

**Rezoning Application:** PD 24-0031  
**Zoning Hearing Master Date:** March 25, 2024  
**BOCC Land Use Meeting Date:** May 7, 2024

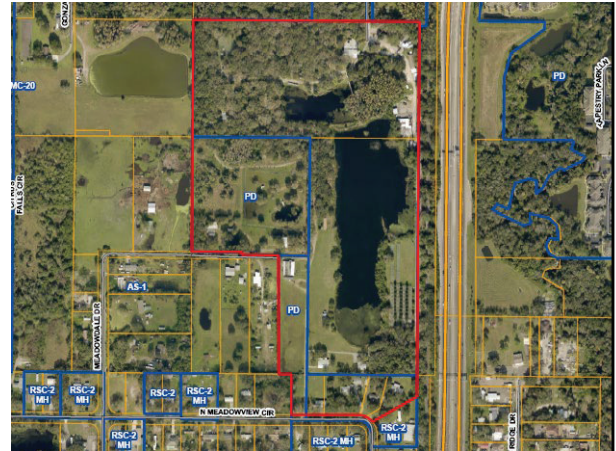


**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** D.R. Horton, Inc.  
**FLU Category:** RES-4 RES-9  
**Service Area:** Urban  
**Site Acreage:** 53.93 +/- Acres  
**Community Plan Area:** Northwest  
**Overlay:** None  
**Special District:** None



### Introduction Summary:

The applicant is requesting a rezoning from RSC-2(MH), PD 04-0058 (as most recently modified by PRS 07-0802), PD 06-0115, and PD 12-0515 (as most recently modified by PRS 07-0801) to PD to allow existing PD and RSC-2 (MH) entitlements or construct 230 single-family attached (townhome) units. The rezoning will include the majority of PD 04-0058, all of PD 06-0115 and all of PD 12-0515, which are approved for a wildlife preserve ("Big Cat"). A small remaining portion of PD 04-0058 is proposed for multi-family under a separately proposed PD (PD 23-0994); therefore, no companion PRS is necessary. Two options are proposed which include (Option 1) existing entitlements for the wildlife preserve and existing entitlements for RSC-2 (MH) and (Option 2) 230 townhome units. Under Option 1, limited access will be provided via Meadowview Circle. Under Option 2, access will be provided via PD 23-0993 (if developed under PD 23-0993's Option 2).

Zoning:	Existing	Existing	Proposed
District(s)	RSC-2 MH	PD	PD
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Wildlife Preserve	Option 1: Wildlife Preserve and Residential Option 2: 230 Townhome Units
Acreage	2.95 +/- Acres	50.97 +/- Acres	53.93 +/- Acres
Density/Intensity	1 DU/ 21,780 SF	.50 FAR 2 units per acre	Option 1: 0.50 and 2 u/a Option 2: 4.26 DU/Acre
Mathematical Maximum*	5.9 DU	N/A	Option 1: 0 Option 2: 230

\*number represents a pre-development approximation

Development Standards:	Existing	Existing	Proposed
District(s)	RSC-2 MH	PD	PD
Lot Size / Lot Width	21,780 sf / 100'	n/a	Option 2: 1,350 sf / 18'
Setbacks/Buffering and Screening	25' Front 10' Rear 25' Sides	Per PD	Option 2: 25' Front 10' Rear 25' Sides
Height	35'	35'	35'

### Additional Information:

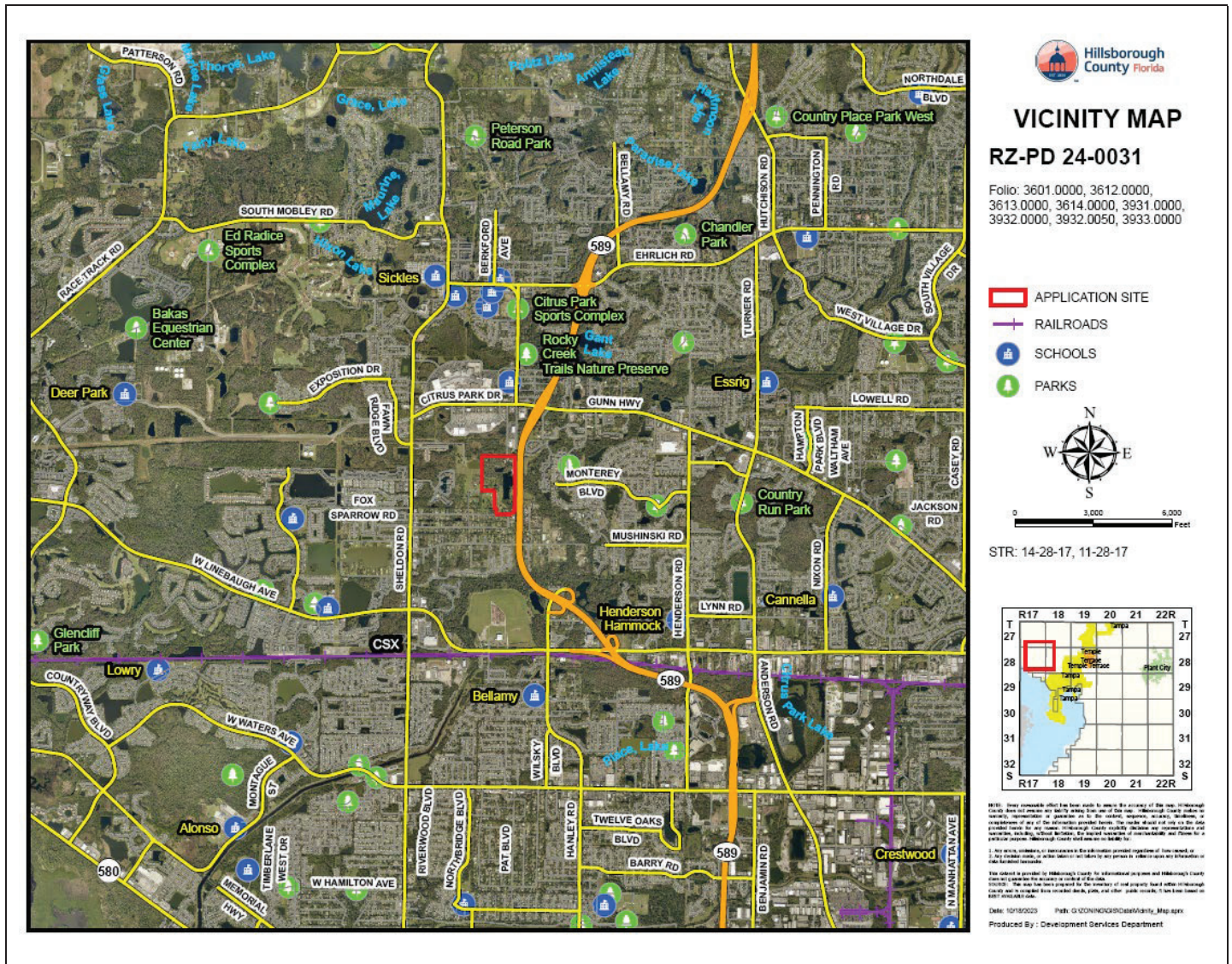
PD Variation(s)	LDC Part 6.07.00 (Fences/Walls)
Waiver(s) to the Land Development Code	None proposed

**Planning Commission Recommendation:**  
Inconsistent

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

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



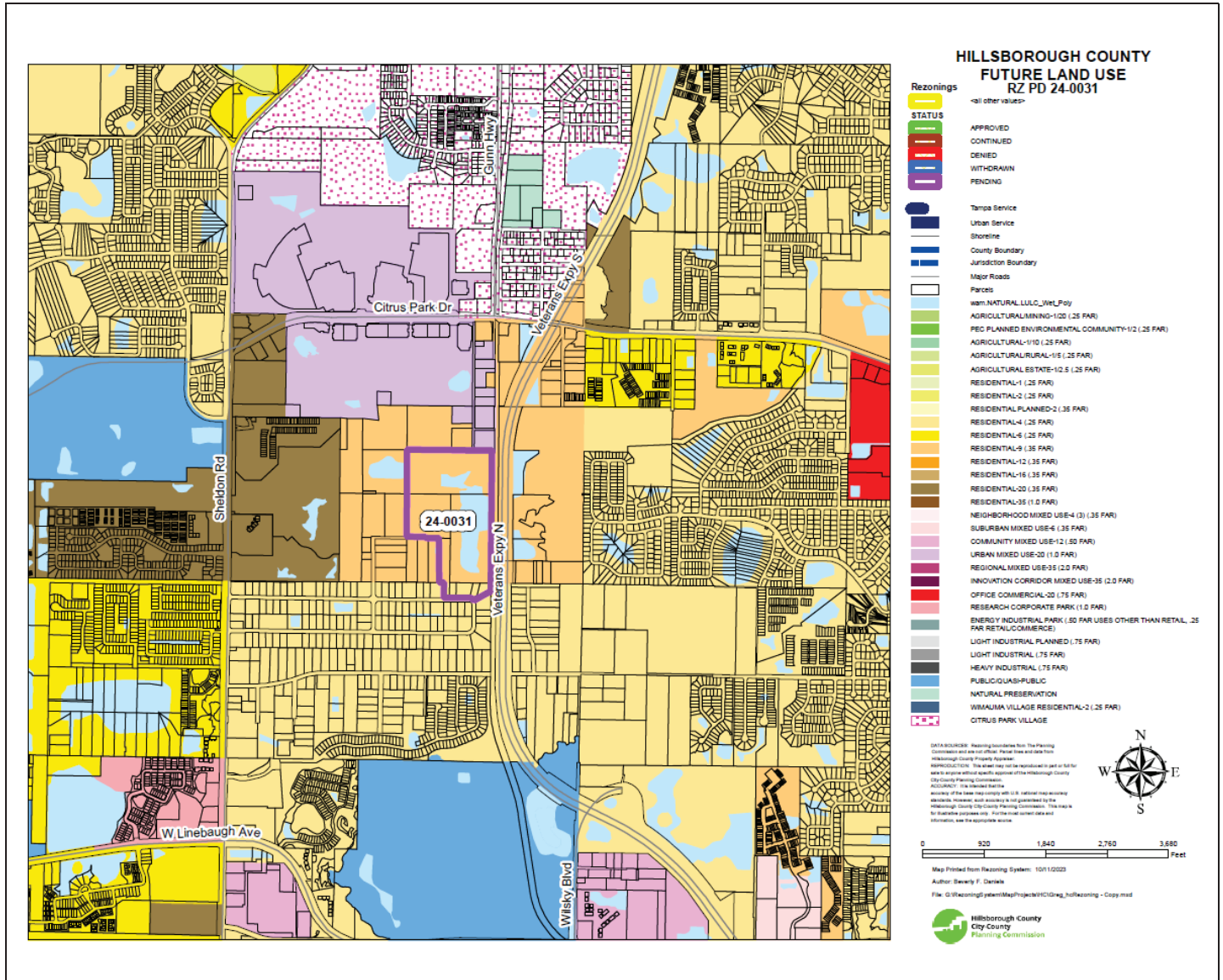
### Context of Surrounding Area:

The subject property is located 0.15 miles west of the Veterans Expressway and fronts the Citrus Park Drive commercial corridor with large scale commercial, office, and medical office in the immediate vicinity. The property is within the vicinity of the Citrus Park Mall to the north and the Upper Tampa Bay Trail to the east.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

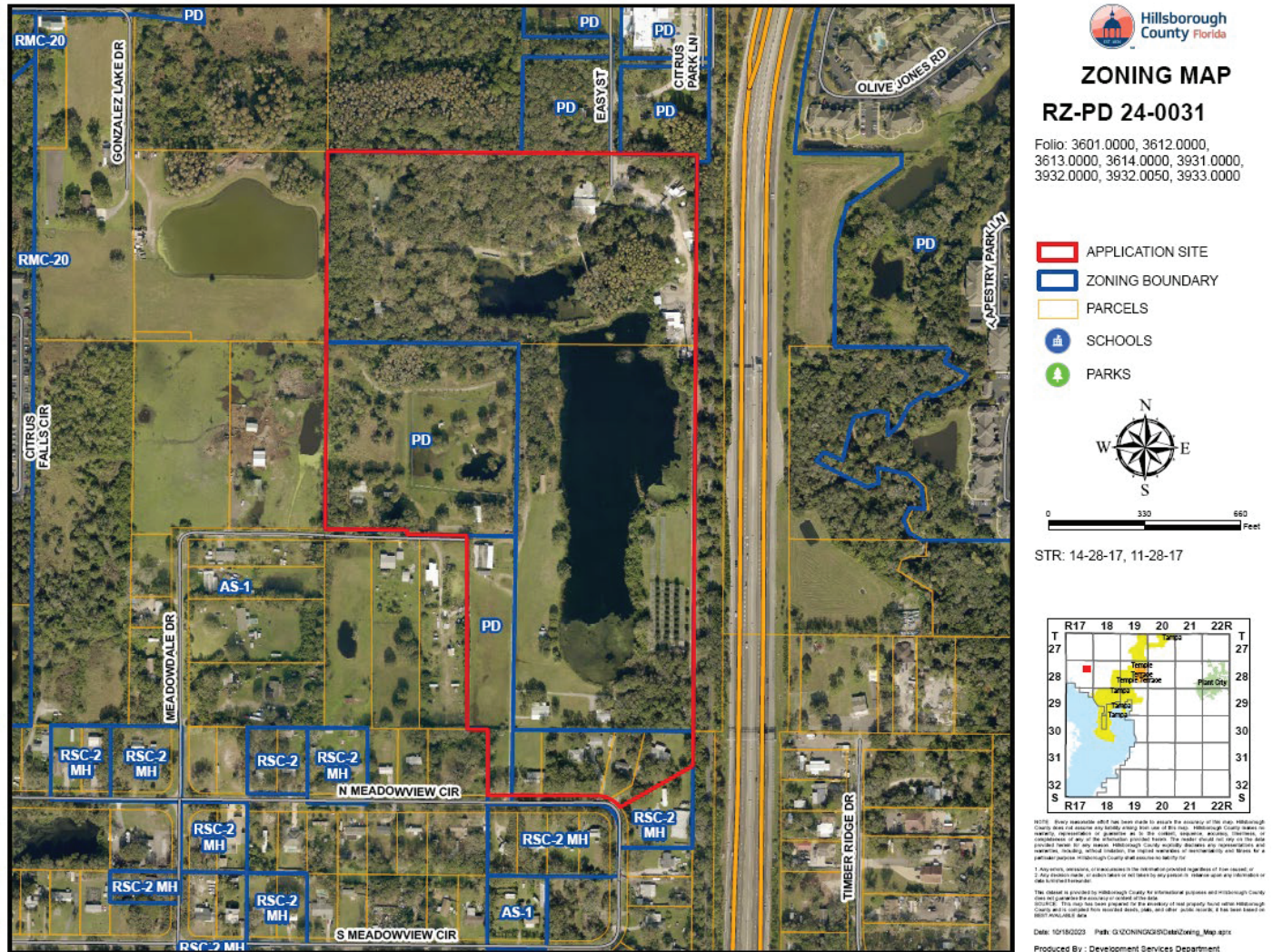
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4 (RES-4)	Residential - 9 (RES-9)
Maximum Density/F.A.R.:	4 DU / Acre .25 FAR	9 DU / Acre .50 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects, and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



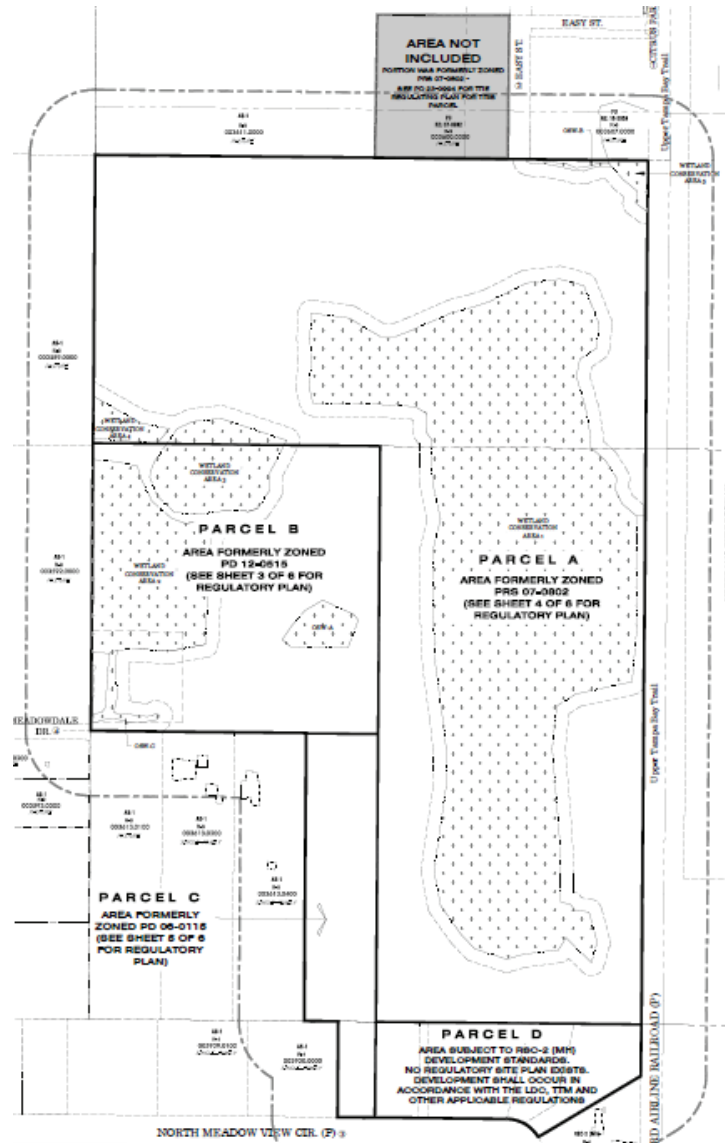
#### Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 DU / Acre	Agricultural, Single-Family	Vacant
South	RSC-2 MH	1 DU / 21,780 SF	Residential, Single-Family Conventional	Single Family Residential, Mobile Home
East	AS-1	n/a	Public Institutional	Upper Tampa Bay Trail
West	AS-1	1 DU / Acre	Agricultural, Single-Family	Agricultural, Single Family Residential, Mobile Home



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.4 Proposed Site Plan Option 1 (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)







**APPLICATION NUMBER:** PD 24-0031**ZHM HEARING DATE:** March 25, 2024**BOCC LUM MEETING DATE:** May 7, 2024

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	716	47	58
Proposed	1,702	113	134
Difference (+/-)	+986	+66	+76

\*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	X	Vehicular & Pedestrian	None	Meets LDC
South		Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	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 type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<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 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>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 1,500 square foot, Townhome Units 1-2 story) Mobility: \$6,661 * 230 units = \$1,532,030 Parks: \$1,957 * 230 units = \$ 450,110 School: \$7,027 * 230 units = \$1,616,210 Fire: \$249 * 230 units = \$ 57,270 <b>Total Multi-Family (1-2 story) = \$3,655,620</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 checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The site is located within the Citrus Park community, which is developed with residential and non-residential uses. The project site is to the west of the Suncoast Parkway and Upper Tampa Bay Trail. Option 1 will consist of existing entitlements and development, which have already been approved. Option 2 will consist of single-family attached units with typical development standards and a maximum building height of 35 feet. Wetland areas along the west and east of the site provide separation from adjacent properties. Land Development Code required buffering and screening will be provided.

The applicant has requested two PD variations from the Land Development Code, Section 6.07.02 Fences and Walls (C)(1)(f) if developed under Option 2. The applicant's requests and justification for the variation is found to meet the applicable criteria of LDC Part 5.03.06.C.6.a.1-4.

The applicant is requesting (1) to replace the 8-foot wall along the east property boundary adjacent to the trail with a new wall or fence up to 8 feet in height; and, (2) the option to replace the other existing walls and fences exceeding 6-foot with a type 5/A buffer, which may include a 6-foot wall/fence See Code Section 6.07.02(C)(1)(f).

- (1) There is an existing 8-foot wall along the east adjacent to the Upper Tampa Bay Trail. As part of this new PD, the applicant is re-requesting the additional wall height with the ability to replace the wall with an 8-foot high wall or fence. The variation will allow the developer to maintain the wall or replace the wall in the future, if necessary. The variation is mitigated because it only applies to the eastern boundary of the Project in order to provide a buffer to the residential area to the east of the Upper Tampa Bay Trail and to provide a buffer to future residents of the Project from the Upper Tampa Bay Trail and Veterans Expressway.
- (2) The site contains existing 8 and 9.5 foot high walls along the south, west and north. If developed under Option 2, the use will change to single-family attached residential, a less intense use than the wildlife preserve. The required 5 foot wide buffer with Type A screening will be provided instead.

### 5.2 Recommendation

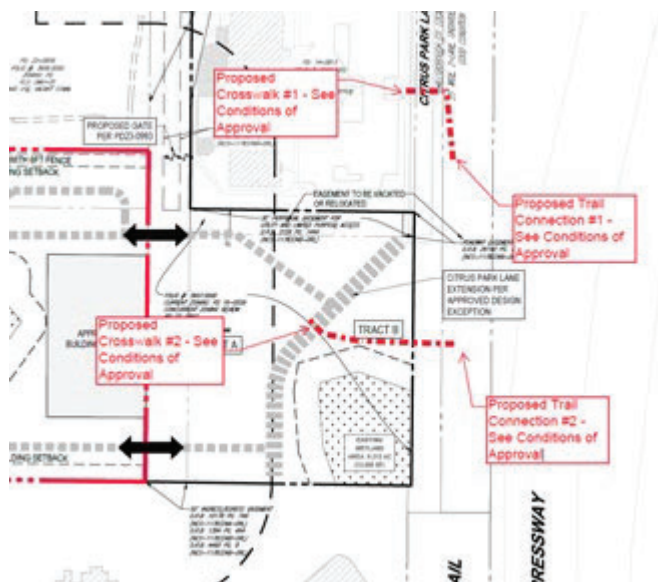
Staff recommends approval of the request subject to the proposed conditions.

## 6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted February 5, 2024.

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

1. Sheet 2: Zoning for Parcel A to provide the original PD number (PD 04-0058) in addition to the most recent PD application modification. Sheet 2: Zoning for Parcel C to provide the most recent PD modification (PRS 07-0801).
2. Sheet 4: Notation to be as shown in PD 04-0058 (as most recently modified by 07-0802)
3. Sheet 5 is to be replaced with the certified site plan for PRS 07-0801
4. Sheet 6: remove 100% impervious surface percentage from the Townhome Lot Standards Table.
5. Prior to PD Site Plan Certification, the developer shall revise the PD Option 2 site plan to:
  - a. Modify Site Note 10 to add the statement "The emergency access connection shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall."
  - b. Modify Site Note 11 to delete the statement "...and cross access to adjacent properties...". Staff is unaware of any proposed cross access, only one (1) vehicular and pedestrian connection to the Citrus Park Ln. Ext. and one (1) pedestrian and gated emergency access to Meadowview Cir.
  - c. Add the 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". Also, show and label the areas designated Tract A and Tract B within PD 23-0993.





The project will be limited to two development Options.

#### Option 1

The following conditions apply to Parcel A (formerly the majority of PD 04-0058):

- 1.1 3,000 square feet of Administrative Offices; 20,000 square foot Museum and Guest Orientation building; 20,000 square foot Education building; 3,000 square foot Gift Shop; 3,000 square foot Restaurant/Snack Bar; 8,000 square foot Cat Hospital and Veterinary Clinic; 6,000 square foot Food Preparation building (with incinerator for food waste)
    - 1.1.1 Development standards shall be in accordance with the CN Zoning District standards. Buildings shall be located as shown on the general site plan.
    - 1.1.2 The incinerator in the Food Preparation building shall only be used for food waste disposal. Disposal of animal wastes, medical wastes, or other waste material shall not be permitted.
    - 1.1.3 If the veterinary hospital has a laboratory, the applicant shall develop a waste disposal plan to be reviewed by Tampa Bay Water.
  - 1.2 A connection to the Upper Tampa Bay Trail
    - 1.2.1 Placement and design of the connection along the trail is subject to approval by Hillsborough County Parks and Recreation Department
    - 1.2.2 A 1,000-square-foot Snack Bar shall be permitted adjacent to the connection of the Trail, subject to approval by Hillsborough County Parks and Recreation Department. No alcoholic beverage sales shall be permitted within said Snack Bar.
  - 1.3 6 Caretaker Residences
    - 1.3.1. Max Building Height: 35 feet
  - 1.4 20 Overnight Cabins
    - 1.4.1. The camping facilities shall comply with all State and local regulations 1.5.2.
    - 1.4.2 The length of stay for campers is limited to a maximum of 90 days
  - 1.5.1 Existing Cell Tower
  - 1.6 Billboards and pole signs shall not be permitted.
2. Buffering and screening shall be per the Land Development Code unless otherwise indicated herein.
- a. All natural vegetation (both tree canopy and understory) shall be left undisturbed within a twenty (20) foot buffer area, except that a corridor not more than three feet in width and located directly adjacent to the boundary fence shall be permitted for the purpose of fence maintenance.
  - b. A 10-foot wall is permitted along the perimeter of the property, except along the eastern property line of folio 3613.0000.

1. The general design, number and location of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). The design and construction of curb cuts is subject to approval by the Hillsborough County Planning and Growth Management Department and the Florida Department of Transportation. Final design may include, but is not limited to left turn lanes, acceleration lanes and deceleration lanes if necessary to accommodate the increase in project traffic. Access points may be restricted in movements.
2. The developer shall construct a fifty (50) foot right curb radius on Citrus Park Drive into Easy Street when warranted. With each stage of development, the developer shall submit to the Planning and Growth Management Department a warrant study report indicating the estimated traffic generated by existing development plus any new development being requested.
3. Prior to development of the restaurant, snack bar, or gift shop, the developer shall improve Easy Street to Hillsborough County standards or demonstrate alternative adequate access. Final design of the improvements is subject to Public Works approval.
4. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetland, and does not grant any implied or vested right to environmental approvals.
5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan / plat approval.
6. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
7. Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
8. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

The following conditions apply to Parcel B

9. The site shall be approved for a 50-bed dormitory and 2 mobile homes. The dormitory building and mobile homes shall be used for staff, interns, volunteers, and veterinary students associated with Big Cat Rescue. Animal enclosures are permitted.
10. The site shall be developed in accordance with the area, height, bulk, and placement requirements of the ASC-1 zoning district.

11. No additional parking for the dormitory shall be required.
12. Access to the planned dormitory shall be provided through Parcel C. Should at a future date a parking area be constructed near the dormitory (as generally located on the plan) access shall occur from Meadowview Circle and may require the applicant to provide a drive that meets Fire Department specifications from North Meadowview Circle to the dormitory parking area.
13. The existing gate at the southwest corner of the property on Meadowdale Drive shall be used only for occasional access for the moving of equipment and operational purposes onto and off of the property. The residents of the dormitory and mobile homes shall not use the southwest gate on Meadowdale Drive for entrance or exit to or from the properties. The existing gate on Meadowdale Drive may be used for emergency access. If it will be used for emergency access, it may require the applicant to improve a portion of the substandard road and meet Fire Department requirements.
14. A wall having a minimum height of 7' and a maximum height of 10' shall be required along the west and south property lines.
15. If approved, the developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.
16. An evaluation of the property identified a number of mature trees. The statute of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resources Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.

The following conditions apply to Parcel C

17. The development shall be permitted up to 6 residential units, parking for the adjacent animal sanctuary and interim agricultural uses. Residential units may be either conventional construction or mobile homes and may be of any residential type. Uses shall be distributed throughout the project as shown on the general site plan, except that one residential unit may be permitted at the location of the existing mobile home located within the parking envelope on the general site plan.
18. Development standards will be those of the RSC-9 Zoning District unless otherwise specified therein.

Residential Units	
Setback from all property lines	20 feet
Maximum building height	35 feet
Parking:	
Setback from north and west	20 feet
Setback from east	0 feet
Maximum impervious surface	70%
19. The location of building envelopes, parking, driveways, and retention may be permitted to be adjusted, within required setbacks and buffers, in order to preserve trees.
20. A 10-foot wall is permitted along the perimeter of the property, except adjacent to Folio 03614.0000 where no screening shall be required. Along the eastern boundary line of folio 03930.000, the developer shall provide a

fence and/or vegetative screen of six feet in height with a minimum overall screening opacity of 75%. Existing vegetation may be utilized to meet this screening standard.

21. No delivery trucks shall enter the site after 6:00 pm.
22. Parking surfaces may be pervious, impervious or semi-pervious.
23. The general design, number and location of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). The design and construction of curb cuts is subject to approval by the Hillsborough County Planning and Growth Management Department and the Florida Department of Transportation. Final design may include, but is not limited to left turn lanes, acceleration lanes and deceleration lanes if necessary to accommodate the increase in project traffic. Access points may be restricted in movements.
24. The development shall have access/ cross-access to the existing animal sanctuary to the east as provided for in the approved site plan for PD 04-0058. The precise points of access/ cross-access may be located anywhere within the northern 300 feet of the adjacent property line.
25. 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.
26. The following condition applies to Parcels A, B, and C:
  - a. Except as may otherwise be provided for herein these conditions, 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.

The following conditions apply to Parcel D.

27. Development of allowable uses within Parcel D shall occur in accordance with the Residential Single-Family Conventional – 2 (RSC-2) zoning district, as well as in accordance with the Hillsborough County Transportation Technical Manual (TTM), Land Development Code (LDC), and all other applicable regulations.
28. Any vehicular access to N. Meadowview Circle from Parcel D shall only be permitted for the purposes of accommodating development occurring within Parcel D.

The following conditions apply to all Parcels in Option 1.

29. Approval of this zoning petition by Hillsborough County does not constitute a guarantee the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued and does not grant any implied or vested right to environmental approvals.
30. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.



31. 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.
32. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
33. 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:

If PD 23-0993 obtains construction plan approvals for Option 2:

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).

If PD 23-0993 obtains construction plan approvals for Option 1:

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.

#### Development Option 2

34. The project shall permit a maximum of 230 attached single-family townhome units.

Development standards shall be as follows:

Minimum Lot Size	1,350 SF
Minimum Lot Width	18'
Minimum Building Separation	10'
Minimum building setback Front:	20'
Minimum building setback Side:	5'
Minimum building setback Side Corner:	10'
Minimum building setback Rear:	10'
Maximum building height:	35'
Maximum Building Coverage:	65%

35. Buffering and Screening Shall be provided as required by The Land Development Code Section 6.06.06 unless otherwise depicted on the site plan.
36. Structures within the project are exempt from being setback an additional two feet for every one foot of structure height over 20 feet Per LDC Section 6.01.01 (endnote 8).

37. 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:
- One (1) access connection along the northern project boundary. Access may occur anywhere within the bounding box shown on the PD site plan, subject to the review and approval of Hillsborough County;
  - One (1) emergency access connection and pedestrian connection to N. Meadowview Cir. The emergency access connection shall be gated with a Knox Box or other device acceptable to the Hillsborough County Fire Marshall.
  - Pedestrian connections may be gated; however, if gated, the connection shall be available for the daily use of project residents.
38. 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 230 multi-family townhome units and the cellular tower) shall be permitted to utilize Easy St. All access to the project shall be via the Citrus Park Dr. Extension described hereinbelow.
39. 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.
40. 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. No construction access for Option 2 uses shall be permitted to utilize regular, emergency or limited purpose connections shown on the Option 1 plan.
41. 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:
- 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).
  - 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.
42. If PD 24-0031 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 24-0031, the developer shall construct certain pedestrian crosswalk and Upper Tampa Bay Trail connections as specified in condition 41.a., hereinabove.
43. If PD 24-0031 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) 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 41.b., hereinabove, as well as construct 12-foot-wide travel lanes.
44. If PD 24-0031 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 45.b., below.
45. 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.
    - 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.
46. Nothing herein these conditions shall be construed as prohibiting the phasing or sub-phasing of pockets, phases or individual buildings, to the extent which may otherwise be permitted; however, the entire site shall be developed under either Option 1 or Option 2. Notwithstanding the foregoing, the Citrus Park Ln. Extension and other required site access and other improvements shall not be phased.
47. Since the applicant is proposing to construct internal driveways to serve the townhome units, and since all single-family detached residential units and duplex/two-family dwelling units must be accessed via a public or private roadway, all townhome units within the project shall be constructed in groups of three (3) or more attached units.
48. This condition, together with conditions 37-47 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.
49. 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.
50. 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.
51. 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).
52. 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.
53. 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.
54. 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.

55. 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:

If PD 23-0993 obtains construction plan approvals for Option 2:

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).

If PD 23-0993 obtains construction plan approvals for Option 1:

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.

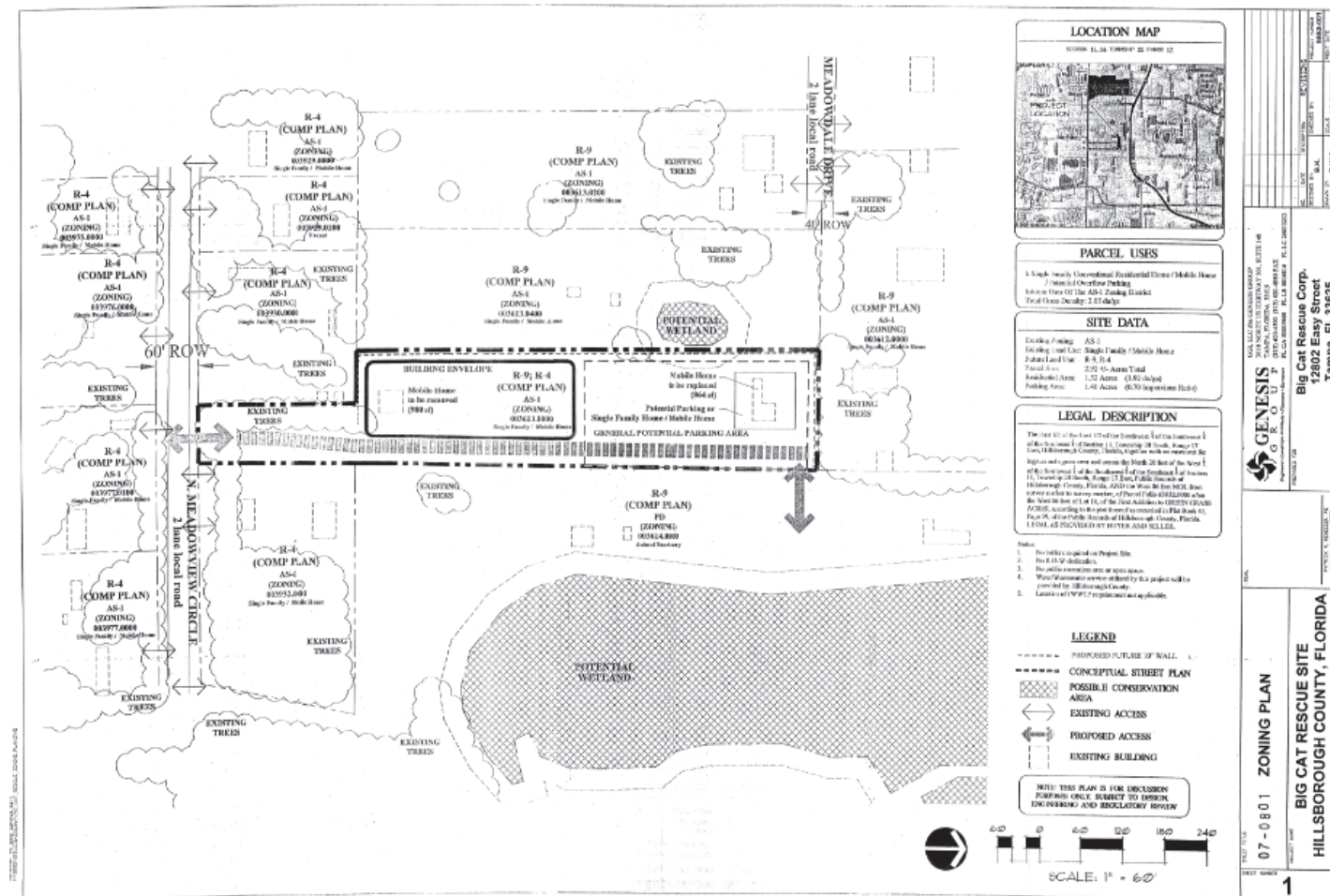
**Zoning Administrator Sign-Off:**

  
J. Brian Grady  
Tue Mar 19 2024 11:54:28

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

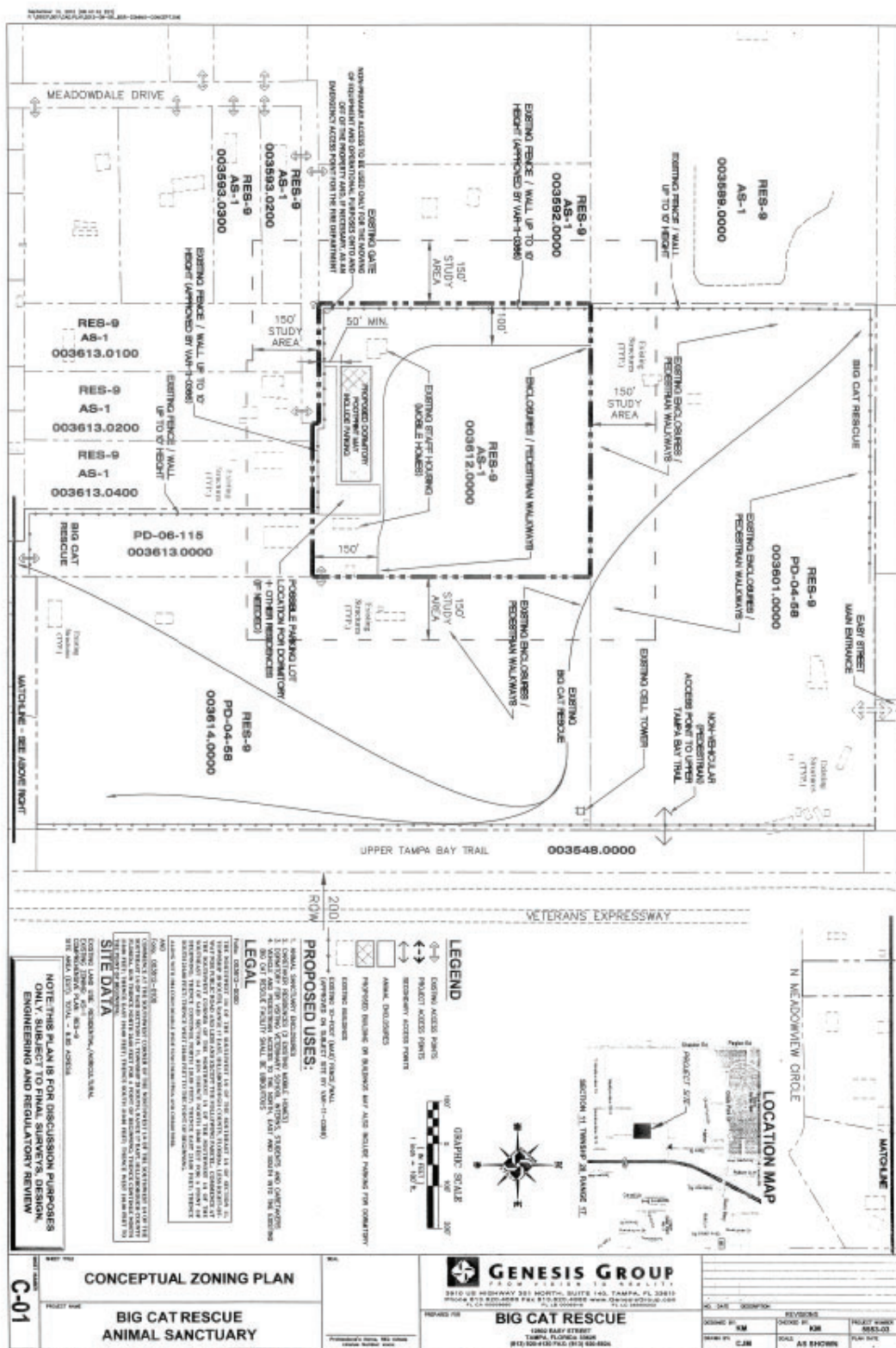
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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.

Certified Site Plan PRS 07-0801





## 8.0 PROPOSED SITE PLAN Option 1 (FULL)



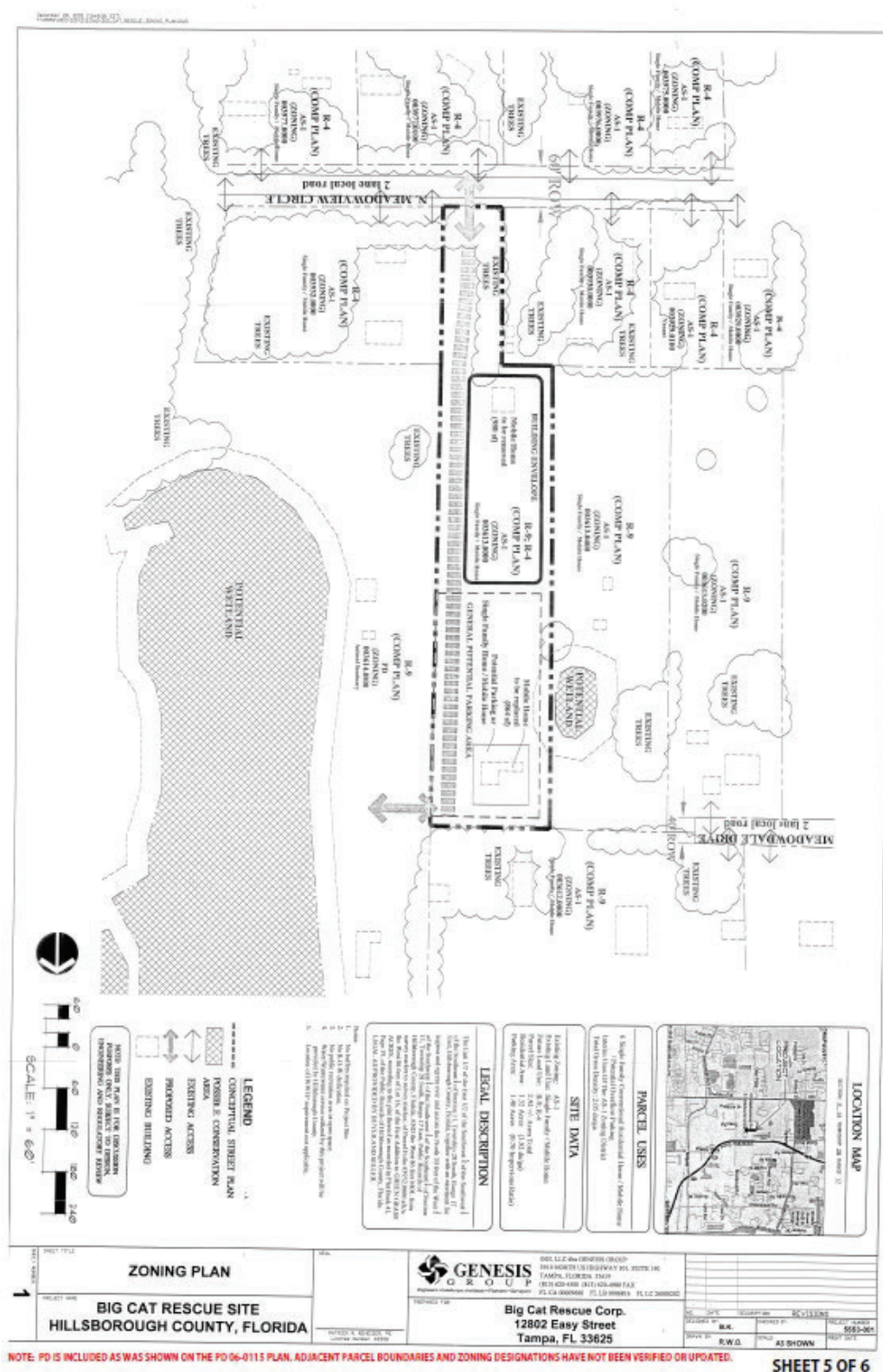
NOTE: PD IS INCLUDED AS WAS SHOWN ON THE PD 12-0515 PLAN. ADJACENT PARCEL BOUNDARIES AND ZONING DESIGNATIONS HAVE NOT BEEN VERIFIED OR UPDATED.

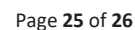
SHEET 3 OF 6





## 8.0 PROPOSED SITE PLAN Option 1 (FULL)







**APPLICATION NUMBER:** PD 24-0031

**ZHM HEARING DATE:** March 25, 2024

**BOCC LUM MEETING DATE:** May 7, 2024

Case Reviewer: Camille Krochta

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## 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 24-0031

- ☐ 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**

##### Option 1

The following conditions shall apply to PD Option 1:

- 1) Conditions applying to Parcel A:
  - a. The general design, number and location of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). The design and construction of curb cuts is subject to approval by the Hillsborough County Planning and Growth Management Department and the Florida Department of Transportation. Final design may include, but is not limited to left turn lanes, acceleration lanes and deceleration lanes if necessary to accommodate the increase in project traffic. Access points may be restricted in movements.
  - b. The developer shall construct a fifty (50) foot right curb radius on Citrus Park Drive into Easy Street when warranted. With each stage of development, the developer shall submit to the Planning and Growth Management Department a warrant study report indicating the estimated traffic generated by existing development plus any new development being requested.
  - c. Prior to development of the restaurant, snack bar, or gift shop, the developer shall improve Easy Street to Hillsborough County standards or demonstrate alternative adequate access. Final design of the improvements is subject to Public Works approval.
- 2) Conditions applying to Parcel B:
  - a. No additional parking for the dormitory shall be required.
  - b. Access to the planned dormitory shall be provided through Parcel C. Should at a future date a parking area be constructed near the dormitory (as generally located on the plan) access shall occur from Meadowview Circle and may require the applicant to provide a drive that meets Fire Department specifications from North Meadowview Circle to the dormitory parking area.

- c. The existing gate at the southwest corner of the property on Meadowdale Drive shall be used only for occasional access for the moving of equipment and operational purposes onto and off of the property. The residents of the dormitory and mobile homes shall not use the southwest gate on Meadowdale Drive for entrance or exit to or from the properties. The existing gate on Meadowdale Drive may be used for emergency access. If it will be used for emergency access, it may require the applicant to improve a portion of the substandard road and meet Fire Department requirements.
- 3) Conditions applying to Parcel C:
  - a. Parking surfaces may be pervious, impervious or semi-pervious.
  - b. The general design, number and location of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). The design and construction of curb cuts is subject to approval by the Hillsborough County Planning and Growth Management Department and the Florida Department of Transportation. Final design may include, but is not limited to left turn lanes, acceleration lanes and deceleration lanes if necessary to accommodate the increase in project traffic. Access points may be restricted in movements.
  - c. The development shall have access/ cross-access to the existing animal sanctuary to the east as provided for in the approved site plan for PD 04-0058. The precise points of access/ cross-access may be located anywhere within the northern 300 feet of the adjacent property line.
- 4) Conditions apply to the Parcel D:
  - a. Development of allowable uses within Parcel D shall occur in accordance with the Residential Single-Family Conventional – 2 (RSC-2) zoning district, as well as in accordance with the Hillsborough County Transportation Technical Manual (TTM), Land Development Code (LDC), and all other applicable regulations.
  - b. Any vehicular access to N. Meadowview Circle from Parcel D shall only be permitted for the purposes of accommodating development occurring within Parcel D.
- 5) Conditions applying to Parcels A, B and C:
  - a. Except as may otherwise be provided for herein these conditions, 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.

#### Option 2

- 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. One (1) access connection along the northern project boundary. Access may occur anywhere within the bounding box shown on the PD site plan, subject to the review and approval of Hillsborough County;
  - b. One (1) emergency access connection and pedestrian connection to N. Meadowview Cir. The emergency access connection shall be gated with a Knox Box or other device acceptable to the Hillsborough County Fire Marshall.

- c. Pedestrian connections may be gated; however, if gated, the connection shall be available for the daily use of project residents.
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 230 multi-family townhome units and the cellular tower) 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. No construction access for Option 2 uses shall be permitted to utilize regular, emergency or limited purpose connections shown on the Option 1 plan.
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 24-0031 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

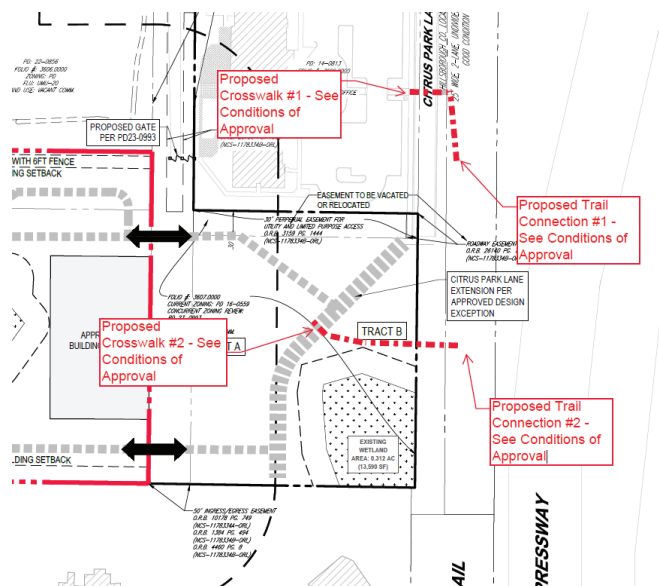


improvements. As the majority of Citrus Park Ln. is a substandard local road, (with other segments consisting of substandard collector roadway and private driveway, both with public access easements), the developer will be required to make certain improvements to Citrus Park Ln. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development within PD 24-0031, the developer shall construct certain pedestrian crosswalk and Upper Tampa Bay Trail connections as specified in **condition 5.a.**, hereinabove.

7. If PD 24-0031 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) 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 24-0031 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.
    - 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. Nothing herein these conditions shall be construed as prohibiting the phasing or sub-phasing of pockets, phases or individual buildings, to the extent which may otherwise be permitted; however, the entire site shall be developed under either Option 1 or Option 2. Notwithstanding the foregoing, the Citrus Park Ln. Extension and other required site access and other improvements shall not be phased.
11. Since the applicant is proposing to construct internal driveways to serve the townhome units, and since all single-family detached residential units and duplex/two-family dwelling units must be

12. This condition, together with conditions 1-11 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.

- Prior to PD Site Plan Certification, the developer shall revise the PD Option 2 site plan to:
  - Modify Site Note 10 to add the statement “The emergency access connection shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall.”
  - Modify Site Note 11 to delete the statement “...and cross access to adjacent properties...”. Staff is unaware of any proposed cross access, only one (1) vehicular and pedestrian connection to the Citrus Park Ln. Ext. and one (1) pedestrian and gated emergency access to Meadowview Cir.
  - 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”. Also, show and label the areas designated Tract A and Tract B within PD 23-0993.



The applicant is requesting to rezone a +/- 53.93 ac. area (consisting of multiple parcels) from Residential Single-Family Conventional – 2 (RSC-2), a portion of Planned Development (PD) 04-0058, as most recently modified via zoning action #07-0802, PD 12-0515, and PD 06-0115, as most recently modified via zoning action #07-0801, to a new PD. The existing zonings are approved for the following uses:

The portion zoned PD 07-0802 currently has approvals for (herein referred to as Option 1, Parcel A):

1. The project shall be permitted an animal sanctuary with the following:
  - 1.1 Animal Sanctuary Enclosures
  - 1.2 3,000 square feet of Administrative Offices; 20,000 square foot Museum and Guest Orientation building; 20,000 square foot Education building; 3,000 square foot Gift Shop; 3,000 square foot Restaurant/Snack Bar; 8,000 square foot Cat Hospital and Veterinary Clinic; 6,000 square foot Food Preparation building (with incinerator for food waste)
    - 1.2.1 Development standards shall be in accordance with the CN Zoning District standards. Buildings shall be located as shown on the general site plan.
    - 1.2.2 The incinerator in the Food Preparation building shall only be used for food waste disposal. Disposal of animal wastes, medical wastes, or other waste material shall not be permitted.
    - 1.2.3 If the veterinary hospital has a laboratory, the applicant shall develop a waste disposal plan to be reviewed by Tampa Bay Water.
  - 1.3 A connection to the Upper Tampa Bay Trail
    - 1.3.1 Placement and design of the connection along the trail is subject to approval by Hillsborough County Parks and Recreation Department
    - 1.3.2 A 1,000 square foot Snack Bar shall be permitted adjacent to the connection of the Trail, subject to approval by Hillsborough County Parks and Recreation Department. No alcoholic beverage sales shall be permitted within said Snack Bar.
  - 1.4 6 Caretaker Residences
    - 1.4.1 Max Building Height: 35 feet
  - 1.5 20 Overnight Cabins
    - 1.5.1 The camping facilities shall comply with all State and local regulations
    - 1.5.2 The length of stay for campers is limited to a maximum of 90 days
  - 1.6 Existing Cell Tower
  - 1.7 Billboards and pole signs shall not be permitted.

The portion zoned 12-0515 (herein referred to as Option 1, Parcel B) is approved for the following uses:

1. The site shall be approved for a 50-bed dormitory and 2 mobile homes. The dormitory building and mobile homes shall be used for staff, interns, volunteers and veterinary students associated with Big Cat Rescue. Animal enclosures are permitted.

The portion zoned 07-0801 (herein referred to as Option 1, Parcel C) is approved for the following uses:

- 1. The development shall be permitted up to 6 residential units, parking for the adjacent animal sanctuary and interim agricultural uses. Residential units may be either conventional construction or mobile homes and may be of any residential type. Uses shall be distributed throughout the project as shown on the general site plan, except that one residential unit may be permitted at the location of the existing mobile home located within the parking envelope on the general site plan.**

The portion zoned RSC-2 (herein referred to as Option 1, Parcel D) is a Euclidean zoning district and approval for all uses so indicated in the Hillsborough County LDC.

A portion of the land area within the 07-0802 zoning is being included within adjacent related PD 23-0994; however, the applicant of that project is not desiring to retain their existing uses, and those entitlements will remaining Parcel A land areas within Option 1 of this PD.

The applicant is a second development option (Option 2), consisting of 230 multi-family townhome units on the subject site. The PD to the north, PD 23-0993, is proposing a second development option in order to facilitate the proposed development of the subject PD (24-0031). 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 of that PD 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 (24-0031) 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 thoroughfares 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." While some of the existing zonings allow or require a certain amount of development to N. Meadowview Cir., and that arrangement is being permitted to remain as-is under retained Option 1, the Director of Development Services determined that no connection to N. Meadowview Cir. would be required due to previous BOCC conversation about concerns with impacts to Meadowview Cir., as well as potential compatibility concerns. Given this direction, staff does not object to the inclusion of a cul-de-sac or the lack connectivity which would otherwise be required pursuant to the LDC and Comprehensive Plan.

#### 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 the maximum trip generation potential of the project, under the existing and proposed zoning designations, and utilizing a generalized worst-case scenario. Data presented below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11<sup>th</sup> Edition, except where otherwise indicated.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2, 5 single-family detached dwelling units (ITE LUC 210)	76	5	7
PD 07-0802, Multiple Uses, Big Cat Sanctuary, (Per 1/12/2004 Transportation Staff Report for Original Zoning)	126 (Est.)	13 (Est.)	13 (Est.)
PD 12-0515, 2 mobile home units (ITE LUC 240)	38	1	1
PD 12-0515, 50 bed dormitory (ITE LUC 310)	400	23	30
PD 07-0801, 6 single-family detached dwelling units (ITE LUC 210)	76	5	7
Subtotal:	716	47	58

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 230 multi-family townhome dwellings units (ITE LUC 215)	1,702	113	134

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 986</b>	<b>(+) 66</b>	<b>(+) 76</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 adjacent 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, PD 23-0994 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 adjacent PD 23-0993. 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.

*Relationship to Proposed PD 24-0031*

The subject 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 area 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." Given this condition, and the other conditions requiring access for most of the other sanctuary

zonings to be accessed internally, staff has modified this condition so that it applies to Parcels A, B and C under the Option 1 zoning for the subject PD.

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 adjacent PD 23-0994). 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 23-0993 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 the subject PD (24-0031) will take its sole legal access through the adjacent 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 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 adjacent related PD (23-0994) and subject PD's (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 adjacent PD 23-0994 as well as subject 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 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 24-0031 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 March 15, 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 24-0031 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 24-0031 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 6:48 PM  
**To:** Steven Henry  
**Cc:** Michael D. Raysor (mdr@raysor-transportation.com); Carol Walden; David Smith; Heinrich, Michelle; Krochta, Camille; Ratliff, James; De Leon, Eleonor; PW-CEIntake  
**Subject:** FW: RZ PD 24-0031 - Design Exceptions Review (1 of 3)  
**Attachments:** 24-0031 DEAdd 03-05-24\_AWC.pdf

**Importance:** High

Steve,

I have found the attached Design Exception (DE) for PD 24-0031 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)

W: HCFLGov.net

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Tirado, Sheida <TiradoS@hcfl.gov>  
**Sent:** Monday, March 18, 2024 6:22 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>  
**Subject:** RZ PD 24-0031 - 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)  
[cwalden@stearnsweaver.com](mailto:cwalden@stearnsweaver.com)  
[dsmith@stearnsweaver.com](mailto:dsmith@stearnsweaver.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

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

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

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**Hillsborough  
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Development Services

# Additional / Revised Information Sheet

## Office Use Only

Application Number: RZ-PD 24-0031

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: RZ-PD 24-0031 Applicant's Name: D.R. Horton, Inc.

Reviewing Planner's Name: Camille Krochta Date: 03/05/2024

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): 03/25/2024

## 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@hcfllgov.net](mailto:ZoningIntake-DSD@hcfllgov.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@hcfllgov.net](mailto:ZoningIntake-DSD@hcfllgov.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.***

Camille Krochta  
Signature

03/05/2024

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 RZ-PD 24-0031

☐ 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: Carol Woods  
(Must be signed by applicant or authorized representative)

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





**Hillsborough  
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Development Services

# 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 checked="" 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 style="border: 1px solid black; height: 60px; width: 100%; margin-top: 5px;"></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  
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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@hcpafl.gov](mailto:padroni@hcpafl.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 <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p><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.</p>	
<b>Project Name/ Phase</b>	Multi-Family Residential Easy Street / Big Cat Rescue PD
<p><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.</p>	
<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	
<p><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").</p>	
<b>Name of Person Submitting Request</b>	Steven J. Henry, P.E.
<p><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.</p>	
<b>Current Property Zoning Designation</b>	
<p><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.</p>	
<b>Pending Zoning Application Number</b>	PD 23-0994 & PD 24-0031
<p><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.</p>	
<b>Related Project Identification Number (Site/Subdivision Application Number)</b>	N/A
<p><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".</p>	





**LINCKS & ASSOCIATES, INC.**

March 5, 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 23-0094~~

PD 24-0031

Folio	3601.0000	3932.0000
	3612.0000	3932.0050
	<del>3613.0000</del>	3933.0000
	3614.0000	<del>3603.0000</del>
	3931.0000	<del>3614.0000</del>
	<del>3585.0000</del>	

County Engineer's Clarification:

This Design Exception applies only to those projects and entitlements listed on this page.

Lincks Project No. 22153

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 to the PDs.

The developers propose to rezone the properties to Planned Development (PD) to allow the following entitlements:

~~PD 23-0094~~

~~• 312 Multi-Family Dwelling Units~~

PD 24-0031

- 230 Townhomes

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 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.

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

County Engineer's Clarification:

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

Mr. Mike Williams  
March 5, 2024  
Page 2

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 to PD 24-0031. The deviations and justifications for the variance to TS-4 are as follows:

- 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 projects and meet the intent of the Transportation Technical Manual to the extent feasible.



Mr. Mike Williams  
March 5, 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:

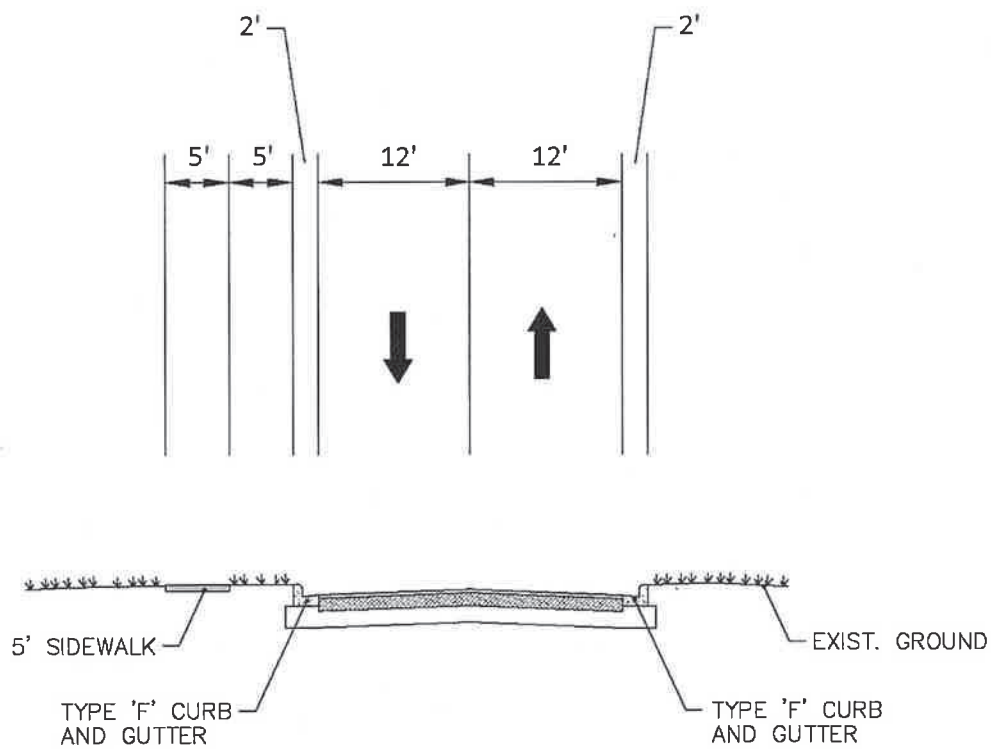
\_\_\_\_\_ Disapproved  
\_\_\_\_\_ Approved  
\_\_\_\_\_ Approved with Conditions

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

Sincerely,

Michael J. Williams  
Hillsborough County Engineer

Mr. Mike Williams  
March 5, 2024  
Page 4



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

**FIGURE 1**



Mr. Mike Williams  
March 5, 2024  
Page 5

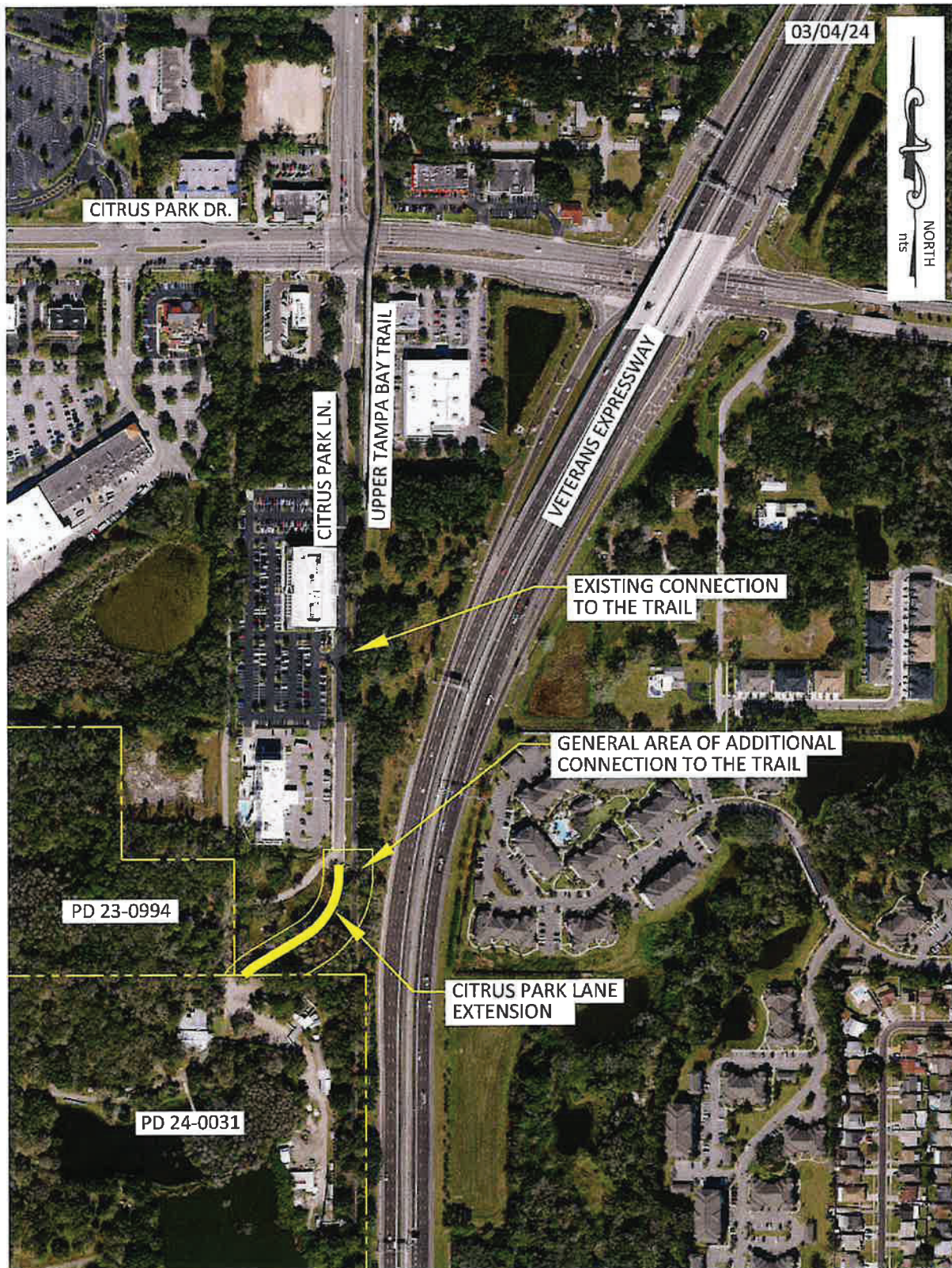


FIGURE 2  
PROPOSED TRAIL CONNECTION

APPENDIX





PD 23-0994  
PD PLAN





PD 24-0031  
PD PLAN





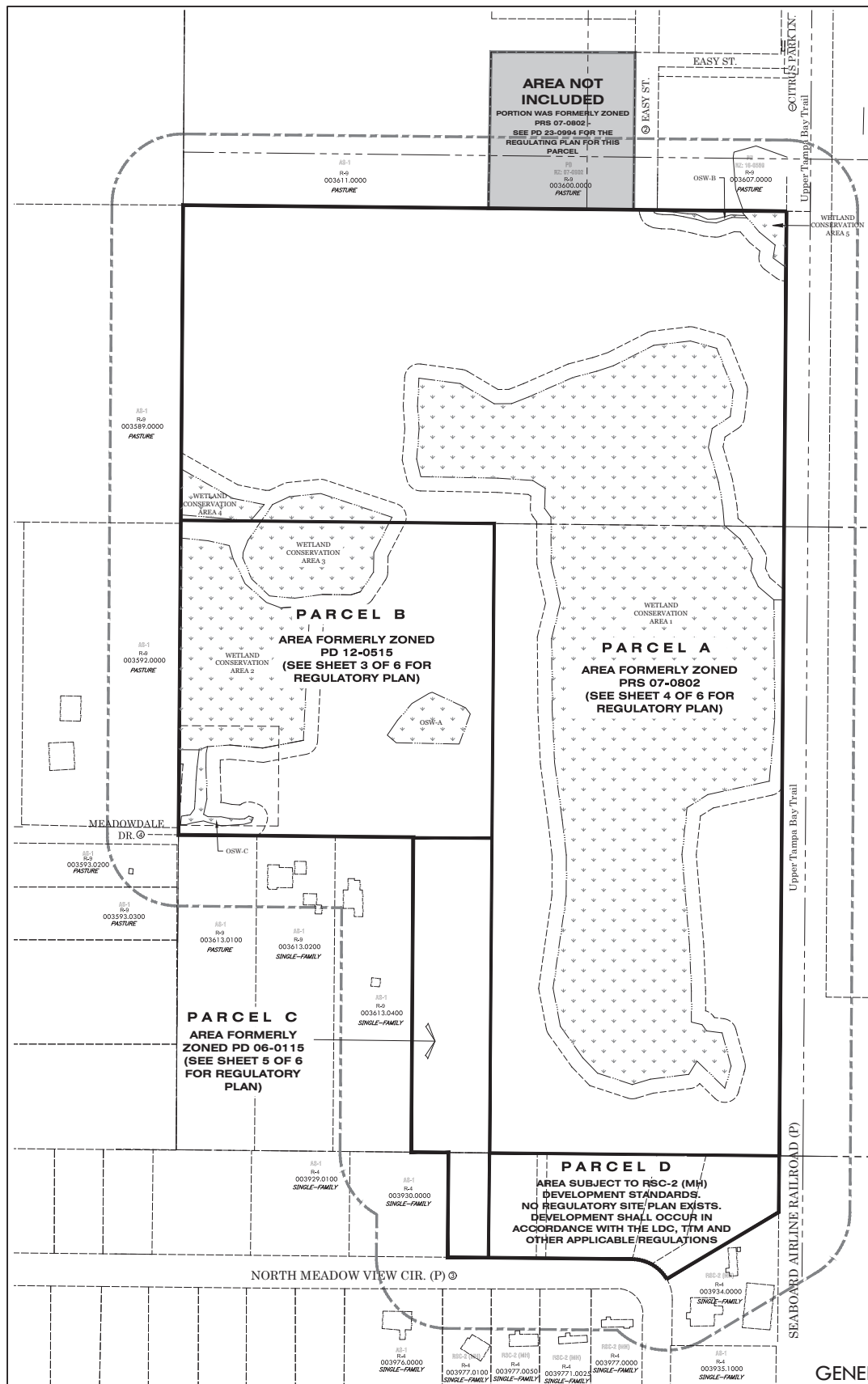





200 100 0 100 200  
SCALE: 1" = 100'

LEGEND:

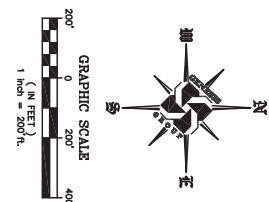
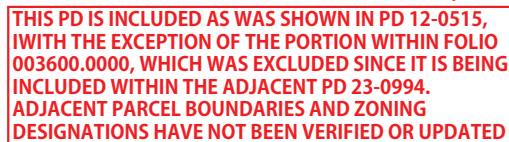
- PD BOUNDARY
- AR CURRENT ZONING
- R-4 FUTURE LAND USE DESIGNATION
- SINGLE-FAMILY CURRENT USE OF PROPERTY
- WETLAND / SURFACE WATER
- 150' ZONING OFFSET
- EXISTING FOLIO BOUNDARY
- 36288.0000 FOLIO NUMBER



PD 24-0031  
GENERAL DEVELOPMENT PLAN  
OPTION 1 - KEY MAP  
**BIG CAT RESCUE  
TOWNHOME PD**  
12802 EASY STREET  
TAMPA, FL 33625

<b>PROFESSIONAL TEAM</b>		<b>REVISIONS</b>				<b>PREPARED BY:</b>										
<b>Lead Designer:</b> <b>Stearns Weaver Miller</b> <b>Weiskopf Althoff &amp; Silberman, P.A.</b> 401 East Jackson Street, Suite 2100 Tampa, FL 33602 (813) 223-4800		<b>Planning, Engineering, Cultural &amp; Environmental:</b> <b>Clearview Land Design, P.L.</b> 3010 W. Alameda Street, Suite 520 Tampa, FL 33605 (813) 223-3919		<table><tr><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>COUNTY SUBMITTAL</td><td>10-8-2023</td></tr><tr><td>COUNTY RESUBMITTAL</td><td>12-2-2023</td></tr><tr><td>COUNTY RESUBMITTAL</td><td>2-2-2024</td></tr></table>		DESCRIPTION	DATE	COUNTY SUBMITTAL	10-8-2023	COUNTY RESUBMITTAL	12-2-2023	COUNTY RESUBMITTAL	2-2-2024	 <b>Clearview</b> <b>LAND DESIGN, P.L.</b> Registered Business Number: KYAB858 3050 W. Alameda St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975		
DESCRIPTION	DATE															
COUNTY SUBMITTAL	10-8-2023															
COUNTY RESUBMITTAL	12-2-2023															
COUNTY RESUBMITTAL	2-2-2024															
<b>Transportation:</b> <b>Link &amp; Associates, Inc.</b> 5023 W. Central Street Tampa, FL 33607 (813) 289-0039		<b>Survey:</b> <b>Landmark Engineering &amp; Surveying Corporation</b> 841 E. Palm River Road Tampa, Florida 33619 (813) 431-9841		<b>3501 RIGA BLVD, SUITE 100</b> <b>Tampa, Florida 33619</b> <b>Phone: (813) 549-1938</b>		<table><tr><th>DRAWN</th><th>CHECKED</th><th>DATE</th></tr><tr><td>DRH</td><td>DRH</td><td>10/25/2023</td></tr><tr><td>FILE</td><td>FILE</td><td>FILE</td></tr></table>		DRAWN	CHECKED	DATE	DRH	DRH	10/25/2023	FILE	FILE	FILE
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DRH	DRH	10/25/2023														
FILE	FILE	FILE														
						<b>SHEET 2 OF 6</b>										





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 AND W 285.71 FT TO BEG

**Poleto: 0026301-0000**  
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 1/2 OF NW 1/4 OF SE 1/4 LESS RR R/W

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

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

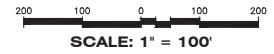
**THIS PLAN IS PREPARED IN ASSOCIATION WITH GEDA & ASSOCIATES**

[illegible]









HILLSBOROUGH COUNTY ROADWAYS  
FUNCTIONAL CLASSIFICATION MAP



# HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

## Infrastructure & Development Services



Legend

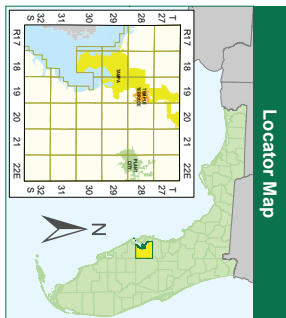
- Functional Classifications
- Authority Classification
- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

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

PART 3.02.00 INTERSTATE/5 PLANNED DEVELOPMENT DISTRICTS  
PART 3.10.00 OTHER PARK/VILLAGE DEVELOPMENT STANDARDS  
PART 3.12.00 OTHER PARK/VILLAGE DEVELOPMENT STANDARDS  
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES  
PART 6.07.00 FENCES AND WALLS  
PART 6.08.00 FENCES AND WALLS  
PART 6.09.00 FENCES AND WALLS  
PART 6.10.00 FENCES AND WALLS  
PART 6.11.00 FENCES AND WALLS  
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PART 6.97.00 FENCES AND WALLS  
PART 6.98.00 FENCES AND WALLS  
PART 6.99.00 FENCES AND WALLS  
PART 7.00.00 DEFINITIONS

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.



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

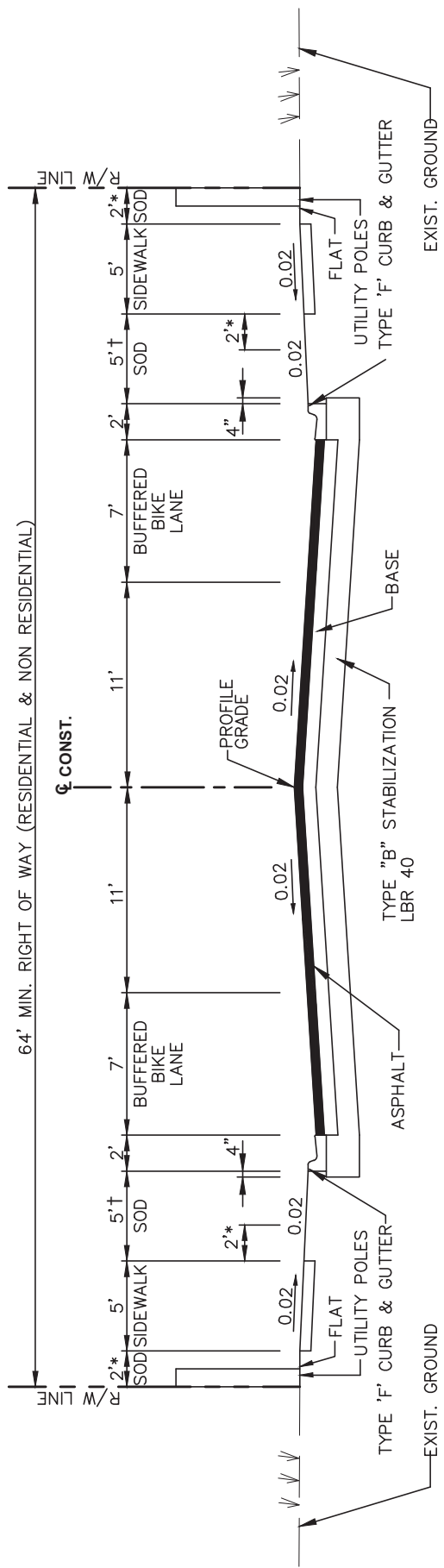
SOURCE: This map has been prepared for the inventory of new property located within Hillsborough County and is based on the most current data available. The map is based on the 2019 data and is not intended to be a representation of the information contained on this map.

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. TS-4 SHEET NO. 1 OF 1
-------------------------	---------------------------------------	---	---	--------------------------------------

## Ratliff, James

---

**From:** Williams, Michael  
**Sent:** Monday, March 18, 2024 6:48 PM  
**To:** Steven Henry  
**Cc:** Michael D. Raysor (mdr@raysor-transportation.com); Carol Walden; David Smith; Heinrich, Michelle; Krochta, Camille; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake  
**Subject:** FW: RZ PD 24-0031 - Design Exceptions Review (2 of 3)  
**Attachments:** 24-0031+DEAdd+03-18-24\_AWC.pdf

Steve,

I have found the attached Design Exception (DE) for PD 24-0031 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](http://HCFLGov.net)

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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 6:22 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>  
**Subject:** RZ PD 24-0031 - Design Exceptions Review (2 of 3)

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)  
[cwalden@stearnsweaver.com](mailto:cwalden@stearnsweaver.com)  
[dsmith@stearnsweaver.com](mailto:dsmith@stearnsweaver.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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[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

## Office Use Only

Application Number: RZ-PD 24-0031

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: RZ-PD 24-0031 Applicant's Name: D.R. Horton, Inc.

Reviewing Planner's Name: Camille Krochta 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): 03/25/2024

## 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.***

Carol Wald  
Signature

03/18/2024  
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 RZ-PD 24-0031

☐ 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:   
(Must be signed by applicant or authorized representative)

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



**Hillsborough  
County Florida**  
Development Services

# 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 style="border: 1px solid black; height: 60px; width: 100%; margin-top: 5px;"></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  
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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



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.

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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



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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

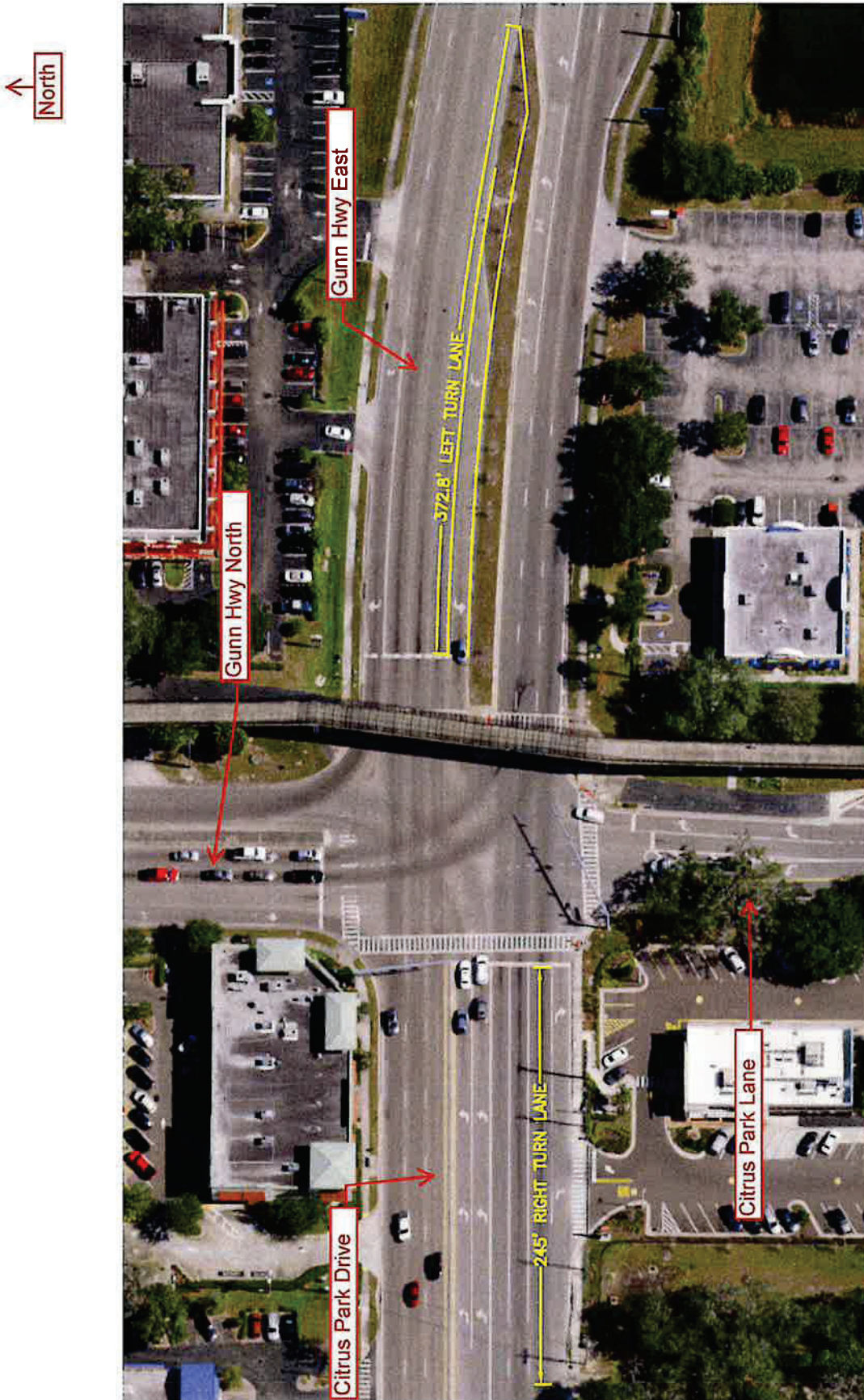


FIGURE 1  
Intersection Improvements

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





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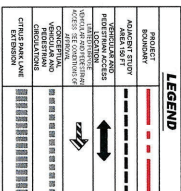
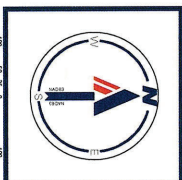
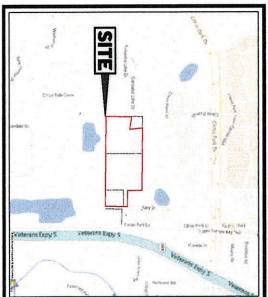
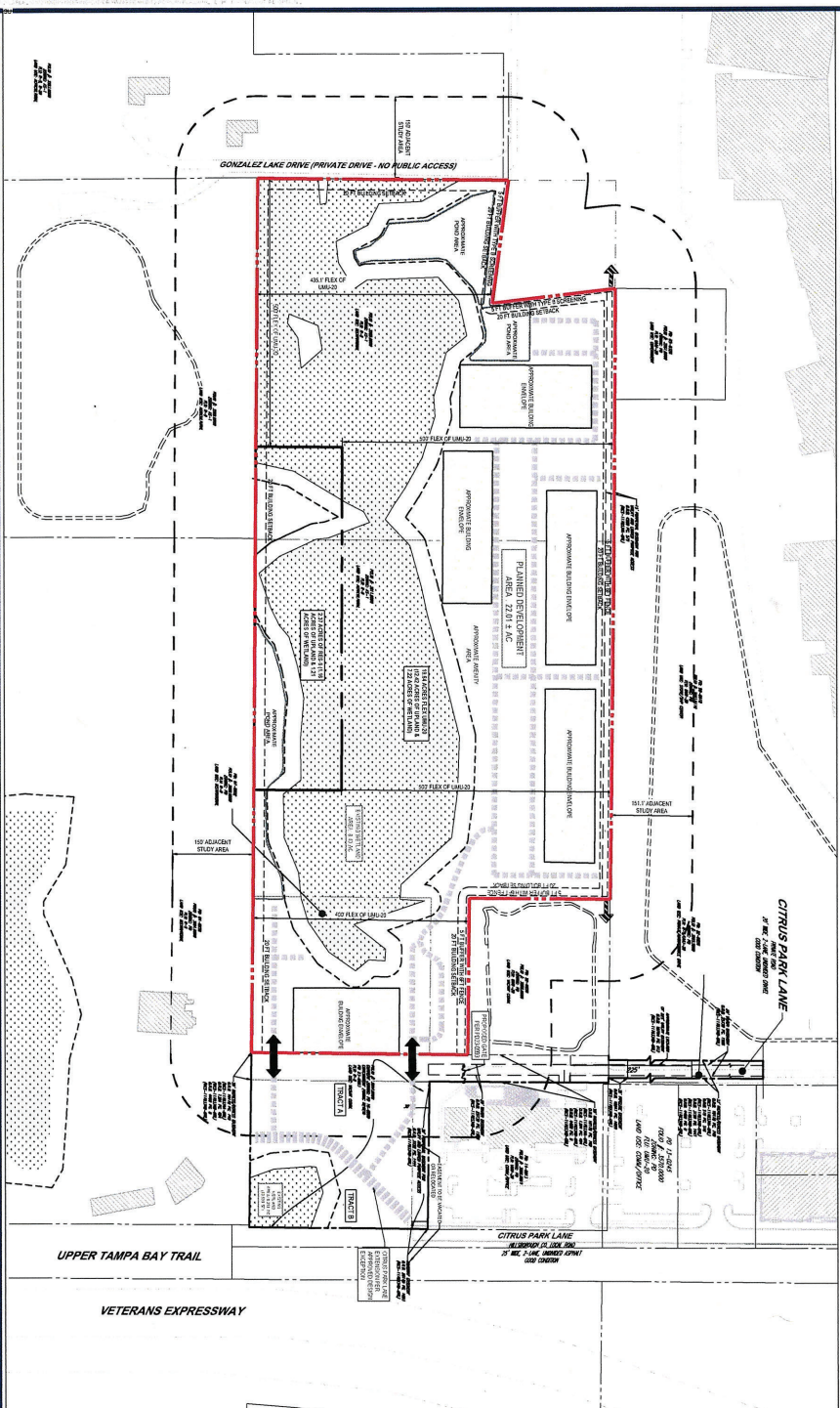
THAT PART OF THE 1/4 SECTION 16 OF THE 1/4 CORNER BEING AS BEGINNING AT A POINT ON THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 1 EAST, 15TH MAIN PART, DEERED TO THE STATE OF FLORIDA FOR RIGHT-OF-WAY DATED 08/09/1985, MADE S.W. ALL TOWNSHIP 28 SOUTH, RANGE 1 EAST, 15TH MAIN PART, DEERED AS BEING IN HILLSBOROUGH COUNTY, FLORIDA.

## GENERAL DEVELOPMENT PLAN

APPLICANT	ENGINEER	REPRESENTATIVES
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1. THE PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
2. THE PROJECT IS LOCATED WITHIN THE NORTHWEST HILLSBOROUGH COMMUNITY PLANNING AREA.

- [illegible]



PRODUCT INFORMATION		SITE DATA	
1	ITEM LOCATION	2021-04-02	1. The data was collected by the person in the field and is not a computer generated record.
2	ITEM CATEGORY	Material	
3	ITEM STATUS	Not in stock	
4	ITEM STATUS	Not in stock	
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97	ITEM STATUS	Not in stock	
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99	ITEM STATUS	Not in stock	
100	ITEM STATUS	Not in stock	

**FEMINA NOTE:** THE PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 187 OF 801 NUMBER 12057C0187, WITH A MAP EFFECTIVE DATE OF OCTOBER 07, 2021.

**811**  
KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
1-800-4-A-DIGIT  
www.811.org

THIS DRAWING IS INTENDED FOR INFORMATION. NO OTHER ACTION SHOULD BE TAKEN WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

PROJECT: **PD SITE PLAN**

DRAWN BY: **PLJ220142**

CHECKED BY: **RH**

DATE: **1/31/2013**

CAD L.D.

**RESIDENTIAL  
EASY STREET**

FOR

**ram**

PROPOSED

**BOHLER** 

12002 EASY STREET  
TAMPA FL 33625  
HILLSBOROUGH COUNTY

600 N. WESTSHORE BLVD. SUITE 950  
TAMPA, FLORIDA 33609  
Phone: (813) 612-4100  
Fax: (813) 612-4101

FLORIDA REGISTERED OFFICE OF JAMES M. BOHLER

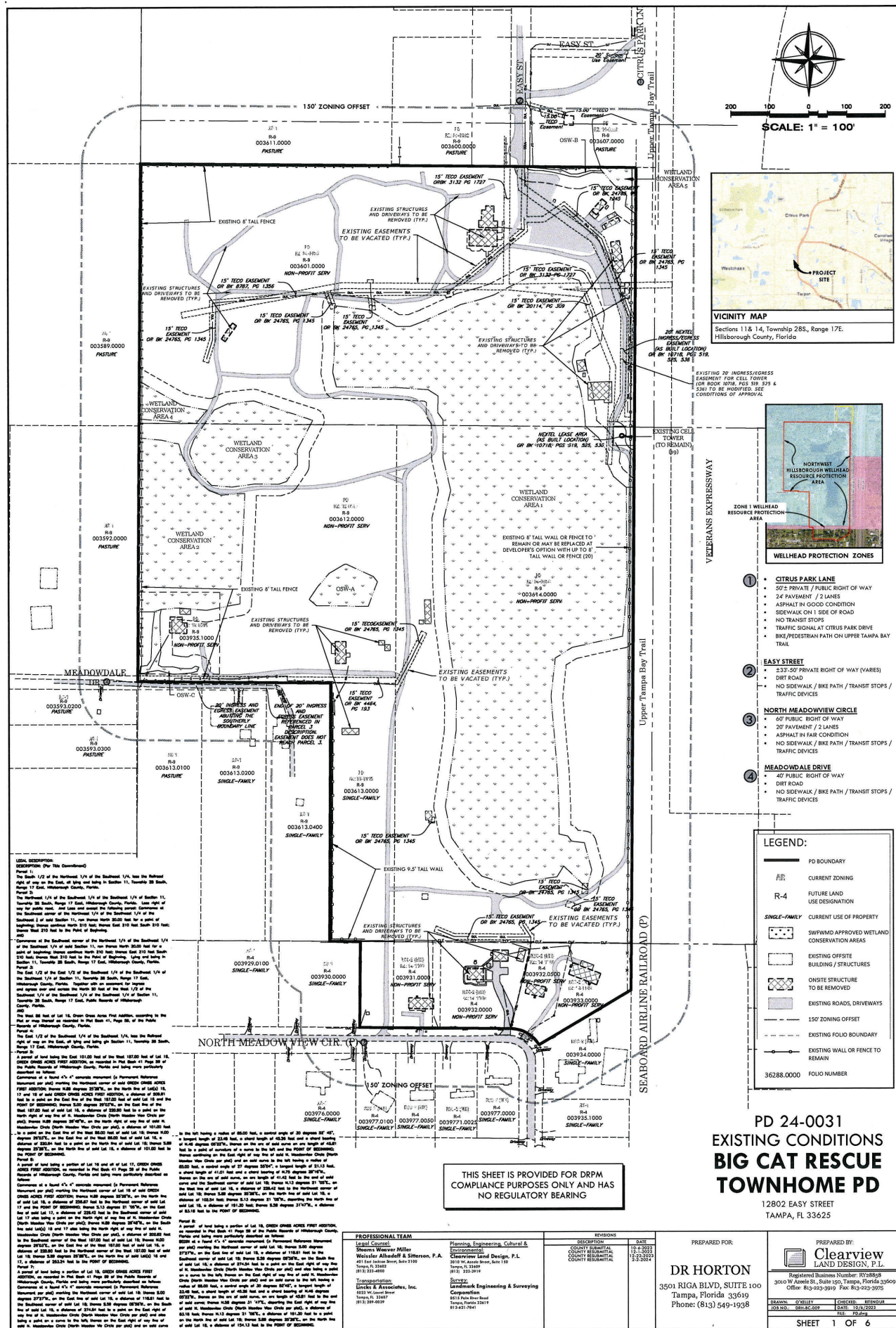
**PD GENERAL  
DEVELOPMENT  
PLAN**

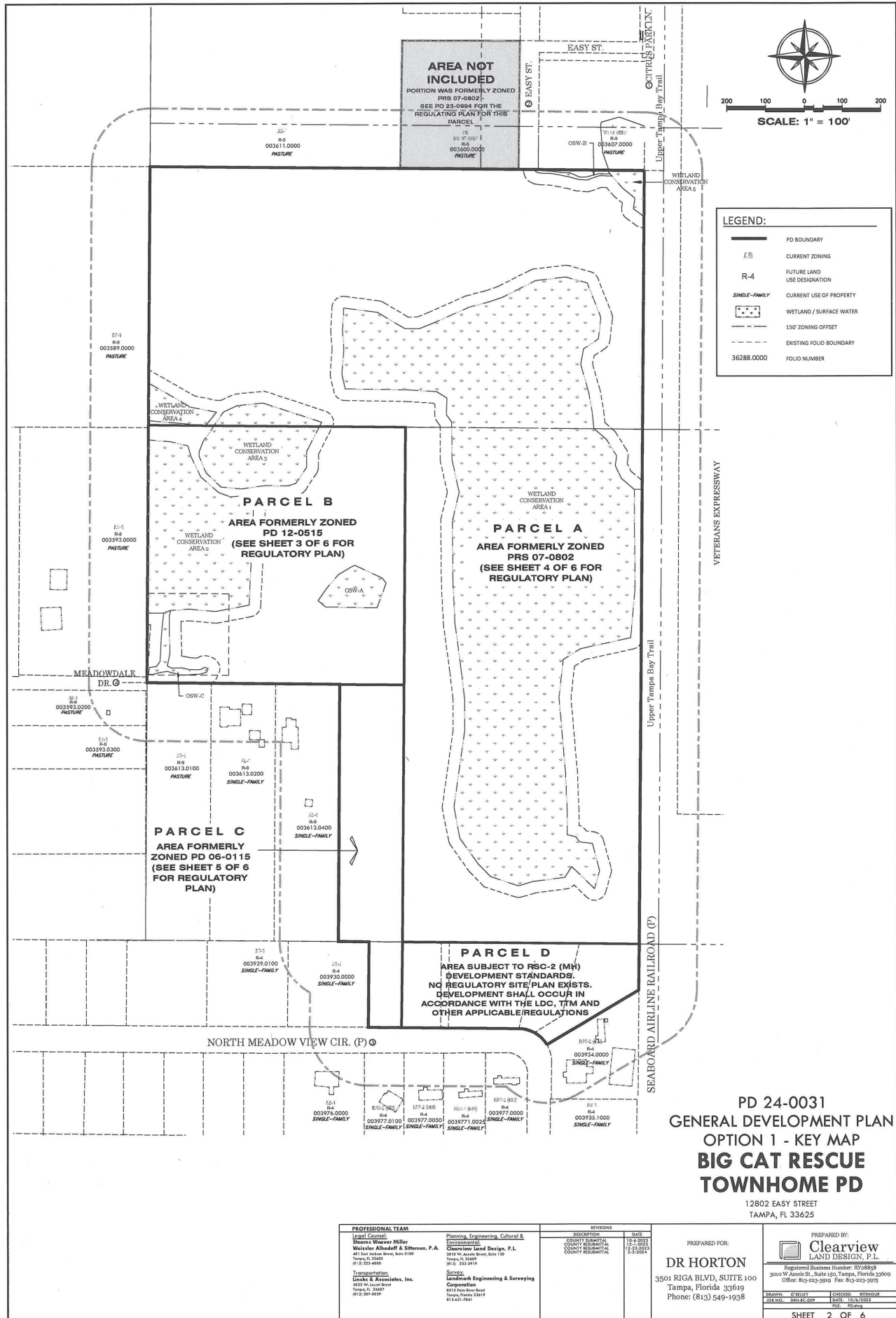
SHEET NUMBER \_\_\_\_\_

PD 24-0031  
PD PLAN





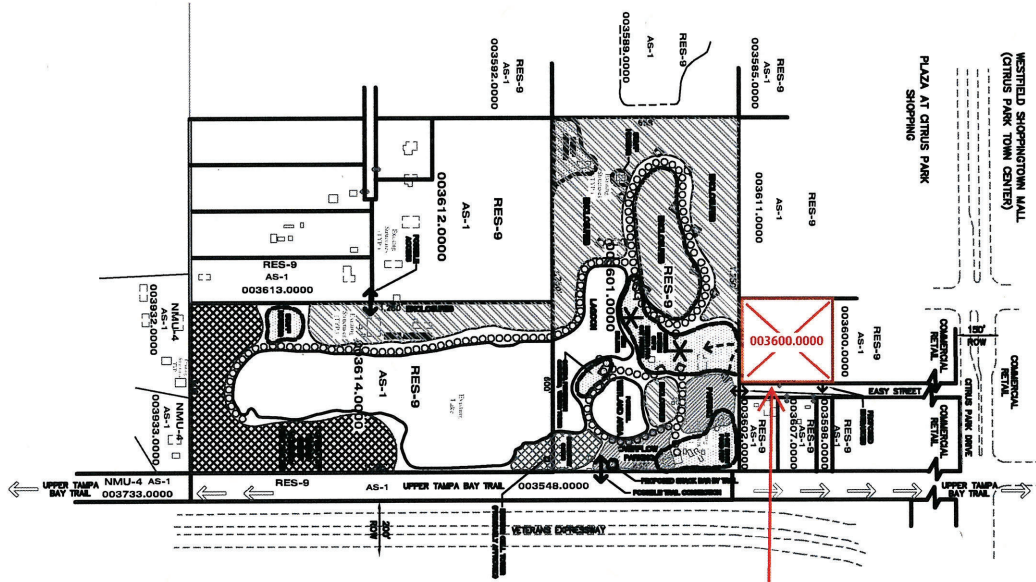








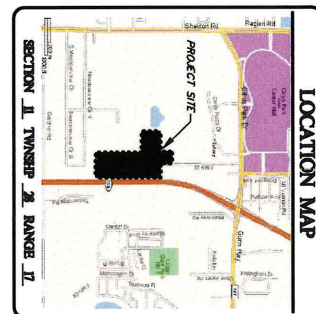
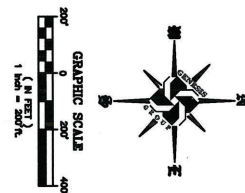
Plot Date: Jan 14, 2024 - 4:26pm  
User: Name: [redacted]  
Drawing Name: T:\0000000000\0000000000\0000000000.dwg



THIS PD IS INCLUDED AS WAS SHOWN IN PD 12-0515, WITH THE EXCEPTION OF THE PORTION WITHIN FOLIO 003600.0000, WHICH WAS EXCLUDED SINCE IT IS BEING INCLUDED WITHIN THE ADJACENT PD 23-0994. ADJACENT PARCEL BOUNDARIES AND ZONING DESIGNATIONS HAVE NOT BEEN VERIFIED OR UPDATED

**LEGEND**

- PROPOSED BUILDING FOOTPRINTS
- PROJECT ACCESS POINTS
- SECONDARY ACCESS POINTS
- PROPOSED/EXISTING RIGHT-OF-WAY



**PROPOSED USES:**

1. Administrative Office - 1,000 square feet
2. Sanctuary/Rescue/Rehabilitation Building - 20,000 square feet
3. Community/Event/Exhibition Building - 20,000 square feet
4. 600' x 100' x 100' square foot
5. 600' x 100' x 100' square foot
6. Animal food preparation building (includes kitchen)
7. Animal Sanctuary enclosure - 6,000 square feet
8. Veterinary/medical care for the sanctuary animals
9. Space for the staff - 1,000 square feet (with
10. Storage area for the staff
11. Office space for the staff
12. Office space for the staff
13. Office space for the staff
14. The site location and number of project identification signs will be determined through a detailed site plan.

**SITE DATA**

EXISTING LAND USE: ANIMAL SANCTUARY/REHABILITATION/  
AGRICULTURAL

EXISTING ZONING: AS-1

COMPREHENSIVE PLAN: RES-9

SITE AREA (EST): TOTAL - 420 ACRES

**LEGAL**

TRAIL: 000000.0000  
R/W: 100' OF R/W 1/4 OF SE 1/4 OF NW 1/4 OF SE 1/4  
AND NW 1/4 1/2 OF E 200 FT 5 100.33 FT TO S BARY  
AND W 200.71 FT TO BEG

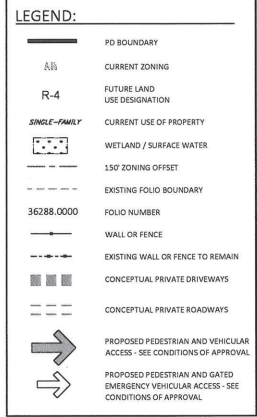
Folio: 003600.0000  
S 1/2 OF NW 1/4 OF SE 1/4 LESS NW 1/4 ON E  
S 1/2 OF NW 1/4 OF SE 1/4 LESS NW 1/4 ON E  
Folio: 003614.0000  
E 1/2 OF SW 1/4 OF SE 1/4 LESS NW 1/4 ON E

**NOTE: THIS PLAN IS FOR PRELIMINARY PURPOSES ONLY. SUBMIT TO FINAL REVIEW WITHIN DESIGN, ENGINEERING AND ARCHITECTURAL DIVISION.**

**THIS PLAN IS PREPARED BY ASSOCIATES WITH CDD & ASSOCIATES**





[illegible][illegible]

PD 24-0031  
GENERAL DEVELOPMENT PLAN  
OPTION 2  
**BIG CAT RESCUE  
TOWNHOME PD**

12802 EASY STREET  
TAMPA, FL 33625

PREPARED FOR:

**DR HORTON**

3501 RIGA BLVD, SUITE 100  
Tampa, Florida 33619  
Phone: (813) 549-1938

PREPARED BY:  
 **Clearview**  
 LAND DESIGN, P.L.  
 Registered Business Number: RY28858  
 3900 W Azeele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

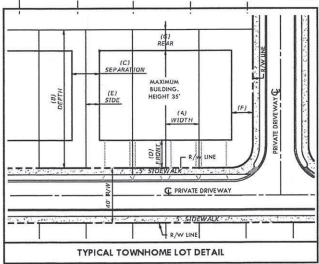
AWN: O'KELLEY	CHECKED: RITENOUR
S NO.: DRH-SC-009	DATE: 10/6/2023

FILE: PD.dwg  
SHEET 6 OF 6

TOWNHOME LOT STANDARDS TABLE	
MINIMUM LOT SIZE	3,350 SF
MINIMUM LOT WIDTH (A)	18'
MINIMUM LOT DEPTH (B)	75'
MINIMUM BUILDING SEPARATION (C)	10'
MINIMUM SETBACKS:	
FRONT (D)	20'
SIDE (E)	5'
SIDE CORNER (F)	10'
REAR (G)	10'
MAXIMUM BUILDING COVERAGE	65%
MAXIMUM IMPERVIOUS SURFACE	100%

<b>PROFESSIONAL TEAM</b>	
<b>Legal Counsel:</b> <b>Shoemaker Weaver Miller</b> <b>Weissert Althoff &amp; Siltson, P.A.</b> 451 East Oak Street, Suite 2100 Tampa, FL 33602 (813) 222-4800	<b>Planning, Engineering, Cultural &amp; Environmental</b> <b>Clearview Land Design, P.L.</b> 2010 W. Ashley Street, Suite 150 Tampa, FL 33609 (813) 232-9119
<b>Transportation:</b> <b>Linker &amp; Associates, Inc.</b> 9025 W. Land Street Tampa, FL 33627 (813) 288-0225	
<b>Survey:</b> <b>Landmark Engineering &amp; Surveying Corporation</b> 6515 Palm River Road Tampa, Florida 33619 (813) 421-7941	

REVISIONS	
DESCRIPTION	DATE
COUNTY SUBMITTAL	10-6-2023
COUNTY RESUBMITTAL	12-1-2023
COUNTY RESUBMITTAL	12-22-2023
COUNTY RESUBMITTAL	2-2-2024





HILLSBOROUGH COUNTY ROADWAYS  
FUNCTIONAL CLASSIFICATION MAP



# HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



## Legend

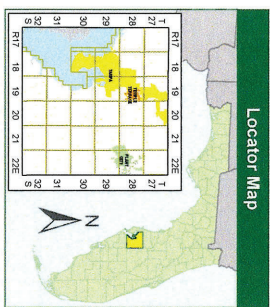
- Functional Classifications**
- Authority/Classification
  - State, Principal Arterial
  - State, Arterial
  - Hillsborough, Arterial
  - Hillsborough, Collector
  - Urban Service Area Boundary
  - City Limits

The Hillsborough County Boundary Functional Map will be used in all projects and programs that require a functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERS 17E/7S PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 INTERS 17E/7S PLANNED DEVELOPMENT STANDARDS
- PART 3.04.00 INTERS 17E/7S PLANNED DEVELOPMENT STANDARDS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.04.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 12.01.00 DENOTATIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE.

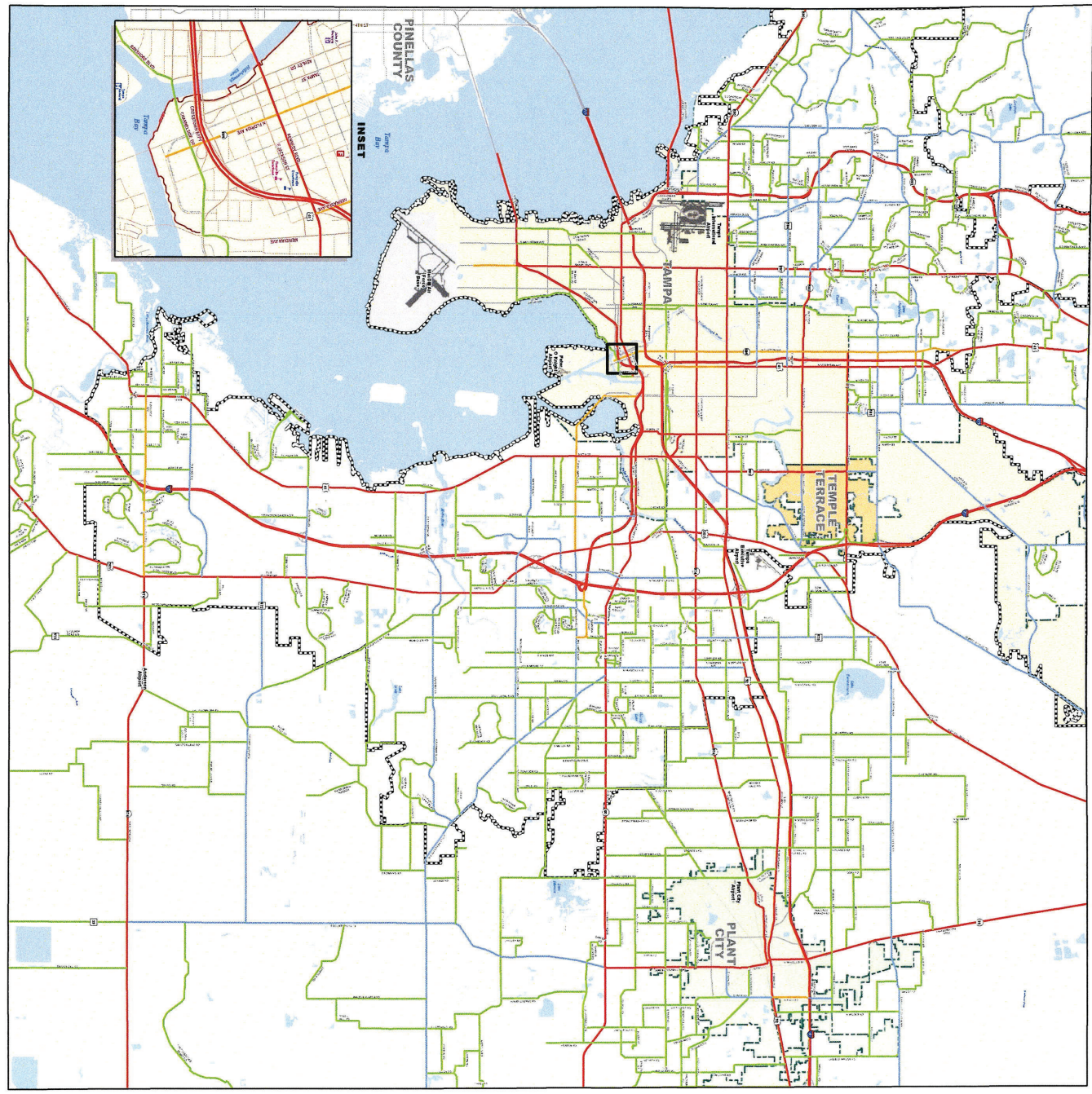
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in setting the Metropolitan Traffic Control Program and the Metropolitan Traffic Control Program.

## Locator Map



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the accuracy of the information shown on this map. The information shown on this map is for informational purposes only and should not be used for any other purpose. The information shown on this map is based on the best available information at the time of publication. The information shown on this map is not intended to be used for any other purpose. The information shown on this map is not intended to be used for any other purpose. The information shown on this map is not intended to be used for any other purpose.

601 E Kennedy Blvd  
Tampa, FL 33602  
pinpoint@hillsboroughcounty.org





## Ratliff, James

---

**From:** Williams, Michael  
**Sent:** Monday, March 18, 2024 6:49 PM  
**To:** Michael D. Raysor (mdr@raysor-transportation.com)  
**Cc:** Steven Henry; Carol Walden; David Smith; Heinrich, Michelle; Krochta, Camille; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake  
**Subject:** FW: RZ PD 24-0031 - Design Exceptions Review (3 of 3)  
**Attachments:** 24-0031+Rev+DE+Req+03-18-2\_AWC.pdf

Steve,

I have found the attached Design Exception (DE) for PD 24-0031 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](http://HCFLGov.net)

---

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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 6:22 PM  
**To:** Williams, Michael <WilliamsM@hcfl.gov>  
**Cc:** Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>  
**Subject:** RZ PD 24-0031 - Design Exceptions Review (3 of 3)

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)  
[cwalden@stearnsweaver.com](mailto:cwalden@stearnsweaver.com)  
[dsmith@stearnsweaver.com](mailto:dsmith@stearnsweaver.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)

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

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**Hillsborough  
County Florida**  
Development Services

# Additional / Revised Information Sheet

## Office Use Only

**Application Number:** RZ-PD 24-0031

**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: RZ-PD 24-0031 Applicant's Name: D.R. Horton, Inc.

Reviewing Planner's Name: Camille Krochta 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): 03/25/2024

## 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@hcfllgov.net](mailto:ZoningIntake-DSD@hcfllgov.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@hcfllgov.net](mailto:ZoningIntake-DSD@hcfllgov.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.***

Camille Krochta

Signature

03/18/2024

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 RZ-PD 24-0031

☐ 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:   
(Must be signed by applicant or authorized representative)

Intake Staff Signature: Clare Odell Date: 03/18/2024



# 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. 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,



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

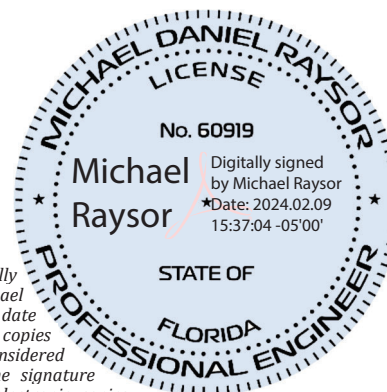


The foregoing documents a request for a DESIGN EXCEPTION per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with Planned Development Rezoning for **PD 23-0993 (OPTION 2) & PD 23-0994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

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.  
President



**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







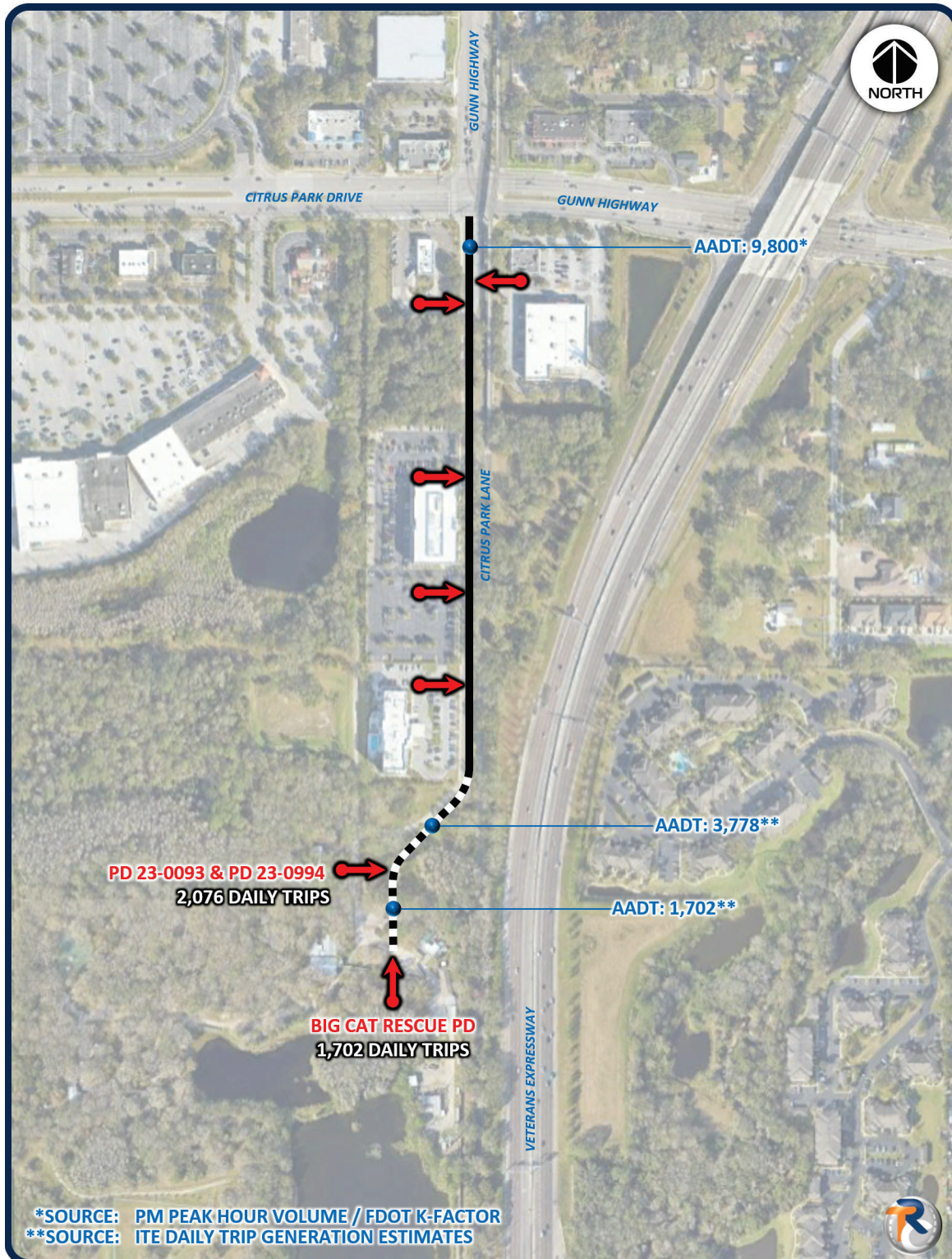




# ATTACHMENT C



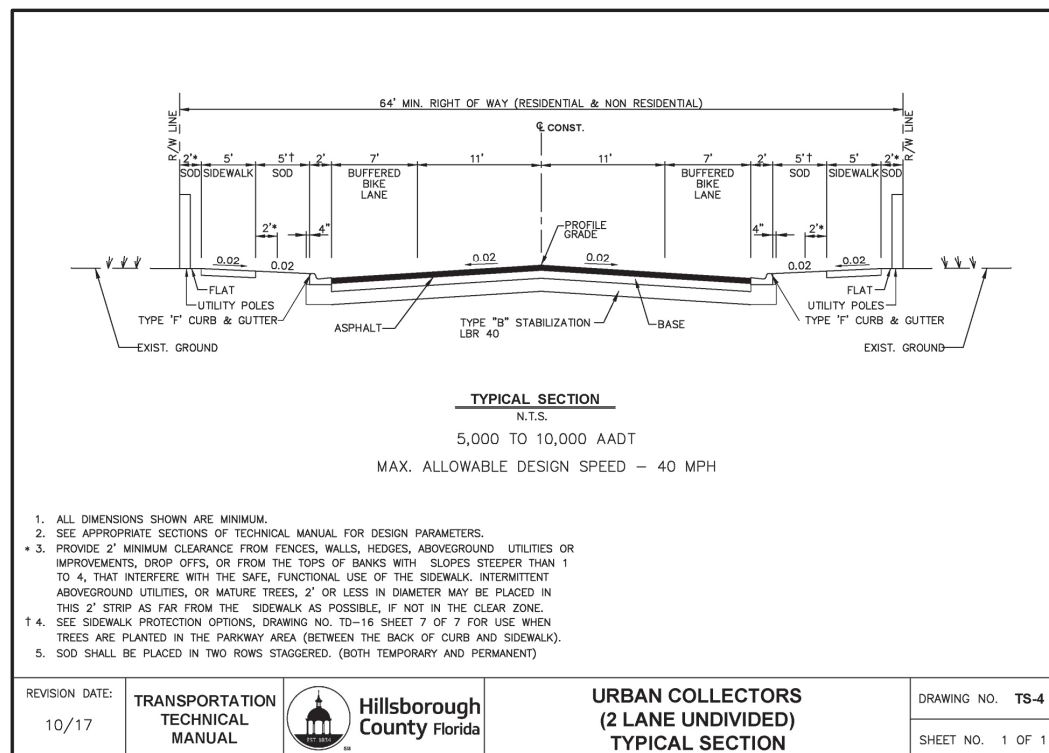
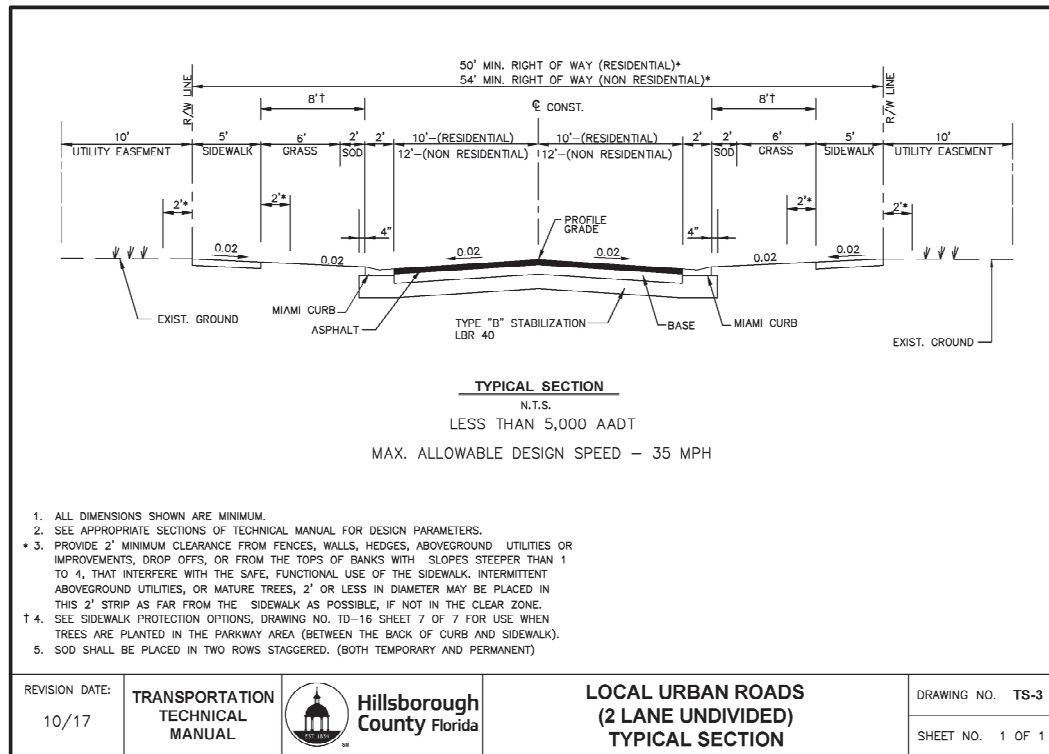
PD 23-0993 & PD 23-0994 & PD 24-0031  
Citrus Park Lane Daily Traffic Volumes



# 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

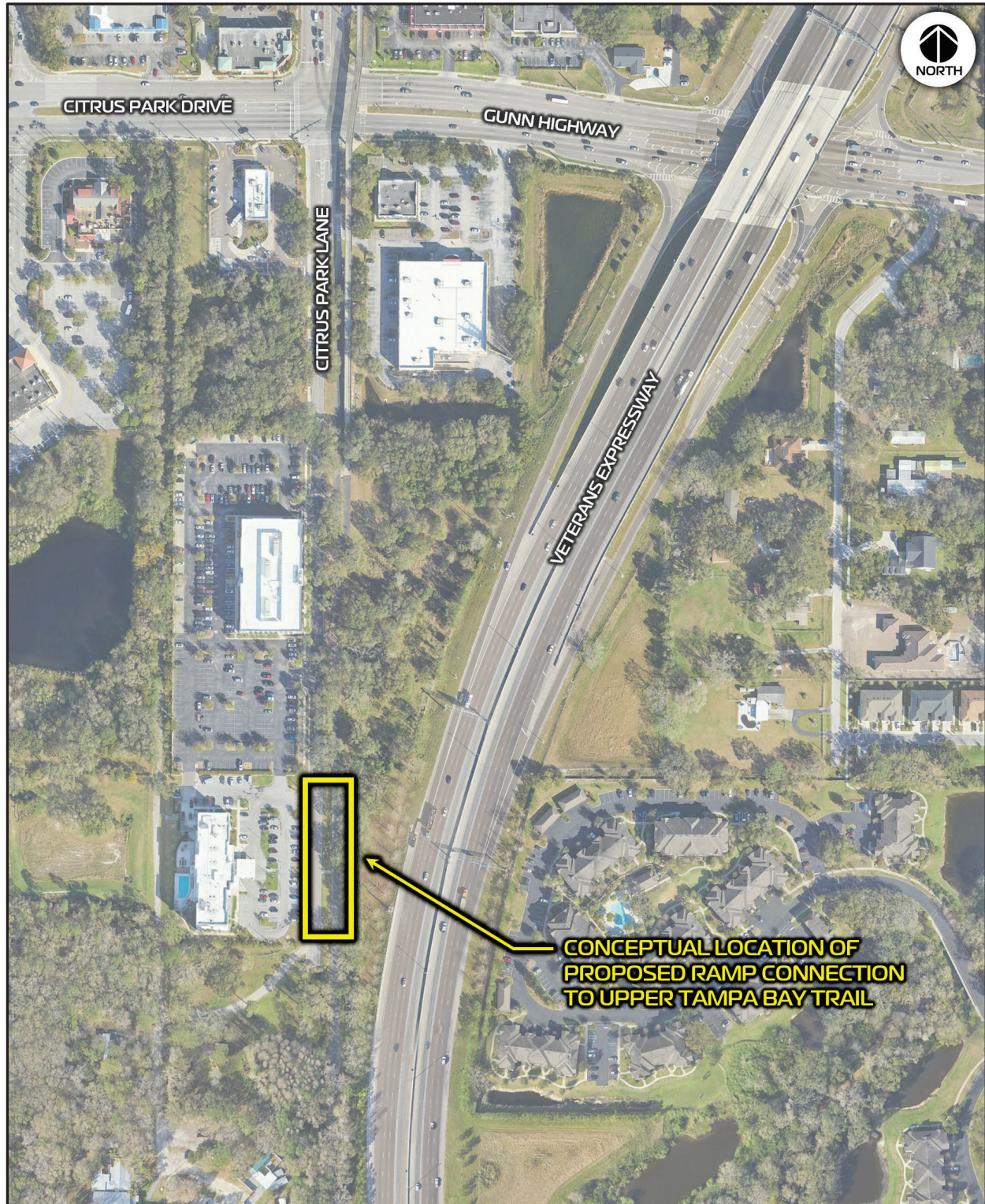




# ATTACHMENT G



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



# 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	716	47	58
Proposed	1,702	113	134
Difference (+/-)	(+) 986	(+) 66	(+) 76

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

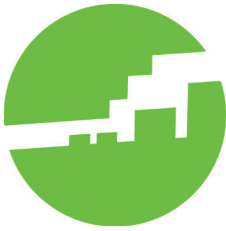
Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets 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:		



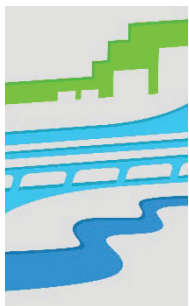
Transportation Comment Sheet

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	



# Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
<b>Hearing Date:</b> March 25, 2024  <b>Report Prepared:</b> March 13, 2024	<b>Petition: PD 24-0031</b>  <b>Folios 3601.0000, 3612.0000, 3613.0000 3614.0000, 3931.0000, 3932.0000, 3932.0050, &amp; 3933.0000</b>  <i>North of North Meadowview Circle, south of Easy Street, &amp; west of the Veterans Expressway</i>
Summary Data:	
<b>Comprehensive Plan Finding</b>	<b>INCONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-4 (4 du/ga; 0.25 FAR) Residential-9 (9 du/ga; 0.5 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan</b>	<b>Northwest Area</b>
<b>Request</b>	Rezoning from Residential Single Family Conventional with a mobile home overlay and Planned Development (PD 07-0802, PD 06-0115 and PD 12-0515) to a Planned Development to construct 230 single family attached dwelling units.
<b>Parcel Size</b>	53.93 +/- acres
<b>Street Functional Classification</b>	North Meadowview Circle – <b>Local</b> Meadowdale Drive – <b>Local</b> Easy Street – <b>Local</b> Citrus Park Lane – <b>Local</b> Veterans Expressway – <b>Principal Arterial</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	D



Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

### **Context**

- The approximately 53.93 +/- acre subject site is located north of North Meadowview Circle, south of Easy Street and west of the Veterans Expressway.
- The subject site is located within the Urban Service Area and is within the limits of the Northwest Area Community Plan.
- The subject site is located within the Residential-4 (RES-4) and Residential-9 (RES-9) Future Land Use categories. RES-4 can be considered for a maximum density of up to 4 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-4 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. RES-9 can be considered for a maximum density of up to 9 dwelling units per gross acre and a maximum intensity of 0.5 FAR. The RES-9 Future Land Use category is intended to designate areas that are 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. Non-residential uses are required to meet established locational criteria for specific land uses within each category.
- RES-4 abuts the subject site to the southwest, south and southeast. RES-9 abuts the subject site to the north, west and east. Urban Mixed Use-20 (UMU-20) also abuts the subject site's northern boundary and extends further north. Further west is the Residential-20 (RES-20) Future Land Use category. Further north is the Citrus Park Village Future Land Use category.
- The subject site formally operated as the Big Cat Rescue organization. Single family residential, multi-family residential, vacant lands, agricultural uses, and mobile homes are interspersed to the south and west. The Upper Tampa Bay Trail is located directly to the east and is designated as public institutional use. Multi-family residential, agricultural and vacant lands abut the northern boundary of the site. Light commercial uses are located further north. The area is mostly residential in nature with notable commercial development further north near the intersection of Easy Street and Citrus Park Drive.
- The subject site is currently zoned as Residential-Single Family Conventional-2 with a mobile home overlay (RSC-2 MH) and Planned Development (PD 07-0802, PD 06-0115 and PD 12-0515). The Agricultural Single Family (AS-1) zoning district is located to the north and west. RSC-2 is located to the south, followed by additional AS-1 zoning. The PD zoning district is located to the north and extends along Easy Street and Citrus Park Lane. The AS-1 and PD zoning districts are located further east as well.
- The applicant is requesting to rezone the subject site from Residential-Single Family Conventional-2 with a mobile home overlay (RSC-2 MH) and Planned Development (PD 07-0802, PD 06-0115 and PD 12-0515) to a Planned Development (PD 24-0031) to construct 230 single family attached dwelling units.

### **Compliance with Comprehensive Plan:**

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



## **FUTURE LAND USE ELEMENT**

### **Urban Service Area (USA)**

**Objective 1:** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan.

Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

**Policy 1.2: Minimum Density** All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. 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 1.3:** Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:

*Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;*

*Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.*

*Development would have an adverse impact on environmental features on the site or adjacent to the property.*

*The site is located in the Coastal High Hazard Area.*

*The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.*

**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.

### **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 8.8:** For projects whose boundaries encompass more than one land use category, density and intensity calculations will allow for the blending of those categories across the entire project. All portions of the project must be contiguous to qualify for blending. Blending of densities and intensities is not permitted across improved public roadways or between the Urban Service Area (USA) and Rural Service Area (RSA) boundary. The combined total number of dwelling units and/or FAR possible under all the land use categories within the project will be used as a ceiling for review purposes. This provides maximum design flexibility for those projects, because the location or clustering of those units on the project site need not conform to the land use category boundary on the site as long as the maximum number of dwelling units permitted for the entire project are not exceeded.

### **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 a 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 16.3:** *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 16.7:** *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

**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**

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

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

#### **5.2 URBAN/SUBURBAN**

**GOAL 13:** *Make it possible to develop in a traditional urban pattern in designated urbanizing areas of the County. (Continued)*

**OBJECTIVE 13-1:** *Those areas within the County which may be considered as urban in character, or which are moving in that direction, shall be targeted for community planning to determine appropriate modifications to land development and other regulations. (Continued)*

**POLICY 13-1.4:** *Where conditions permit, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.*

**POLICY 13-1.5:** *The street network should provide all residents with direct links to community focal points, social services and major roads in the region.*

**POLICY 13-1.6:** *Produce a streetscape with pedestrian amenities, with safe and pleasant means to walk around in the commercial environment and to access the adjacent neighborhoods.*

**POLICY 13-1.7:** *Allow the design of neighborhoods to be more directly responsive to site conditions.*

## **MOBILITY SECTION**

### **Promote Connectivity**

**Goal 4:** *Provide safe and convenient connections within the transportation network that support multimodal access to key destinations, such as community focal points, employment centers and services throughout the County.*

**Objective 4.1:** *In urban and suburban contexts, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.*



## LIVABLE COMMUNITIES ELEMENT: Northwest Area Community Plan

### 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 new development to be designed with a continuous local network of roads characterized by short blocks with 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.*

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

The approximately 53.93 +/- subject site is located north of North Meadowview Circle, south of Easy Street and west of the Veterans Expressway. The subject site is located in the Urban Service Area and is within the limits of the Northwest Area Community Plan. The subject site's Future Land Use classifications on the Future Land Use Map (FLUM) are Residential-4 (RES-4) and Residential-9 (RES-9). Approximately 3.39 acres are located within RES-4 and approximately 50.54 acres are located in RES-9. The applicant is requesting to rezone the subject site from Residential-Single Family Conventional-2 with a mobile home overlay (RSC-2 MH) and Planned Development (PD 07-0802, PD 06-0115 and PD 12-0515) to a Planned Development (PD 24-0031) to construct 230 single family attached dwelling units.

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. For sites located within the Urban Service Area with FLU categories permitting 4 du/ga and greater, Policy 1.2 requires that all new residential or mixed-use developments develop at a rate of at least 75% of the maximum allowable density, unless the development meets the criteria of FLUE Policy 1.3. Given that the site contains approximately 17.85 acres (33%) of wetlands, development at a rate of 75% of the maximum allowable density could have an adverse impact on the site's environmental features. Therefore, the requested density of approximately 4.26 dwelling units per acre meets the environmental features exception as outlined in FLUE Policy 1.3. Similarly, FLUE 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 located near several single family uses to the south. Multi-family uses are located further east and west as well. Planning Commission staff acknowledge that the proposed use and density is compatible with the surrounding character of existing development.

FLUE Objective 8 establishes that the Future Land Use Map (FLUM) includes Land Use Categories that outline the maximum level of density and intensity and range of permitted land uses for an area. The character of each Future Land Use category and its potential uses must be evaluated for compliance with the Comprehensive Plan, per FLUE Policies

8.1 and 8.2. Given that this subject site encompasses more than one FLU category, FLUE Policy 8.8 allows for the densities of RES-4 and RES-9 to be blended across the entire project. The Environmentally Sensitive Land Credit established by FLUE Objective 13 and Policy 13.3 must also be applied to the density calculations. The subject site contains approximately 17.85 acres (33%) of wetlands. The entirety of the site's wetland acreage is located within the site's RES-9 FLU category. There are approximately 32.69 acres of uplands located within RES-9. When applying the Environmentally Sensitive Land Credit, this yields a maximum allowable density of 363 dwelling units for the RES-9 portion (50.54 +/- acres) of the site (see below).

$$(32.69 \text{ acres} \times 1.25 \text{ wetland multiplier}) = 40.86 \text{ acres} \\ (40.86 \text{ acres} \times 9 \text{ units/acre}) = \underline{367.74 \text{ units}}$$

There are no wetlands located within the site's 3.39 +/- acres located within the RES-4 portion of the site. This allows for an additional 13 dwelling units to be considered within RES-4 (see below).

$$(3.39 \text{ acres} \times 4 \text{ units/acre}) = \underline{13.56 \text{ units}}$$

When combining the maximum density allowed within the RES-4 and RES-9 portions of the site, the maximum allowable density equals 381 dwelling units for the entire subject site. The request to develop 230 single family attached dwelling units (60.37% of the maximum allowable density) is allowable and consistent under FLUE Objective 8, Objective 13, and their associated policies.

FLUE Objective 16 seeks to protect existing neighborhoods and communities and those that will emerge in the future. Planning Commission staff acknowledge that the proposed townhome use and density is similar to the surrounding development pattern. However, new developments must also ensure compatibility whenever a density increase is proposed. On February 5<sup>th</sup>, 2024, the applicant submitted a revised site plan that includes a 9.5-foot wall or Type A 5-foot buffering with a 6-foot fence or wall on the western boundary of the site that abuts existing single-family use. The site plan also includes a Type A 5-foot buffer with a 6-foot tall fence with landscaping on the southwestern and southeastern boundaries of the site, which specifically addresses some of the concerns expressed by Planning Commission staff. Planning Commission staff acknowledges the revised buffering and screening techniques in an effort to ensure compatibility between the proposed townhome development and the existing single-family neighborhood along Meadowview Circle and Meadowdale Drive. Though these components aim at ensuring compatibility, the proposal conflicts with FLUE Policy 16.7, which requires that residential neighborhoods be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together. Similarly, FLUE Policy 16.10 considers vehicular traffic, circulation and access as factors that impact compatibility. The proposed cul-de-sac on the south end of the subject site directly conflicts with each of these policies. Given the lack of connectivity and mobility options to the adjacent residential neighborhood to the south, the proposed Planned Development conflicts with Objective 16 and its associated policies.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 12 encourages neighborhoods to be designed in a manner that is related to the predominant character of the surroundings. Per Objective 12-1, new developments shall be designed in a manner that is compatible with the

established character of the neighborhood. Planning Commission staff acknowledge that the nature of the request, along with the revised buffering and screening techniques, aim at ensuring compatibility. However, the CDC also encourages new projects to develop in a traditional urban pattern within urbanizing areas of the county. The subject site is located directly adjacent to the UMU-20 FLU category, highlighting the importance of this policy direction. CDC Objective 13-1 and Policy 13-1.4 require communities to be designed around a modified grid network of streets in order to improve connections between neighborhoods. Doing so helps ensure residents have direct links to community focal points within the region. The proposed cul-de-sac on the southern end of the subject site directly conflicts with this policy direction. The applicant has included a trail connection through the adjacent rezoning application to the north of the site (PD 23-0993). Planning Commission staff acknowledge that this helps meet the intent of CDC Policy 13-1.6 and 13-1.7, however, given the overall connectivity conflicts that the cul-de-sac would impose, the application is inconsistent with the policy direction established by the CDC.

The Mobility Section of the Comprehensive Plan seeks to promote connectivity. Goal 4 seeks to provide safe and convenient connections within the transportation network that support multimodal access to key destinations. Similarly, Objective 4.1 of the Mobility section encourages communities to be designed around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods. Although the site provides multiple opportunities for pedestrian access, the cul-de-sac on the southern portion of the site directly conflicts with this Goal and Objective within the Mobility Section.

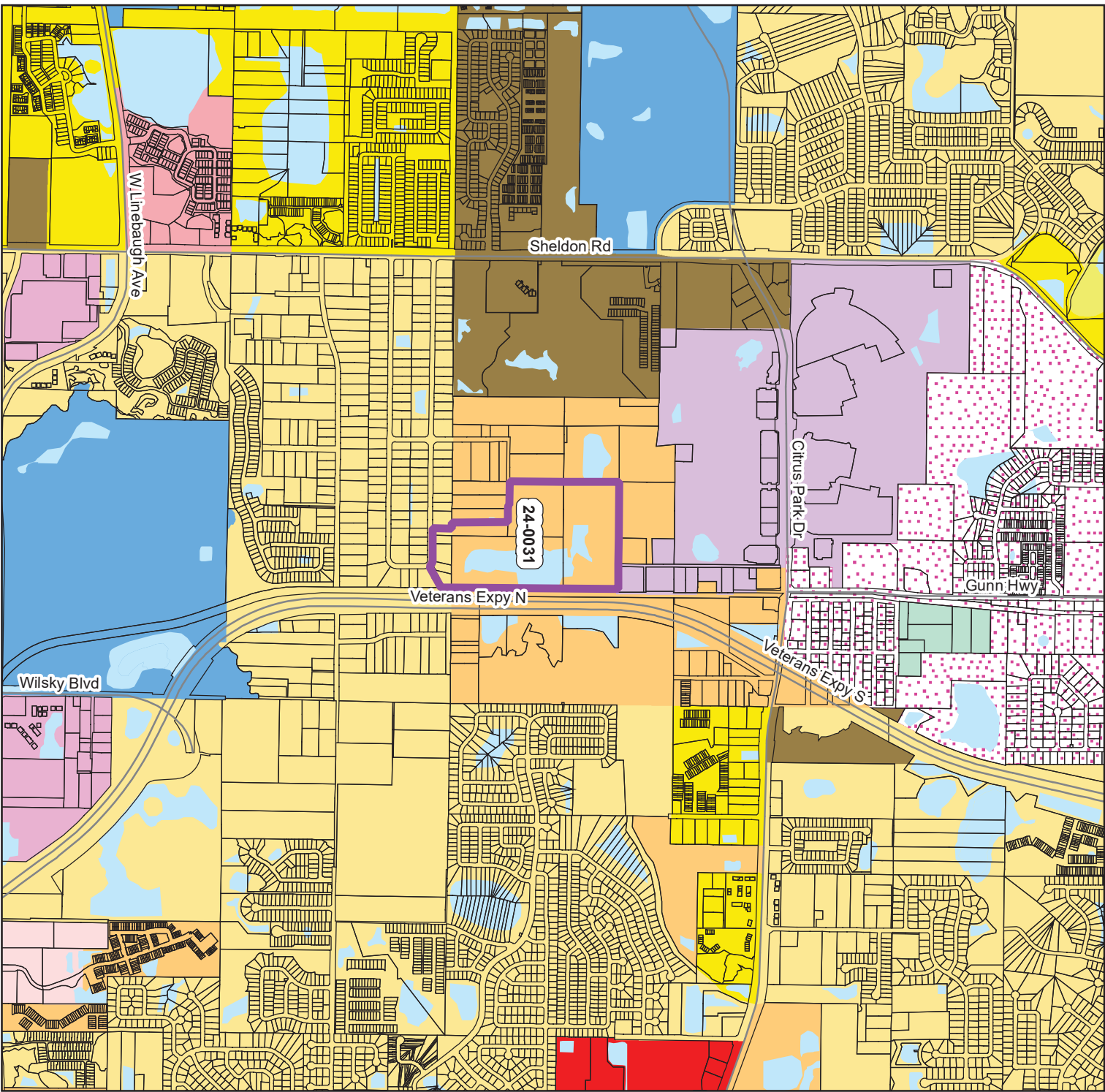
As part of the Livable Communities Element, Section C of the Northwest Area Community Plan seeks to ensure flexible and innovative mobility options to offset the deficient street network. Section C aims at connecting neighborhoods with employment, retail, and education centers through Greenways of equestrian, pedestrian and bicycle trails integrated with other recreation areas. The proposal to include a connection to the Upper Tampa Bay Trail helps meet the intent of this policy direction. However, Section C also requires new developments to be designed with a contiguous local network of roads characterized by short blocks and minimal use of cul-de-sacs. These measures help separate community-based trips from long-distance through traffic and provide a variety of alternative routes and itineraries that connect to adjacent neighborhoods as often as possible. The proposed cul-de-sac directly conflicts with Section C of the Northwest Area Community Plan and is therefore inconsistent with the Livable Communities Element.

Overall, the proposed Planned Development would allow for development that conflicts with several of the Objectives, Goals and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY  
FUTURE LAND USE  
RZ PD 24-0031



Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

Wm NATURAL, LLC, Wel. Poly

AGRICULTURAL MINING-1/20 (.25 FAR)

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

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASIPUBLIC

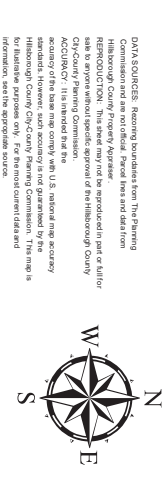
NATURAL PRESERVATION

WILDLIFE VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

DATA SOURCES: Review boundaries from The Planning Commission and an official fiscal lines and data from Hillsborough County Property Appraiser.

Map of Hillsborough County Future Land Use is not intended to be used as a legal document. It is intended to be used as a planning tool only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 10/11/2023

Author: Beverly F. Dantes

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