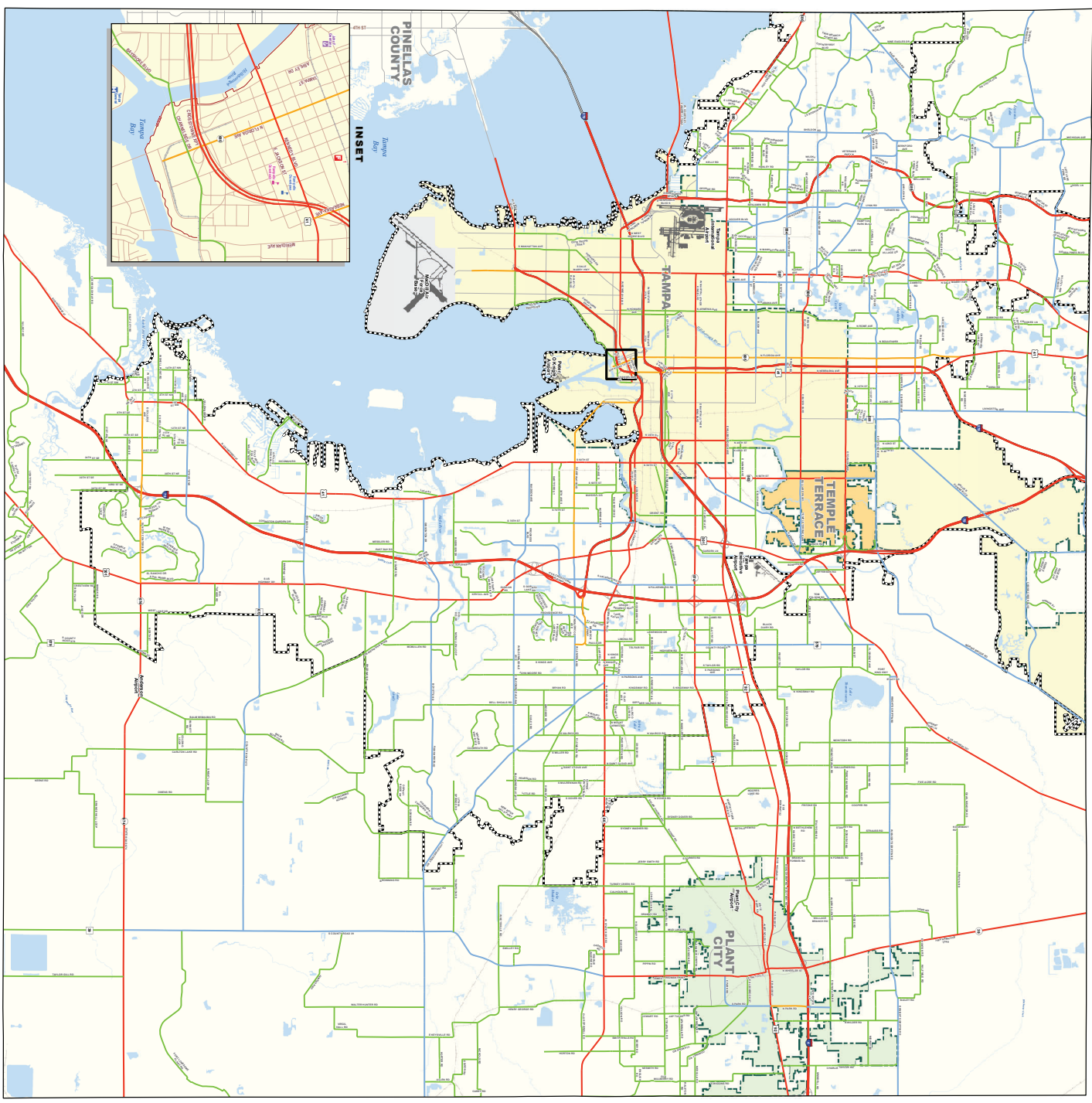


HILLSBOROUGH COUNTY ROADWAYS  
FUNCTIONAL CLASSIFICATION MAP



T 32 S T 31 S T 30 S T 29 S T 28 S T 27 S

R 17 E R 18 E R 19 E R 20 E R 21 E R 22 E



T 32 S T 31 S T 30 S T 29 S T 28 S T 27 S

# HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

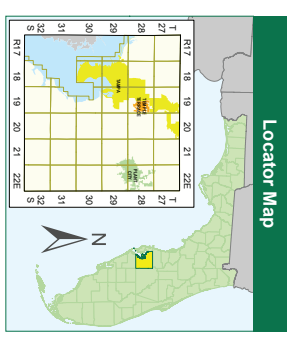
- Functional Classifications
- Authority Classification
- State, Principal Arterial
- State Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all relate in the Hillsborough County Land and Development Code (LDC) that relate in functional classification of roads. Some, but not all, examples of those maps are as follows:

PART 3.02.00 INTERSTATE/75 PLANNED DEVELOPMENT DISTRICTS  
PART 3.10.00 OTHER PARK/VILLAGE DEVELOPMENT STANDARDS  
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES  
PART 6.07.00 FENCES AND WALLS  
PART 12.01.00 UTILITIES  
PART 12.01.00 UTILITIES  
OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

## Locator Map



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is for informational purposes only and should not be used for any other purpose.

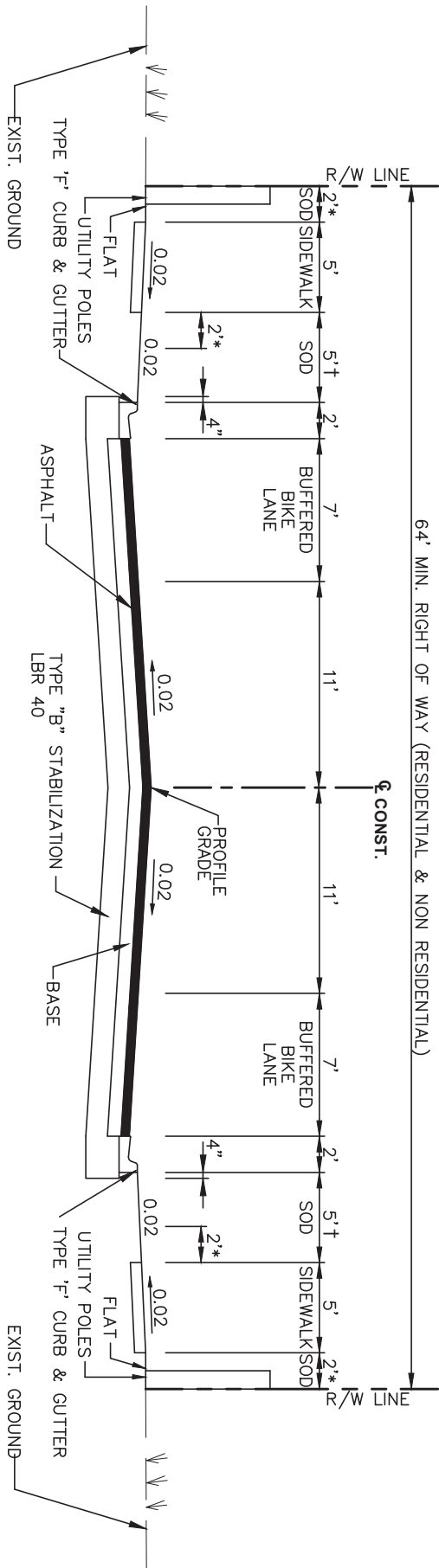
SOURCE: The map has been prepared for the inventory of new property located within Hillsborough County and is based on the information provided by the applicant. The map is not intended to be a legal document and should be used for informational purposes only. The map is not intended to be a legal document and should be used for informational purposes only.

601 E. Kennedy Blvd  
Tampa, FL 33602  
(813) 273-5810  
printroom@hillsboroughcounty.org

TS-4







**TYPICAL SECTION**

N.T.S.

5,000 TO 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 40 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- \* 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
- † 4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE:

10/17

**TRANSPORTATION  
TECHNICAL  
MANUAL**



**Hillsborough  
County Florida**

**URBAN COLLECTORS  
(2 LANE UNDIVIDED)  
TYPICAL SECTION**

DRAWING NO. **TS4**

SHEET NO. 1 OF 1

# 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
Citrus Park Ln.	Multiple Classifications (Collector/Local/Driveway)	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 checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	218	16	21
Proposed	2,076	120	154
Difference (+/-)	(+) 1,858	(+) 104	(+) 133

\*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		None	None	Meets LDC
South		None	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West		Limited Purpose Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Citrus Park Ln./ Substandard Rd.	Design Exception Requested	Approvable
Citrus Park Ln./ New Rd. Standards Deviation	Design Exception Requested	Approvable
Gunn Hwy./ Turn Lane Lengths	Design Exception Requested	Approvable
Notes:		

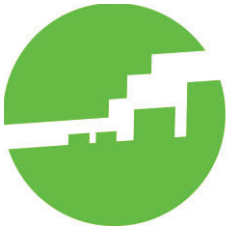
Transportation Comment Sheet

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

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# Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
<b>Hearing Date:</b> March 25, 2024	<b>Petition: PD 23-0994</b>
<b>Report Prepared:</b> March 13, 2024	<b>Folios: 3585.0000, 3611.0000 &amp; 3600.0000</b>  <i>South of Citrus Park Drive, west of Easy Street and east of Gonzalez Lake Drive</i>
Summary Data:	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-9 (9 du/ga; 0.50 FAR) &amp; Urban Mixed Use-20 (20 du/ga; 1.0 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan</b>	<b>Northwest Hillsborough</b>
<b>Rezoning Request</b>	Agricultural Single-Family (AS-1) and Planned Development (PD 04-0058) to PD for 312 multi-family residential units
<b>Parcel Size</b>	22.01 +/- acres
<b>Street Functional Classification</b>	Citrus Park Drive – <b>Arterial</b> Gonzalez Lake Drive – <b>Private</b> Easy Street – <b>Private</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Area</b>	D



## **Context**

- The subject site is south of Citrus Park Drive, west of Easy Street and east of Gonzalez Lake Drive.
- The site is in the Urban Service Area and within the limits of the Northwest Hillsborough Community Plan.
- The subject site has a Future Land Use designation of Residential-9 (RES-9), which allows consideration of 9 dwelling units per gross acre and a Floor Area Ratio (FAR) of 0.50. The intent of the RES-9 category is to designate areas suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments. Typical uses include residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses are required to meet established locational criteria for the specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is proposing to flex the Future Land Use designation of Urban Mixed Use-20 (UMU-20), which allows consideration of up to 20 dwelling units per gross acre and a Floor Area Ratio (FAR) of 1.0. The intent of the UMU-20 category is to designate areas that shall be urban in intensity and density of uses. Typical uses include residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.
- The subject site is surrounded by Residential-9 (RES-9) to the west and south. To the east and north is designated as Urban Mixed Use-20 (UMU-20). To the northeast across Citrus Park Drive is designated as Citrus Park Village (CPV). Further west is Residential-20 (RES-20).
- Surrounding uses along Citrus Park Drive include light commercial such as a shopping mall and other retail stores. Directly adjacent to the north is public institutional land owned by Tampa Bay Water and strip commercial, The Plaza at Citrus Park. To the west is agricultural land, single family and multi-family residential. To the south is agricultural land and multi-family residential. To the east is vacant land, light commercial, the Upper Tampa Bay Trail and the Veterans Expressway.
- The subject site is zoned Agricultural Single-Family (AS-1) and Planned Development (PD 04-0058). The site is mainly surrounded by PD zoning to the north, east and south. To the west is Residential Multi-Family Conventional (RMC-20) and Agricultural Single-Family. To the south is AS-1 zoning.
- The applicant requests to rezone from Agricultural Single-Family (AS-1) and Planned Development (PD 04-0058) to PD for 312 multi-family residential units. The request includes a flex of Urban Mixed Use-20 (UMU-20) from the north.

## **Compliance with Comprehensive Plan:**

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

## **FUTURE LAND USE ELEMENT**

### **Urban Service Area**

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

### **Policy 1.2: Minimum Density**

All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

**Policy 1.4:** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

### **Relationship to the Future Land Use Map**

**Objective 7:** The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

### **Policy 7.3:**

The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:

- Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.
- The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.
- No new flexes can be extended from an existing flexed area.
- All flexes must be parallel to the land use category line.
- Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.
- Flexes to increase residential density are not permitted in the Coastal High Hazard Area.
- Flexes are not permitted from a municipality into the unincorporated county.
- A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or

*the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.*

- Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined below.*
- The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above. Prior to the determination by the Board of County Commissioner, the staff of the Planning Commission shall make a recommendation on the consistency of the request with the Comprehensive Plan*

**Policy 7.4:**

*The criteria for consideration of a flex request are as follows:*

- The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;*
- The compatibility with surrounding land uses and their density and intensity;*
- The utilization of the flex furthers other goals, objectives and policies of the Future Land Use Element.*

**Land Use Categories**

**Objective 8:** *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

**Policy 8.1:** *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

**Policy 8.2:** *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

**Policy 8.3: Calculating Density**

*Densities are applied on a gross residential acreage basis which means that each development proposal is considered as a "project". Only those lands specifically within a project's boundaries may be used for calculating any density credits. Acreage dedicated to commercial, office and industrial land uses that fall within a project's boundaries are excluded. Density may be transferred between non-contiguous parcels in accordance with the County's transferable development rights regulations or when the parcels are physically separated from each other by a roadway, wetlands, stream, river, lake or railway. The following lands may be included when calculating gross residential density: planned but unconstructed roads and road rights-of-ways, utility rights-of-way, public and private parks and recreation sites, sites for schools and churches, open space sites and land uses, and community facilities sites such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites.*



## **Relationship to Land Development Regulations**

**Objective 9:** All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

**Policy 9.1:** Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

**Policy 9.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

## **Environmental Considerations**

**Objective 13:** New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

### **Policy 13.3: Environmentally Sensitive Land Credit**

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
  - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
  - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
  - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
  - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
  - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

## **Neighborhood/Community Development**

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

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

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

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

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

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

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

**Policy 16.10:** Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

## **COMMUNITY DESIGN COMPONENT**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

**Objective 12-1:** New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

**Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

## **LIVABLE COMMUNITIES ELEMENT: Northwest Area Community Plan**

### **Northwest Area**

#### **Section B**

Provide incentives for an alternative development pattern characterized by:

- a) Neighborhoods that are compact, pedestrian-friendly, and mixed-use.

- b) Neighborhoods within which the activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young.*
- c) Neighborhoods with a broad range of housing types and price levels which can bring people of diverse ages and incomes into daily interaction, strengthening the personal civic bonds essential to an authentic community.*
- d) Concentrations of civic, institutional, and commercial activity embedded within neighborhoods, not isolated in remote single-use complexes.*
- e) School facilities sized and located to enable children to walk or bicycle to them.*
- f) Range of town squares, parks, playgrounds, playing fields, and community gardens, distributed within neighborhoods along with corridors of green space used to define and connect different neighborhoods and centers.*
- g) Walkable neighborhoods with defined centers and edges, allowing for home occupation and convenient transit.*
- h) Safe, beautiful streets for informal socializing and community meeting halls for purposeful gatherings.*
  - *Ensuring the evolution of neighborhoods, districts, and corridors through precise urban design codes that serve as predictable guides for change.*
  - *Planning for the evolution of existing suburban areas into economically vital mature mixed-use communities.*

#### **Section C**

*Flexible and innovative mobility options have been identified to offset the deficient street network by:*

- *Connecting neighborhoods with employment, retail, and education centers through Greenways of equestrian, pedestrian, and bicycle trails integrated with other recreation areas, and ensuring that major streets do not act merely as vehicular thoroughfares but serve pedestrians and bicyclists equally well.*
- *Requiring town centers designed with a mix of uses of sufficient density to support public transit (bus, light rail, and trolley).*

#### **Section D**

*Social and economic vitality and sustainability has been ensured through:*

- *Locating and designing civic infrastructure, buildings, and services to support town centers and neighborhoods.*
- *Encouraging economic development opportunities to balance employment opportunities with housing.*
- *Enable market forces to affect housing type and density without compromising the neighborhood structure.*
- *Stabilizing property values by master planning at the neighborhood and community scale.*

#### **Staff Analysis of Goals Objectives and Policies:**

**The 22.01 +/- subject site is south of Citrus Park Drive, west of Easy Street and east of Gonzalez Lake Drive. The site is in the Urban Service Area and within the limits of the Northwest Hillsborough Community Plan. The applicant requests to rezone from Agricultural Single-Family (AS-1) and Planned Development (PD 04-0058) to PD for 312 multi-family residential units. The applicant request includes a flex of Urban Mixed Use-20 (UMU-20) from the north. The applicant is requesting a provision to permit the blending of allowable entitlements with PD 23-0993 in which units may be constructed within 23-0994, 23-0993 or on the boundary line of both PDs. As part of this PD, no new development may occur until PD 23-0993 decides to develop either its option 1 (existing entitlements) or**

option 2. The latest submitted site plan has removed option 1, existing entitlements, for the proposed PD 23-0994. If PD 23-0993 decides to develop its option 1, this PD 23-0994 may not develop as the PD cannot be developed under its current configuration.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that *"Compatibility does not mean 'the same as.' Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development."* The subject site is proposing multi-family residential which is consistent with the surrounding area which consists of single-family and multi-family residential, light commercial, agricultural land, vacant and public institutional uses.

The proposal does meet the intent of Objective 8 and Policies 8.1 and 8.3. The subject property is designated Residential-9 (RES-9) on the Future Land Use Map. The intent of the RES-9 Future Land Use category is to designate areas that are suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multipurpose projects and mixed-use developments when in compliance with the Goals, Objectives, and Policies of the Future Land Use Element (FLUE) and applicable development regulations and locational criteria for the specific land use.

The total site is 22.01 acres. The UMU-20 flex portion makes up the majority of the site at 19.64 acres. 7.22 acres contain wetlands which is over the 25% threshold per FLUE Policy 13.3. Based on Policy 13.3, the upland portion of 12.42 acres is multiplied by 1.25 for the density credit. The total qualifying acreage is then multiplied by 20 per the UMU-20 flex for a total of 310 units allowed on the 19.64 acres ( $12.42 \times 1.25 \times 20$ ). The remaining portion of the site is RES-9 at 2.37 acres. 1.21 acres are wetlands which is also over the 25% threshold per Policy 13.3. The upland acreage of 1.16 is multiplied by the density credit of 1.25 which is multiplied by 9 for a maximum of 13 units. The UMU-20 flex and RES-9 upland portions of the site combined allow for up to 323 units. As the site is within the Urban Service Area, 75% of the maximum density must be provided, 242 units, to meet the minimum density as stated in Policy 1.2.

The proposal includes a flex of the UMU-20 to 19.64 acres of the total 22.01 acre site. The proposal is consistent with Objective 7 and Policies 7.3 and 7.4 as it furthers the intent of the UMU-20 with the proposed residential multi-family and the surrounding commercial and residential uses. The applicant has included in their narrative that the site and surrounding development are planned for adequate public facilities to support the flex. The applicant has also stated that because the site is adjacent to a large commercial development to the north and east, the flex provides an additional housing type. Additionally, the onsite wetlands to the south and west provide protection. The applicant is requesting 312 units with the provision to permit blending of allowable entitlements between the development directly to the east 23-0993 (i.e. units entitled within PD 23-0994 may be constructed within PD 23-0994, PD 23-0993, or straddling the boundary of both PDs), or vice versa.

Per the flex Policy 7.3, a flex may be relocated a maximum of 500 feet from the existing boundary. No new flexes can be extended from an existing flexed area. All flexes must be parallel to the land use category line. In addition, a flex must be 500 feet and parallel to the land use category line. The applicant has agreed to conditions of approval provided by County staff to ensure that the flex provisions are upheld, and the blending of entitlements



meets the intent of the Future Land Use Element. The blending of density conditions will allow for the maximum density of the unified plan for Tract A of PD 23-0993 (Option 2) and PD 23-0994 does not exceed the 312 units. In addition, the sum total of units constructed within Tract A of PD 23-0993 and straddling PD 23-0994 and 23-0993 boundary shall not exceed 152 units. If the blending of density is selected, the developer must submit site construction plans proposing to develop the overall land as a single unified development. These conditions of approval are essential to Planning Commission staff's consistency finding as they ensure the maximum density per the Flex policies and the underlying RES-9 future land use category is upheld. The restriction of the 152 units, ensures that only the RES-9 maximum density is blended and not the full UMU-20 flexed density of 312 units is allowed on both 23-0994 and 23-0993. This restriction allows the proposed to meet the 500 feet maximum and parallel line requirements in Policy 7.3. The proposed is consistent with Policy 1.2, Policies 7.3 and 7.4 and Objective 8 and Policy 8.1.

The Urban Mixed Use-20 Future Land Use category designates areas for higher density residential development, as well as regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. The area immediately surrounding the site to the northeast and north is designated as Urban Mixed Use-20 and contains light commercial uses. To the northeast across Citrus Park Drive is the Citrus Park Village (CPV) designation. Residential-9 (RES-9) is to the west and south. Further west is Residential-20 (RES-20). The proposed multi-family residential development is compatible with the surrounding residential, commercial, vacant, agricultural and public institutional land use designations and existing density and development patterns and the proposed is consistent with Policies 1.4, 7.3 and 7.4.

8.43 acres or 38% of the site contain wetlands. The Environmental Protection Commission (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. The site meets the Objectives and Policies of the Environmental and Sustainability Section.

The proposal is consistent with Objective 16 and its accompanying policies relating to neighborhood protection. The subject site is bordered by the Upper Tampa Bay Trail and the Veterans Expressway to the east. Further north of the site is the Citrus Park Mall. The site also has a connection point to the adjacent 23-0093 to the east. Furthermore, stormwater ponds and wetland areas are located on the west and south of the site, providing a buffer from the adjacent properties.

According to FLUE Objective 9 and Policy 9.2, all development proposals must meet or exceed all local, state and federal land development regulations. The applicant requests a variation for a 5-foot buffer with a 6-foot fence instead of a 20-foot buffer with Type B screening. The applicant is also proposing a condition that the site/construction plans for vertical development within PD 23-0994 be reviewed and developed concurrently with the vertical development of lands within the western tract 23-0993. This is to ensure that the Land Development Code Section 6.04.04.A.3. for a 250-foot maximum driveway length can be met. At the time of uploading this report, official comments from Transportation Section staff and Zoning staff were not yet available. The application is subject to all regulations and conditions provided by the Hillsborough County Development Services Department.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this portion Citrus Park Drive and Citrus Park Lane contains mainly light commercial uses. Goal 17 of the CDC encourages commercial developments that enhance the County's character. Objective 17-1 and Policy 17.1-4 seek to facilitate patterns of development that are organized and purposeful.

Per the applicant's narrative, this site has access to the proposed Citrus Park Lane Extension, a privately owned and maintained extension of the existing public roadway. The Extension may be located within either Tract A, Tract B, or both Tracts of PD 23-0993, and will be fully constructed upon development of PD 24-0031, or the combined development of PD 23-0993 and PD 23-0994, whichever occurs first. The applicant's site plan also shows connection points at the northwestern and northeastern corners of the site. As part of the Design Exception for the extension two crosswalk and trail connections must be constructed prior to or concurrent with the initial increment of development within PD 23-0993, PD-23-0994 or PD 24-0031, whichever occurs first. The first trail connection is at the existing non-ADA compliant connection/staircase located across from folio 3609.0000 and the second is to be located within PD 23-0993, just north of the wetland setback area. Both connections will be ADA compliant. Additionally, there is a proposed gate on Easy Street. No connections are proposed northeast to Easy Street or west to Gonzalez Lake Drive as they are private roads.

The proposed Planned Development is within the limits of the Northwest Area Community Plan. The Northwest Area Community Plan seeks mixed use neighborhoods that are pedestrian friendly and offer a variety of housing types while maintaining property values and the structure of existing neighborhoods. The applicant's narrative states that the application encourages an alternative community form and mixed use development as the proposed multi-family furthers the vision to blend in with the surrounding commercial development and townhome development proposed to the south.

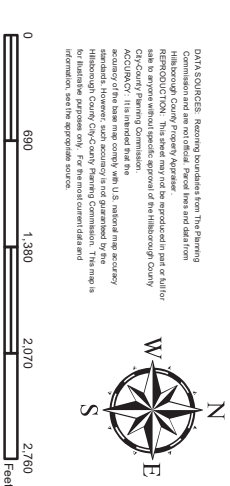
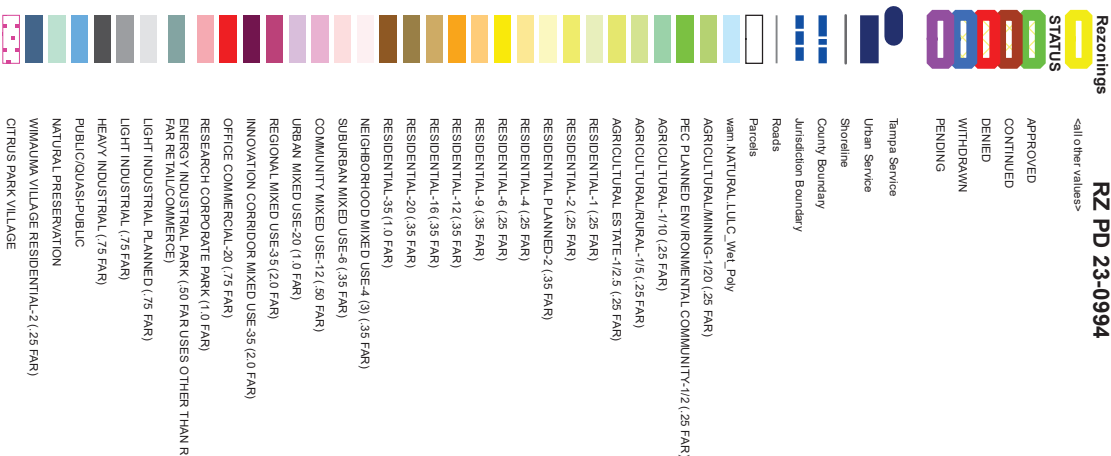
Overall, staff finds that the proposed Planned Development is consistent with the surrounding development pattern, density and the flex policies per the conditions of approval. The proposed Planned Development would allow for development that is compatible with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### **Recommendation**

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to conditions proposed by the Development Services Department.

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