Rezoning Application: PD 23-0785

Zoning Hearing Master Date: February 20, 2024

BOCC Land Use Meeting Date: April 9, 2024



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Johnson Pope/Mark Bentley, Esq.,

B.C.S., AICP

FLU Category: RES-9

Service Area: Urban

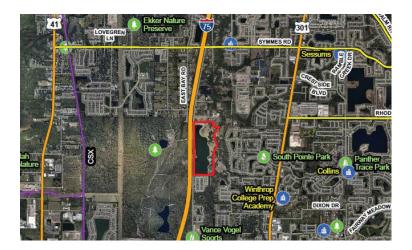
Site Acreage: 119 +/-

Community

Plan Area:

Riverview

Overlay: None



Introduction Summary:

The applicant requests to rezone property zoned PD (Planned Development) #85-0317 to PD #23-0785 to develop a 536 unit multi-family project.

Zoning:	Existing	Proposed	
District(s)	PD 85-0317	PD 23-0785	
Typical General Use(s)	Industrial, Office and Commercial	Multi-Family Residential	
Acreage	119	119	
Density/Intensity	0.11 FAR	4.5 u/a	
Mathematical Maximum*	600,00 sf	536 units	

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed		
District(s)	PD 85-0317	PD 23-0785		
Lot Size / Lot Width	n/a	n/a		
Setbacks/Buffering and Screening	30' North 30' South 30' East (from wetland setback) 30' West 20'-30' Buffering/B & C screening	25' North 25' South 25' East 25' West 20' B/ B screening along west and 5' B/A screening along east		
Height	55'/4-stories	60' /4-stories		

Additional Information:	
PD Variation(s)	None requested as part of this application

APPLICATION NUMBER:	PD 23-0785	
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BOCC LUM MEETING DATE:	April 9, 2024	Case Reviewer: Michelle Heinrich, AICP
		Name was used as year of this amplication
Waiver(s) to the Land Development Code		None requested as part of this application
waiver (3) to the Land De	evelopinent code	

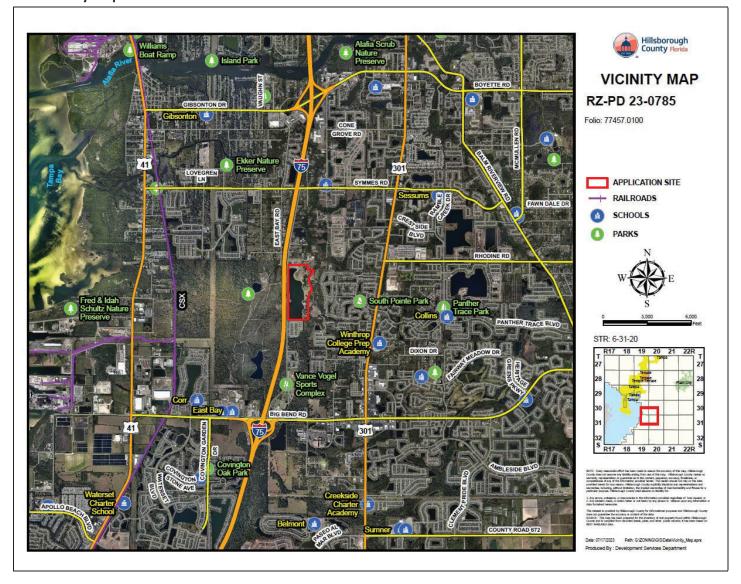
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

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Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



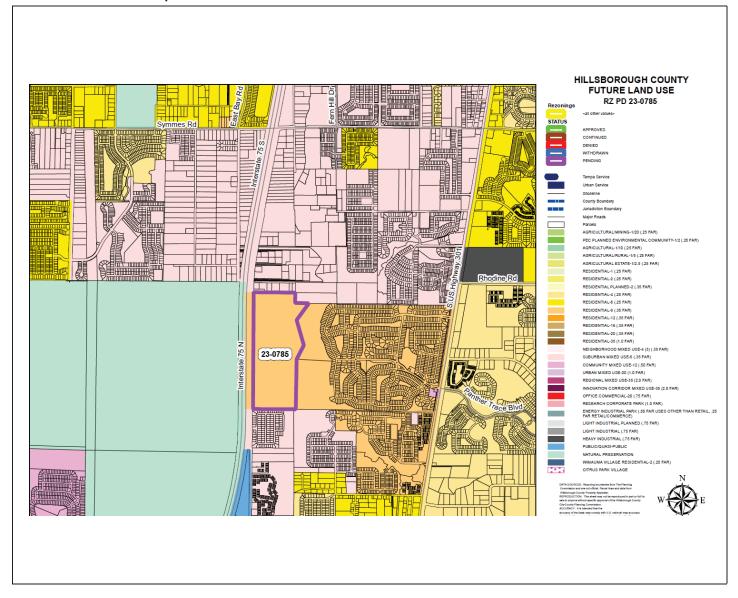
Context of Surrounding Area:

The site is located in the Riverview comment, to east of Interstate 75, north of Big Bend Road. The area contains multi-family and single-family developments. Commercial uses can be found along Big Bend Road and US Hwy 301. Vance Vogel Sports Complex is located to the south of the site.

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



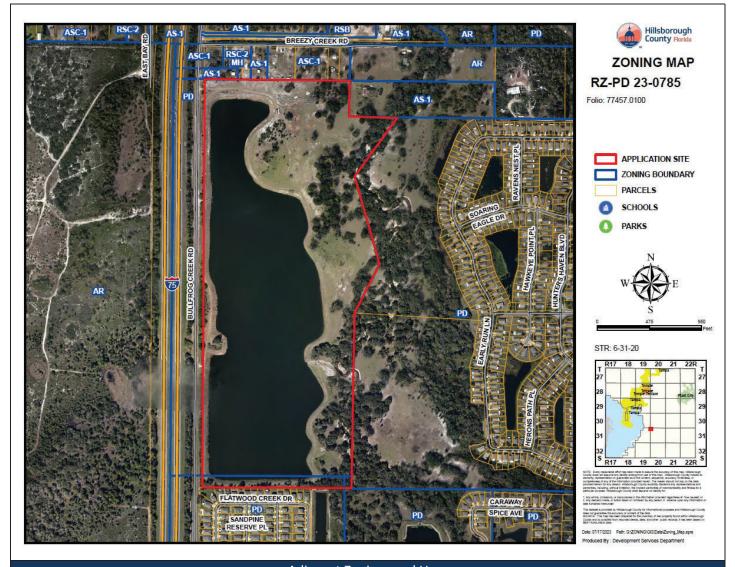
Subject Site Future Land Use Category:	RES-9
Maximum Density/F.A.R.:	9 units per acre
Typical Uses:	Residential, urban scale neighborhood commercial, office uses, multi- purpose projects and mixed use development.

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2.0 LAND USE MAP SET AND SUMMARY DATA

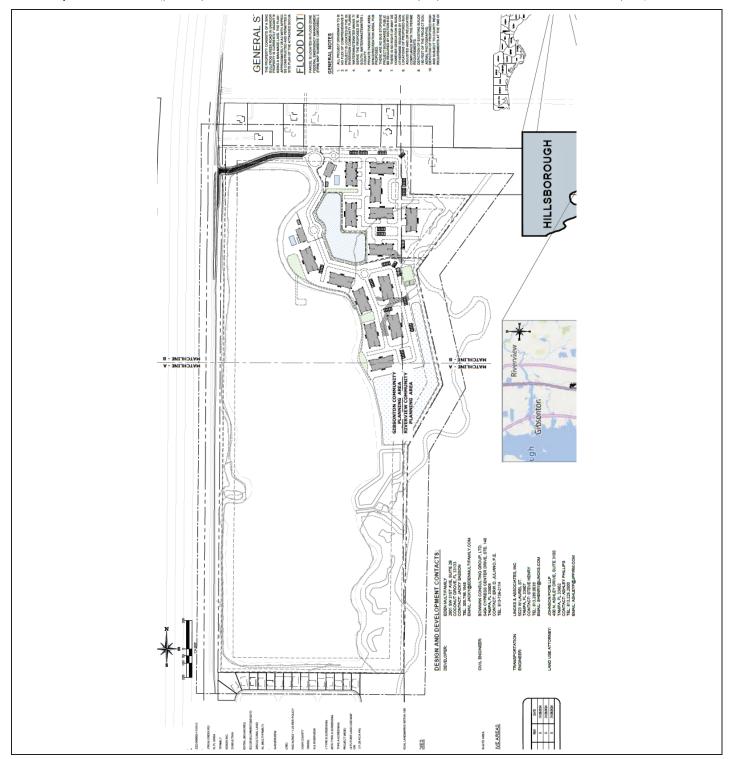
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District: Allowable Use:		Existing Use:	
North	AS-1 ASC-1 RSC-2	AS-1 & ASC-1: 1 u/a RSC-2: 2 u/a	Single Family Residential and agriculture	Single Family Residential	
South	PD 08-0091	4 u/a	Single-Family Residential	Single-Family Residential	
East	PD 99-0338	2.73 u/a	Single-Family Residential	Single-Family Residential	
West	n/a	n/a	n/a	I-75	

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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	
Bullfrog Creek Rd.	County Collector - Rural	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements ⋈ Substandard Road Improvements □ Other 	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

Project Trip Generation □ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	3,536	503	481		
Proposed	2,510	225	210		
Difference (+/-)	(-) 1,026	(-) 278	(-) 271		

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

Connectivity and Cross Access □ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	Х	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance □ Not applicable for this request				
Road Name/Nature of Request Type Finding				
Bullfrog Creek Rd./ Substandard Road Design Exception Requested Approvable				
Choose an item. Choose an item.				
Notes:				

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes ☒ No	⊠ Yes □ No	mornation, comments
Natural Resources	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area	
□ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Su	burban/Rural Scer	nic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area		presumption of a b		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	⊠ Yes	
☑ Design Exc./Adm. Variance Requested	□ No	⊠ No	□ No	
☐ Off-site Improvements Provided				
Service Area/ Water & Wastewater	⊠ Yes	☐ Yes	☐ Yes	
⊠Urban ☐ City of Tampa	□ No	⊠ No	⊠ No	
☐Rural ☐ City of Temple Terrace				
Hillsborough County School Board	N V			
Adequate \boxtimes K-5 \boxtimes 6-8 \square 9-12 \square N/A	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes ⊠ No	
Inadequate □ K-5 □6-8 ⊠9-12 □N/A	I INO	I NO	△ NO	
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 550 units = \$3,663,550 Parks: \$1,555 * 550 units = \$855,250 School: \$3,891 * 550 units = \$2,140,050 Fire: \$249 * 550 units = \$136,950 Total Multi-Family (1-2 story) = \$6,795,800 Urban Mobility, South Park/Fire - 550 multi-family units				
Comprehensive Plan:	Comments Received	Findings	Conditions	Additional Information/Comments
Planning Commission	Received		Requested	information/ comments
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	⊠ Yes □ No	☐ Inconsistent☐ Consistent	□ Yes ⊠ No	
☐ Minimum Density Met ☐ N/A				

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject project is located on the east side of I-75 (separated from the site by Bullfrog Creek Road). The proposed use and density is in line with the RES-9 Future Land Use category, which can consider multi-family uses at 9 units per acre. The proposed use is less intense than the industrial, office and commercial uses permitted under the current zoning. The presence of a 66 +/- acre lake on the site places development in the northeast corner of the site. This provides a separation of approximately 2,000 feet from the southern boundary and approximately 500 feet from the western boundary. A large conservation/wetland area is present to the east of the property, providing approximately 600 feet between the subject site and residential to the east. Land Development Code required buffering and screening (5' buffer / Type A) screening is provided along the northern, southern, and eastern boundaries. Building placement along the northern boundary is limited to two (of the 14 total) multi-family buildings and the amenity building. The proposed height is an increase of 5 feet from what is presently permitted. Buildings will meet the 2:1 additional setback for buildings over 20 feet in height. Access is limited to only Bullfrog Creek Road, with no cross access to the north, south or east. Land Development Code required screening will be placed along the western boundary to mitigate for excessive traffic noise.

Given the above, staff finds the project compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to conditions.

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6.0 PROPOSED CONDITIONS

Requirements for Certification:

1) The developer shall revise the PD site plan to:

- a) Revise the general statement to reflect correct proposed unit count (it conflicts with the site data table on the same page);
- b) Remove all references to proposed signage (staff notes that signage must be reviewed and permitted separately in accordance with applicable rules and regulations);
- c) Revise General Note 1 to describe the internal roadway as well as the driveways (consistent with proposed condition 4, above).
- d) Correct existing/proposed sidewalk placement. Staff notes that sidewalk just south of the proposed project is located immediately +/- 2-feet west of the existing right-of-way boundary (see photo below), which is inconsistent with how its drawn on the PD site plan. Also, proposed sidewalk should be located consistent with the conditions proposed hereinabove.
- e) Revise note 10 to add to the end of the sentence ", subject to compliance with the Design Exception and conditions of zoning approval."
- 2) Site plan to be modified to comply with condition #3.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 30, 2024.

- The project shall be limited to a maximum of 536 multi-family units within 14 multi-family buildings.
 Development amenities, such as parks, clubhouses, recreational uses, a dog park and a dock shall be permitted where generally depicted on the general site plan.
- 2. Notwithstanding proposed setbacks on the general site plan's Site Data Table and building setback delineation lines on the general site plan, buildings shall be located where generally depicted on the site plan.
- 3. Multi-family building height shall be limited to a maximum of 60 feet and a maximum/minimum of 4-stories (in accordance with the Transportation Analysis). An additional setback of 2 feet for every 1 foot over 20 feet in height shall be provided along all PD boundaries.
- 4. Garage buildings shall be limited to a maximum of 20 feet in height. The minimum setback shall be 25 feet from all PD boundaries. No garage buildings shall be located within a wetland and shall comply with the wetland minimum setback.
- 5. A 20- foot wide buffer with Type B screening shall be provided along the western PD boundary.
- 6. A 5 foot wide buffer with Type A screening shall be provided along the northern, eastern, and southern PD boundaries. No screening within a wetland or wetland setback shall be permitted. Any existing vegetation may contribute to all or parts of the required Type A screening, as reviewed and approved by Natural Resources. Where Type A screening cannot be located along these PD boundaries due to the presence of wetlands or a wetland setback, and existing vegetation does not meet Type A screening requirements, the screening shall be located within the site.

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7. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of these trees and to design the site around them. The site plan may be modified from the Certified Site Plan to avoid tree removal.

- 8. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property (bald eagle nest HL005 is located on the site). Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable. The site plan may be modified from the Certified Site Plan to avoid impacts to wildlife.
- 9. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas. (Note: It appears that a portion of Bullfrog Creek is located on this site but is not depicted on the current site plan.)
- 10. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 11. The construction and location of any proposed environmental impacts are not approved by this rezoning, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 12. Per the definition of "adjacent" in Article XII Definitions of the Land Development Code (LDC), the subject application is adjacent to the Golden Aster Scrub Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
- 13. 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.
- 14. 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.
- 15. 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

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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).

- 16. 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.
- 17. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 18. The project shall be served by (and limited to) one (1) vehicular connection to Bullfrog Creek Rd. All other existing access connections serving the property shall be closed, with aprons removed and sodding restored.
- 19. Prior to or concurrent with the initial increment of development, the developer shall construct the following site access improvements:
 - a. A southbound to eastbound left turn lane on Bullfrog Creek Rd. into the project entrance; and,
 - b. A northbound to eastbound right turn lane on Bullfrog Creek Rd. into the project entrance.

Such improvements shall not be permitted to alter the existing western edge of the roadway (i.e. only east side widening shall be permitted).

- 20. Prior to or concurrent with the initial increment of development, the developer shall construct a Typical Section 3 (TS-3) compliant roadway, between Bullfrog Creek Rd. and continuing east within the site for a distance of +/- 650 feet, as generally shown on the PD site plan. Internal transportation facilities shall be considered driveways beyond this point. The roadway and all driveways within the project shall be privately owned and maintained. Internal driveways shall be gated and comply with Typical Detail 9 (TD-9) within the Transportation Technical Manual (TTM).
- 21. Notwithstanding anything shown on the PD site plan to the contrary:
 - a. The minimum 5-foot-wide sidewalks to be constructed along the entirety of the project's Bullfrog Creek frontage (and portions of the roadway south of the project consistent with the Design Exception), shall be constructed in a location consistent with Transportation Technical Manual (TTM) Typical Section 7 (TS-7), i.e. as close to the eastern right-of-way boundary as possible, with a 2-foot minimum grass strip between the sidewalk and eastern right-of-way boundary;
 - b. Where the required sidewalk is constructed along the project's frontage, the developer shall construct the sidewalk within the subject property and provide and easement (for public access and maintenance purposes) in accordance with Sec. 6.03.02.D. of the LDC if necessary to comply with TTM TS-7 sidewalk separation requirements. Alternatively, the property owner may (at its sole option) dedicate and convey the underlying fee to the County; and,
 - c. Sidewalk shall be constructed within to the proposed project in accordance with Sec. 6.03.02. of the LDC.
- 22. If PD 23-0785 is approved, the County Engineer will approve a Design Exception request (dated January 26, 2024) which was found approvable by the County Engineer (on February 5, 2024) for the Bullfrog Creek Rd. substandard road improvements. As Bullfrog Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Bullfrog Creek Rd., consistent with the Design Exception.

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Specifically, prior to or concurrent with the initial increment of development and in addition to the sidewalks required pursuant to LDC Sec. 6.03.02 and as further described in condition 21, above, the developer shall construct +/- 450 feet of sidewalk (along the complete frontages of folios 77479.1004 and 77479.1005) and +/- 735 feet of sidewalk (along the complete frontages of folios 77551.0500, 77551.0100, and along a portion of the frontage of folio 77565.0000 that is between its northern property boundary and the 1st driveway serving that folio).

- 23. Consistent with the applicant's transportation analysis, all buildings containing residential dwelling units shall be a minimum of 4-stores in height.
- 24. 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.
- 25. 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.

Zoning Administrator Sign Off:

J./Brian Grady Fri Feb 9 2024 08:43:57

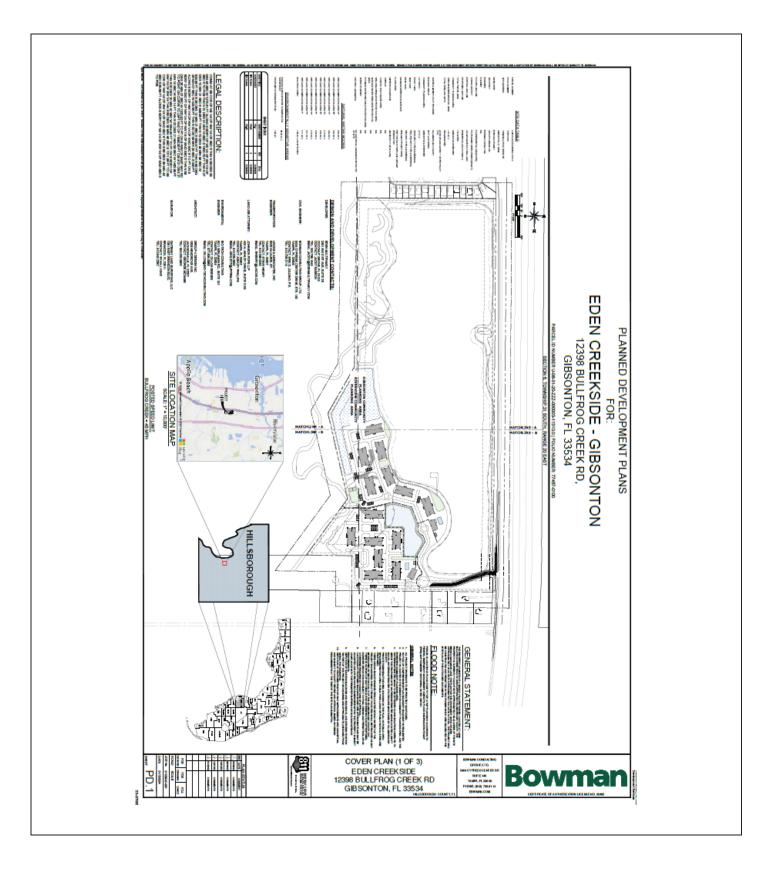
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

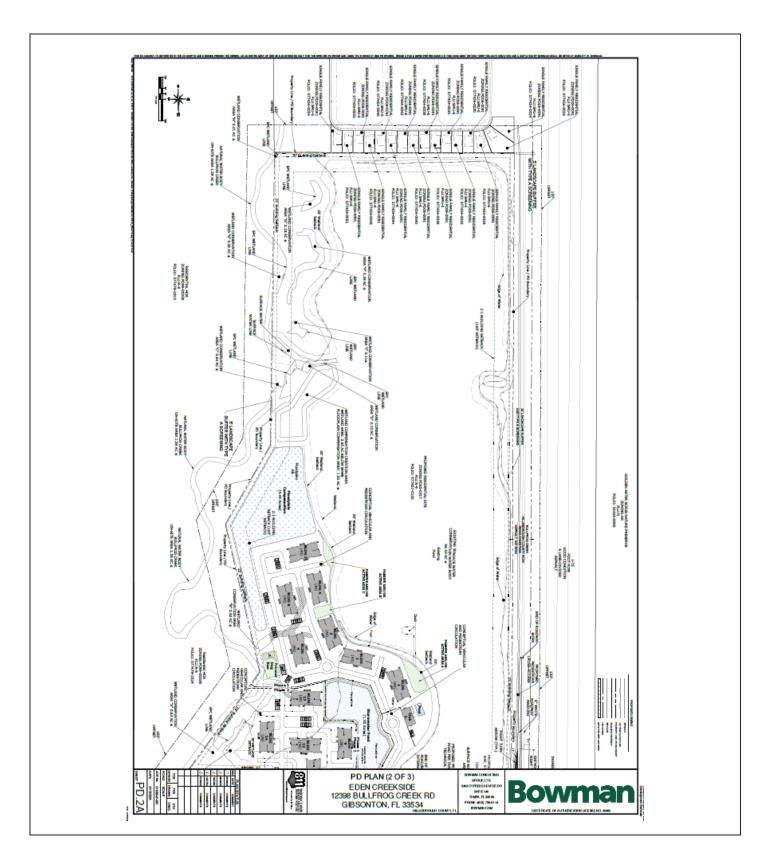
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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)

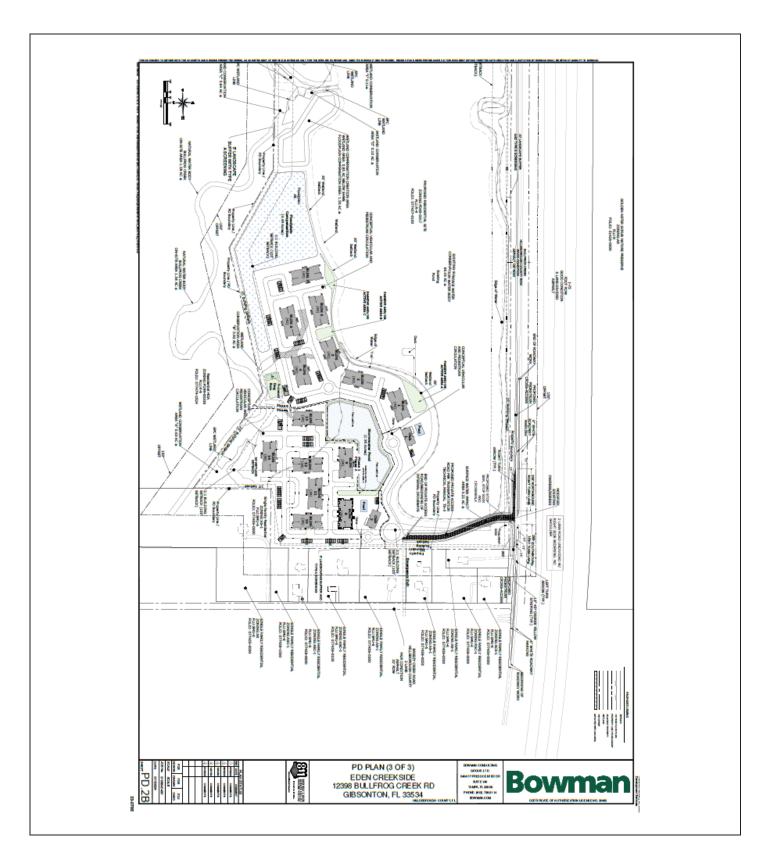


8.0 PROPOSED SITE PLAN (FULL)



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8.0 PROPOSED SITE PLAN (FULL)



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department		rtment DA	ATE: 2/12/2024
REVIE	REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: T		ortation
PLANN	IING SECTOR/AREA: RV	PETITION NO: RZ 23-0785	
This agency has no comments.			
	This agency has no objection.		
X	This agency has no objection, subject to listed or attached conditions.		
	This agency objects, based on the listed or attached conditions.		

CONDITIONS OF APPROVAL

- 1. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 2. The project shall be served by (and limited to) one (1) vehicular connection to Bullfrog Creek Rd. All other existing access connections serving the property shall be closed, with aprons removed and sodding restored.
- 3. Prior to or concurrent with the initial increment of development, the developer shall construct the following site access improvements:
 - a. A southbound to eastbound left turn lane on Bullfrog Creek Rd. into the project entrance; and,
 - b. A northbound to eastbound right turn lane on Bullfrog Creek Rd. into the project entrance.

Such improvements shall not be permitted to alter the existing western edge of the roadway (i.e. only east side widening shall be permitted).

- 4. Prior to or concurrent with the initial increment of development, the developer shall construct a Typical Section 3 (TS-3) compliant roadway, between Bullfrog Creek Rd. and continuing east within the site for a distance of +/- 650 feet, as generally shown on the PD site plan. Internal transportation facilities shall be considered driveways beyond this point. The roadway and all driveways within the project shall be privately owned and maintained. Internal driveways shall be gated and comply with Typical Detail 9 (TD-9) within the Transportation Technical Manual (TTM).
- 5. Notwithstanding anything shown on the PD site plan to the contrary:
 - a. The minimum 5-foot-wide sidewalks to be constructed along the entirety of the project's Bullfrog Creek frontage (and portions of the roadway south of the project consistent with the Design Exception), shall be constructed in a location consistent with Transportation Technical Manual (TTM) Typical Section 7 (TS-7), i.e. as close to the eastern right-of-way boundary as possible, with a 2-foot minimum grass strip between the sidewalk and eastern right-of-way boundary;
 - b. Where the required sidewalk is constructed along the project's frontage, the developer shall construct the sidewalk within the subject property and provide and easement (for public

access and maintenance purposes) in accordance with Sec. 6.03.02.D. of the LDC if necessary to comply with TTM TS-7 sidewalk separation requirements. Alternatively, the property owner may (at its sole option) dedicate and convey the underlying fee to the County; and,

- c. Sidewalk shall be constructed within to the proposed project in accordance with Sec. 6.03.02. of the LDC.
- 6. If PD 23-0785 is approved, the County Engineer will approve a Design Exception request (dated January 26, 2024) which was found approvable by the County Engineer (on February 5, 2024) for the Bullfrog Creek Rd. substandard road improvements. As Bullfrog Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Bullfrog Creek Rd., consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development and in addition to the sidewalks required pursuant to LDC Sec. 6.03.02 and as further described in condition 5, above, the developer shall construct +/- 450 feet of sidewalk (along the complete frontages of folios 77479.1004 and 77479.1005) and +/- 735 feet of sidewalk (along the complete frontages of folios 77551.0500, 77551.0100, and along a portion of the frontage of folio 77565.0000 that is between its northern property boundary and the 1st driveway serving that folio).
- 7. Consistent with the applicant's transportation analysis, all buildings containing residential dwelling units shall be a minimum of 4-stores in height.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Revise the general statement to reflect correct proposed unit count (it conflicts with the site data table on the same page);
 - o Remove all references to proposed signage (staff notes that signage must be reviewed and permitted separately in accordance with applicable rules and regulations);
 - Revise General Note 1 to describe the internal roadway as well as the driveways (consistent with proposed condition 4, above).
 - Ocrrect existing/proposed sidewalk placement. Staff notes that sidewalk just south of the proposed project is located immediately +/- 2-feet west of the existing right-of-way boundary (see photo below), which is inconsistent with how its drawn on the PD site plan. Also, proposed sidewalk should be located consistent with the conditions proposed hereinabove.
 - o Revise note 10 to add to the end of the sentence ", subject to compliance with the Design Exception and conditions of zoning approval."



PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting to rezone a +/- 122.18 ac. parcel from Planned Development (PD) 85-0317 to PD. Approved PD 85-0317 currently has approvals for a up to 600,000 s.f. of "...industrial/warehouse and office uses only with some internal oriented ancillary commercial uses. No free-standing commercial uses shall be permitted" (reference condition 2). Existing conditions 6 and 7 required a connecting roadway between US 301, before the project could develop beyond its first phase (which was required to consist of 360,000 s.f. of uses, with certain types of uses constituting 60% of the development each). Staff does not understand how 3 different types of uses can each account for 60% of the development, and so for the purposes of estimating differences in maximum potential trip impacts between the existing and proposed zoning designations (and because there is no longer any land left whereby a roadway could be constructed to connect the subject site to US 301), the below estimates for existing zoning impacts were based upon a maximum potential of 360,000 s.f. of general office uses.

The applicant is seeking entitlements to construct 536 multi-family dwelling units. The applicant's transportation analysis utilized the Land Use Code (LUC) for Mid-Rise Multifamily Housing, i.e. the Institute of Transportation Engineer's <u>Trip Generation Manual LUC 221</u>, which is based on trip generation data from residential development with buildings between 4 and 10 floors of living space. As such, staff has included a condition requiring all residential buildings to be a minimum of 4 stories in height. Alternatively, the applicant could have utilized the LUC for low-rise multi-family buildings, which generate greater amounts of traffic, and would have therefore resulted in a worst-case scenario and allowed for flexibility in building height.

Consistent with Development Review Procedures Manual requirements, the applicant submitted a trip generation and stie access analysis for the proposed project. Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario and consistent with issues/assumptions outlined above. Data presented below is based on the institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

I 4 II /C:	24 Hour Two-Way	Total Peak Hour Trips	
Land Use/Size	Volume	AM	PM
PD 85-0317, 360,000 s.f. of Office Uses (LUC 710)	3,536	503	481

Proposed Use:

I 1 II/C:	24 Hour Two-Way	Total Peak Hour Trips	
Land Use/Size	Volume	AM	PM
PD 23-0785, 536 Multi-family Apartments 4-10 Stories (LUC 221)	2,510	225	210

I 4 II /C:	24 Hour Two-Way	Total Pe	eak Hour Trips
Land Use/Size	Volume	AM	PM
Difference	(-) 1,026	(-) 278	(-) 271

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bullfrog Creek Rd. is a 2-lane, publicly maintained, substandard collector road, characterized by +/- 22 feet of pavement in average condition. The existing right-of-way in the vicinity of the project is +/- 100 feet. There are no paved shoulders along the roadway in the vicinity of the proposed project. There no bicycle facilities present on the facility in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the east side of the roadway in the vicinity of the proposed project.

Staff is aware of potential County plans for an extension of the South Coast Greenway along the west side of Bullfrog Creek Rd. As such, the Design Exception and above conditions were formulated to ensure no widening occurs along the west side of the roadway (to ensure the existing right-of-way along the west side of the roadway is preserved for the trail future project).

SITE ACCESS AND CONNECTIVITY

The project will be served via a single vehicular access connection to Bullfrog Creek Rd. LDC Sec. 6.04.04.A.3. does not permit residential projects to be accessed via driveways with a length greater than 250 feet. Given this, the applicant has proposed constructing the first +/- 650 feet of the internal transportation facility as a Type TS-3 roadway as shown within the Transportation Technical Manual (TTM). TS-3 roadways are constructed within 50-foot-wide rights-of-way and feature 10-foot-wide travel lanes, 5-foot-wide sidewalks along both sides of the roadway, and Miami curbing along both sides of the roadway.

As shown in the applicant's transportation analysis, certain auxiliary (turn) lanes as required per LDC Sec. 6.04.04.D. Specifically, the developer will be required to construct:

- 1. A southbound to eastbound left turn lane on Bullfrog Creek Rd. into the project access driveway; and
- 2. A northbound to eastbound right turn lane on Bullfrog Creek Rd. into the project access driveway.

DESIGN EXCEPTION REQUEST - BULLFROG CREEK RD. SUBSTANDARD ROAD

As Bullfrog Creek Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated January 26, 2024) 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 (on February 5, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-Lane Rural Local and Collector Roadways) include:

- 1. The developer will be permitted to leave the existing +/- 11-foot-wide travel lanes in lieu of the 12-foot-wide lanes required per TS-7;
- 2. The developer will be permitted to leave the unpaved shoulders in their existing configuration, in

lieu of the 8-foot-wide shoulders (of which 5-feet is required to be paved) per TS-7 and which serve as the required bicycle facilities; and,

3. The developer will be permitted to construct the 3-lane sections (i.e including the site access turn lanes) within a +/- 100-foot-wide right-of-way, rather than the 108-foot-wide right-of-way required pursuant to the TTM.

In lieu of the above improvements which were required to be constructed between the project driveway and nearest roadway meeting an applicable standard, the applicant is proposing to construct +/- 450 feet of sidewalk (along the complete frontages of folios 77479.1004 and 77479.1005) and +/- 735 feet of sidewalk (along the complete frontages of folios 77551.0500, 77551.0100, and along a portion of the frontage of folio 77565.0000 that is between its northern property boundary and the 1st driveway serving that folio)

Staff notes that there was an error in the Design Exception (DE) due to the fact that the DE utilized outdated aerials. Because of this, the amount of sidewalk which the applicant will be installing is less than the value indicated in the DE request, since a portion of the area they are proposing to construct sidewalk has already been constructed by another developer. Staff notes that the zoning condition and above summary accurately conveys the extent of the required improvements as of the date of this staff report.

If PD 23-0785 is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Bullfrog Creek Rd. was not evaluated as a part of the 2020 Hillsborough County Level of Service (LOS) Report. As such, LOS information for this project cannot be provided.

Ratliff, James

From: Williams, Michael

Sent: Monday, February 5, 2024 6:57 PM

To: Steven Henry

Cc: Ashley Phillips; Heinrich, Michelle; Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor

Subject: FW: RZ PD 23-0785 - Design Exception Review

Attachments: 23-0785 DEAdd 01-30-24.pdf

Importance: High

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) or Design Exception (DE) for PD 23-xxxx APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hcfl.gov</u> 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

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Sunday, February 4, 2024 8:31 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 23-0785 - Design Exception Review

Importance: High

Hello Mike,

The attached DE is approvable to me, please include the following people in your response:

shenry@lincks.com ashleyp@jpfirm.com heinrichm@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE (she/her/hers)

Transportation Review ManagerDevelopment Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



LINCKS & ASSOCIATES, INC.

January 26, 2024

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

Re: Bullfrog Creek Road RZ PD-23-0785

Folio 077457.0100

Lincks Project No. 22196

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 Bullfrog Creek Road from Old Big Bend Road to the project access.

The developer proposes to rezone the property to PD to allow up to 543 Multi-Family Dwelling Units. Table 1 provides the trip generation for the project.

The proposed PD plan is included in the Appendix of this letter.

According to the Hillsborough County Functional Classification Map, Bullfrog Creek Road is classified as a local roadway. However, it is anticipated the roadway may serve more than 5,000 vehicles per day, as shown in Table 2; therefore, it is considered a collector roadway. The subject site is within the Hillsborough County Urban Service Area.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Bullfrog Creek Road. The segment of Bullfrog Creek Road currently has the following characteristics:

- Two (2) lane rural roadway
- Eleven (11) foot lanes
- Five (5) foot sidewalk along portions of the east side of the road.
- Right of way is 100 feet.

The following exceptions are requested to accommodate the proposed project.

- 1. Lane Width TS-7 has 12 foot lanes. The existing roadway has 11 foot lanes.
- 2. Shoulders TS-7 has 8 foot shoulder with 5 feet paved. The existing road has unpaved shoulders.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams January 26, 2024 Page 2

- 3. Sidewalk TS-7 has five (5) foot sidewalk on both sides of the road There is an existing sidewalk on a portion of the eastside of the road.
- 4. Right of Way TS-7 has 110 feet of right of way. The existing right of way is 100 feet.

The justification for the Design Exception us as follows:

- Sidewalk the developer proposes to construct a sidewalk along the east side of the road to provide a continuous sidewalk from the project to the Vance V. Vogel Park. The developer is to construct approximately 4,030 feet of sidewalk along the proposed frontage and then an additional 1,545 feet to fill in the missing segments.
- 2. The County has plans for a 12 foot trail on the west side of Bullfrog Creek Road. This will allow bike and pedestrian circulation to the park, YMCA and schools in the area.
- 3. The developer proposed to construct the access improvements along Bullfrog Creek Road with an east side widening that will then allow the planned trail on the west side of Bullfrog Creek Road.

Figure 1 illustrates the proposed sidewalk improvements. With these improvements there will be a continuous sidewalk from the project access to the park entrance.

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

Mr. Mike Williams January 26, 2024 Page 3

Please do not hesitate to contact us if you	have any questions or require any additional
information.	
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	of Control STEVE
Best Regards,	and the same of th
Steven J Henry	
President/	
Lincks & Associates, Inc.	
P.E. #51555	
	JAKGINE JAK
	- Sugar Contract
Based on the information provided by the	e applicant, this request is:
Based on the information provided by the	e applicant, this request is:
	e applicant, this request is:
Based on the information provided by the Disapproved	e applicant, this request is:
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Disapproved Approved Approved with Cond If there are any further questions or you	litions need clarification, please contact Sheida nillsboroughcounty.org. Sincerely, Michael J. Williams
Disapproved Approved Approved with Cond If there are any further questions or you	litions need clarification, please contact Sheida nillsboroughcounty.org. Sincerely,
Disapproved Approved Approved with Cond If there are any further questions or you	litions need clarification, please contact Sheida nillsboroughcounty.org. Sincerely, Michael J. Williams

TABLE 1

ESTIMATED PROJECT TRIP GENERATION (1)

our	Total	212
PM Peak Hour Trip Ends	Out	83
В	디	129
our	Total	201
M Peak Hour Trip Ends	Out	155
A	디	46
	Trip Ends	2,465
	Size	543 DU's
ITE Land Use	Code	221
	<u>Land Use</u>	Multi-Family

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

TABLE 2

BULLFROG CREEK ROAD ASSESSMENT

Total <u>Daily Traffic</u>	5,742
Daily Project Traffic (3)	986
Daily <u>Traffic (2)</u>	4,756
fic (1) Total	425 428
Peak on Traf SB	178 257
Peak Season Traffic (1) NB SB Total	247
Period	AM PM
Location	South of Symmes Rd
Roadway	Bullfrog Creek Rd

⁽¹⁾ Counts dated 10/6/22.
(2) Peak Season Traffic converted to daily volume based on FDOT K = 0.09.
(3) See Table 2, Trip Generation - 40% to and from the north.



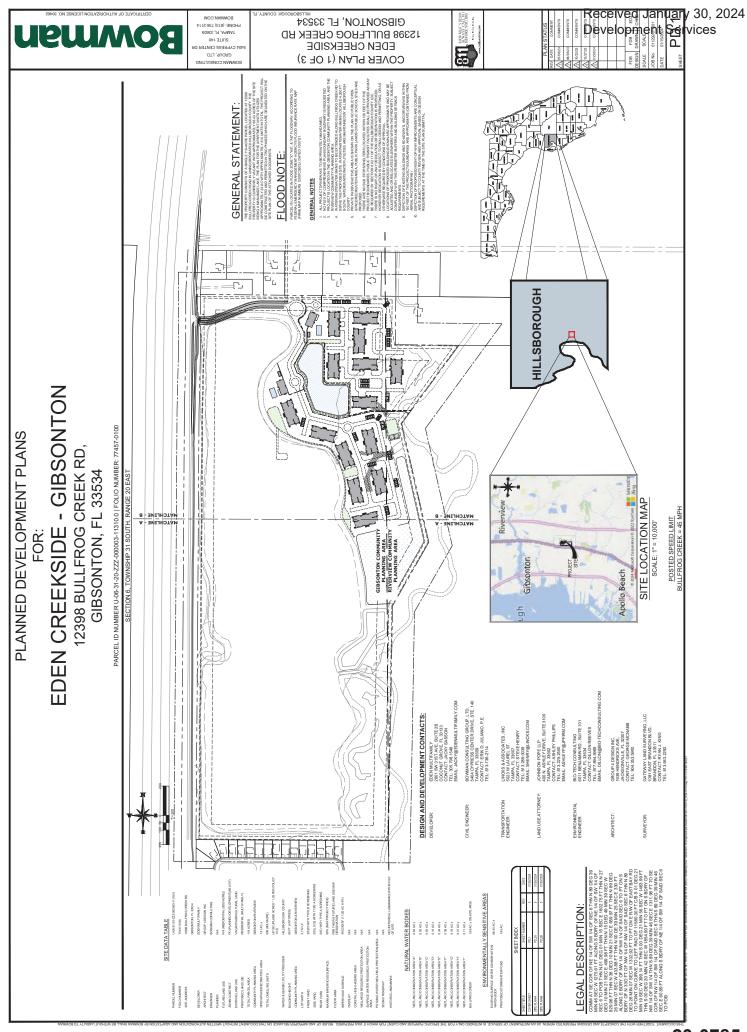
FIGURE 1 SIDEWALK IMPROVEMEN#3-0785

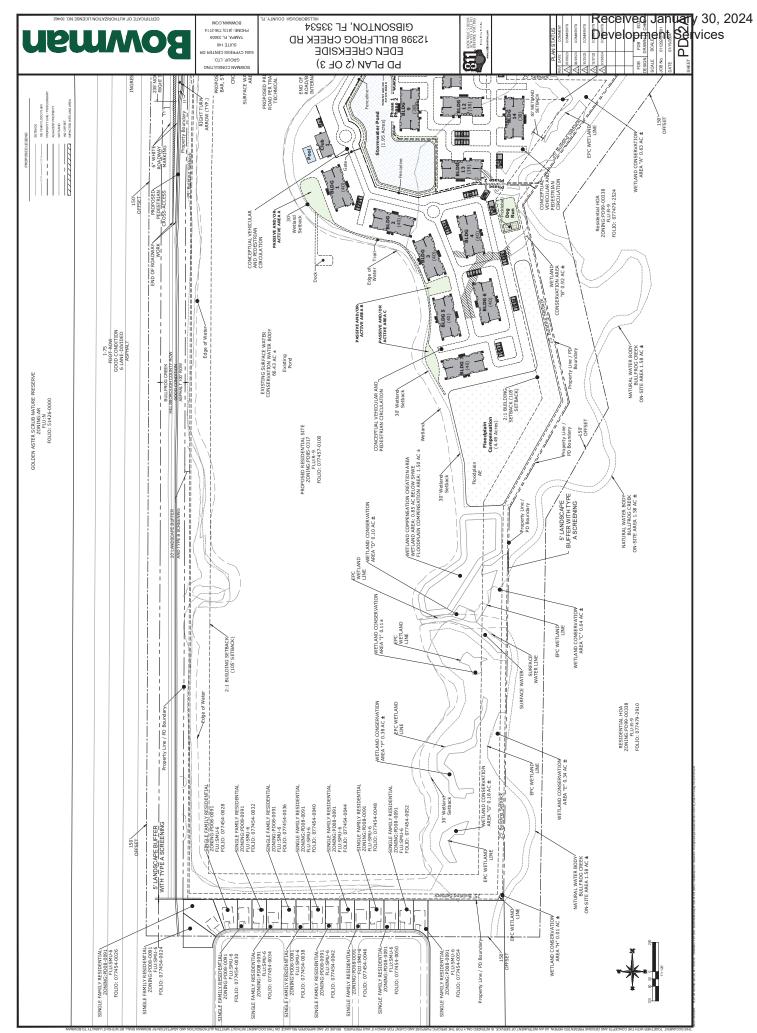
LINCKS & ASSOCIATES, INC.

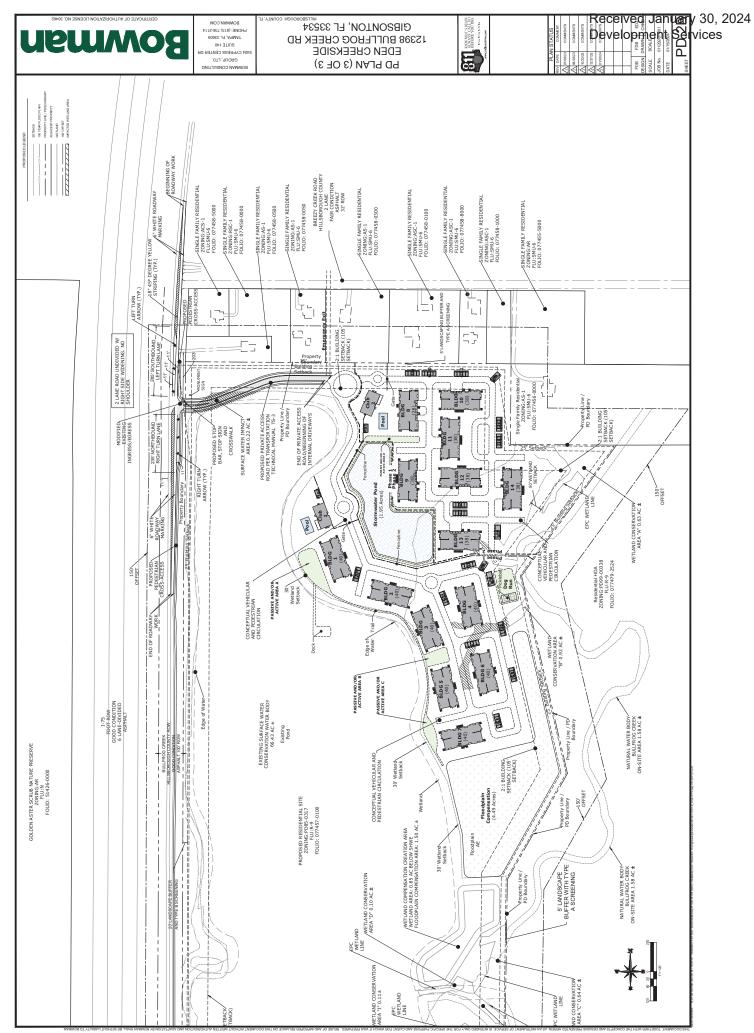
<u>23-078</u>5

PD PLAN









LINCKS & ASSOCIATES, INC.

<u>23-078</u>5

S 78 J

23-0785

UTILITY EASEMENT **,** B/W LINE EXIST. GROUND-2**7 UTILITY POLES 5' SIDEWALK FLAT 0.02 NO TREES OR SHRUBS 2' MIN TO 3.5' 7:4 MAX MAX. ALLOWABLE DESIGN SPEED - 50 MPH CLEAR ZONE VARIES 2,' SOD N.T.S. FOR LESS THAN 10,000 AADT 5' PAVED-SHLDR. TYPE "B" STABILIZATION LBR 40 96' MIN. RIGHT OF WAY PROFILE GRADE TYPICAL SECTION 0.02 12, F CONST. BASE--5' PAVED SHLDR. 0.02 12, ASPHALT 90.0 CLEAR ZONE 2, SOD VARIES NO TREES OR SHRUBS œ 2' MIN TO 3.5' œ EXIST. GROUND -UTILITY POLES SIDEWALK - FLAT _2* __sod R/W LINE EASEMENT UTILITY ,0

LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED)

Received January 30, 2024

DRAWING NO.

Services

1 0F

SHEET NO.

Development

Hillsborough County Florida

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

SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.

ALL DIMENSIONS SHOWN ARE MINIMUM.

. 2 %

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. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

TRANSPORTATION

REVISION DATE:

4. 3.

10/17

TECHNICAL

MANUAL

TYPICAL SECTION

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	
Bullfrog Creek Rd.	County Collector - Rural	2 Lanes ⊠ Substandard Road ⊠ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements ⋈ Substandard Road Improvements □ Other 	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	3,536	503	481		
Proposed	2,510	225	210		
Difference (+/-)	(-) 1,026	(-) 278	(-) 271		

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

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

Design Exception/Administrative Variance □ Not applicable for this request				
Road Name/Nature of Request Type Finding				
Bullfrog Creek Rd./ Substandard Road	Design Exception Requested	Approvable		
	Choose an item.	Choose an item.		
Notes:				

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary				
Transportation Objection		Conditions Requested	Additional Information/Comments	
☑ Design Exception/Adm. Variance Requested☑ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No		

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: RZ PD 23-0785

DATE OF HEARING: February 20, 2024

APPLICANT: Johnson Pope / Mark Bentley

PETITION REQUEST: A request to rezone property from PD to

PD to develop 536 Multi-Family Dwelling

Units

LOCATION: 12398 Bull Frog Creek Road

SIZE OF PROPERTY: 122.18 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 85-0317

FUTURE LAND USE CATEGORY: RES-9

SERVICE AREA: Urban

COMMUNITY PLAN: Riverview

DEVELOPMENT REVIEW STAFF REPORT

*Note: Formatting issues prevented the entire Development Services
Department staff report from being copied into the Hearing Master's
Recommendation. Therefore, please refer to the Development Services
Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Applicant: Johnson Pope/Mark Bentley, Esq., B.C.S., AICP

FLU Category: RES-9

Service Area: Urban

Site Acreage: 119 +/-

Community Plan Area: Riverview

Overlay: None



Introduction Summary:

The applicant requests to rezone property zoned PD (Planned Development) #85-0317 to PD #23-0785 to develop a 536 unit multi-family project.

Additional Information:

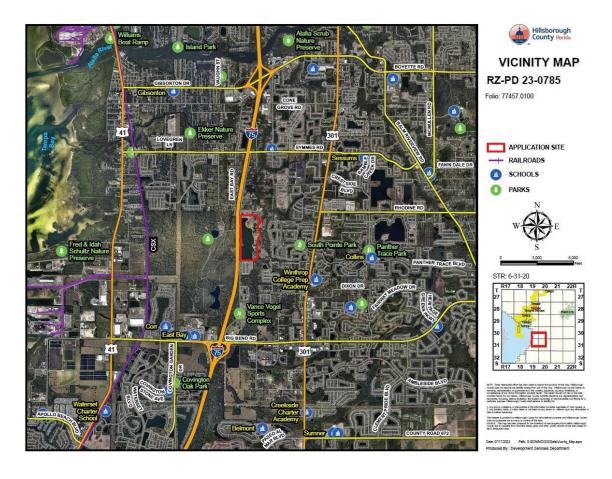
PD Variation(s): None requested as part of this application

Waiver(s) to the Land Development Code: None requested as part of this application

Development Services Recommendation: Approvable, subject to proposed conditions

Planning Commission Recommendation: Consistent

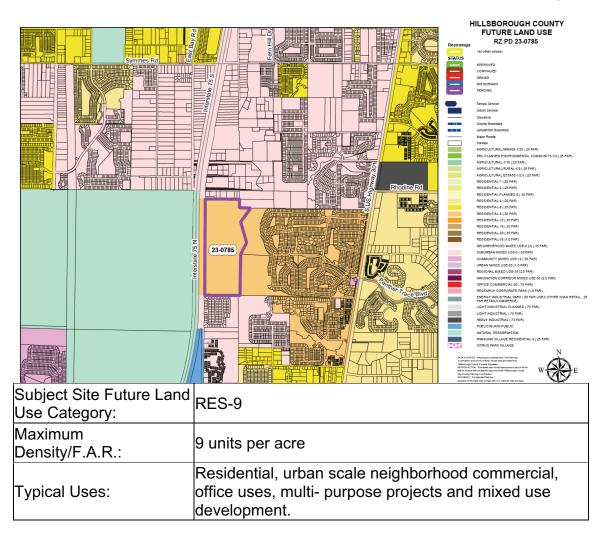
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



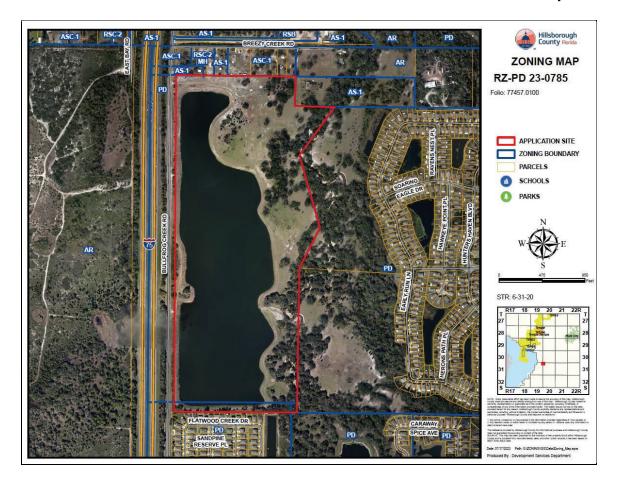
Context of Surrounding Area:

The site is located in the Riverview comment, to east of Interstate 75, north of Big Bend Road. The area contains multi-family and single-family developments. Commercial uses can be found along Big Bend Road and US Hwy 301. Vance Vogel Sports Complex is located to the south of the site.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map

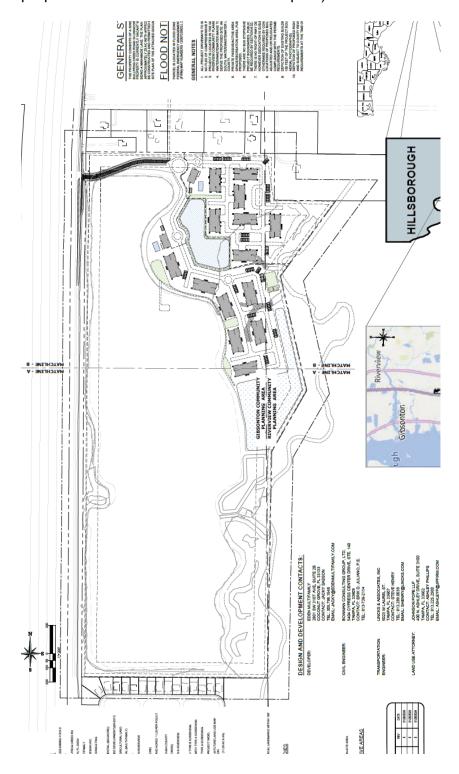


2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



2.0 LAND USE MAP SET AND SUMMARY DATA

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



Classification Current Conditions Select Future Improvements

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

Adjoining Roadways (check if applicable)				
Bullfrog Creek Rd.	County Collector - Rural	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements ☑ Substandard Road Improvements □ Other 	
	Choose an item.	Choose an item. Lanes □ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	
	Choose an item.	Choose an item. Lanes □ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	

Design Exception/Administrative Variance □Not applicable for this request

Road Name/Nature of Request Type

Bullfrog Creek Rd./ Substandard Road Design Exception Requested

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY Information/Comments

Environmental Protection Commission Natural Resources Conservation & Environ. Lands Mgmt.

Check if Applicable: ☑ Wetlands/Other Surface Waters
☑ Use of Environmentally Sensitive Land Credit
□ Wellhead Protection Area□ Surface Water Resource Protection Area
 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property
☑ Otherpresumption of a bald eagle nest on site
Public Facilities:
Transportation
$oxtimes$ Design Exc./Adm. Variance Requested \Box Off-site Improvements Provided
Service Area/ Water & Wastewater
⊠Urban □ City of Tampa □Rural □ City of Temple Terrace
Hillsborough County School Board
Adequate ⊠ K-5 ⊠6-8 □9-12 □N/A Inadequate □ K-5 □6-8 ⊠9-12 □N/A
Impact/Mobility Fees (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$6,661 * 550 units = \$3,663,550
Parks: \$1,555 * 550 units School: \$3,891 * 550 units Fire: \$249 * 550 units Total Multi-Family (1-2 story) = \$6,795,800 Urban Mobility, South Park/Fire - 550 multi-family units = \$855,250 = \$2,140,050 = \$136,950

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject project is located on the east side of I-75 (separated from the site by Bullfrog Creek Road). The proposed use and density is in line with the RES-9 Future Land Use category, which can consider multi-family uses at 9 units per acre. The proposed use is less intense than the industrial, office and commercial uses permitted under the current zoning. The presence of a 66 +/- acre lake on the site places development in the northeast corner of the site. This provides a separation of approximately 2,000 feet from the southern boundary and approximately 500 feet from the western boundary. A large conservation/wetland area is present to the east of the property, providing approximately 600 feet between the subject site and residential to the east. Land Development Code required buffering and screening (5' buffer / Type A) screening is provided along the northern, southern, and eastern boundaries. Building placement along the northern boundary is limited to two (of the 14 total) multi-family buildings and the amenity building. The proposed height is an increase of 5 feet from what is presently permitted. Buildings will meet the 2:1 additional setback for buildings over 20 feet in height. Access is limited to only Bullfrog Creek Road, with no cross access to the north, south or east. Land Development Code required screening will be placed along the western boundary to mitigate for excessive traffic noise.

Given the above, staff finds the project compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to conditions.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 20, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Mark Bentley 400 North Ashley Drive Tampa testified on behalf of the applicant. Mr. Bentley stated that the property is currently zoned PD and permits any combination of office, retail and/or industrial land uses up to 600,000 square feet in size. The proposed PD would be on 119 acres which the majority of

which is a former borrow pit and allow the development of 536 multi-family dwelling units.

Mr. Ryan Manasse 400 North Ashley Drive testified on behalf of the applicant regarding land use planning issues. Mr. Manasse showed a PowerPoint presentation and stated that the Future Land Use Category for the site was changed in 2023 from SMU-6 to RES-9 which the intent of rezoning the parcel. He added that the RES-9 category is a logical extension of the RES-9 to the east and is consistent with the development pattern in the area. The rezoning site plan provides for significant setbacks and buffering to the single-family residential development to the north, east and south. He added that the project is designed to protect natural resources. Mr. Manasse testified that the proposed development is less intense than the RES-9 category. He showed a copy of the aerial to state that the existing borrow pit takes up the majority of the property. Access is limited to the northern portion of the parcel. He described the surrounding area and proposed site plan. Mr. Manasse showed photos of the site and surrounding areas and testified that the proposed multi-family project will complement the existing surrounding residential development pattern and is close to nearby employment centers.

Mr. Steve Henry 5023 West Laurel Tampa testified on behalf of the applicant regarding transportation issues. Mr. Henry stated that he conducted the traffic analysis which showed that the proposed multi-family project generates less traffic than the currently approved Planned Development. The access improvements will be located east of Bullfrog Creek Road as there is a planned trail for the west side of Bullfrog Creek Road. Mr. Henry concluded his presentation by stating that he filed a design exception for Bullfrog Creek Road which proposes to build a sidewalk that will connect the multi-family project south to the park.

Hearing Master Finch asked Mr. Bentley to confirm the current entitlements under the existing Planned Development. Mr. Bentley replied that the staff report states that it is permitted for 600,000 square feet of industrial, office and commercial land uses.

Ms. Michelle Heinrich Development Services Department testified regarding the County's staff report. She stated that the existing Planned Development is approved for industrial, office and commercial land uses with a maximum height of 55 feet. The proposed multi-family project will be comprised on 14 buildings and project amenities within the northeastern portion of the site and is limited to 60 feet in height. No objections were received from reviewing agencies and staff finds the rezoning approvable.

Ms. Jillian Massey of the Planning Commission staff testified that the property is within the Residential-9 Future Land Use category and located in the Urban Service Area and the Riverview Community Plan. She stated that the project

density does not meet the minimum required but that the project qualifies for an exception as it has more than 25 percent wetlands. Ms. Massey testified that the request is consistent the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff did not have additional comments.

Mr. Bentley testified during the rebuttal period that the Planning Commission staff report stated that 803 dwelling units could be considered under the Future Land Use Category on-site however the applicant is only requesting 536 units. He added that the Planning Commission found that the site is designed to ensure compatibility with no adverse impacts on the environmental properties.

The hearing was then closed.

EVIDENCE SUBMITTED

Ms. Heinrich submitted a revised staff report into the record.

Mr. Manasse submitted a copy of his PowerPoint presentation into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

- The subject site is 119 acres in size and is zoned Planned Development (PD 85-0317). The property is designated Residential-9 (RES-9) by the Comprehensive Plan. The subject property is located in the Urban Service Area and the Riverview Community Plan.
- 2. The existing PD 85-0317 is currently approved for the development of industrial, office and commercial land uses at a maximum of 600,000 square feet.
- 3. The request to rezone from P to PD is for the purpose of developing 536 multi-family dwelling units.
- 4. No Planned Development variations or waivers are requested.

- 5. The Planning Commission staff support the rezoning request. Staff testified that the project density does not meet the minimum required but qualifies for an exception as the site has more than 25 percent wetland. The Planning Commission found the rezoning request is consistent the Future of Hillsborough Comprehensive Plan.
- 6. The surrounding area is development with single-family residential land uses to the north, south and east with Bullfrog Creek Road and Interstate-75 to the west.
- 7. The majority of the subject parcel is a former borrow pit which is approximately 66 acres in size. The large lake results in site development being limited to the northeast portion of the parcel.
- 8. The applicant's transportation engineer and County transportation staff confirmed that the traffic generated by the proposed multi-family project is less than what would be generated by the currently approved industrial, commercial and office Planned Development zoning.
- Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The request is to rezone 119 acres from PD to PD to develop 536 multi-family dwelling units. No Planned Development Variations or waivers are requested.

The existing PD 85-0317 is currently approved for the development of industrial, office and commercial land uses at a maximum of 600,000 square feet.

The Planning Commission staff found that the project does not meet the minimum density requirement but does meet the exception as the parcel has more than 25 percent wetlands. The Staff supports the request and found the rezoning consistent with the Comprehensive Plan.

The applicant's transportation engineer and County transportation staff confirmed that the traffic generated by the proposed multi-family project is less than what would be generated by the currently approved industrial, commercial and office Planned Development zoning.

Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

March 10, 2024

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Unincorporated Hillsborough County Rezoning				
Hearing Date: February 20, 2024 Report Prepared: February 8, 2024	Petition: PD 23-0785 Folio: 77457.0100 East of Interstate 75 and Bullfrog Creek Road, west of US Highway 301 South, south of Symmes Road, and north of Old Big Bend Road			
Summary Data:				
Comprehensive Plan Finding:	CONSISTENT			
Adopted Future Land Use:	Residential-9 (RES-9) (9 du/ga; 0.50 FAR)			
Service Area:	Urban			
Community Plan:	Riverview and SouthShore Areawide Systems			
Request:	Rezone to a Planned Development (PD) to allow for 536 multi-family dwelling units			
Parcel Size (Approx.):	119 ± acres			
Street Functional Classification:	Interstate-75 – State Principal Arterial Bullfrog Creek – Local Old Big Bend Road- County Arterial Symmes Road- County Collector			
Locational Criteria:	N/A			
Evacuation Zone:	В			



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Context

- The approximately 119 ± acre site is located East of Interstate 75 and Bullfrog Creek Road, west of US Highway 301 South, south of Symmes Road, and north of Old Big Bend Road.
- The site is in the Urban Service Area and within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan.
- The subject site is located in the Residential-9 (RES-9) Future Land Use Category. The intent of the RES-9 Future Land Use Category is to designate areas that are suitable for low-medium density residential, as well as urban-scale neighborhood commercial, office, multi-purpose projects and mixed-use. The RES-9 Future Land Use Category allows for up to 9 du/ga for residential and 175,000 square feet of non-residential or 0.50 floor area ratio (FAR) whichever is less intense. All non-residential development that exceeds 0.35 FAR must be for office or residential support uses.
- The Suburban Mixed Use-6 (SMU-6) Future Land Use is located north, northwest and south
 of the subject site. The Residential-9 RES-9 Future Land Use is located to the east of the
 subject site and Natural Preservation (N) is located to the west, on the other side of Interstate
 75.
- The area to the north, east, and west of the subject property is developed as single-family detached. To the east is a large single family detached subdivision with a large conservation area along the eastern boundary abutting the subject property to the west. To the south is another single-family detached subdivision and to the north is more single-family detached but on larger lots. To the west of the property on the other side of Interstate 75 is the Golden Aster Scrub Preserve and Trail.
- The subject site is zoned as a Planned Development (PD). PD zoning extends to the east and south. To the west of the subject site is Agricultural Rural (AR). Agricultural Single Family Conventional (ASC-1), Residential Single Family Conventional (RSC-2) and Agricultural Single Family (AS-1) are to the immediate north.
- The applicant is requesting a rezone to Planned Development (PD) to allow for the development of 536 multi-family dwelling units.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

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

Relationship to 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.

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

Community Design Component

1.2 Urban Pattern Characteristics

This pa ern can be considered for parts of the County which have future land use designations of nine (9) dwelling units per acre or more. Generally, areas of the County considered urban possess the following characteristics:

Urban Development Pattern

Compact, interconnected spatial organization

Few undeveloped spaces

Tightly Woven streets

Relatively small blocks

Multiple activity centers containing a mixture of residential and commercial

Employment centers and civic uses

Small scale open space-emphasis is placed on providing recreational facilities rather than large amount of park land

Housing

Residential density - generally nine (9) or more dwelling units per acre

Lot sizes - typically in the range of 7,000 square feet or less

Use of the traditional community pa ern of houses – porches, garages at the rear, and alleys may be utilized

Wide variety of housing types - may include multi- family, single family, and alternative housing such as congregate living quarters and granny flats, possibly in close proximity to one another

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.

- **Policy 12-1.1**: Lots on the edges of new developments that have both a physical and visual relationship to adjacent property that is parceled or developed at a lower density should mi gate such impact with substantial buffering and/or compatible lot sizes.
- **Policy 12-1.2:** Walls and buffering used to separate new development from the existing, lower density community should be designed in a style compatible with the community and should allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.
- **Policy 12-1.3:** New development in existing, lower density communities should utilize the planned development process of rezoning in order to fully address impacts on the existing community. Additionally, pre-application conferences are strongly encouraged with the staffs of the Planning Commission and Hillsborough County Planning and Growth Management Department.
- **Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.
- **Policy 12-1.6:** In order to facilitate community understanding of issues, encourage early neighborhood-based input regarding rezonings which require public hearing.
- **Policy 12-1.7:** Include design related issues as part of the neighborhood planning process.

PD 23-0785 4

LIVABLE COMMUNITIES ELEMENT: SouthShore Areawide Systems Plan

Cultural/Historic Objective – The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

- Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.
- Support the principles of Livable Neighborhood Guidelines established in adopted community plans in SouthShore
- Maintain housing opportunities for all income groups
- Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element

Riverview Community Plan

Goal 1 Achieve better design and densities that are compatible with Riverview's vision.

- Develop Riverview district-specific design guidelines and standards.
 The standards shall build on recognizable themes and design elements that are reflective of historic landmarks, architecture and heritage of Riverview. The mixed-use, residential, non-residential and roadway design standards shall include elements such as those listed.
- **Goal 2** Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". (See Figure 10)

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

5. Residential – Encourage attractive residential development that complements the surrounding character and promotes housing diversity.

Goal 4 Provide safe, attractive, efficient multi-modal transportation, including vehicular, bicycle/pedestrian and transit.

Staff Analysis of Goals, Objectives, and Policies:

The 119 ± acre subject site is located east of Interstate 75, and Bullfrog Creek Road, west of US Highway 301 South, south of Symmes Road, and north of Old Big Bend Road. The site is in the Urban Service Area and within the limits of the Riverview Community Plan

and the SouthShore Area Wide Systems Plan. The applicant is requesting a rezone to Planned Development (PD) to allow for the development of 536 multi-family dwelling units.

Objective 1 and Policy 1.2 of the Future Land Use Element (FLUE) advocates for growth in the Urban Service Area (USA). Policy 1.3 requires that all new development in land use categories in the USA with greater than 4 du/ac to achieve at least 75% of categories maximum development potential. The subject site is designated as RES-9 Future Land Category in the USA. The RES-9 Future Land Use Category allows for up to 9 du/ga for residential and 175,000 square feet of non-residential or 0.50 floor area ratio (FAR), whichever is less intense. All non-residential development that exceeds 0.35 FAR must be for office or residential support uses. The request is for residential development and the minimum density required per policy 1.3 is 803 dwelling units (119 X 9 X 75%). However, Policy 1.3 also provides for exceptions to this policy such as development at a density of 75% of the category or greater would not be compatible, and development would have an adverse impact on environmental features on the site or adjacent to the property. The property qualifies for both criteria as an exception to minimum density.

Policy 1.4 discusses the compatibility and sensitivity to the surrounding development pattern. The proposed planned development is compatible with the development pattern in the area as required in Policy 1.4. The area surrounding the subject property is developed as single-family detached. To the east is a large single family detached subdivision with a large conservation area along the eastern boundary abutting the subject property to the west. To the south is another single-family detached subdivision and to the north is more single-family detached but on larger lots. To the west of the property on the other side of Interstate-75 is the Golden Aster Scrub Preserve and Trail.

Objective 8 enables the Future Land Use Map (FLUM) and Policy 8.1 mandates the range of acceptable land uses in each classification in the FLUM. Policy 8.2 requires all development to be compliant with the Future Land Use Element of the Comprehensive Plan and the proposed development does meet the intent of the FLU category.

The subject site is located in the Residential-9 (RES-9) Future Land Use Category. The intent of the RES-9 Future Land Use category is to designate areas that are suitable for low-medium density residential, as well as urban-scale neighborhood commercial, office, multi-purpose projects and mixed-use. The proposed use is residential and meets the intent of the RES-9 Future Land Use category. Per the site plan dated January 30, 2024 there are only residential uses proposed and the site plan shows 536 dwelling units, which does not exceed the maximum residential development potential per the RES-9 Future Land Use classification. Policy 13.3 provides a method for calculating density on lands with environmental sensitivity. Man-made water bodies as defined (including borrow pits) are included in the Policy direction. Policy 13.3 uses uplands only to then be multiplied by 1.25 to determine the acreage available to calculate the density/intensity based on the Future Land Use category. The maximum density utilizing the calculation method is broken down below:

Per Site Plan as of 12/27/23

Total acreage: 119 acres

4.89 acres (wetlands+creek) + 66.43 acres (lake) =71.32 acres

47.68 acres of uplands

Formula: 47.68 ac X 1.25 X 9du/ac = 536 dwelling units needed

The proposed Planned Development is consistent with the Neighborhood Protection policies under FLUE Objective 16. Specifically, FLUE Policy 16.2 which calls for gradual transitions of intensities between land uses. The proposed development is consistent with this policy direction, as there is a large lake covering a little over half of the property along the frontage with Bullfrog Creek Road. The lake acts as an aesthetic water feature to the area and helps cluster development to the northeastern corner of the parcel.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed site plan and has determined that a resubmittal is not necessary for the site plan's current configuration. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the E&S.

At the time of filing this report, final transportation and zoning comments were not yet available in Optix, therefore the Planning Commission Staff finding did not take them into consideration for the analysis of this request.

The site is located within the limits of the Riverview Community Plan, specifically within the Residential District. The proposed development does support the vision of the Riverview Community Plan. The subject site meets the intent of the Cultural/Historic goals and strategies of the SouthShore Areawide Systems Plan. The Plan seeks to promote sustainable growth and maintain housing opportunities for all income groups throughout the SouthShore area. A rezoning to a Planned Development (PD) to allow for an alternative housing development which would facilitate this goal.

Overall, the proposed Planned Development would provide for a development pattern that is comparable to the mixed-use development pattern within the surrounding area and meets the intent or the vision of the Riverview Community Plan.

Recommendation

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

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 23-0785

<all other values> STATUS

CONTINUED DENIED WITHDRAWN

Tampa Service Urban Service PENDING

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

AGRICULTURAL/MINING-1/20 (.25 FAR)

Jurisdiction Boundar

Major Roads

County Boundary

Shoreline

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.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)

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR)

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

CITRUS PARK VILLAGE



Map Printed from Rezoning System: 7/28/2023 2,200 1,100

3,300

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapPr



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Donna Cameron Cepeda Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Michael Owen Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

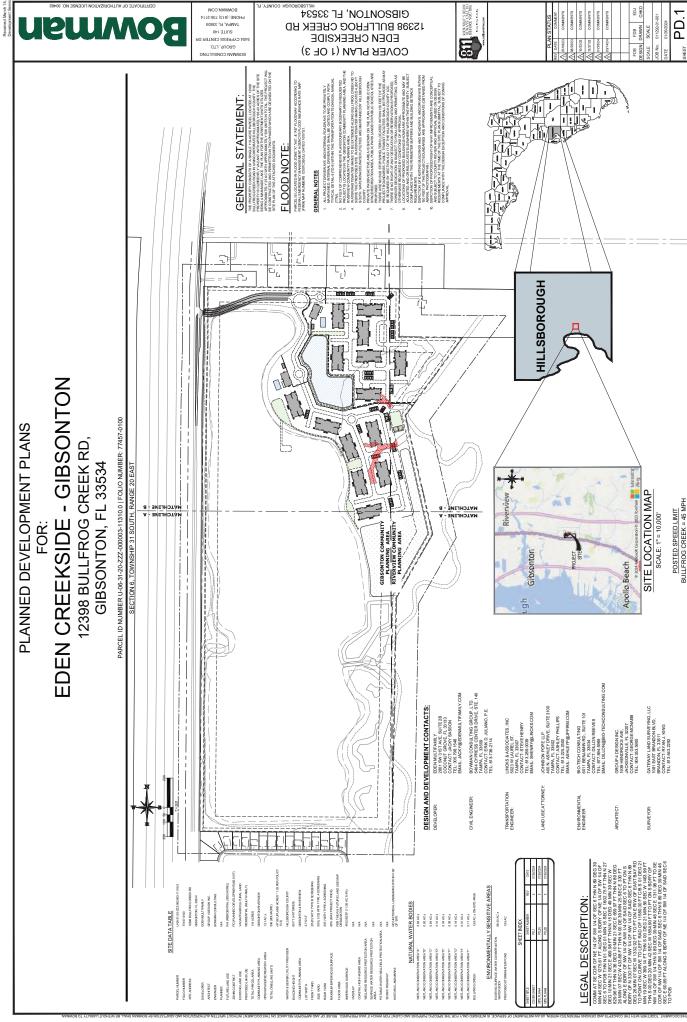
COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Eden Creekside					
Zoning File: PD 23-0785	Modification: None				
Atlas Page: None	Submitted: 03/14/2024				
To Planner for Review: 03/15/2024					
Contact Person: Mark Bentley Phone: 813.225.2500/markb@jpfirm.cor					
Right-Of-Way or Land Required for I	Dedication: Yes No				
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.				
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:					
Reviewed by: Michelle Heinric	ch Date: 3/25/24				
Date Agent/Owner notified of Disapp	roval:				



23-0785

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZO	TO: ZONING TECHNICIAN, Development Services Department DATE: 2/12/2024				
REVIE	REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation				
PLANNING SECTOR/AREA: RV PETITION NO: RZ 23-0785			785		
	This agency has no comments.				
	This agency has no objection.				
X	This agency has no objection, subject to listed or attached conditions.				
	This agency objects, based on the listed or attached conditions.				

CONDITIONS OF APPROVAL

- 1. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 2. The project shall be served by (and limited to) one (1) vehicular connection to Bullfrog Creek Rd. All other existing access connections serving the property shall be closed, with aprons removed and sodding restored.
- 3. Prior to or concurrent with the initial increment of development, the developer shall construct the following site access improvements:
 - a. A southbound to eastbound left turn lane on Bullfrog Creek Rd. into the project entrance; and,
 - b. A northbound to eastbound right turn lane on Bullfrog Creek Rd. into the project entrance.

Such improvements shall not be permitted to alter the existing western edge of the roadway (i.e. only east side widening shall be permitted).

- 4. Prior to or concurrent with the initial increment of development, the developer shall construct a Typical Section 3 (TS-3) compliant roadway, between Bullfrog Creek Rd. and continuing east within the site for a distance of +/- 650 feet, as generally shown on the PD site plan. Internal transportation facilities shall be considered driveways beyond this point. The roadway and all driveways within the project shall be privately owned and maintained. Internal driveways shall be gated and comply with Typical Detail 9 (TD-9) within the Transportation Technical Manual (TTM).
- 5. Notwithstanding anything shown on the PD site plan to the contrary:
 - a. The minimum 5-foot-wide sidewalks to be constructed along the entirety of the project's Bullfrog Creek frontage (and portions of the roadway south of the project consistent with the Design Exception), shall be constructed in a location consistent with Transportation Technical Manual (TTM) Typical Section 7 (TS-7), i.e. as close to the eastern right-of-way boundary as possible, with a 2-foot minimum grass strip between the sidewalk and eastern right-of-way boundary;
 - b. Where the required sidewalk is constructed along the project's frontage, the developer shall construct the sidewalk within the subject property and provide and easement (for public

access and maintenance purposes) in accordance with Sec. 6.03.02.D. of the LDC if necessary to comply with TTM TS-7 sidewalk separation requirements. Alternatively, the property owner may (at its sole option) dedicate and convey the underlying fee to the County; and,

- c. Sidewalk shall be constructed within to the proposed project in accordance with Sec. 6.03.02. of the LDC.
- 6. If PD 23-0785 is approved, the County Engineer will approve a Design Exception request (dated January 26, 2024) which was found approvable by the County Engineer (on February 5, 2024) for the Bullfrog Creek Rd. substandard road improvements. As Bullfrog Creek Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Bullfrog Creek Rd., consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development and in addition to the sidewalks required pursuant to LDC Sec. 6.03.02 and as further described in condition 5, above, the developer shall construct +/- 450 feet of sidewalk (along the complete frontages of folios 77479.1004 and 77479.1005) and +/- 735 feet of sidewalk (along the complete frontages of folios 77551.0500, 77551.0100, and along a portion of the frontage of folio 77565.0000 that is between its northern property boundary and the 1st driveway serving that folio).
- 7. Consistent with the applicant's transportation analysis, all buildings containing residential dwelling units shall be a minimum of 4-stores in height.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Revise the general statement to reflect correct proposed unit count (it conflicts with the site data table on the same page);
 - o Remove all references to proposed signage (staff notes that signage must be reviewed and permitted separately in accordance with applicable rules and regulations);
 - Revise General Note 1 to describe the internal roadway as well as the driveways (consistent with proposed condition 4, above).
 - Ocrrect existing/proposed sidewalk placement. Staff notes that sidewalk just south of the proposed project is located immediately +/- 2-feet west of the existing right-of-way boundary (see photo below), which is inconsistent with how its drawn on the PD site plan. Also, proposed sidewalk should be located consistent with the conditions proposed hereinabove.
 - o Revise note 10 to add to the end of the sentence ", subject to compliance with the Design Exception and conditions of zoning approval."



PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting to rezone a +/- 122.18 ac. parcel from Planned Development (PD) 85-0317 to PD. Approved PD 85-0317 currently has approvals for a up to 600,000 s.f. of "...industrial/warehouse and office uses only with some internal oriented ancillary commercial uses. No free-standing commercial uses shall be permitted" (reference condition 2). Existing conditions 6 and 7 required a connecting roadway between US 301, before the project could develop beyond its first phase (which was required to consist of 360,000 s.f. of uses, with certain types of uses constituting 60% of the development each). Staff does not understand how 3 different types of uses can each account for 60% of the development, and so for the purposes of estimating differences in maximum potential trip impacts between the existing and proposed zoning designations (and because there is no longer any land left whereby a roadway could be constructed to connect the subject site to US 301), the below estimates for existing zoning impacts were based upon a maximum potential of 360,000 s.f. of general office uses.

The applicant is seeking entitlements to construct 536 multi-family dwelling units. The applicant's transportation analysis utilized the Land Use Code (LUC) for Mid-Rise Multifamily Housing, i.e. the Institute of Transportation Engineer's <u>Trip Generation Manual LUC 221</u>, which is based on trip generation data from residential development with buildings between 4 and 10 floors of living space. As such, staff has included a condition requiring all residential buildings to be a minimum of 4 stories in height. Alternatively, the applicant could have utilized the LUC for low-rise multi-family buildings, which generate greater amounts of traffic, and would have therefore resulted in a worst-case scenario and allowed for flexibility in building height.

Consistent with Development Review Procedures Manual requirements, the applicant submitted a trip generation and stie access analysis for the proposed project. Transportation Review Section staff has prepared the below comparison of the number of trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario and consistent with issues/assumptions outlined above. Data presented below is based on the institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Land Hanksin	24 Hour Two-Way	Total Pe	eak Hour Trips
Land Use/Size	Volume	AM	PM
PD 85-0317, 360,000 s.f. of Office Uses (LUC 710)	3,536	503	481

Proposed Use:

I 4 II /C:	24 Hour Two-Way	Total Peak Hour Trips	
Land Use/Size	Volume	AM	PM
PD 23-0785, 536 Multi-family Apartments 4-10 Stories (LUC 221)	2,510	225	210

I I II/C:	24 Hour Two-Way	Total Peak Hour Trips	
Land Use/Size	Volume	AM	PM
Difference	(-) 1,026	(-) 278	(-) 271

EXISTING AND PROPOSED TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bullfrog Creek Rd. is a 2-lane, publicly maintained, substandard collector road, characterized by +/- 22 feet of pavement in average condition. The existing right-of-way in the vicinity of the project is +/- 100 feet. There are no paved shoulders along the roadway in the vicinity of the proposed project. There no bicycle facilities present on the facility in the vicinity of the proposed project. There are +/- 5-foot-wide sidewalks along portions of the east side of the roadway in the vicinity of the proposed project.

Staff is aware of potential County plans for an extension of the South Coast Greenway along the west side of Bullfrog Creek Rd. As such, the Design Exception and above conditions were formulated to ensure no widening occurs along the west side of the roadway (to ensure the existing right-of-way along the west side of the roadway is preserved for the trail future project).

SITE ACCESS AND CONNECTIVITY

The project will be served via a single vehicular access connection to Bullfrog Creek Rd. LDC Sec. 6.04.04.A.3. does not permit residential projects to be accessed via driveways with a length greater than 250 feet. Given this, the applicant has proposed constructing the first +/- 650 feet of the internal transportation facility as a Type TS-3 roadway as shown within the Transportation Technical Manual (TTM). TS-3 roadways are constructed within 50-foot-wide rights-of-way and feature 10-foot-wide travel lanes, 5-foot-wide sidewalks along both sides of the roadway, and Miami curbing along both sides of the roadway.

As shown in the applicant's transportation analysis, certain auxiliary (turn) lanes as required per LDC Sec. 6.04.04.D. Specifically, the developer will be required to construct:

- 1. A southbound to eastbound left turn lane on Bullfrog Creek Rd. into the project access driveway; and
- 2. A northbound to eastbound right turn lane on Bullfrog Creek Rd. into the project access driveway.

DESIGN EXCEPTION REQUEST - BULLFROG CREEK RD. SUBSTANDARD ROAD

As Bullfrog Creek Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated January 26, 2024) 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 (on February 5, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-Lane Rural Local and Collector Roadways) include:

- 1. The developer will be permitted to leave the existing +/- 11-foot-wide travel lanes in lieu of the 12-foot-wide lanes required per TS-7;
- 2. The developer will be permitted to leave the unpaved shoulders in their existing configuration, in

lieu of the 8-foot-wide shoulders (of which 5-feet is required to be paved) per TS-7 and which serve as the required bicycle facilities; and,

3. The developer will be permitted to construct the 3-lane sections (i.e including the site access turn lanes) within a +/- 100-foot-wide right-of-way, rather than the 108-foot-wide right-of-way required pursuant to the TTM.

In lieu of the above improvements which were required to be constructed between the project driveway and nearest roadway meeting an applicable standard, the applicant is proposing to construct +/- 450 feet of sidewalk (along the complete frontages of folios 77479.1004 and 77479.1005) and +/- 735 feet of sidewalk (along the complete frontages of folios 77551.0500, 77551.0100, and along a portion of the frontage of folio 77565.0000 that is between its northern property boundary and the 1st driveway serving that folio)

Staff notes that there was an error in the Design Exception (DE) due to the fact that the DE utilized outdated aerials. Because of this, the amount of sidewalk which the applicant will be installing is less than the value indicated in the DE request, since a portion of the area they are proposing to construct sidewalk has already been constructed by another developer. Staff notes that the zoning condition and above summary accurately conveys the extent of the required improvements as of the date of this staff report.

If PD 23-0785 is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Bullfrog Creek Rd. was not evaluated as a part of the 2020 Hillsborough County Level of Service (LOS) Report. As such, LOS information for this project cannot be provided.

Ratliff, James

From: Williams, Michael

Sent: Monday, February 5, 2024 6:57 PM

To: Steven Henry

Cc: Ashley Phillips; Heinrich, Michelle; Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor

Subject: FW: RZ PD 23-0785 - Design Exception Review

Attachments: 23-0785 DEAdd 01-30-24.pdf

Importance: High

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) or Design Exception (DE) for PD 23-xxxx APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<u>DeLeonE@hcfl.gov</u> 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

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Sunday, February 4, 2024 8:31 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 23-0785 - Design Exception Review

Importance: High

Hello Mike,

The attached DE is approvable to me, please include the following people in your response:

shenry@lincks.com ashleyp@jpfirm.com heinrichm@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE (she/her/hers)

Transportation Review ManagerDevelopment Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



LINCKS & ASSOCIATES, INC.

January 26, 2024

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

Re: Bullfrog Creek Road RZ PD-23-0785

Folio 077457.0100

Lincks Project No. 22196

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 Bullfrog Creek Road from Old Big Bend Road to the project access.

The developer proposes to rezone the property to PD to allow up to 543 Multi-Family Dwelling Units. Table 1 provides the trip generation for the project.

The proposed PD plan is included in the Appendix of this letter.

According to the Hillsborough County Functional Classification Map, Bullfrog Creek Road is classified as a local roadway. However, it is anticipated the roadway may serve more than 5,000 vehicles per day, as shown in Table 2; therefore, it is considered a collector roadway. The subject site is within the Hillsborough County Urban Service Area.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Bullfrog Creek Road. The segment of Bullfrog Creek Road currently has the following characteristics:

- Two (2) lane rural roadway
- Eleven (11) foot lanes
- Five (5) foot sidewalk along portions of the east side of the road.
- Right of way is 100 feet.

The following exceptions are requested to accommodate the proposed project.

- 1. Lane Width TS-7 has 12 foot lanes. The existing roadway has 11 foot lanes.
- 2. Shoulders TS-7 has 8 foot shoulder with 5 feet paved. The existing road has unpaved shoulders.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams January 26, 2024 Page 2

- 3. Sidewalk TS-7 has five (5) foot sidewalk on both sides of the road There is an existing sidewalk on a portion of the eastside of the road.
- 4. Right of Way TS-7 has 110 feet of right of way. The existing right of way is 100 feet.

The justification for the Design Exception us as follows:

- Sidewalk the developer proposes to construct a sidewalk along the east side of the road to provide a continuous sidewalk from the project to the Vance V. Vogel Park. The developer is to construct approximately 4,030 feet of sidewalk along the proposed frontage and then an additional 1,545 feet to fill in the missing segments.
- 2. The County has plans for a 12 foot trail on the west side of Bullfrog Creek Road. This will allow bike and pedestrian circulation to the park, YMCA and schools in the area.
- 3. The developer proposed to construct the access improvements along Bullfrog Creek Road with an east side widening that will then allow the planned trail on the west side of Bullfrog Creek Road.

Figure 1 illustrates the proposed sidewalk improvements. With these improvements there will be a continuous sidewalk from the project access to the park entrance.

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

Mr. Mike Williams January 26, 2024 Page 3

Please do not hesitate to contact us if you have	any questions or require any additional
information.	
	WILLIAM I
	STEVIZZA
Best Regards,	
Stalle Warth	
Steven J/Henry President	
Lincks & Associates, Inc.	
P.E.,#51555	
1/2,1101000	
	Jedining 18 18 18 18 18 18 18 18 18 18 18 18 18
Pasad on the information provided by the an	plicant this request is:
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DisapprovedApprovedApproved with Condition If there are any further questions or you need	d clarification, please contact Sheida boroughcounty.org. Sincerely, Michael J. Williams
DisapprovedApprovedApproved with Condition If there are any further questions or you need	d clarification, please contact Sheida coroughcounty.org.

TABLE 1

ESTIMATED PROJECT TRIP GENERATION (1)

our	Total	212
PM Peak Hour Trip Ends	Out	83
В	디	129
our	Total	201
M Peak Hour Trip Ends	Out	155
A	디	46
	Trip Ends	2,465
	<u>Size</u>	543 DU's
ITE Land Use	Code	221
	<u>Land Use</u>	Multi-Family

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

TABLE 2

BULLFROG CREEK ROAD ASSESSMENT

Total <u>Daily Traffic</u>	5,742
Daily Project Traffic (3)	986
Daily <u>Traffic (2)</u>	4,756
fic (1) Total	425 428
Peak on Traf SB	178 257
Peak Season Traffic (1) NB SB Total	247
Period	AM PM
Location	South of Symmes Rd
Roadway	Bullfrog Creek Rd

⁽¹⁾ Counts dated 10/6/22.
(2) Peak Season Traffic converted to daily volume based on FDOT K = 0.09.
(3) See Table 2, Trip Generation - 40% to and from the north.



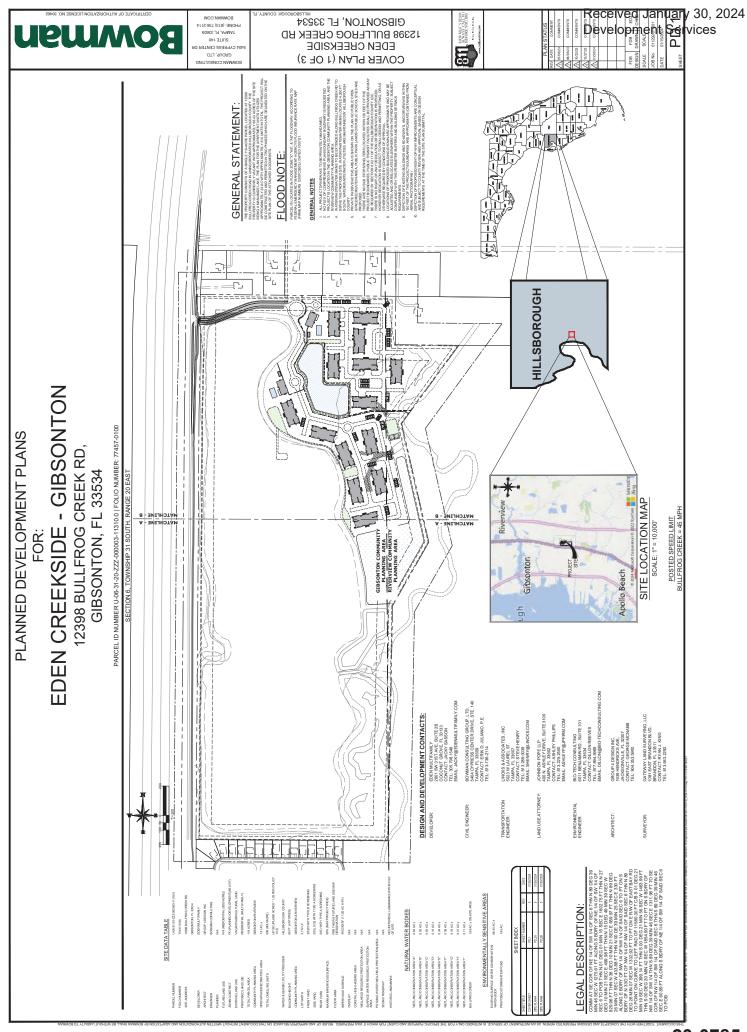
FIGURE 1 SIDEWALK IMPROVEMEN#3-0785

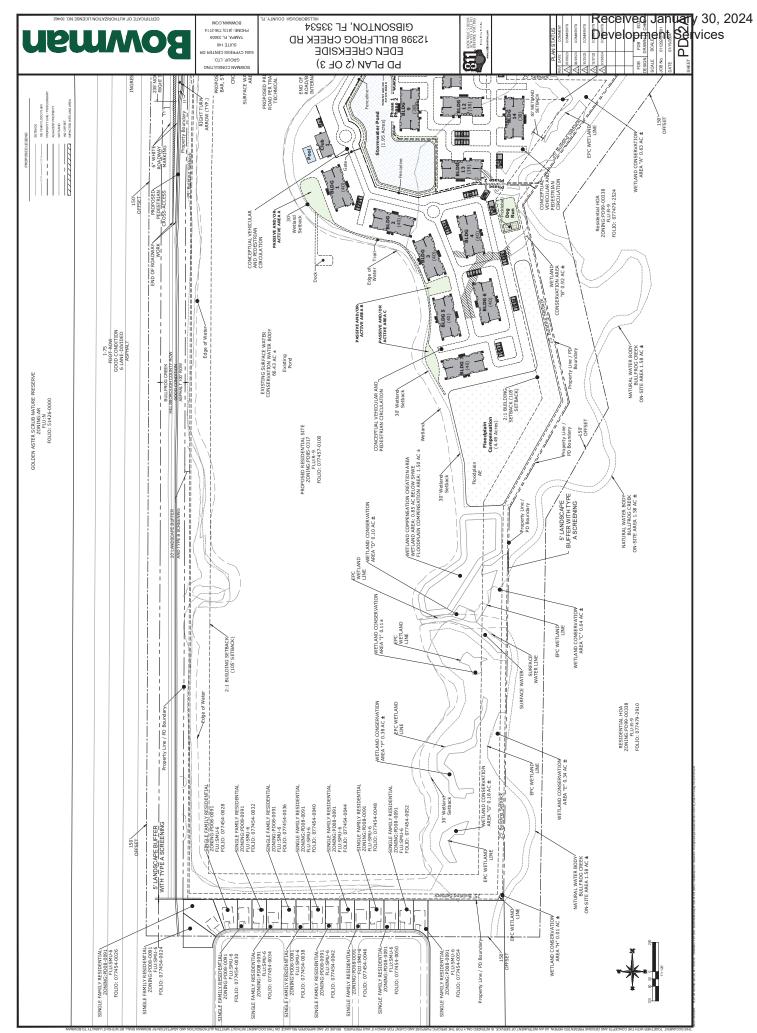
LINCKS & ASSOCIATES, INC.

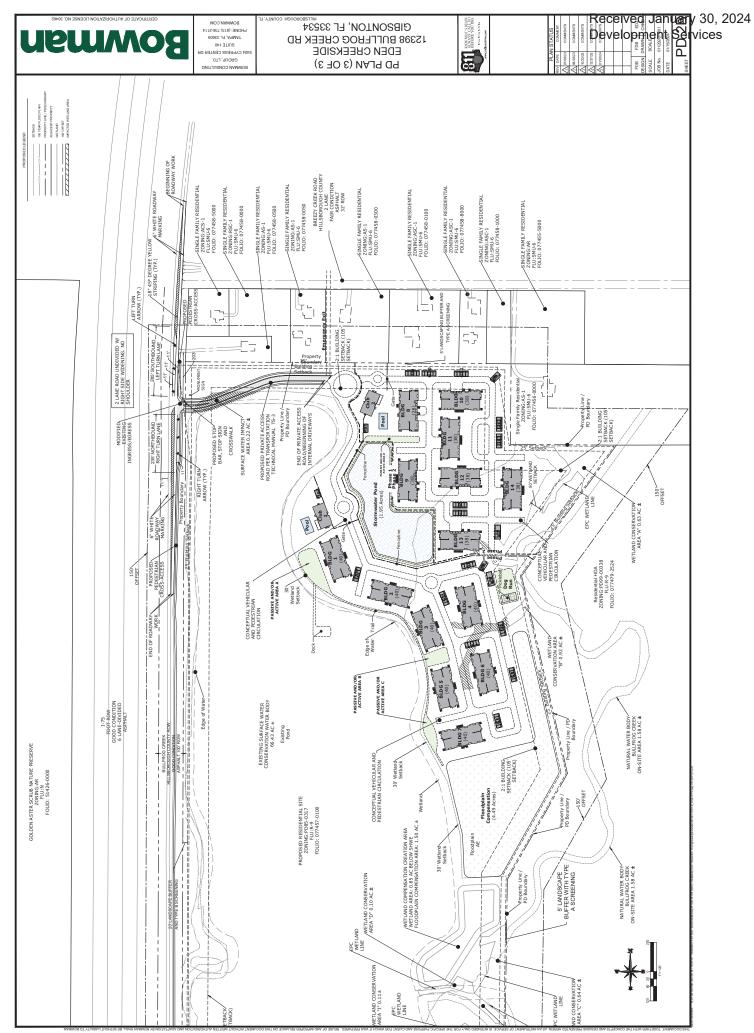
<u>23-078</u>5

PD PLAN









LINCKS & ASSOCIATES, INC.

<u>23-078</u>5

S 78 J

23-0785

UTILITY EASEMENT **,** B/W LINE EXIST. GROUND-2**7 UTILITY POLES 5' SIDEWALK FLAT 0.02 NO TREES OR SHRUBS 2' MIN TO 3.5' 7:4 MAX MAX. ALLOWABLE DESIGN SPEED - 50 MPH CLEAR ZONE VARIES 2,' SOD N.T.S. FOR LESS THAN 10,000 AADT 5' PAVED-SHLDR. TYPE "B" STABILIZATION LBR 40 96' MIN. RIGHT OF WAY PROFILE GRADE TYPICAL SECTION 0.02 12, F CONST. BASE--5' PAVED SHLDR. 0.02 12, ASPHALT 90.0 CLEAR ZONE 2° SOD VARIES NO TREES OR SHRUBS œ 2' MIN TO 3.5' œ EXIST. GROUND -UTILITY POLES SIDEWALK - FLAT _2* __sod R/W LINE EASEMENT UTILITY ,0

LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED)

Received January 30, 2024

DRAWING NO.

Services

1 0F

SHEET NO.

Development

Hillsborough County Florida

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

SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.

ALL DIMENSIONS SHOWN ARE MINIMUM.

. 2 %

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. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

TRANSPORTATION

REVISION DATE:

4. 3.

10/17

TECHNICAL

MANUAL

TYPICAL SECTION

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
Bullfrog Creek Rd.	County Collector - Rural	2 Lanes ⊠ Substandard Road ⊠ Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements⋈ Substandard Road Improvements□ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other

Project Trip Generation □Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	3,536	503	481
Proposed	2,510	225	210
Difference (+/-)	(-) 1,026	(-) 278	(-) 271

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

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

Design Exception/Administrative Variance □ Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
Bullfrog Creek Rd./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comme	ents Summary		
Transportation	Objections	Conditions Requested	Additional Information/Comments
☑ Design Exception/Adm. Variance Requested☑ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No	



11201 North McKinley Drive Tampa, FL 33612 JARED W. PERDUE, P.E. SECRETARY

MEMORANDUM

DATE: July 19, 2023

TO: Mark Bentley, Esq.

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT

Donald Marco, FDOT

Richard Perez, Hillsborough County

SUBJECT: RZ-PD 23-0785, 12398 Bullfrog Creek Road

This project is on a state road, Bullfrog Creek Road, SR 93A Frontage Road.

This site was reviewed at a Pre-Application meeting with FDOT on 2/7/23 for 400 multifamily units. The FDOT Pre-Application Finding is attached.

Thank you for the opportunity to comment.

END OF MEMO

Attachment: FDOT Pre-Application Finding



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

February 7th, 2023

Bullfrog Creek Multi Family

12398 Bullfrog Creek Road SR 93A Frontage Rd. 10 075 000 MP 14.009 Rt Rdwy Class 7 @ 40 MPH Connection/signal spacing – 125'/1320' Directional/full median opening spacing – 330'/660' Folio # 077457-0000

RE: Pre-Application Meeting

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 8/7/2023

Attendees:

Guests: Maliea Storum, Jacky Sasson, and Venestina Cuevas

FDOT: Mecale' Roth, Tom Allen, Allison Carroll, William Gregory, Dan Santos, Lindsey Mineer, Don Marco, and Caroline Cation-Smith

Proposed Conditions:

This development is proposing new access to SR 93A, a class 7 roadway with a posted speed limit of 40 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 125' driveway spacing, 330' directional, 660' full median opening spacing, and 1320' signal spacing requirements.

Proposing a multi-family development consisting of 400 units with a single access to Bullfrog Creek Road. Anticipating ± 2100 ADTs.



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

FDOT Recommendations:

- 1. A traffic study will be required.
- 2. 6' sidewalk along frontage. Classification confirmed.
- 3. Sidewalk connection to state road.
- 4. Access is non-conforming; provide shared access to northern adjacent property that also has access to Bullfrog Creek Road.
 - a. Label access on plans as "shared access facility."
 - b. Provide easement along entire northern property line of that adjacent property, from Bullfrog Creek Road to its eastern property line.
- 5. Access will be two outbound lanes:
 - a. Northbound right turn lane.
 - b. Southbound left turn lane.
- 6. If a right-turn lane on Bullfrog Creek Road into the property is warranted, then we can have another meeting to discuss its design.
- 7. Construction agreement will be for sidewalk and possible turn lane.
- 8. Drainage connection permit compliant to 14-86.
- 9. If a turn lane is required, swale compensation will be required, along with easement/property dedication.
- 10. Contact Joel Provenzano or Andrew Perez for any traffic or access related questions, andrewa.perez@dot.state.fl.us, or at 813-975-6000.
- 11. Contact Todd, Tom or Mecale' (makayla) for permit, pre app, or general questions at todd.croft@dot.state.fl.us, thomas.allen@dot.state.fl.us, mecale.roth@dot.state.fl.us, or 813-612-3200.
- 12. Contact Amanda Serra for drainage related questions at amanda.serra@dot.state.fl.us or 813-262-8257.

Summary:

After reviewing and discussing the information presented in this meeting, the
Department has determined we are
⋈ in favor (considering the conditions stated above)
☐ not in favor



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

	☐ willing to revisit a revised plan
The access, as prop	oosed in this meeting, would be considered
	□ conforming
	□ non-conforming
	□ N/A (no access proposed)
	he rule chapters 1996/97 for connection spacing. The following ed to be applied for by visiting our One Stop Permitting website
. ,	□ access-category A or B
	⊠ access-category C, D, E, or F
	⊠traffic study required
	□ access safety upgrade
	⊠ drainage
	or
	☐ drainage exception
	□ construction agreement
	□ utility
	☐ general Use
	□ other

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Mecale' Roth

Permit Coordinator II 2822 Leslie Rd. Tampa, Fl. 33619 Office - 813-612-3237 M-F 8:30 AM – 5:00 PM





2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

Additional Comments/Standard Information:

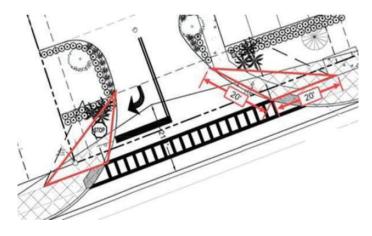
(These comments may or may not apply to this project, they are standard comments)

- 1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
- 2. Documents need to be signed and sealed or notarized.
- 3. Include these notes with the application submittal.
- 4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
- 5. Plans shall be per the current Standard Plans and FDM.
- 6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
- 7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic
- 8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.





2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY



- 9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the existing and proposed location must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
- 10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

Context Classification:

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93



2822 Leslie Road Tampa, FL 33612-6456

JARED W. PERDUE, P.E. SECRETARY

Topic #625-000-002 FDOT Design Manual

January 1, 2020

Table 222.1.1	Standard Sidewalk Widths

Co	ntext Classification	Sidewalk Width (feet)	
C1	Natural	5	
C2	Rural	5	
C2T	Rural Town	6	
C3	Suburban	6	
C4	Urban General	6	
C5	Urban Center	10	
C6	Urban Core	12	

Notes:

- For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.
- (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.
- (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.
- (4) See FDM 260.2.2 for sidewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- · 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2



2822 Leslie Road Tampa, FL 33612-6456 JARED W. PERDUE, P.E. SECRETARY

Topic #625-000-002 FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

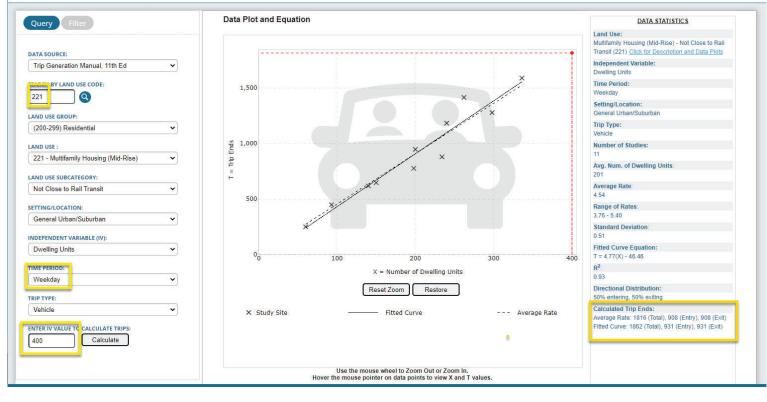
Roadway Classification	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio		
Or Project Type	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	L _{V(MAX)} /L _{AVG}		
Conventional Lighting							
Limited Access Facilities	1.5						
Major Arterials	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less		
Other Roadways	1.0						
High Mast Lighting							
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A		
Signalized Intersection Lighting							
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	rg.		
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			N/A		
	Midb	lock Crosswall	Lighting				
Low Ambient Luminance	N/A	2.3	. N/A	N/A	N/A		
Medium & High Ambient Luminance	10/2	3.0					
	Sidewalks and Shared Use Paths						
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A		
Sign Lighting							
Low Ambient Luminance	15-20	N//A	A1/A	0.4			
Medium & High Ambient Luminance	25-35	N/A	N/A	6:1	N/A		
Rest Area Lighting							
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A		

231-Lighting





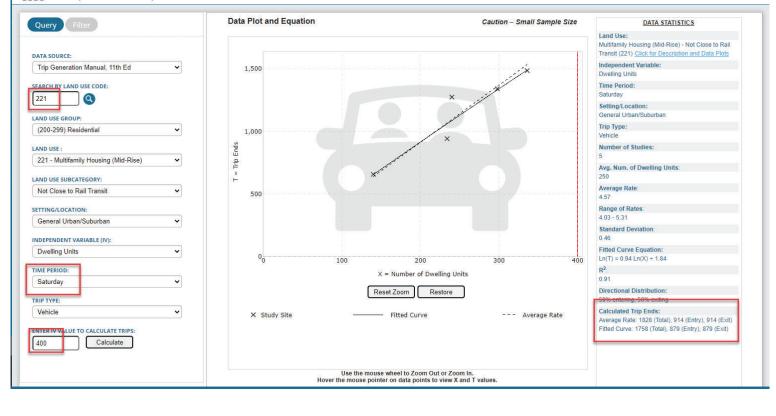


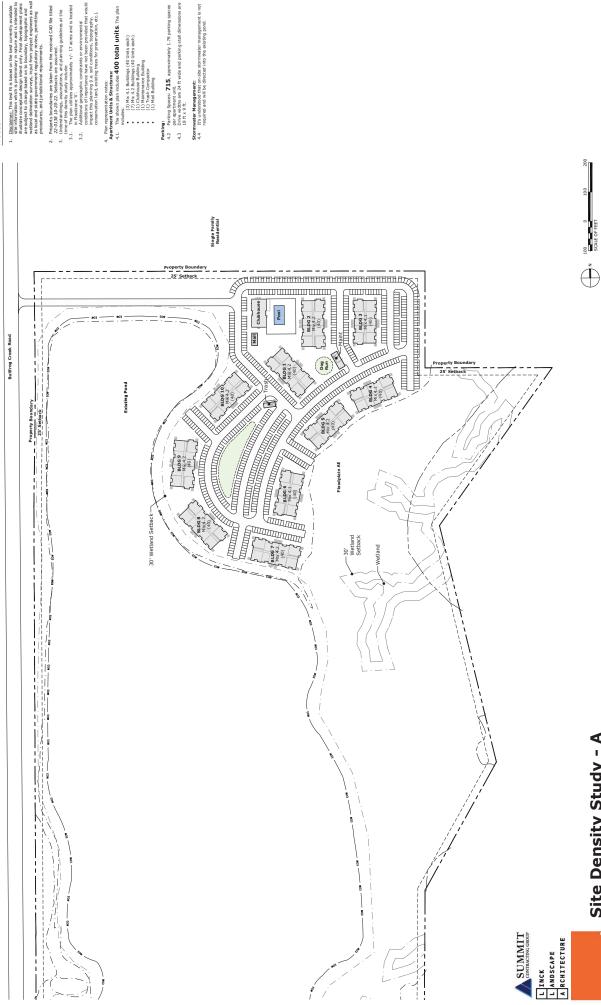






Graph Look Up





Site Density Study - A

Bullfrog Creek Apartments I Multi-Family Development EDEN MULTIFAMILY Tampa, TN 15 November 2022

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Donna Cameron Cepeda Ken Hagan Pat Kemp Michael Owen Joshua Wostal



DIRECTORS

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REVISED AGENCY COMMENT SHEET

REZONING			
HEARING DATE: January 16, 2024	COMMENT DATE: December 21, 2023		
PETITION NO.: 23-0785	PROPERTY ADDRESS: 12398 Bullfrog Creek Rd,		
EPC REVIEWER: Jackie Perry Cahanin	Gibsonton, FL 33534		
CONTACT INFORMATION: (813) 627-2600 X 1241	FOLIO #: 077457-0100		
EMAIL: cahaninj@epchc.org	STR: 06-31S-20E		

REQUESTED ZONING: Modification to PD

FINDINGS				
WETLANDS PRESENT	YES			
SITE INSPECTION DATE	NA			
WETLAND LINE VALIDITY	Valid to Date			
WETLANDS VERIFICATION (AERIAL PHOTO,	SWFWMD Wetland Survey expires 07-24-2028			
SOILS SURVEY, EPC FILES)				

These comments replace prior comments issued July 20, 2023. The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall are being reviewed by EPC staff under separate application (# 78269) pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland

must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

INFORMATIONAL COMMENTS:

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

- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for multi-family development. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. EPC staff is currently reviewing the wetland impact and mitigation proposal that was submitted on November 17, 2023.
- Staff of the EPC recommends that this requirement be taken into account during the earliest stages
 of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The
 size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure
 the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted
 on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted
 to this agency for review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Jpc/cb

ec: <u>development@jpfirm.com</u> dillon@bio-techconsulting.com



Preparing Students for Life

Adequate Facilities Analysis: Rezoning

Date: 9/1/2023 **Acreage:** 122.18 (+/- acres)

Jurisdiction: Hillsborough County **Proposed Zoning:** Planned Development

Case Number: 23-0785 Future Land Use: R-9

HCPS #: RZ 549 **Maximum Residential Units: 550**

Address: 12398 Bullfrog Creek Rd Residential Type: Multi-family

Parcel Folio Number(s): 77457 0100

Parcel Folio Number(s): 77457.0100				
School Data	Collins K-8 Elementary	Collins K-8 Middle	East Bay High	
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1146	1146	2480	
2022-23 Enrollment K-12 enrollment on 2022-23 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	1009	1009	2000	
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	88%	88%	81%	
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 7/6/2023	0	0	480	
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	63	23	29	
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	94%	90%	101%	

Notes: At this time, adequate capacity exists at Collins K-8 at the elementary and middle school levels for the proposed rezoning. Although East Bay High School is projected to be over capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the high school level.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

andrea a Stingone

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

E: andrea.stingone@hcps.net P: 813.272.4429 C: 813.345.6684 From: Shelton, Carla

To: <u>Heinrich, Michelle</u>; <u>Hamilton, Mona</u>; <u>Moore, Carrie</u>

Subject: RE: PD 23-0785 (Eden Living)

Date: Friday, November 17, 2023 10:02:51 AM

Attachments: image003.png

image004.png image005.png

Michelle,

The addition of a dock over the lake does not change the Natural Resources comment sheet from 8/30/23 that is in the Optix file.

Thanks,

Carla Shelton Knight

Natural Resources Review Manager, Certified Arborist Natural Resources, Development Services Dept.

P: (813) 276-8404

E: sheltonc@HillsboroughCounty.org

W: HCFLgov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Heinrich, Michelle < Heinrich M@Hillsborough County. ORG>

Sent: Friday, November 17, 2023 9:46 AM

To: Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Hamilton, Mona

<HamiltonM@hillsboroughcounty.org>; Moore, Carrie <MooreCa@hillsboroughcounty.org>

Subject: FW: PD 23-0785 (Eden Living)

Carla & Carrie,

Have you had a chance to review the below?

Thanks,

Michelle Heinrich, AICP

Executive Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

W: <u>HCFLGov.net</u>

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Heinrich, Michelle

Sent: Friday, October 27, 2023 12:02 PM

To: Shelton, Carla < SheltonC@HillsboroughCounty.ORG>; Moore, Carrie

< Moore Ca@hillsboroughcounty.org>; Hamilton, Mona < Hamilton M@hillsboroughcounty.org>

Subject: PD 23-0785 (Eden Living)

NR Team,

I received a revised site plan for the above rezoning which is now showing a dock. Given the wetlands setback around the water, is this a concern or something that needs review by your group? This case is scheduled for the December ZHM hearing, so if you could advise by mid-November it would be appreciated.

Thanks,

Michelle Heinrich, AICP

Executive Planner

Development Services Department

P: (813) 276-2167

E: heinrichm@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 10/06/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Johnson Pope/Mark Bentley, Esq. B.C.S., AICP **PETITION NO:** 23-0785

LOCATION: 12398 Bullfrog Creek Rd

FOLIO NO: 77457.0100

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story)

Mobility: \$6,661 * 550 units = \$3,663,550 Parks: \$1,555 * 550 units = \$855,250 School: \$3,891 * 550 units = \$2,140,050 Fire: \$249 * 550 units = \$136,950 Total Multi-Family (1-2 story) = \$6,795,800

Project Summary/Description:

Urban Mobility, South Park/Fire - 550 multi-family units

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.:		RZ-PD 23-0785	REVIEWED BY:	Clay Walker, E.I.	DATE: 8/2/2023
FOLIO NO.:		77457.0100			
			WATER		
	The prope should cor	erty lies within the _ ntact the provider to	Vo determine the avai	Vater Service Area. lability of water serv	The applicant rice.
	A <u>8</u> inch water main exists <u>(adjacent to the site)</u> , <u>(approximately 500</u> feet from the site) <u>and is located south of the subject property within the east Right-of-Way of Bullfrog Creek Road</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.				
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.				
			WASTEWATER		
	The prope should cor	erty lies within the _ ntact the provider to	Was o determine the avai	stewater Service Ard lability of wastewate	ea. The applicant er service.
	700 fee Right-of-W however t	et from the site) <u>au</u> Vay of Bullfrog Co here could be add	nd is located south reek Road . This	of the subject prop will be the likely ent points-of-conne	(approximately erty within the west point-of-connection, ction determined at pacity.
	connection and will ne	n to the County's veed to be completed	vastewater system.	The improvements prior to issuance of	completed prior to includeany building permits
COMI	MENTS: <u>Th</u>	e subject rezoning	includes parcels tha	at are within the Urba	an Service Area

and would require connection to the County's potable water and wastewater systems .

AGENCY REVIEW COMMENT SHEET

10:	ZONINO	G TECHNICIAN, Planning Growth Mana	gement	DATE: 28 July 2023
REV	IEWER:	Bernard W. Kaiser, Conservation and E	Environmer	ntal Lands Management
APPI	LICANT:	: Johnson Pope	PETITIO	N NO: RZ-PD 23-0785
LOC	ATION:	12398 Bullfrog Creek Rd., Gibsonton, FL	33534	
FOL	IO NO:	77457.0100		TWN: <u>31</u> RNG: <u>20</u>
	This ag	ency has no comments.		
	This ag	ency has no objection.		
	THIS ay	ency has no objection.		
\boxtimes	This ag	ency has no objection, subject to listed of	or attached	d conditions.
	This ag	ency objects, based on the listed or atta	ched cond	litions.
	J			
COMM	MENITO.	Dor the definition of "adjacent" in Article	VII Dafiniti	ions of the Land Development
COMIN		Per the definition of "adjacent" in Article LDC), the subject application is adjacent		
		C 4.01.11, compatibility of the developm		
		compatibility plan that addresses issues r		-
		essarily limited to access prescribed fir		•

plan shall be proposed by the developer, reviewed and approved by the Conservation

and Environmental Lands Management Department, and shall be required as a

condition of granting a Natural Resources Permit...

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE**: 7/19/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 7/24/2023

APPLICANT: Mark Bentley, Esq., B.C.S., AICP **APP ID:** 23-0785

LOCATION: 12398 Bullfrog Creek Road Gibsonton, FL 33534

FOLIO NO.: 77457.0100

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Protection Area (SWPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.

VERBATIM TRANSCRIPT

ZHM Hearing February 20, 2024

1		ROUGH COUNTY, FLORIDA COUNTY COMMISSIONERS
2		
3		X
4	IN RE:)
5	ZONE HEARING MASTER HEARINGS)
6)
7		X
8		EARING MASTER HEARING TESTIMONY AND PROCEEDINGS
9	TRANSCRITT OF	ILSTIMONT AND INCOMEDINGS
10		Susan Finch Land Use Hearing Master
11		Janu OSO nouring napoer
12	DATE:	Tuesday, February 20, 2024
13		Commencing at 6:00 p.m. Concluding at 11:46 p.m.
14		
15	LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard
16		Second Floor Boardroom Tampa, Florida 33601
17		
18		
19		
20		
21		
22		
23	Reported by: Diane DeMarsh, AAERT No. 1	1654
24	DIGITAL REPORTER	
25		

```
1
             MS. HEINRICH: Our next application is Item D.6, PD
    Rezoning 23-0785. The applicant is requesting a rezoning from
3
    PD to PD. I've reviewed this for Development Services and will
    present Staff findings after the applicant's presentation.
4
             HEARING MASTER: All right. Thank you.
5
 6
             Good evening.
             MR. BENTLEY: Good evening, Ms. Finch. My name is
   Mark Bentley, 400 North Ashley, Tampa 33602 and I've been sworn.
8
              I represent the applicant who is seeking a rezoning
9
10
    from PD, which PD -- existing PD would allow any combination of
11
    office, retail and/or industrial up to 600,000 square feet. And
    the proposed PD would be on 119 acres. The majority of the
12
    property is allocated toward a lake, which is a former barrow
13
14
    pit. And the proposed PD would -- is 536 multi-family units.
             To move things along, I get right into it with our --
15
    our director of planning for our law firm, Ryan Manasse and he's
16
    going to give you a presentation go over the site plan, some of
17
18
    the land use issues. Thank you.
19
             HEARING MASTER: Thank you. Appreciate it. Please
20
    sign in. Good evening.
             MR. MANASSE: Good evening. Ryan Manasse with Johnson
21
2.2
    Pope, 400 North Ashley Drive, Suite 3100. Let me go to the next
2.3
    slide.
24
             Just to give you some history about the property. In
    2023, CHCCP 2210 were approved to change from SMU-6 to the RES-9
25
```

```
category. So it was always intended for this PD to come in at
1
    this later date, which we're here now today. So in that
    request, these are some highlights from the CPA that was
3
    approved. You know, the site is located in the urban service
4
    area and according to PC staff at the time, it's a logical
5
6
    extension of the R-9 to the east, which is now our subject site.
   Also, it's consistent with the development pattern in the area.
              And then the last two points are kind of significant
8
    about the PD that we're presenting here tonight, provides a
9
10
    significant setback and buffering to the single-family
    residential to the north, east and south, as well as the project
11
12
    is to be designed to protect natural resources, etcetera.
13
              So again, these bullet points are going to be shown
14
    through this PD and clearly, obviously we're less dense than the
    SMU -- I'm sorry, the RES-9 category intended at the CPA -- CPA
15
   hearing. So this is the aerial zoning map of your staff report.
16
    It does demonstrate how our site -- how we came to the site as
17
18
    is and then how it's designed. You can see that borrow pit that
19
    Mark alluded to takes up the majority of the property. So
20
    really it limits our access to that northern portion of the --
21
    the subject parcel. And I'll show you here in a minute how our
    site's laid out.
2.2
23
              And then on -- on top of that, the access, the
    development area is more or less that northeast area. And
24
25
    that's to minimize impacts on the -- the Bullfrog Creek, which
```

is to the east, as well as we had a, you know, work along this pond that's environmentally sensitive areas as well.

2.2

Just so you do some highlights, to the east, that is obviously Bullfrog Creek Road. Further east is I-75. And then just so you're aware of Bullfrog Creek Road runs from Sims to the north to Old Big Bend Road to the south, which then further connected to Big Bend. So I zoomed out on the site plan. This is the first page of your site plan. I'm just outlined the boundary of the PD just to give you a -- a clear visible path of the developed parcel -- or the parcel that were potentially developing.

And then the next slide I'll zoom in to more or less the -- it's -- it's the second page or third page of our PD site plan package, but it's the north side. So some things to highlight here is that we're enacting that two to one building setback for buildings over 20 feet. The -- the detached garages is what you see there along that yellow line and they run throughout other portions of the property. Those are those detached garages. And they won't -- they woin't exceed the 20 feet. But anything that does, we -- we're subject to that two to one setback ratio. And so what I'm showing you here on that blue line is the 105-foot setback from the northern property boundary. And then it -- it's -- and it'll -- it'll be more clear when I show you a couple other sides. But we're around 2,000 feet from the end of the flood plain compensation

area, which is on the south side of this development, building 1 14 there, which is almost to the middle of your screen. 3 And then also it's around 500 feet from the western property boundary across I-75 to the golden (indiscernible) 4 nature res -- preserve, which is our western neighbor after 5 6 I-75. And then again, there's a -- or there's a large conservation of wetland area, which is dense trees and shrubs and that's present to our east boundary. And it's almost 600 feet in the lower measurable areas and it -- to more than 10 600 feet. And that's to the residential further east. East 11 would be towards the bottom of the screen as you're looking at 12 it. 13 So this just shows you the south side, more or less of 14 the parcels, still kind of focusing on our cluster development 15 that's to the right hand side. I just want to indicate that to the property boundary in that building 14 or I'm sorry, building 16 17, it's almost about 3,555 feet to the southern property 17 boundary. So really enhanced the back here. Obviously, the 18 19 site characteristics play a part in that, but just to really 20 show you the -- the cluster development that we provided here in 21 this -- this area to -- to have these 536 dwelling units. Now, the next slide, our project is consistent with 22 23 the compatible -- I'm sorry, our project is consistent and 24 compatible with similar develops -- developments in the area. I've listed some here and they're outlined there with the yellow 25

star being our subject site. And it's zoomed out, but those 1 green pins are other similar developments. And more or less 3 this is just kind of focusing on the height. The height is similar range for our development and these other proposed developments or these developments that have been developed and 5 6 it ranges from 65 feet to 35 feet. And I'll turn in this presentation as well as those backup PDs, the major modifications for your review as well. 8 But this demonstrates that the -- the compatibility of 9 10 our proposed development with similar projects in the area. 11 Now, this is our pedestrian connection slide. I mean, 12 for a total of about 5,575 square feet are going to be built for this project. On site, it's around 4,000 square feet, I'm 13 14 sorry, not square feet, lineal feet. But that'd be adjacent to the parcel next to the pond, more or less. But something to 15 highlight here are those two other red-lines. 16 Those are sidewalks that are going to be constructed to connect to the 17 18 park to the south, which is along Old Big Bend Road and Bullfrog 19 Creek. 20 So really making that connection to some of these services, that will be afforded to these, not just our 21 2.2 development but the developments to the south as well. 23 Now, there's several goals, objectives and policies 24 that were consistent with. I -- I promise you I won't read them all, but they are in the packet. Specifically, just pointing 25

out a couple of the land use element in the neighborhood community development policies. Also the site plan design demonstrates clustering, which enhances the preservation of open space and environmental -- environmental sensitive areas. The second page is just another page full of the policies that were consistent with the comprehensive plan.

Now, these are the photos I took onsite. This would be on our projects right-of-way, looking south, and that's on the left hand side that's Bullfrog Creek Road. You can see the pond there in the distance. And then to the right, you're going to have looking north along for Bullfrog Creek.

This is looking towards the subject site from the right-of-way. Again, you'll see the pond that's in existence, and then, you know, the unique shape of our area that's left for upland, as well just -- just showing you how the current status is with that pond. Now, these photos are looking west, and that's I-75, obviously, reminiscent of the highway sign there, but that's across Bullfrog Creek Road. And on the right hand side more of the similar. But that's to kind of show you that mature vegetation that's already in place next to the highway as well.

So the existing PD, it's a 1985 PD, as identified in your staff report and it -- it allowed for a mix of -- mix of uses, but it -- it did allow up to a 600,000 square foot mixed industrial warehouse use. And again, we'd only be limiting this

```
to 536 dwelling units. So it's just the residential dwelling
1
    units. This development will complement the existing
    surrounding residential development patterns and allows for a
3
    diverse holding stock, which is that multi-family residential,
4
    which is needed close to these employment centers as well.
5
6
              We've been found consistent with the Planning
    Commission Staff and deemed approvable subject to the
    conditions, which we agreed to by Development Services.
8
              And now I'd just like to have our traffic consultant,
9
10
    Steve Henry, briefly discuss some transportation topics.
11
              HEARING MASTER: Thank you. Good evening.
12
              MR. HENRY: Good evening. Steven Henry, Lincks and
13
    Associates, 5023 West Laurel, Tampa 33607.
14
              We need conduct the traffic analysis for the project.
15
   And a couple of things. One, as -- as noted in your staff
    report, the actual proposed development that we've got tonight,
16
    actually tonight, less traffic than the current approved PD
17
18
    would generate.
19
              In addition to that, what we're doing as far as of the
20
    design of the access, we're actually designing it so that all
21
    the improvements are to the east of Bullfrog Creek Road.
2.2
    the reason for that is there's a planned trail on the west side
23
    of Bullfrog Creek Road. So we're trying to make sure that our
24
    design of the access does not inhibit the ability for the County
25
    to build that trail in the future.
```

1	And then finally, as indicated, we've got a design
2	exception that's been deemed approvable for Bullfrog Creek Road.
3	And part of the mitigation is building that sidewalk to connect
4	our project all the way south to the park.
5	That concludes my presentation unless you got any
6	questions.
7	HEARING MASTER: I don't think so, but thank you. I
8	appreciate it.
9	MR. HENRY: Thank you.
10	HEARING MASTER: Please sign in.
11	MR. MANASSE: That's should wrap it up for us. We
12	have other members of our team, if you need to ask any
13	questions, we'd be happy to answer them.
14	HEARING MASTER: No. My only question in reviewing
15	this was how much the current PD was currently entitled for. I
16	think Mr. Bentley and yourself both said about 600,000 square
17	feet.
18	MR. BENTLEY: This is Mark Bentley. It's on page one
19	of the Staff Report on the left column.
20	HEARING MASTER: All right. Perfect. Thank you so
21	much.
22	MR. MANASSE: And I'll turn in this presentation for
23	the record so you can review.
24	HEARING MASTER: Thank you. All right.
25	Development Services.

1	MS. HEINRICH: Michelle Heinrich, Development
2	Services. Staff reviewed a rezoning request for 119 acres,
3	located east of I-75 and Bull Creek Road, to request a 536-unit
4	multi-family project. The site is located within the RES-9
5	Future Land Use Category, the Riverview Community Plan area and
6	the urban service area.
7	The existing site is zoned PD and approved for
8	industrial office and commercial uses with a maximum building
9	height of 55 feet. The project will consist of 14 multi-family
10	buildings and project amenities within the northeast portion of
11	the site. The proposed maximum building height is 60 feet and
12	four stories.
13	Staff found proposed the proposed proposal to be
14	compatible with the surrounding area due to significant
15	separations from development to the south and east, compliance
16	with the required buffering and screening in compliance with the
17	two to one setback for buildings over 20 feet in height.
18	Staff received no objections from reviewing agencies
19	and a finding of consistency from the Planning Commission.
20	Therefore, Staff recommends approval, subject to proposed
21	conditions.
22	HEARING MASTER: Thank you so much.
23	Planning Commission.
24	MS. MASSEY: Jillian Massey, Planning Commission
25	Staff. The subject property is designated as Residential-9 in

```
1
    the Future Land Use Map. It's within the urban service area and
    within the limits of the Riverview Community Plan and south
    shore area wide systems plan. The request is for residential
3
    development and currently it doesn't meet the minimum density
4
    that would be expected for these acreage in the Residential-9.
5
6
   However, Policy 1.3 provides for exceptions to this policy, such
    as development at a density of 75 percent of category or greater
    would not compatible. And development would have an adverse
    impact on environmental features of the site or adjacent to that
    site.
10
11
             The property qualifies for both criteria as an
12
    exception to minimum density as the site is more than 25 percent
    wt. Only uplands can be used to calculate the potential
13
14
    density. The proposed plan development is compatible as the --
15
    the -- as the area is primarily developed with single-family
16
    residential. It's the -- the proposal is consistent with the
    neighborhood protection policy under Future Land Use Element
17
18
    Objective 16. Specifically, Policy 16.2, which calls for
19
    gradual transitions of intensities between land uses.
20
              The proposed development is consistent with this
21
    policy direction, as there's a large lake covering over half the
2.2
    property, along the frontage of Bull -- Bullfrog Creek Road.
    The -- the lake helps to cluster the development to the
24
   northeastern corner of the parcel. The site's located in the
25
   Riverview Committee Plan. Specifically, within the residential
```

```
district.
               The proposed development does support the vision of
 1
    the community plan. The subject site also meets the intend of
 3
    the cultural and historical and strategies of the south shore
    area wide systems plan. The plan seeks to promote sustainable
 4
    growth and maintain housing opportunities for all income groups
 5
 6
    throughout the south shore area. A rezoning to a plan
    development to allow for an alternative housing development
    would facility this role.
 8
              Based on these considerations, Planning Commission
 9
10
    Staff finds the proposed plan development consistent with the
11
    Comprehensive Plan subject to the conditions proposed by the
12
    Development Services Department.
13
              HEARING MASTER: Thank you so much.
14
              Is there anyone in the room or online that would like
15
    to speak in support? Anyone in favor? No one.
              Anyone in opposition to this request? All right, no
16
17
    one.
18
              Ms. Heinrich, anything else?
19
              MS. HEINRICH: No, ma'am.
20
              HEARING MASTER: All right. Mr. Bentley.
21
              MR. BENTLEY: Well, I'll move things along, but it
    was -- seemed like it was kind of subtle, but what the
2.2
23
    Planning Commission was suggesting, it's in their staff report,
24
    is under Policy 1.3, 803 units would actually be acceptable at
25
    this location versus the 536 we're proposing.
```

1	So unless you have any questions, that'll do it.
2	HEARING MASTER: That maximum under the RES-9?
3	MR. BENTLEY: Correct.
4	HEARING MASTER: possibility? I see.
5	MR. BENTLEY: But when you think about it, with the
6	jurisdictional area, you know the formula, the 1.25 times the
7	upland, it's it's impossible to achieve it anyhow. But she
8	indicated, Ms. Massey, indicated that we've got the criteria
9	which would be ensure compatibility and no adverse impacts on
10	environmental properties. So.
11	HEARING MASTER: Understood.
12	MR. BENTLEY: Okay. Thank you.
13	HEARING MASTER: Thank you. I appreciate it.
14	MR. BENTLEY: Take care.
15	HEARING MASTER: Then with that, we'll close Rezoning
16	PD 23-0785 and go to the next case.
17	
18	
19	
20	
21	
22	
23	
24	
25	
-	

ZHM Hearing January 16, 2024

	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch and Pamela Jo Hatley Land Use Hearing Master
DATE:	Tuesday, January 16, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 7:48 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No.	1654

ZHM Hearing January 16, 2024

is being continued by the -- by the applicant to the 1 February 2024 Zoning Hearing Master Hearing. Item A.8, Rezoning PD 23-0774. This application is being continued by the applicant to the February 20, 2024 Zoning Hearing Master Hearing. Item A.9, Rezoning PD 23-0776. This application is 6 being continued by the Staff to the February 20, 2024 Zoning Hearing Master Hearing. 8 Item A.10, Rezoning PD 23-0780. This application is out of order to be heard and is being continued to the 10 11 February 20, 2024 Zoning Hearing Master Hearing. Item A.11, Rezoning PD 23-0783. This application is 12 13 being continued -- is being continued by Staff to the 14 February 20, 2024 Zoning Hearing Master Hearing. 15 Item A.12, Rezoning PD 23-0785. This application is out of order to be heard and is being continued to the 16 17 February 20, 2024 Zoning Hearing Master Hearing. 18 I'm A.13, Rezoning PD 23-0848. This application is out of order to be heard and is being continued to the 19 20 February 20, 2024 Zoning Hearing Master Hearing. 21 Item A.14, Major Mod Application 23-0887. 22 application is out of order to be heard and is being continued 23 to the February 20, 2024 Zoning Hearing Master Hearing. Item A.15, Major Mod Application 23-0904. This 24 application is out of order to be head and is being continued to 25

Transcript of Proceedings December 18, 2023

	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
	X)
IN RE:)
ZONE HEARIN	MASTER)
HEARINGS)
	X

ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH

Land Use Hearing Master

DATE: Monday, December 18, 2023

TIME: Commencing at 6:00 p.m.

Concluding at 8:18 p.m.

LOCATION: Hillsborough County BOCC

601 East Kennedy Boulevard

26th Floor Boardroom Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. 1654

Transcript of Proceedings December 18, 2023

- 1 Item A.15, PD 23-0781. This application is out of
- 2 order to be heard and is being continued to the February 20,
- 3 2024 ZHM hearing.
- 4 Item A.16, PD 23-0783. This application is out of
- 5 order to be heard and is being continued to the January 16, 2024
- 6 ZHM hearing.
- 7 Item A.17, PD 23-0785. This application is being
- 8 continued by the applicant to the January 16, 2024, ZHM hearing.
- 9 Item A.18, Major Mod 23-0881. This application is
- 10 being continued by the applicant to the January 16, 2024, ZHM
- 11 hearing.
- 12 Item A.19, PD 23-0882. This application is out of
- 13 order to be heard and is being continued to the January 16, 2024
- 14 ZHM hearing.
- 15 Item A.20, Major Mod 23-0887. This application is out
- 16 of order to be heard and is being continued to the January 16,
- 17 2024 ZHM hearing.
- 18 Item A.21, Major Mod application 23-0904. This
- 19 application is out of order to be heard and is being continued
- 20 to the January 16, 2024 ZHM hearing.
- 21 Item A.22, PD 23-0918. This application is out of
- 22 order to be heard and is being continued to the January 16, 2024
- 23 ZHM hearing.
- Item A.23, Major Mod 23-0951. This application is out
- 25 of order to be heard and is being continued to the January 16,

Zone Hearing Master Hearing --November 13, 2023

	Veniber 13, 2023		
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS			
IN RE: ZONE HEARING MASTER HEARINGS))))))		
	F TESTIMONY AND PROCEEDINGS		
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master		
DATE:	Monday, November 13, 2023		
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.		
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601		
Reported by: Diane DeMarsh, AAERT No.	1654		

Zone Hearing Master Hearing --November 13, 2023

application is out of order to be heard and is being continued 1 to the December 18, 2023 ZHM hearing. Item A.12, Standard Rezoning 23-0771. 3 application is being continued by the applicant to the December 18, 2023 ZHM hearing. Item A.13, PD 23-0774. This application is out of 6 order to be heard and is being continued to the December 18, 2023 ZHM hearing. 8 Item A.14, PD 23-0775. This application is out of 9 order to be heard and is being continued to the 10 11 December 18, 2023 ZHM hearing. Item A.15, PD 23-0776. This application is out of 12 13 order to be heard and is being continued to the 14 December 18, 2023 ZHM hearing. 15 Item A.16, PD 23-0780. This application is out of order to be heard and is being continued to the 16 17 December 18, 2023 ZHM hearing. 18 Item A.17, PD 23-0781. This application is out of order to be heard and is being continued to the 19 20 December 18, 2023 ZHM hearing. 21 Item A.18, 23-0783. This application is out of order 22 be heard and is being continued to the December 18, 2023 ZHM 23 hearing. Item A.19, PD 23-0785. This applicant -- application 2.4 is out of order to be heard and is con -- being continued to the 25

Zone Hearing Master Hearing --November 13, 2023

December 18, 2023 ZHM hearing. 1 Item A.20, PD 23-0848. This application is out of 3 order to be heard and is being continued to the January 16, 2024 ZHM hearing. Item A.21, Major Mod 23-0881. This application is being continued by the applicant to the December 18, 2023 ZHM hearing. Item A.22, PD 23-0882. This application is out of 8 order to be heard and is being continued to the 9 December 18, 2023 ZHM hearing. 10 11 Item A.23, Major Mod 23-0883. This application is out of order to be heard and is being continued to the 12 13 December 18, 2023 ZHM hearing. Item A.24, Major Mod 23-0887. This application is out 14 of order to be heard and is being continued to the January 18, 2023 (sic) ZHM hearing. 16 Item A.25, Standard Rezoning 23-0902. 17 18 application is out of order to be heard and is being continued to the December 18, 2023 ZHM hearing. 19 And item A.26, PD 23-0918. This application is out of 20 21 order to be heard and is being continued to the 22 December 18, 2023 ZHM hearing. And that concludes our continuances. 23 2.4 HEARING MASTER: All right. Thank you, Ms. Heinrich. All right. The agenda tonight consists of items that 25

Zoning Master Hearing ---October 16, 2023

	300201 10, 1013
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS)))))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch Land Use Hearing Master
DATE:	Monday, October 16, 2023
TIME:	Commencing at 6:00 p.m. Concluding at 10:13 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No.	1654

Zoning Master Hearing --October 16, 2023

Item A.18, PD 23-0776. This application is out of 1 order to be heard and is being continued to the November 13, 2023 ZHM Hearing. Item A.19, PD 23-0777. This applicant -- application is being continued by the applicant to the November 13,2023 ZHM Hearing. Item A.20, PD 23-0778. This application is out of order to be heard and is being continued to the December 18, 2023 ZHM Hearing. 9 Item A.21, PD 23-0779. This application is being 10 11 withdrawn from the ZHM process. Item A.22, PD 23-0780. This application is being 12 13 continued by the applicant to the November 13, 2023 ZHM Hearing. 14 Item A.23, PD 23-0781. This application is out of 15 order to be heard and is being continued to the November 13, 2023 ZHM Hearing. 16 17 Item A.24, Standard Rezoning 23-0782. This 18 application is out of order to be heard and is being continued to the November 13, 2023 ZHM Hearing. 19 20 Item A.25, PD 23-0783. This application is out of 21 order to be heard and is being continued to the 22 November 13, 2023 ZHM Hearing. 23 Item A.26, PD 23-0785. This application is out of order to be heard and is being continued to the 24 November 13, 2023 ZHM hearing. 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE L OF ZH

DATE/TIME: 2120129 GPM HEARING MASTER: SOSCIA FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME ANNEPOLLACIO APPLICATION # K7 MAILING ADDRESS 433 Central Ave #400 23-6774 CITY St Vete STATE FL ZIP 337 PHONE 813-898-2828 APPLICATION # NAME Clay Schmit MAILING ADDRESS 667 Casa long Blud CITY BOYN+ON BEACH FL ZIP 33435 PHONE 23-0104 PLEASE PRINT APPLICATION # WRICHT MAILING ADDRESS POBOX 273417 CITY Tampa STATE F ZIP 336 SPHONE PLEASE PRINT APPLICATION # 24-0074 PLEASE PRINT APPLICATION # Press mar NAME MAILING ADDRESS 200 2nd Ave South #45/ K2 24-6195 CITYST PETC STATE FL ZIP3320 PHONE PLEASE PRINT APPLICATION # NAME TOOO Pressmar MAILING ADDRESS 200 and Ane S. HUS CITYSY Rete STATE FL ZIP33/6 PHONE

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 2/20/24 6 PM HEARING MASTER: SUSAM FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Amold Walker APPLICATION # N2 MAILING ADDRESS 68 17 Welve Oaks Blu 23-6472 STATE FL ZIP3364PHONESS365-0892 PLEASE PRINT **APPLICATION #** BRET LAR NAME MAILING ADDRESS 6743 Twelve OAKI BWP CITY TANOT STATE _ ZIP 3363 PHONE 81388 9884 APPLICATION # MAILING ADDRESS 6901 Seton Lane STATE + L ZIP 3363 PHONE B136792449 23-0472 PLEASE PRINT **APPLICATION #** NAME LINDA O'Leary MAILING ADDRESS 7407 Meadow Tri 23-0472 APPLICATION # MAILING ADDRESS 7407 Mending Park CITY 100go STATE FL ZIP 3363 PHONE \$1-715 PLICATION # MAILING ADDRESS 7013 Summer bridge Dr. ampa state FL zip33634 phone 813-300-1980

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGES_OF 24

DATE/TIME: 2120/24 6PM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING **APPLICATION #** Jarview Gr. 27 CITY ampa STATE _ ZIP 3634PHONE 781-733-6095 23-6472 PLEASE PRINT APPLICATION # NAME Debra Fricke MAILING ADDRESS 7033 Oakwew Cit 1/2 CITY TOMOS STATE SI ZIP 3363 PHONE 781-291-1913 23-0472 NAME PONSID RICHARDSON APPLICATION # MAILING ADDRESS_ 7301 SUMMER BRIDG Dr. STATE Fla. ZIP3834 PHONE 8/3 24 -0678 23.-6472 NAME Mercito Lamos APPLICATION # MAILING ADDRESS 1815Greenshire Dr 23-0472 MYQ STATE - CZIP 33/13-810-5284 APPLICATION # NAME LOTI Browles (2) MAILING ADDRESS 7501 Meadow Dr CITY TOMPOR STATE FC ZIP 33634 PHONE 278-2280 23-0472 **APPLICATION #** NAME Howard Broyes MAILING ADDRESS 7501 Meaclow Dr CITY Tampa STATE - ZIPBB4PHONE813-453+164 23-0472

SIGN-IN SHEET: RFR, ZHM) PHM, LUHO

DATE/TIME: 2100104 LPM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME SCOT Shunan Shuman **APPLICATION #** 22 MAILING ADDRESS 7013 Summerby, ye Dr CITY Tamps STATE FC ZIP 3368 PHONE 813.735.9862 83.0472 NAME JULIE HITST APPLICATION # MAILING ADDRESS 6743 Twelve Oaks Blud, 22 CITY TOMPER STATE FC ZIP 33634 PHONE 813-765-23-0472 NAME HARVEY W. LOWKINS TIT APPLICATION # MAILING ADDRESS 6904 Summerbring Dr. RZ CITY 1 ampa STATEFL ZIP33634 PHONE 813. 244. 8423 23-0472 NAME Scott Goldon APPLICATION # MAILING ADDRESS 6916 SEton La CITY 12MD2 STATE 1 ZIP33635 PHONE 813-735 4926 23-0472 APPLICATION # NAME Nancy Hendrix 27 MAILING ADDRESS 1534 Armand Cir Tampa 33434 23-6472 CITY _____STATE ___ZIP __PHONE 3/3 455 0655 NAME MANUEL SAMIA60 **APPLICATION #** MAILING ADDRESS 6905 SUMMBRORUKE DR 23-0472 CITY / PS STATE / ZIPSK3/PHONE 8/3-297 009 SIGN-IN SHEET: RFR ZHM, PHM, LUHO

PAGE 5 OF 24

DATE/TIME: 2/20/24 6PM HEARING MASTER: SUSCIN FINCH

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME AMY K-ELL MAILING ADDRESS 6725 TWELVE OUKS BIVE CITY Tampa STATE FL ZIP 336 PHONE 8/3-748-8962 13-0472 NAME Anthony GOMEZ APPLICATION # MAILING ADDRESS 7436 QRKVISTOR Cip 3-0472 CITY TO MPQ STATE FL ZIP3634 PHONE 817-767-0746 APPLICATION # MAILING ADDRESS (0916 Seton CITY TOMPON STATE FL ZIP 536 PHONE 813-325-4466 23-0472 APPLICATION # PLEASE PRINT () ennis Gomez 23-6472 MAILING ADDRESS 7436 OAKUSTA GOCLE PLEASE PRINT APPLICATION # Kathy Gomez MAILING ADDRESS 7434 Oakvista Circle CITY TOWNS STATE PL ZIP 38 PHONE 813-348-735 23-0472 APPLICATION # NAME Ellen Arsove 7223 San louisect MAILING ADDRESS 1934 Overbrook Ave * 23-0472 CITYC/CG (N9 ter STATE FL ZIP3375) PHONE 813-606-

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

DATE/TIME: 2120124 GPM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY. THIS INFORMATION WILL BE USED FOR MAILING

TLEASE TRIVICEE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME YATTICK MCKOO)
RZ	MAILING ADDRESS 7016 OAKVIEW CIRCLE
23-0472	CITY TAMPA STATEF L ZIP33634PHONE 813230-6669
APPLICATION #	NAME Martha Holmes
RZ	MAILING ADDRESS 7003 Forest view Court
23-0472	CITY Tampa STATE FL ZIP 330 PHONE 8/3-885-48
2 APPLICATION #	NAME Stanley N. Holmes
23-0472	MAILING ADDRESS 7003 Forestview Ct
	CITY Tourpa STATE FL ZIP 336 PHONE 885-4879
APPLICATION #	NAME Mary Blazer
27 342	MAILING ADDRESS 6910 Barry Rd
43-0472	CITY Taupe STATE FL ZIP3 3634 PHONE 8 13 7602442
APPLICATION #	NAME Sandra R Streit
KZ	MAILING ADDRESS FLOW BARRY RD
23-6472	CITY TAM PA STATE FL ZIP3115 PHONE 813 5036362
APPLICATION #	PLEASE PRINT NAME DE DE DOUGLE
R2	MAILING ADDRESS 1527 Armand Cir
23-6472	CITY TAMPA STATE # ZIP 336 PHONE 813-334-6108

PAGE 7 OF

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 2/20/24 6PM HEARING MASTER: SOSUN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT NAME Laura Weiter **APPLICATION #** MAILING ADDRESS 6908 Barry Rd. CITY 19 m pa STATE & ZIP336 PHONE 3 -884-247 23 0472 APPLICATION # (4) MAILING ADDRESS 75/12 DHK VISTA CA - STATE PC ZIP 35/3 ENONE 727-496 23-0472 NAME ROGERT MANN APPLICATION # MAILING ADDRESS 6909 WILLIOMS DR CITY TPMPA STATE F ZIP 33634 PHONE 613 886-8193 23-0472 PLEASE PRINT APPLICATION # NAME LINDA MANN MAILING ADDRESS 6909 WILLIAMS PR. 23-0472 CITY <u>IAMPA</u> STATE <u>FL</u> ZIP<u>33634</u>PHONE 813 886-8193 APPLICATION # MAILING ADDRESS 76 3 OVERPLOOK PIL STATE FL ZIP 3363 PHONE 83453 0007 230472 APPLICATION # NAME Barbara Beaure good MAILING ADDRESS 1516 Cleaveer DE STATE 7/ ZIP 37/39HONE 83 686023 4 23-0472

PAGE 8 OF 34

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

DATE/TIME: 2120124 GOM HEARING MASTER: SUSGIN FIND

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Chashal Brokers APPLICATION # MAILING ADDRESS 608 Mitchell Circle CITY TOMPA STATE TO ZIP 3634 PHONE 8/3 928-3769 23-6472 APPLICATION # NAME REGINA C HENSCHEL MAILING ADDRESS 7505 CAKYSTA CIK 23-04-72 CITY TAMPA STATE F ZIP3 63/PHONE 8/3 184-1932 NAME PRINTIPLE BEVAN APPLICATION # MAILING ADDRESS 7025 Dakview Circle CITY Tampa STATE FL ZIP 3365 PHONE 813 3 23,-0472 PLEASE PRINT APPLICATION # NAME Chudio Bergn MAILING ADDRESS 2025 Oct view Cin CITY Tough STATE F ZIP STAPPHONE 834162450 3.0472 APPLICATION # NAME Worraine Whyte MAILING ADDRESS 7481 Spring C+ CITY Tampa STATE F/ ZIP 33/34PHONE 8/3884-4436 23-0472 PLEASE PRINT APPLICATION # NAME Hilda Rosa Muines MAILING ADDRESS 7405 BAKVISTA CIR CITY THAMPH STATE PC ZIP336312 PHONE 8/3 503

PAGE 9 OF 24 SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 4 OF 24

DATE/TIME: 2120124 6PM HEARING MASTER: 505011 FINCH

PLEASE PRINT CLE	CARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME MARSHA J CRAIG
00	MAILING ADDRESS 7.510 WILOWCT
23-0472	CITY Tamp STATE EL ZIP 33 PHONE 817625918
APPLICATION #	PLEASE PRINT NAME ELAINE ROACH
22	MAILING ADDRESS 7303 BROOK VIEW CIR
23-6472	CITY Ampa STATE - ZIP 3364 PHONE 8 13 88 4 107 3
APPLICATION #	NAME CODE M. KEIL
27	MAILING ADDRESS 6725 Twelve Oaks Blvcd
23-0472	CITY TAMPO STATE FC ZIP3634HONE 813748894
APPLICATION #	PLEASE PRINT NAME Wancy Cloon an
RZ	MAILING ADDRESS 7611 Overbrook Dr.
23-0472	CITY Tampa STATE FL ZIP PHONE 813 884-6746
APPLICATION #	PLEASE PRINT Sonia M. Lopéz
22	MAILING ADDRESS 7310 Barry Rd
23-0472	CITY To STATE ZIP33634 PHONE 8131666430
APPLICATION #	PLEASE PRINT NAME Ann Meachem
RZ	MAILING ADDRESS 4314 BATTY Rd.
23-0472	CITY TAMPA STATE FL ZIP3363 PHONE 813 - 886 - 3444

PAGE OF 24

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 2/20/24 GPM HEARING MASTER: SUSUN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT EARLE HE **APPLICATION #** MAILING ADDRESS 1312 BARRY Rd STATE FL ZIP3/3/PHONE 8/3-88/8/55 APPLICATION # NAME Carmen L. Delgado MAILING ADDRESS 7310 Barry Rd 23-642 CITY Tampa STATE FLA ZIP3362PHONE 5074188 PLEASE PRINT APPLICATION # NAME MAILING ADDRESS 7501 May fair STATE FL ZIP 3/6/ PHONE \$13-401-932 PLEASE PRINT APPLICATION # MAILING ADDRESS 7503 MANKAIL CT. STATE FL ZIP3363/PHONE813-842-434/ PLEASE PRINT NAME KALNEY W SHELL APPLICATION # MAILING ADDRESS 7540 AR MAN) CIRCLE STATE FC ZIP33/84PHONE8/3-882-3957 PLEASE PRINT **APPLICATION #** ward MAILING ADDRESS 740/ ZIP43654PHONE 813-967

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 2 20 34 UPM HEARING MASTER: 505 GN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Deanette Oliver APPLICATION # 122 MAILING ADDRESS 7312 Barry RC __STATE F/_ ZIP_ ____PHONES/3884 \$555 23-0472 APPLICATION # NAME Carmen Delgado 122 MAILING ADDRESS 73/0 BOURY ___state_<u>F|</u> zip_<u>3364</u>phone<u>8</u>(38674183 23-0472 PLEASE PRINT **APPLICATION #** NAME SONIA LOPEZ 127 MAILING ADDRESS 73/6 Barry Rd 23-0472 PLEASE PRINT **APPLICATION #** NAME Karin Murphy MAILING ADDRESS 700/ Eden brook C+ 23.0472 CITY TOO STATE F ZIP PHONE 8/3 784-3333 PLEASE PRINT **APPLICATION #** James Murphy MAILING ADDRESS 7001 Edenbrook Ct. _____STATE ____ZIP____PHONE \(\frac{813217301}{} \) 23-0472 NAME Martha Wallace **APPLICATION #** MAILING ADDRESS 8302 Reging CITY TAMPA STATE FL ZIP 336 MONE 8139178423

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 2 20 29 60 MHEARING MASTER: 504 CM FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Sennifor Fontana APPLICATION # 11.2 MAILING ADDRESS 75// RUSTIC Dr CITY Tampog STATE F ZIP 3364 PHONE 813508 23.0472 APPLICATION # NAME Andre Fortang KZ MAILING ADDRESS 75 1/ PUSTIC Dr CITY TOMPG STATE FI ZIP 3363 PHONE 8/35460676 23-0472 PLEASE PRINT APPLICATION # NAME BOTH FONTANG 1/2 MAILING ADDRESS 7515 RUSTIC Dr CITY TOG STATE ZIP336 THONE 8/38864 CUTS 23-0472 NAME PATRIC FONTANG APPLICATION # 12) MAILING ADDRESS 7517 RUSTIC OCIVE CITY TPG STATE & ZIP 33634PHONE 8138/63455 23-0472 PLEASE PRINT APPLICATION # NAME Brittany Fontang MAILING ADDRESS 7517 RUSTIC DR 23.0472 CITY TPU STATE | ZIP 33634PHONE 813 8103 455 PLEASE PRINT NAME ANN Meadew APPLICATION # MAILING ADDRESS 7314 BONNY RC CITY TOG STATE F/ ZIP 3364 PHONE 8 13886 3 494 23-0472

PAGE 13 OF 24

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

DATE/TIME: 2120124 6PM HEARING MASTER: SUSGIN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME () () HA) C (() DINOLES 22 MAILING ADDRESS DO CHANDESODE TOUCHUNG CITY STATE FC ZIP PHONE 86 23-0540 PLEASE PRINT APPLICATION # NAME FRANCISCO T- Otero- COSTI MAILING ADDRESS 120 14 N. DALE MALRY HMY 82 23.0540 CITY TAMPA STATE FL ZIP3618 PHONE 813-517-6828 APPLICATION # NAME Robert Holley MAILING ADDRESS 9908 ALAFIA RIVER LAND P.7 23-0540 CITY CIBSOLION STATE FC ZIP 3834 PHONE 812 (21 233) NAME CHRISTINE HAUPT APPLICATION # MAILING ADDRESS P.D. BOX 328 9901 Alafi River 22 CITY RIVERVIEW STATE FL. ZIP 3356 PHONE 813-244-621 23-6540 NAME Report Strong APPLICATION # MAILING ADDRESS 9909 Alasky River Ln R7 CITY STATE FL ZIP 3357 PHONE 813 817 5178 23-0540 NAME O WOOLG. Haupt **APPLICATION #** MAILING ADDRESS PO BOY 1755 CITY Gretna STATE LA ZIP PH

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 14 OF 24

DATE/TIME: 212024 6PM HEARING MASTER: SUS GIN FEINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Oma Holley APPLICATION # R7 MAILING ADDRESS 9908 Alafia River Lane 23-0546 CITY 916 SONTON STATE FL ZIP 33534 PHONE 813-671-7337 PLEASE PRINT APPLICATION # NAME WINING Speace Speaks MAILING ADDRESS 9919 glatin River La 23-0540 CITY Bibearton STATE FL ZIP 3353 & PHONE 352 682 2001 NAME Karen Taylor APPLICATION # MAILING ADDRESS 9909 Alafia River Ln CITY DESORTER STATE FC ZIP338/PHONES13 \$ 5892 NAME SUSAN STRATCH KO APPLICATION # MAILING ADDRESS 9912 AJASia River Lane CITY SOND STATE ZIP3353 PHONE PLEASE PRINT NAME DAVIN STRATELIKO APPLICATION # MAILING ADDRESS 9912 HEATER ROUN CANE 23-0546 CITY 6.6500 STATE FC ZIP 3331/PHONE 8/3-4/5-7066 NAME Alicia Barrington **APPLICATION #** MAILING ADDRESS 2806 Bryan Pd CITY Brandonstate F ZIP335//PHONE

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 15 OF 24

DATE/TIME: 2/20/24 6PM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME PAMUL OVER 2 **APPLICATION #** 27 MAILING ADDRESS 2810 N CENTRAL AL 23-6776 CITY TOMPO STATE FL ZIP 336RPHONE 813-8178492 PLEASE PRINT **APPLICATION #** MAILING ADDRESS 109/2 Memuller Losp CITY RIVERVICE STATE FL ZIP 3356 PHONE 8134530285 23-0776 NAME DEVISE BYEWER **APPLICATION #** MAILING ADDRESS 10912 MC Willen LOUP CITY LIVELVE W STATE FL ZIP 3356 PHONE 8 13 3177022 23-0776 **APPLICATION #** NAME TEBECCA LLOYD MAILING ADDRESS 11013 Scott LOOP K2 CITY RIVERVIEW STATE EL ZIP 335 PHONE 813, 230-993 23-0776 PLEASE PRINT NAME BYICE PINSON **APPLICATION #** MAILING ADDRESS 1000 N ASNIEW Dr. SHC 900 23-6783 CITY TUMPOL STATE PL ZIP 33 (A)PHONE 813-625-4500 PLEASE PRINT NAME **APPLICATION #** MAILING ADDRESS 5023 W. LAVREZ 5 23-0785

SIGN-IN SHEET: RFR ZHM, PHM, LUHO

PAGE 16 OF 24

DATE/TIME: 2/20/24 6 PM HEARING MASTER: 50501 Finds

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # Mark Bentley NAME 400 N A3h **MAILING ADDRESS** STATE ZIP PHONE 2252500 23-0785 CITY -PLEASE PRINT APPLICATION # NAME ZYAN MANASSE MAILING ADDRESS 400 N. ASHLEY DR. STE 230785 CITY TAMPA STATE FC ZIP3764 PHONE 225-250 APPLICATION # NAME Todd Pressmar MAILING ADDRESS 200 and Ave 5 451 mM 73-0951 CITYST PCTC STATE T ZIP 3370 PHONE PLEASE PRINT APPLICATION # MAILING ADDRESS 13825 Toot Blvd Ste 608 MM easwater state FL zip33760 PHONE 524 23-0951 NAME PLOSET DOSAS **APPLICATION #** WW/ MAILING ADDRESS 1943 EURRION PL 23-0951 CITY hand blakes STATE FL ZIP34635 PHONE 941 320 0585 PLEASE PRINT **APPLICATION #** NAME Kirs Bigant MAILING ADDRESS 12507 BINGS PI 23-095/ CITY Tampa STATE FL ZIP 33625 PHONE 727-481-1801

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 1) OF 24

DATE/TIME: 2/20/24 6PM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Scott Silvermar APPLICATION # MM MAILING ADDRESS 4415 Ridgeline Circle 23-095/ CITY Tampa STATE FL ZIP 3367/PHONE 813-453-PLEASE PRINT APPLICATION # NAME 7801 W Rush B1 PLEASE PRINT APPLICATION # MM MAILING ADDRESS 526 CROTKNART LANT 23-095 CITY JAMIA STATE & ZIP 33624PHONE 813-453-609 PLEASE PRINT APPLICATION # MANUEL DOLAN ROARICK NAME $M \sim M$ MAILING ADDRESS \$874 PINEY LANE CITY TAMPA STATE FL ZIP 33625 PHONE 813. 23-095) PLEASE PRINT __ APPLICATION # AMMY TORRES NAME MM MAILING ADDRESS SLOTH PIPE BAY DRIVE 23-095 CITY TAMPA STATE FL ZIB3625HONE (83) 625-5202 PLEASE PRINT (**APPLICATION #** Pincy Lane Brine 23-0951

SIGN-IN SHEET: RFR, CHM, PHM, LUHO

PAGE BOF 24

DATE/TIME: 2120124 GPM HEARING MASTER: SUSGN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME Panielle Horton mm US MAILING ADDRESS 5617 Pone bay Dr 23-0951 CITY Tampa STATE F/ ZIP33425PHONE PLEASE PRINT NAME Elise Batse **APPLICATION #** MAILING ADDRESS 401 E. Jackgon 87. 23-0992 CITY TAMPA STATE FL ZIP3310PHONE 5057 PLEASE PRINT APPLICATION # NAME David Smith RZ 23-0992 MAILING ADDRESS 401 E Jackson St CITY TPA STATE P/ ZIP3360/PHONE APPLICATION # NAME William Molay 27 MAILING ADDRESS 325 5 BW CITY Tange STATE # ZIP 33LOGHONE 8 254 2157 23-0993 NAME Levin Reali **APPLICATION #** MAILING ADDRESS 401 E Jackson St CITY Tanga STATE FL ZIP 33602 PHONE 813-222-505 PLEASE PRINT Rebecca Kerf **APPLICATION #** MAILING ADDRESS 400 N Tampa St Sk 1910 CITY Tampa STATE FC ZIP 3360 PHONE 813-368-24-0142

SIGN-IN SHEET: RFR, ZHM PHM, LUHO

PAGE 19 OF 24

DATE/TIME: 2120124 6 PM HEARING MASTER: SUSCIN FINCH

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT NAME
RZ	MAILING ADDRESS SOZ3 W. LAVREL ST. CITY TPA STATE ZIP 347 PHONE CUT
24-0142	CITY TPA STATE ZIP 336 PHONE COST
APPLICATION #	NAME Rennesh Toklor, Carlon Fields
22	MAILING ADDRESS 4721 W BoyGest Glod Stallow
24.6142	CITY The STATE FL ZIP 73.16 PHONE 813 ELENCS 700
APPLICATION #	PLEASE PRINT SOFT OSEM
240142	MAILING ADDRESS 2823 Shelland Ridge Dr.
	CITY Valrico STATE FL ZIP 33594 PHONE 770-2105-2246
APPLICATION #	PLEASE PRINT NAME Mike M-2ril Mez. Rah
RZ	MAILING ADDRESS 52/6 PAM River Ad
24-0142	CITY TOP STATE E ZIP 336/5PHONE (517) 517
APPLICATION #	NAME BRADFORD MORROE
122	MAILING ADDRESS 509 5.57 H SA
24-0142	CITY AMA STATE ZIP 3361 PHONE 813 309 4488
APPLICATION #	NAME EIVIS RIGOH
KZ	MAILING ADDRESS 6305 W 19th St
24-0142	CITY Tanya STATE FI ZIP 33617 PHONE (\$1376581817

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGI 20 OF 24

DATE/TIME: 2/20/24 GPM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME WES JOHNSON APPLICATION # RZ MAILING ADDRESS 2813 COLEWOOD LANE 24-0142 CITY DOVED STATE FL ZIP 33577 PHONE 8/36/33593 NAME Robert Almand APPLICATION # MAILING ADDRESS_520 S. 56th St 24-0142 CITY TPa STATE FL ZIP 33619 PHONE 813-244-3408 NAME TENNIFER Johnson APPLICATION # MAILING ADDRESS 2513 Colewood LN 22 CITY DOVERSTATE & ZIP 355 PHONE (813)-149-2479 24-0142 APPLICATION # NAME FIDNA UNDER WOOD 22 MAILING ADDRESS 512 5, 57th St CITY JAMPA STATE [ZIP 3361 PHONE 813. 626 6189 24-0142 NAME Quinton Underwood **APPLICATION #** MAILING ADDRESS 5/2 S. 57th St. 27 CITY Lampa STATE EL, ZIP33619 PHONE 21 3-626-6189 24-0142 PLEASE PRINT NAME BULLY XATAN ELLA APPLICATION # MAILING ADDRESS 6012 MUNLE- RS CITY Jama STATE ZIP3364PHONE 573- C448 437 24-0142

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 2 OF 24

DATE/TIME: 200124 COPM HEARING MASTER: SUSCIN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT Geraldine SkippER **APPLICATION #** MAILING ADDRESS 3210 S. 70 K. 27 CITY THE STATE ZIP 36 PHONE 23-624-64 24-0142 APPLICATION # NAME Barbara Darby MAILING ADDRESS 59098 V7 STATE F | ZIP 2619 PHONE 7129529 24-0142 PLEASE PRINT APPLICATION # NAME TOUN H. DARBY IN MAILING ADDRESS 5909 8th AVE. S CITY TAMPS STATE K ZIP 3361 PHONE 813 943 8608 24-0142 PLEASE PRINT APPLICATION # NAME ANGELIKA HAMILTON MAILING ADDRESS 2020 NEW BEDFORD DR CITY SUN CITY COMESTATE FL ZIP 302 PHONE 813-521-1488 24-0142 NAME WHAK BOSSER **APPLICATION #** MAILING ADDRESS 3 8/4 (andeng/ Ave 127 24.0142 CITY Roskin STATE FL ZIP 3573 PHONE 8/3455 9529 APPLICATION # NAME Carmen Mendoza MAILING ADDRESS 712 South 57 St Apt A CITY Tam Da STATE F1 ZIP 33614 PHONE 813 405-6938 24-0142

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 2/20/29 6 M HEARING MASTER: SUSUM FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Heben Isidore APPLICATION # MAILING ADDRESS 6868 Kingston Drive 0.7 CITY TAMBA STATEFL ZIP33619 PHONE 813-573-5158 24-0142 NAME HARRY SAVAGE APPLICATION # MAILING ADDRESS 2909 3, 50 +4 ST CITY TAMPA STATE PI ZIP336/9PHONE 8(3-898 24-0142 PLEASE PRINT APPLICATION # NAME CHIOR Smith MAILING ADDRESS 1023 Milano Cir 304 122 CITY Brandon STATE FL ZIP3351 PHONE 813-760-3774 24-0142 PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY STATE ZIP PHONE

SIGN-IN SHEET: RFR, (ZHM, PHM, LUHO

PAGE 3 OF 24

DATE/TIME: 200124 LIPM HEARING MASTER: SUSAN FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME TIME APPLICATION # RZ-MAILING ADDRESS STATE ZIP33/JOPHONE 8/3 24-0142 PLEASE PRINT APPLICATION # RZ CITY 12 MPG STATE FL ZIP33619HONE 813 620-3623 24-0142 APPLICATION # NAME EILFEN WENDER MONROE MAILING ADDRESS 509 S. 5744 STREET CITY [AMPA STATE FL ZIP336 BHONE 8132445394 24-0142 PLEASE PRINT APPLICATION # NAME SHERRIE AUMAND MAILING ADDRESS 520 5 56 ST 24-0142 CITY TAMPA STATE FI ZIP 3364 PHONE 727267 2021 PLEASE PRINT APPLICATION # NAME Kim Almand MAILING ADDRESS 520 5.56 5+ CITY Tampa STATE PL ZIP 336 PHONE 633-0668 6410-WG NAME Beth Peifer APPLICATION # MAILING ADDRESS 13205 Fown (1/4)
CITY RIVERW STATE FL ZIP 33 STORE 81 RZ 24-0142

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 24 OF 24 DATE/TIME: 250 at 6pm HEARING MASTER: 505 an Find PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME 24-0146 MAILING ADDRESS SO23 W. LAMPL S STATE ZIP 3360 PHONE 2 NAME Kami Cey bet APPLICATION # MAILING ADDRESS 101 & Kemely 3 Wel Ste 3700 24-0146 CITY TAMON STATE TO ZIESLOZ PHONE \$3-227842 PLEASE PRINTY
NAME GWENSALINE SEVAAETAS 1 APPLICATION # MAILING ADDRESS 3034 S. 7874ST CITY TAMPA STATE TE ZIP 326/9PHONE 31 2906 APPLICATION # NAME Wichael Shirth MAILING ADDRESS 1023 Milano Cir. Apt 303 CITY Brandon STATE FL ZIP3351 PHONE (5/3)276-3144 PLEASE PRINT APPLICATION # TRUMPL BROOKS NAME ~ MAILING ADDRESS HOD H. TAMON St 1 Stz. 1900 24-014 CITY TAMES STATE The ZIP 534 PHONE PLEASE PRINT **APPLICATION # NAME** MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 2-20-2024

HEARING MASTER: Susan Finch PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0776	Rosa Timoteo	Revised Staff Report - Email	Yes (Copy)
RZ 23-0783	Rosa Timoteo	Revised Staff Report - Email	Yes (Copy)
RZ 23-0993	Julian Massey	Planning Commission revised map	Yes (Copy)
RZ 23-0993	Rosa Timoteo	2. Revised Staff Report	Yes (Copy)
RZ 24-0142	Michael Brooks	Applicant Presentation Packet	No
RZ 24-0142	Bradford Monroe	2. Opponent Presentation Packet	No
RZ 24-0142	Mike Mezrah	3. Opponent Letter	No
RZ 24-0142	Kenneth Tinklor	4. Proponent Presentation Packet	No
RZ 24-0146	Rosa Timoteo	Revised Staff Report - Email	Yes (Copy)
RZ 24-0146	Kami Corbett	2. Applicant Presentation Packet – thumb drive	No
RZ 24-0074	Todd Pressman	Applicant Presentation Packet – thumb drive	No
RZ 24-0195	Todd Pressman	Applicant Presentation Packet – thumb drive	No
RZ 23-0472	Rosa Timoteo	Revised Staff Report - Email	Yes (Copy)
RZ 23-0472	Todd Pressman	2. Applicant Presentation Packet – thumb drive	No
RZ 23-0472	Julie Hirst	3. Opponent Presentation Packet	No
RZ 23-0472	Suisan Pritchard	4. Opponent Presentation Packet	No
RZ 23-0472	Jennifer Fontana	5. Opponent Presentation Packet	No
RZ 23-0785	Ryan Manasse	Applicant Presentation Packet	No
MM 23-0951	Todd Pressman	Applicant Presentation Packet – thumb drive	No
MM 23-0951	Kris Bryant	Proponent Presentation Packet	No
MM 23-0951	Todd Pressman	3. Applicant Letter	No
MM 23-0951	Kristen Barrett	4. Opponent Petitions	No
RZ 23-0992	Rosa Timoteo	Revised Staff Report - Email	Yes (Copy)
RZ 23-0992	Elise Batsel	Applicant Presentation Packet	Yes (Copy)
RZ 24-0033	Kevin Reali	Applicant Presentation Packet	No

FEBRUARY 20, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, February 20, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services, reviewed the changes to the agenda. Continued with the changes/withdrawals/continuances.

- Susan Finch, ZHM, overview of ZHM process.
- Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.
- Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 23-0109

- Michelle Heinrich, Development Services, called RZ 23-0109.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0109.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0588

- ► Michelle Heinrich, Development Services, called RZ 23-0588.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0588.

C.2. RZ 24-0074

- ► Michelle Heinrich, Development Services, called RZ 24-0074.
- ► Testimony provided.

MONDAY, FEBRUARY 20, 2024

► Susan Finch, ZHM, closed RZ 24-0074.

C.3. RZ 24-0116

- Michelle Heinrich, Development Services, called RZ 24-0116.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0116.

C.4. RZ 24-0195

- Michelle Heinrich, Development Services, called RZ 24-0195.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0195.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 23-0472

- ► Michelle Heinrich, Development Services, called RZ 23-0472.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0472.

D.2. RZ 23-0540

- Michelle Heinrich, Development Services, called RZ 23-0540.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0540.

D.3. RZ 23-0774

- ► Michelle Heinrich, Development Services, called RZ 23-0774.
- Testimony provided.
- ► Susan Finch, ZHM, continued RZ 23-0774.

MONDAY, FEBRUARY 20, 2024

D.4. RZ 23-0776

- ► Michelle Heinrich, Development Services, called RZ 23-0776.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0776.

D.5. RZ 23-0783

- Michelle Heinrich, Development Services, called RZ 23-0783.
- Testimony provided.
- ► Susan Finch, ZHM, closed RZ 23-0783.

D.6. RZ 23-0785

- ► Michelle Heinrich, Development Services, called RZ 23-0785.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0785.

D.7. MM 23-0951

- ▶ Michelle Heinrich, Development Services, called MM 23-0951.
- ► Testimony provided.
- Susan Finch, ZHM, closed MM 23-0951.

D.8. RZ 2<u>3-0</u>992

- ► Michelle Heinrich, Development Services, called RZ 23-0992.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 23-0992.

D.9. RZ 23-0993

- Michelle Heinrich, Development Services, called RZ 23-0993.
- Testimony provided.

MONDAY, FEBRUARY 20, 2024

Susan Finch, ZHM, closed RZ 23-0993.

D.10. RZ 24-0033

- Michelle Heinrich, Development Services, called RZ 24-0033.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0033.

D.11. RZ 24-0142

- Michelle Heinrich, Development Services, called RZ 24-0142.
- ► Testimony provided.
- ► Susan Finch, ZHM, closed RZ 24-0142.

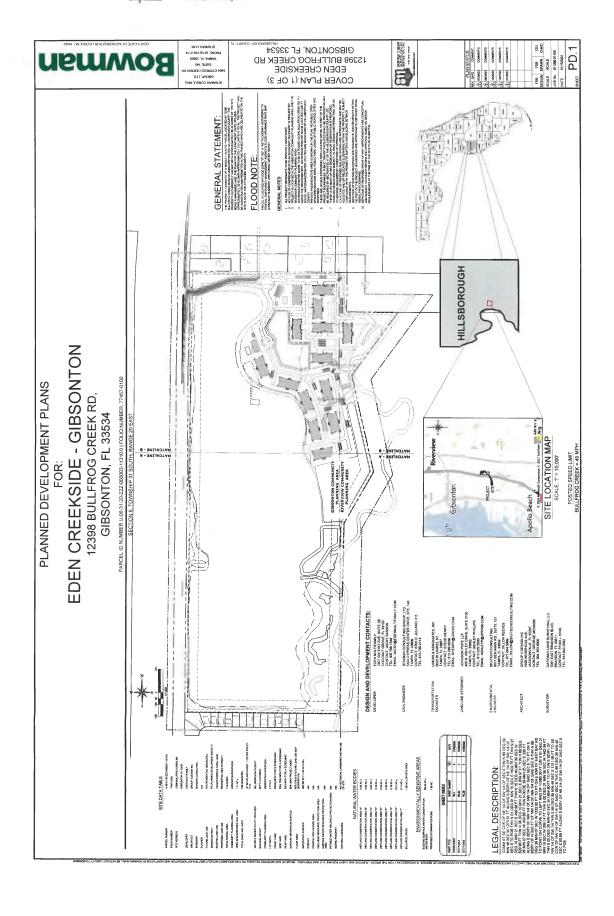
D.12. RZ 24-0146

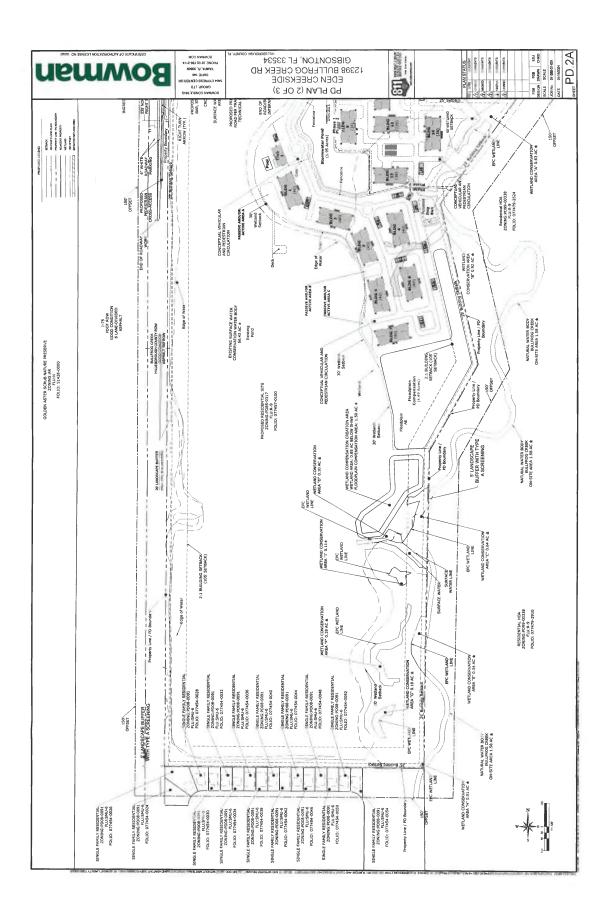
- ► Michelle Heinrich, Development Services, called RZ 24-0146.
- ► Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0146.

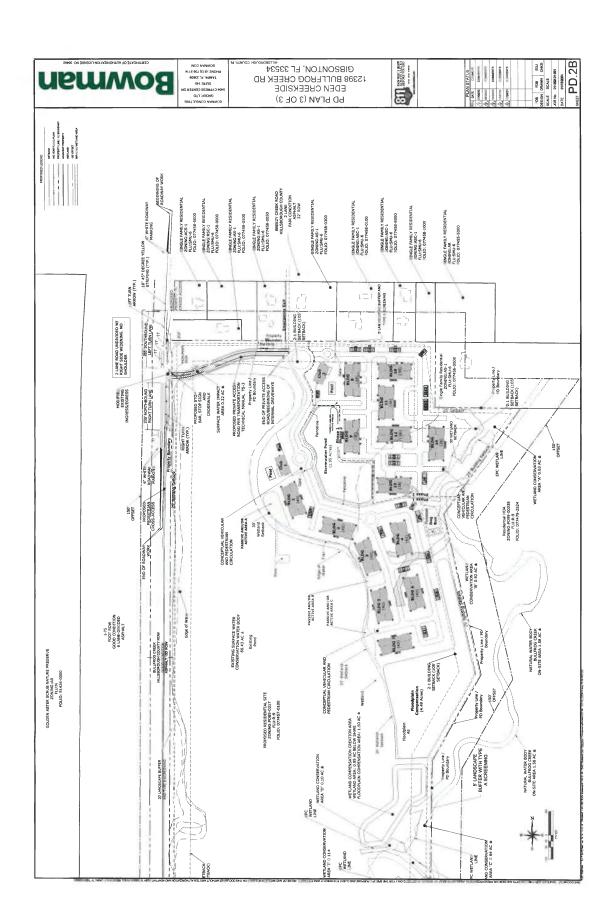
E. ZHM SPECIAL USE

ADJOURNMENT

Susan Finch, ZHM, adjourned the meeting at 11:46 p.m.







PD 23-0785



JOHNSON POPE BOKOR RUPPEL & BURNS, LLP

COUNSELORS AT LAW





JOHNSON POPE BOKOR RUPPEL & BURNS, LLP

COUNSFLORS AT LAW

HC/CPA 22-10 from January 9, 2023



Planning Commission Hillsborough County City-County

Unincorporated Hillsborough County: HC/CPA 22-20 - 12398 **Bullfrog Creek Road**

January 9, 2023 Public Hearing Meeting Type Meeting Date

Andrea Papandrew, papandrewa@plancom.org, (813) 665-1331 Action Necessary Staff Planner

Resolution, Map Series, Agency Comments, Site Photos, and Application

Staff Report and Recommendation

Attachments

Planning Commission staff finds the proposed request consistent with the Hillsborough County Comprehensive Plan.

Request for Plan Amendment

Privately Initiated Application Type:

Proposed Future Land Use: Adopted Future Land Use:

Vacant/ Pasture

Existing Land Use:

Suburban Mixed Use-6 (SMU-6) 12398 Bullfrog Creek Road Residential-9 (RES-9) 77457.0100 +122.18 Folio Numbers:

1.1 Potential Impacts of the Proposed Change

Based on the information provided in Table 1, the proposed amendment would allow for an increase in development potential by allowing higher residential density and greater commercial intensity.

Standard	Adopted Future Land Use	Proposed Future Land Use
Future Land Use(s)	Suburban Mixed Use-6 (SMU-6)	Residential-9 (RES-9)
Maximum residential development (du/ga)	A maximum of 733 dwelling units (6 du/ga)	A maximum of 1,099 dwelling units (9 du/ga)
Maximum non-residential development potential (floor area ratio)	SMU-6 allows for a maximum of 0.25 FAR/ 1,330,540 square feet. Office uses, research corporate park uses, light industrial multipurpose and mixed use projects at an FAR up to 0.35 can be considered. Light industrial uses may achieve an FAR up to 0.50.	RES-9 allows for a maximum of 0.50 FAR/ 2,661,080 square feet. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail.
Range of allowable uses	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose, and clustered residential	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects, and mixed use development

industrial uses. The proposed change would add the urban scale neighborhood of Suburban Mixed Use-6 (SMU-6) to Residential-9 (RES-9). The proposed change would remove the suburban scale neighborhood commercial, research corporate park and light Table 1 - This table shows the potential impacts of the proposed change of ±122.18 acres commercial uses.

BOKOR RUPPEL & BURNS, LLP JOHNSON POPE

Highlights from CPA 22-20 SMU-6 to RES-9

- Located in Urban Service Area and per PC staff, is a logical extension of the R-9 to the east.
- Consistent with the development pattern in the area.
- Provide significant setback and buffering to the single family residential to the north, east, and south.
- A project is designed to protect natural resources, etc.

1.8 Recommendation

Find the proposed Future Land Use designation change for **Unincorporated Hillsborough County CPA 22-20** from Suburban Mixed Use-6 to Residential-9 on 122.18 ± acres, **CONSISTENT** with the *Hillsborough County Comprehensive Plan* and forward this recommendation to the Hillsborough County Board of County Commissioners.







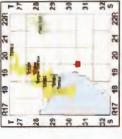
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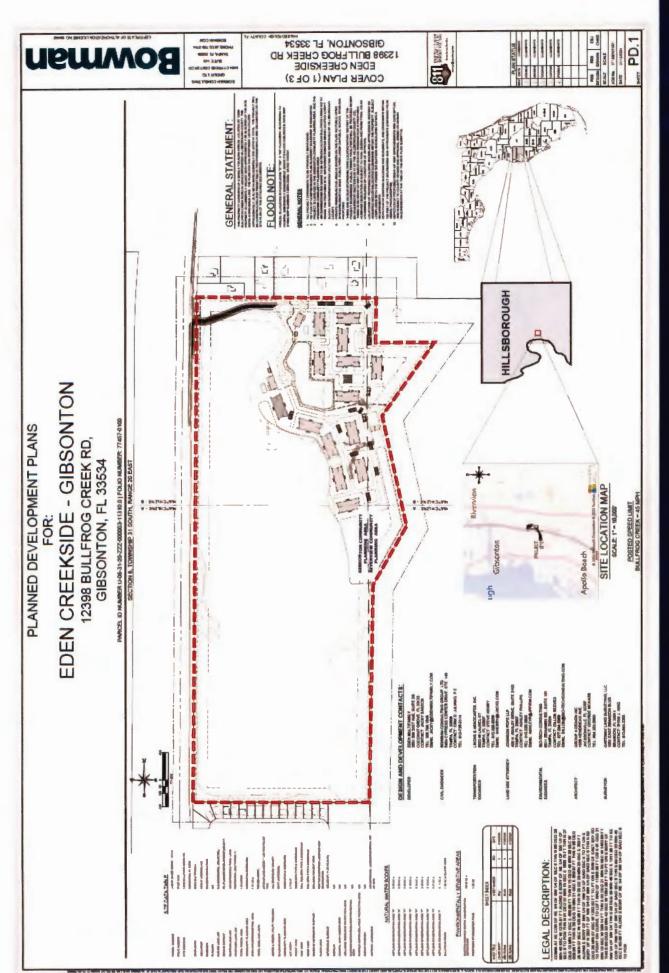
APPLICATION SITE
ZONING BOUNDARY PARCELS

S KOHOOI S

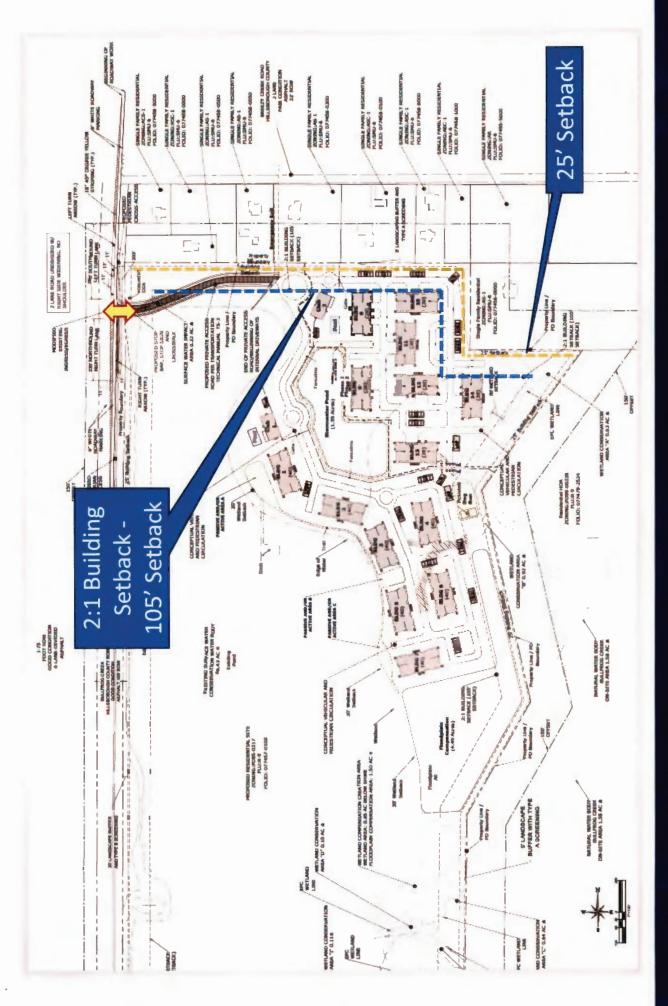
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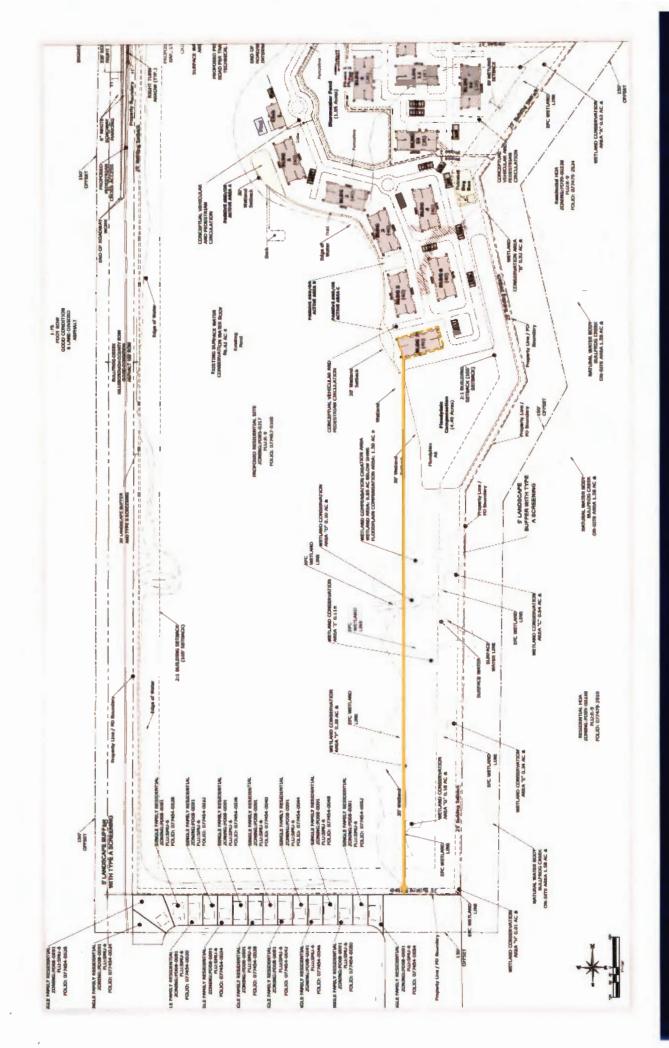














Similar Developments

Multi-family Height Compatibility

PD 22-0461: Multi-Family height 65' (2:1 setback utilized).

o PD 19-0445: 25' - 50'

o PD 18-0109: 60'

o PD 18-1049: 60'

o MM 15-0172 (PD 11-0415): 45'

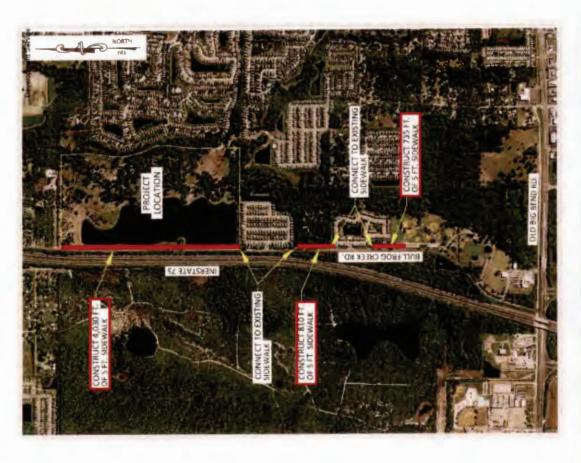
o MM 13-0360 (PD 04-0558): 35' - 45'





Pedestrian Connection

- A total of 5,575' of sidewalk.
- Construct an additional 1545' of sidewalk off-site to the south of the project so as to provide pedestrian and bicycle access to the County park.



Comp Plan Consistency

Housing

Residential density - generally nine (9) or more dwelling units per acre

Lot sizes - typically in the range of 7,000 square feet or less

Use of the traditional community pa ern of houses - porches, garages at the rear, and alleys may be utilized

Wide variety of housing types - may include multi- family, single family, and alternative housing such as congregate living quarters and granny flats, possibly in close proximity to one another

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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 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 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.
- circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, 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 the sensitivity of development proposals in maintaining the character of existing development.

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.

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

Community Design Component

1.2 Urban Pattern Characteristics This pa ern can be considered for parts of the County which have future land use designations of nine (9) dwelling units per acre or more. undeveloped spaces, Tightly Woven streets, Relatively small blocks, Multiple activity centers containing a mixture of residential and commercial, Employment centers and Generally, areas of the County considered urban possess the following characteristics: Urban Development Pattern, Compact, interconnected spatial organization, Few civic uses, Small scale open space-emphasis is placed on providing recreational facilities rather than large, amount of park land

Continued Comp Plan Consistency

5.0 Neighborhood Level Design

5.1 Compatibili

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.
- Policy 12-1.1: Lots on the edges of new developments that have both a physical and visual relationship to adjacent property that is parceled or developed at a lower density should mi gate such impact with substantial buffering and/or compatible lot sizes.
 - with the community and should allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are Policy 12-1.2: Walls and buffering used to separate new development from the existing, lower density community should be designed in a style compatible
- Policy 12-1.3: New development in existing, lower density communities should utilize the planned development process of rezoning in order to fully address impacts on the existing community. Additionally, pre-application conferences are strongly encouraged with the staffs of the Planning Commission and Hillsborough County Planning and Growth Management Department.
- setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. .
 - Policy 12-1.6: In order to facilitate community understanding of issues, encourage early neighborhood-based input regarding rezonings which require public
- Policy 12-1.7: Include design related issues as part of the neighborhood planning process.

LIVABLE COMMUNITIES ELEMENT: SouthShore Areawide Systems Plan

Cultural/Historic Objective – The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

- Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.
 - Support the principles of Livable Neighborhood Guidelines established in adopted community plans in SouthShore
- Maintain housing opportunities for all income groups
- Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element

Riverview Community Plan

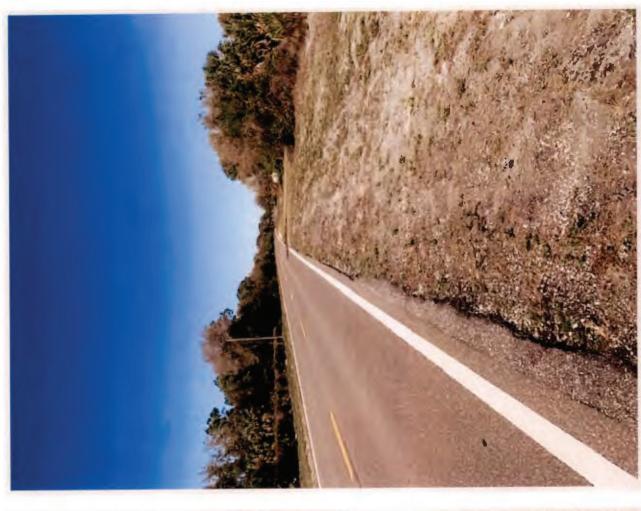
Goal 1 Achieve better design and densities that are compatible with Riverview's vision.

Develop Riverview district-specific design guidelines and standards. The standards shall build on recognizable themes and design elements that are reflective of historic landmarks, architecture and heritage of Riverview. The mixed-use, residential, non-residential and roadway design standards shall include elements such as those listed. Goal 2 Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". (See Figure 10)

- The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.
- 5. Residential Encourage attractive residential development that complements the surrounding character and promotes housing diversity.

Goal 4 Provide safe, attractive, efficient multi-modal transportation, including vehicular, bicycle/pedestrian and transit.



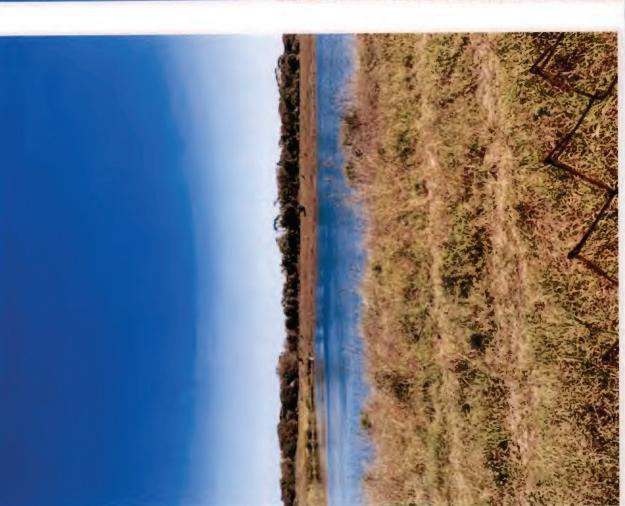








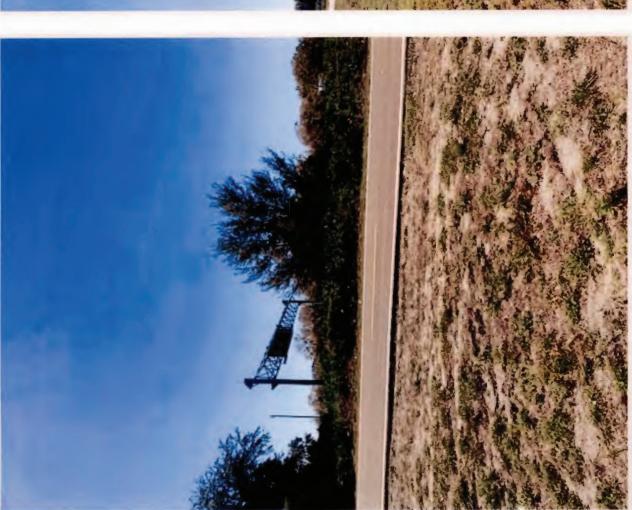
















JOHNSON POPE BOKOR RUPPEL & BURNS, LLP

February 20, 2024 PD 23-0785 Rezoning Application: Zoning Hearing Master Date:

Hillsborough County Fords

February 20, 2024 April 9, 2024 PO 23-0785 BOCC LUM MEETING DATE: APPLICATION NUMBER: ZHM HEARING DATE: Johnson Pope/Mark Bentley, Esq.,

1.0 APPLICATION SUMMARY

B.C.S., AICP

Applicant:

Service Area: Urban FLU Category: RES-9

Site Acreage:

Case Reviewer: Michelle Heinrich, AICP

Waiver(s) to the Land Development Code

Development Services Recommendation:

None requested as part of this application

Approvable, subject to proposed conditions

Planning Commission Recommendation:

Riverview 119 +/-

> Community Plan Area: Overlay:

The applicant requests to rezone property zoned PD (Planned Development) #85-03.17 to PD #23-0785 to develop a 5.56 unit multi-family project.

Zoning	Existing	Proposed
District(s)	PD 85-0317	PD 23-0785
Typical General Use(s)	Industrial, Office and Commercial	Multi-Family Residential
Acreage	119	119
Density/Intensity	0.11 FAR	4.5 u/a
Mathematical Maximum*	\$ 00°009	536 units
months represents a nea-	seemhar cantacante a nea danatonant some vintation	

No waivers or variations

Development Services

Planning Commission

Standards	Existing	Proposed
District(s)	PD 85-0317	PD 23-0785
Lot Size / Lot Width	n/a	n/a
Setbacks/Buffering and Screening	30' North 30' South 30' East (from wetland setback) 30' West 20'-30' Buffering/8 & C screening	25' North 25' South 25' East 25' West 25' West 20' B/ B screening along west and 5' B/A screening
Height	55'/4-stories	60' /4-stories

None requested as part of this application Additional Information PD Variation(s)

BOKOR RUPPEL & BURNS, LLP JOHNSON POPE

Rezoning Application:

PD 22-0461

Zoning Hearing Master Date:

November 14, 2022

BOCC Land Use Meeting Date:

January 10, 2023



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:

HCA Health Services and South

Riverview LLC

FLU Category:

RES-6, SMU-6 and UMU-20

Service Area:

Urban

Site Acreage:

80.54 +/-

Community

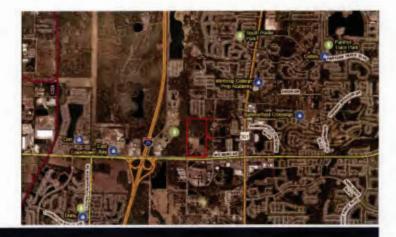
Riverview & Southshore Areawide

Plan Area:

Systems

Overlay:

None



Introduction Summary:

The applicant seeks to rezone property currently zoned PD (Planned Development) #04-1820, AR (Agricultural Rural) and RSC-9 (Residential Single-Family Conventional) to PD to allow for a mixed use project consisting of multi-family uses, medically related warehousing and recovery/sterilization uses, a free-standing ER and limited retail uses. This request includes a flex request of the UMU-20 Future Land Use category.

Zoning:		Existing		Proposed
District(s)	PD #04-1820	AR	RSC-9	PD #22-0461
Typical General Use(s)	Hospital (250 beds) and Medical Office uses	Single-Family Residential/Agricultural	Single-Family Residential	900 Multi-Family Units 285,000 sf Warehouse/ Recovery-Sterilization/ER Facility/ Limited Retail
Acreage	39.0 +/-	40.96 +/-	0.58 +/-	80.54 +/-
Density/Intensity	0.38 FAR	1 unit per 5 acres	9 units per acre	14.6 units per acre (900/61.39 ac) 0.43 FAR (285,000/ 14.99 ac)
Mathematical Maximum*	660,000 sf	8 units	5 units	900 Multi-Family Units 285,000 sf of Warehouse/ Recovery-Sterilization/ER Facility/Limited Retail

^{*}number represents a pre-development approximation

Development Standards:		Existing		Proposed
District(s)	PD #04-1820	AR	RSC-9	PD #22-0461
Lot Size / Lot Width	N/A	5 acres / 150'	5,000 sf / 50'	N/A
Setbacks/Buffering and Screening	30' Front Yard 20' Side Yards 20' Rear Yard 20' buffer/ Type B screening	50' Front Yard 25' Side Yards 50' Rear Yards No buffer/screening	20' Front Yard 5' Side Yards 20' Rear Yards No buffer/screening	25-30' Front Yard/PD 20' Side Yard/PD 20' Rear/PD 10-20' buffer/A & B Screening
Height	30-85 feet	50 feet	35 feet	50-65 feet

APPLICATION NUMBER:

PD 22-0461

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Case Reviewer: Michelle Heinrich, AICP

Additional Information:	
PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering) Request for no buffering and screening internal to the project
Waiver(s) to the Land Development Code	None requested as part of this application

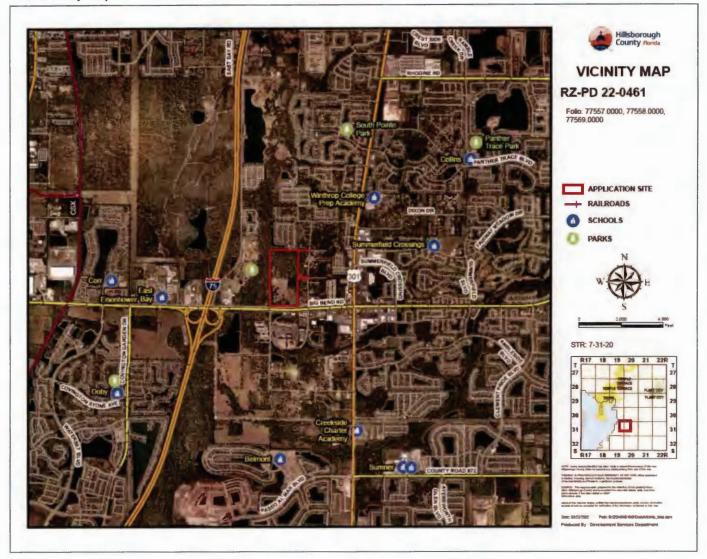
Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable, subject to proposed conditions	

ZHM HEARING DATE: BOCC LUM MEETING DATE: November 14, 2022 January 10, 2023

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The site is located on the northern side of Big Bend Road, east of Interstate 75 and west of Highway 301 in the Riverview community. The area is developed with residential and non-residential uses. Non-residential development includes a hospital, shopping centers and retail outparcels fronting Big Bend Road and US Highway 301. Residential development consists of single-family detached neighborhoods at both low and mid density levels. Recreational facilities are present west of the project, which include the Spurlino Family YMCA and Vance Vogel Park and Sports Complex.

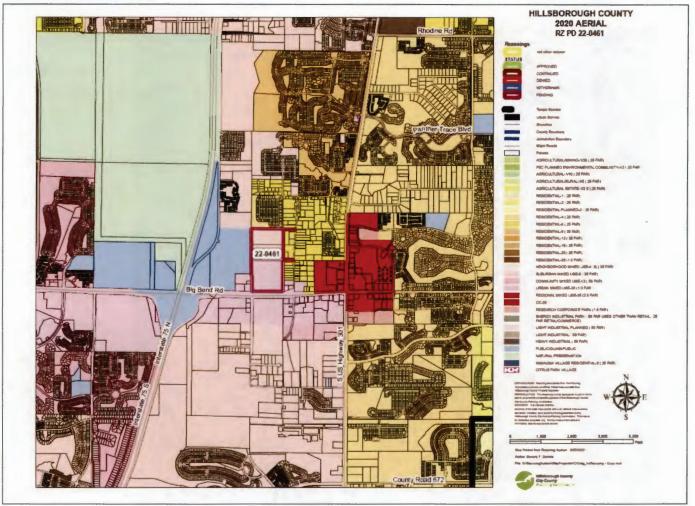
ZHM HEARING DATE:

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6 (Residential-6), SMU-6 (Suburban Mixed-Use-6), and UMU-20 (Urban Mixed-Use-20)
Maximum Density/F.A.R.:	RES-6: 6 units per acre / 0.25 FAR SMU-6: 6 units per acre / 0.25 FAR UMU-20: 20 units per acre / 1.0 FAR
Typical Uses:	RES-6: Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. SMU-6: Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects. UMU-20: Residential, regional scale commercial uses such as mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects.

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Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

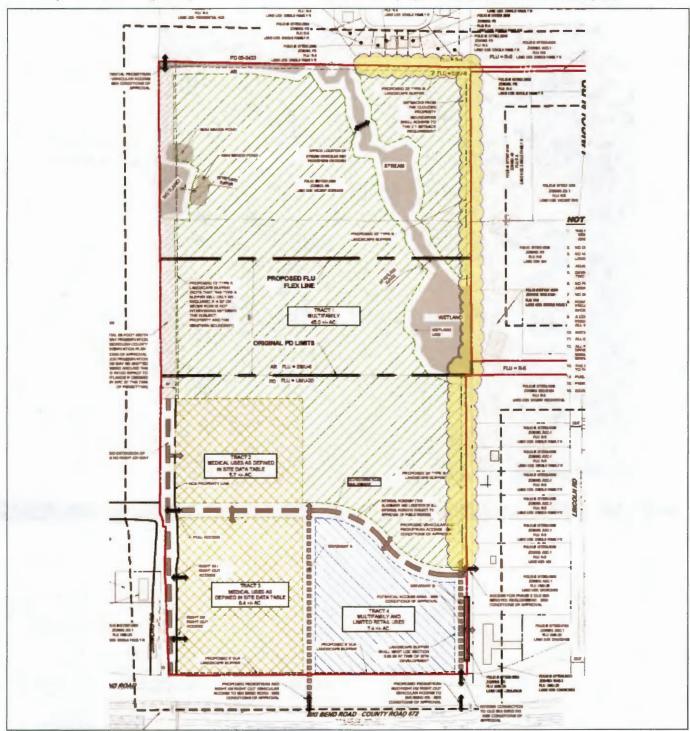
2.3 Immediate Area Map



	Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:		
North	PD	3.9 u/a	Single-Family Residential	Single-Family Residential and HOA Stormwater/Open Space		
South	PD	0.29 FAR	Medical Office and Hospital	Medical Office and Hospital		
East	AR, RSC-6, ASC-1 & RSC-2	AR: 1 unit/5 ac RSC-6: 6 u/a ASC-1: 1 u/a RSC-2: 2/a	AR & ASC-1 : Single-Family and Agriculture RSC-2 & RSC-6: Single- Family Residential	AR: Single-Family Residential RSC-6: Single-Family Residential and Vacant ASC-1: Single-Family Residential RSC-2: Church/School		
West	AR, RSC-2, RSC-3 & AS-1	AR: 1 unit/5 ac RSC-2: 2 u/a RSC-3: 3 u/a AS-1: 1 u/a	AR & AS-1: Single-Family and Agriculture RSC-2 & RSC-3: Single- Family Residential	AR: County Park/Wetlands RSC-2, RSC-3 & AS-1: Single-Family Residential		

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Road Name	Classification	Current Conditions	Select Future Improvements
Big Bend Rd.	County Arterial - Rural	4 Lanes □Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements □ Substandard Road Improvements □ Other
Old Big Bend Rd.	County Collector - Rural	2 Lanes ☑ Substandard Road ☐ Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements ☑ Other
Simmons Rd.	County Local – Rural	2 Lanes ☑ Substandard Road ☐ Sufficient ROW Width	 □ Corridor Preservation Plan ☑ Site Access Improvements ☑ Substandard Road Improvements ☑ Other
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	13,511	1,105	1,170
Proposed	7,123	532	655
Difference (+/-)	(-) 6,388	(-) 573	(-) 515

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

Road Name/Nature of Request	Туре	Finding
Old Big Bend Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
Simmons Rd./ Number of Access Connections	Administrative Variance Requested	Approvable
Old Big Bend Rd.	Design Exception Requested	Approvable
Simmons Rd.	Design Exception Requested	Approvable
Notes:		

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes	⊠ Yes	
Livionnental Protection Commission	□No	⊠ No	□ No	
Natural Resources	☐ Yes	☐ Yes	☐ Yes	
Natural Nesources	⊠ No	□No	□ No	
Conservation & Environ. Lands Mgmt.		☐ Yes	☐ Yes	
Conservation & Environ. Lands Wight.	□ No	⊠ No	⊠ No	
Check if Applicable:	☐ Potable V	Vater Wellfield Pro	otection Area	
	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Su	burban/Rural Scer	nic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property	/	
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	5		8.4	
☐ Design Exc./Adm. Variance Requested	⊠ Yes	□ Yes	⊠ Yes	
☑ Off-site Improvements Provided	□ No	⊠ No	□ No	
Service Area/ Water & Wastewater				
⊠Urban ☐ City of Tampa	⊠ Yes	☐ Yes	⊠ Yes	Water distribution system
□Rural □ City of Temple Terrace	□ No	⊠ No	□ No	improvements required
Hillsborough County School Board	⊠ Yes	☐ Yes	☐ Yes	
Adequate □ K-5 □6-8 □9-12 □N/A	□ No	⊠ No	⊠ No	
Inadequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A		Z 110		
Impact/Mobility Fees (Various use types allow Office , General Retail - Shopping C (Per 1,000 s.f.) (Per 1,000 s.f.) (Per 1,000 s.f.) Mobility: \$7,502.00 Fire: \$158.00 Fire: \$313.00 Retail - Conv Mkt. w/Gas Retail - Fast Food w (Per fueling position) (Per 1,000 s.f.) Mobility: \$12,361-16,580 Mobility: \$94,045.0 Fire: \$313.00 (per 1,000 sf) Fire: \$313.00 Urban Mobility, South Fire, Central Parks - Mixed or unit sizes.	enter (50k s.f. of 00 //Drive Thru (0 M	r less) Warehouse (Per 1,000 Mobility: \$ Fire: \$34.0 Multi-Family per unit) Mobility: \$3,521-5,9 Parks: \$777-2,742 School: \$1,645-10,9	s.f.) 61,239.00 0	

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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ⊠N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	□ No	□ Consistent	⊠ No	
☐ Minimum Density Met ☐ N/A				

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project is planned to be a mixed use project consisting of residential and non-residential uses. Non-residential uses (at proposed maximum heights of 50 feet) will be situated along Old Big Bend Road/Big Bend Road and will serve the area's medical facilities and residents. Multi-Family uses (at proposed maximum heights of 65 feet) are planned to occur with the retail tract along Big Bend Road and within the northern area of the Planned Development.

This segment of Old Big Bend Road/Big Bend Road is a commercial corridor located in proximity to I-75 to the west and is envisioned for an urban development pattern (UMU-20 FLU Category). The area consisting of Tracts 2, 3 and 4, proposed for non-residential uses, is presently zoned PD to allow for office and hospital uses with building heights of 30-60 feet (85 feet for the hospital tower). This project will provide front yard setbacks of at least 30 feet for non-residential buildings, which is comparable to standard commercial zoning districts. In keeping with an urban development form, the proposed maximum building height is 50 feet. This building height is equal to those found to the CG (Commercial General) and CI (Commercial Intensive) standard zoning districts. Internally, buildings at heights over 20 feet will not be required to provide an additional setback to allow for layout flexibility and accommodation of the intensity envisioned for this area. The non-residential tracts of this PD are not directly adjacent to residential development due to existing or planned roadways.

Similar commercial project at similar heights are found within the area, such as PD 10-0619 (St. Joseph's Hospital) located directly south of the site on the south side of Big Bend Road with approved building heights of 68-110 feet; PD 86-0154 to the southwest of the site on the west side of I-75 which permits office building heights of 75 feet; PD 17-1397 located to the southeast of the site on the west side of US Hwy 301 which permits commercial building heights of 60-75 feet; and, PD 03-0316 located southeast of the site located at the corner of Big Bend Road/US Hwy 301 permitting portions of the site to have building heights of 50 feet (see Figure 1).

The project proposes a multi-family component thereby providing proximity between residences and area employers. The site contains portions within the UMU-20 FLU category, was well as a flex of that category northward into the site. This future land use category plans for high density development within access to employment centers and highways. Comparable to standard multi-family zoning districts, a 25 foot front yard setback is proposed. Minimum setbacks of 20 feet are required along the PD's northern and eastern boundaries. These setbacks serve as buffers to contain screening between the project and adjacent properties. These setbacks are required to be increased when buildings over 20 feet are proposed, with the required buffering and screening along the property line remaining in place. A maximum building height of 65 feet is proposed with a 2:1 setback for buildings over 20 feet in height required along the eastern and portions of the northern boundaries. A 65 foot high building will require a 110 foot setback. The majority of the properties to the north are separated from the project by an open space/retention pond area in the neighboring project providing approximately 260 feet of separation. Therefore, along this portion of the northern boundary, the 2:1 setback for buildings over 20 feet in height will not be required. Along other portions of the northern boundary and the entire eastern boundary, the 2:1 setback is required. Property to the west of the multi-family area is developed with a County park (with the eastern portion of the park remaining undeveloped and vegetated). Provision of a 10 foot wide buffer and Type A screening will be dependent upon a ROW preservation area that may or may not occur at the time of site development. The 2:1 building setback is not proposed along this boundary due to the intervening land between the project and active park areas.

Urban style multi-family developments are found within the area, such as PD 11-0415 located southwest of the site on the south side of Old Big Bend/Big Bend Road approved for apartment building heights of 4-story/60 feet; PD 16-0209 located southwest of the site on the south side of Old Big Bend/Big Bend Road and approved for apartment building

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heights of 58 feet; I-PD 89-0160 located southeast of the site on the south side of Old Big Bend Road/Big Bend Road and approved for apartment building heights of 45 feet; PD 18-0109 located southeast of the site along the west of US Hwy 301 and approved for apartment building heights of 60 feet; PD 21-0969 located south of the project, west of US Hwy 301 approved for a portion to contain apartment building height of 45 feet (see Figure 1).

Figure 1: Surrounding Non-Residential and Multi-Family Projects





Non-Residential



Multi-Family

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5.2 Recommendation

Approvable, subject to proposed conditions.

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6.0 PROPOSED CONDITIONS

Requirements for Certification:

- 1. Site Data Table to correct the Multi-Family side and rear setbacks from 10' to 10'-West, 20'-North, and 20'-East.
- 2. Site Data Table to add "unless otherwise stated in the conditions of approval" to the 5' side yard setback and 5' rear yard setback.
- 3. Site Data Table to add "unless otherwise stated in the conditions of approval" to the statement of "structures shall be setback an additional two feet for every one foot over structure over 20" in the Maximum Building Height section.
- 4. Note #12 to be remove or revise the following sentence: "All parcel lines are conceptual and may change with final outparcel layout and plat." The following sentences to be removed due to PD waiver of internal buffering and screening: "In the event internal driveways are less than 50' in width, minimum internal use to use landscape buffer will be 10 feet. When no driveway is present, internal use to use buffer will be a minimum of 0'."
- 5. Site plan notation of "landscape buffer shall meet LDC Section 6.06.06 at the time of site development" to be revised to state: "landscape buffer shall meet LDC Section 6.06.06 at the time of site development, unless otherwise required by conditions of approval."
- 6. Site Plan to delineate and label the Hillsborough County parcel located along the eastern boundary of the PD.
- 7. On all sheets, remove the word "Extension" from Simmons Rd.
- 8. Modify the "Driveway B" Typical Section on Sheet 3 of 3 to add minimum 5-foot wide sidewalks on both sides of the roadway, separated from the back of curb by 5-foot wide green strips. Add a footnote applying to the sidewalk on the east side of the roadway. Footnote shall state "The sidewalk along east side of road is optional; however, such sidewalk shall be constructed together with any vehicular access constructed within the "Potential Access Area" as shown on Sheet 1 of PD site plan (i.e. the optional access to/across folio 77550.0000)."
- 9. On Sheet 2 of 3, replace the three (3) references stating "By the 22-0461 Developer" to instead state "By the Developer of the Subject PD".
- 10. For all Typical Sections on Sheet 3 of 3, ensure all individual components are labeled. For example, label the 5-foot wide and 1-foot wide areas as "Grass Strip". On the "Driveway A" and "Driveway B" Typical Sections, ensure that it is labeled as "Type F curb and gutter".
- 11. On Sheet 3 of 3, please ensure label stating "Simmons Rd. Ultimate Configuration (Includes Phase 2 Group 2 Improvements)" is prominently shown. It should appear either at the top or bottom of the graphic. Consider placing it above the note near the top left corner of the graphic, with a bold font that is at least as large as the other text in the graphic.
- 12. On Sheet 2 of 3, add to the "Phase 2 Improvements (Group 2)" list a new item stating "Developer or others to construct eastbound to northbound left turn lane on realigned Old Big Bend Rd. onto Lincoln Rd."
- 13. On Sheet 2 of 3, modify note 4 and 5 within the "Phase 1 Improvements" list. These incorrectly state these will be constructed to the Type TS-3 non-residential standard. Replace instances stating "Roadway" with "Driveway" within the first two sentences. Replace the last sentence with a sentence stating "Developer to construct to the Typical Section standard shown on Sheet 3 of 3."
- 14. On Sheet 2 of 3, add to the "Phase 2 Improvements (Group 1)" list a new item stating, "Developer to construct a transit bus bay, shelter and amenities see zoning conditions."
- 15. On Sheet 1 of 3, modify the graphic depiction of the potential access area bounding box such that its southernmost extent runs to the limits of the southern PD boundary.

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Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 25, 2022.

1. The site shall permit a maximum of 900 multi-family units 285,000 square feet of the following uses:

- 1.1 Medical Equipment Warehouse (150,000 sf maximum). This use shall be limited to the storage of medical equipment (such as, but not limited to, hospital beds, ventilators, IV pumps, diagnostic equipment, and general items used by medical facilities) only. No showrooms, retail sales to the general public, manufacturing, assembly, processing, repairs or open storage shall be permitted.
- Medical Equipment Recovery/Sterilization Facility (80,000 sf maximum). This use shall be limited to the sterilization of medical equipment (such as, but not limited to, surgical instruments, surgical carts, surgical supplies and general items used by medical facilities) only. No biomedical waste treatment, which requires a permit by the Florida Department of Health, or use of a biohazardous waste incinerator shall be permitted. No use, or component of the overall sterilization use, meeting the definition of Heavy Industrial per the Land Development Code shall be permitted.
- 1.3 Free-Standing ER Facility (25,000 sf maximum). In accordance with LDC Section 6.11.26, helistops and heliports are prohibited.
- 1.4 Limited Retail uses permitted in the CN (Commercial Neighborhood) zoning district (30,00 sf maximum) which includes the listing provided below. See conditions 22.c. and 22.c.i 22.c.iii for additional requirements.

Apparel and Shoe Store

Appliance Stores

Art Supply Store

Automated Teller (ATM)

Automotive Supply Store

Bicycle Sales

Book/Stationary Store, New and Used

Brew Pub

Camera/Photography Store

Eating Establishments (2,000 s.f. Max., Coffee/Donut Shops Not Permitted)

Florist Shop

Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat Seafood and Produce

Furniture/Home Furnishings

General Business, Such as Retail Goods and Stores

Gun Sales

Hardware Store

Jewelry Store

News Stand

Novelty and Souvenir Shop

Optician/ Optical Supplies

Pet Shop

Specialty Food Store (7,000 s.f. Max.)

Sporting Goods Store

Tobacco Shop

Vehicle Part Sales

2. Multi-Family uses shall be permitted within Tracts 1 and 4 only, as depicted on the General Site Plan.

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- 3. Medical Equipment Warehouse, Medical Equipment Recovery/Sterilization Facility and Free-Standing ER uses shall be permitted in Tracts 2 and 3 only, as depicted on the General Site Plan.
- 4. Limited Retail uses (as specified in condition 1.4) shall be permitted in Tract 4 only, as depicted on the General Site Plan.
- Building setbacks within Tract 1 shall be as follows:
 - 5.1 All buildings within Tract 1 shall maintain a minimum 25 foot setback from Tract 1's southern (abutting the Old Big Bend Road realignment road) tract boundary. No 2:1 additional setback for buildings over 20 feet in height shall apply.
 - 5.2 Should at the time of site development a Right-of-Way preservation area, in accordance with the Hillsborough County Corridor Preservation Plan, be required along the western boundary of Tract 1, all buildings within Tract 1 shall maintain a minimum 25 foot setback from the Right-of-Way preservation area. No 2:1 additional setback for buildings over 20 feet in height shall apply.
 - 5.3 Should at the time of site development or subsequent to the approval of this rezoning, no Right-of-Way preservation area, in accordance with the Hillsborough County Corridor Preservation Plan, be required, buildings shall maintain a minimum setback of 10 feet from Tract 1's western boundary. No 2:1 additional setback for buildings over 20 feet in height shall apply.
 - 5.3 All buildings within Tract 1 shall maintain a minimum 20 foot setback from Tract 1's northern tract boundary, unless otherwise required. Any buildings greater than 20 feet in height, which abut the delineated portion of the northern boundary on the general site plan shall be setback an additional 2 feet for every 1 foot of height over 20 feet. No 2:1 additional setback for buildings over 20 feet in height shall apply for buildings which do not abut the delineated portion of the northern boundary on the general site plan.
 - 5.4 All buildings within Tract 1 shall maintain a minimum 20 foot setback from Tract 1's eastern tract boundary, unless otherwise required. Any buildings greater than 20 feet in height abutting the eastern boundary shall be setback an additional 2 feet for every 1 foot of height over 20 feet.
 - 5.5 All buildings within Tract 1 shall maintain a minimum 10 foot setback where abutting Tract 2. No 2:1 additional setback for buildings over 20 feet in height shall apply.
- 6. All buildings within Tract 2 shall maintain a minimum 30 foot setback from Tract 2's western (abutting Simmons Road) and southern (abutting the Old Big Bend Road realignment road) tract boundaries. All setbacks shall be measured from any required right-of-way preservation or dedication line. All buildings within Tract 2 shall maintain a minimum setback of 5 feet from the northern tract boundary, eastern tract boundary, and any internal boundaries within Tract 2, unless otherwise stated. No 2:1 additional setback for buildings over 20 feet in height shall apply.
- 7. All buildings within Tract 3 shall maintain a minimum 30 foot setback from Tract 3's western (abutting Simmons Road), northern (abutting the Old Big Bend Road realignment Road), eastern (abutting Driveway A) and southern (abutting Old Big Bend Road/Big Bend Road) tract boundaries. All setbacks shall be measured from any required right-of-way preservation or dedication line. All buildings within Tract 3 shall maintain a minimum setback of 5 feet from internal boundaries within Tract 3. No 2:1 additional setback for buildings over 20 feet in height shall apply.
- 8. All limited retail buildings within Tract 4 shall maintain a minimum 30 foot setback from Tract 4's western (abutting Driveway A), northern (abutting the Old Big Bend Road realignment Road), eastern (abutting Driveway B) and southern (abutting Old Big Bend Road/Big Bend Road) tract boundaries. All multi-family buildings within Tract 4 shall maintain a minimum 25 foot setback from Tract 4's western (abutting Driveway A), northern (abutting the Old Big Bend Road realignment Road), eastern (abutting Driveway B) and southern (abutting Old

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Big Bend Road/Big Bend Road) tract boundaries. All setbacks shall be measured from any required right-of-way preservation or dedication line. All limited retail buildings within Tract 4 shall maintain a minimum setback of 5 feet from internal boundaries within Tract 4. All multi-family buildings within Tract 4 shall maintain a minimum setback of 10 feet from internal boundaries within Tract 4. No 2:1 additional setback for buildings over 20 feet in height shall apply.

- 9. Medical Equipment Warehouse, Medical Equipment Recovery/Sterilization, Free-Standing ER, and Limited Retail buildings shall be limited to a maximum height of 50 feet.
- 10. Multi-Family buildings shall be limited to a maximum height of 65 feet. See condition 5 for setback requirements due to building heights over 20 feet.
- 11. Within Tract 1, a 20 foot wide buffer with Type B screening shall be provided along the northern and eastern PD boundaries, as depicted on the General Site Plan. Screening shall not be required within wetlands should the existing vegetation within wetlands be deemed by Natural Resources staff to meet the Type B screening requirements. Should the existing vegetation within the wetlands be found to not meet all or part of the Type B screening requirements, all or part of the Type B screening shall be provided at a location in accordance with any wetland setback, which may be outside of the 20 foot wide buffer. Should streams or natural water bodies exist within these buffers, the Type B screening shall be provided at a location in accordance with any required Natural Resources or EPC required setback, which may be outside of the 20 foot wide buffer.
- 12. Within Tract 1, buffering and screening along the western PD boundary shall be governed as follows:
 - 12.1 Should at the time of site development a Right-of-Way preservation area, in accordance with the Hillsborough County Corridor Preservation Plan, be required along the western boundary of Tract 1 and no temporary uses/improvements permitted by LDC Section 5.11.09 (Interim Use of Reserved Land) occur within that area, then no buffering and screening shall be required.
 - 12.2 Should at the time of site development a Right-of-Way preservation area, in accordance with the Hillsborough County Corridor Preservation Plan, be required along the western boundary of Tract 1 and temporary uses/improvements permitted by LDC Section 5.11.09 (Interim Use of Reserved Land) occur within that area, a minimum 10 foot wide buffer with Type A screening shall be required. When such temporary uses/improvements be removed or relocated, the buffering and screening shall no longer be required.
 - 12.3 Should at the time of site development or subsequent to the approval of this rezoning, no Right-of-Way preservation area, in accordance with the Hillsborough County Corridor Preservation Plan, be required, a minimum 10 foot wide buffer with Type A screening shall be provided, as depicted on the general site plan.
 - 12.4 For required buffering and screening along the western boundary, the following shall shall apply. Screening shall not be required within wetlands should the existing vegetation within the wetlands be deemed by Natural Resources staff to meet the Type A screening requirements. Should the existing vegetation within the wetlands be found to not meet Type A screening requirements, screening shall be provided at a location in accordance with any wetland setback, which may be outside: of the 10 foot wide buffer.
- 13. No internal buffering and screening between residential and non-residential uses shall be required in Tract 4.
- 14. No buffering and screening between Tracts 1 and 2 and 1 and 4 shall be required. No buffering and screening between Tracts 2 and 3 shall be required. No buffering and screening between Tracts 3 and 4 shall be required.

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- 15. If at the time of site development for Tract 4, should property to the east be zoned for a Group 5 or 6 use and is either vacant or developed with a Group 5 or 6 use, no buffering and screening shall be required. If at the time of site development for Tract 4 should property to the east be zoned for a Group 4, 3, 2 or 1 use and is either vacant or developed with a Group 4, 3, 2 or 1 use, required buffering and screening shall be provided (excluding any cross access point). Such required buffering and screening shall be located east of Driveway B.
- 14. Individual tract acreage sizes provided on the general site plan are general approximations. Acreages may be modified at the site development/subdivision/platting stage to be slightly smaller or larger as depicted on the general site plan. However, significant acreage changes that result in a change in the overall form and circulation as depicted on the general site plan are prohibited.
- 15. If at the time of site development, the Right-of-Way preservation area, in accordance with the Hillsborough County Corridor Preservation Plan, be required along the western boundary of Tract 1, this preservation area shall be permitted to shift eastward into Tract 1 to avoid any wetland impacts, if deemed necessary by the Environmental Protection Commission (EPC).
- 16. The vehicular and pedestrian crossing of the stream within Tract 1 shall be permitted to shift northward or southward if deemed necessary by the Environmental Protection Commission (EPC).
- 17. 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.
- 18. 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.
- 19. 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, labelled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 20. 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.
- 21. Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001-South County Potable Water Repump Station Expansion and C32011-Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.
- 22. Project entitlements shall be split into two phases, for the purposes of enforcement of these zoning conditions. Additional subphases shall be allowed; however, the required transportation improvements must be completed with the initial phase/subphase, and all access restrictions and other requirements shall apply to the entire phase/subphase (i.e. no deferral of requirements will be permitted to a later subphase unless expressly allowed pursuant to these conditions). Additionally, phasing must occur in sequential order (i.e. Phase 2 entitlements

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cannot be constructed before Phase 1 entitlements), although nothing in this condition shall prohibit the simultaneous construction of Phase 1 and Phase 2 entitlements if all required improvements are in place prior to issuance of any Certificates of Occupancy (temporary or otherwise) for the initial increment of development. Entitlements shall be as follows:

a. Phase 1 Entitlements:

- i. 300 multi-family dwelling units; and,
- 80,000 s.f. Medical Equipment Recovery/Sterilization Facility, which shall be defined in condition 1.2.

b. Phase 2 Entitlements:

- i. 600 multi-family dwelling units;
- ii. 150,000 s.f. Medical Equipment Warehouse Facility, which shall be defined in Condition 1.1;
- iii. 25,000 s.f. Free Standing Emergency Facility; and,
- iv. 30,000 s.f. of certain Limited Retail uses, as further restricted/defined below.
- c. Limited Retail Use and Form Restrictions. For the purposes of creating a retail strip plaza, and in accordance with the transportation analysis, the following use and form restrictions shall apply to the retail development.

i. The Limited Retail uses shall be limited to:

Apparel and Shoe Store	General Business, Such as Retail
	Goods and Stores
Appliance Stores	Gun Sales
Art Supply Store	Hardware Store
Automated Teller (ATM)	Jewelry Store
Automotive Supply Store	News Stand
Bicycle Sales	Novelty and Souvenir Shop
Book/Stationary Store, New and Used	Optician/ Optical Supplies
Brew Pub	Pet Shop
Camera/Photography Store	Specialty Food Store (7,000 g.s.f. Max.)
Eating Establishments (2,000 g.s.f. Max., Coffee/Donut Shops Not Permitted)	Sporting Goods Store
Florist Shop	Tobacco Shop
Food Product Stores: Bakery, Candies &	Vehicle Part Sales
Nuts, Dairy, Delicatessens, Meat	
Seafood and Produce	
Furniture/Home Furnishings	

- ii. No freestanding retail uses/ outparcels shall be permitted. Each retail building shall contain multiple tenancies, with no less than three tenants occupying each building.
- iii. Drive-through uses shall be prohibited.

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23. As generally shown on the PD site plan, the project shall be served by a variety of vehicular and pedestrian access connections. Additional internal connections, whether or not shown on the PD site plan as Conceptual Access connections and whether or not they are to Simmons Rd., the realigned Old Big Bend Rd., or another internal facility, may be approved at the discretion of the Administrator if consistent with these zoning conditions and requested at the time of plat/site/construction plan review and consistent with the access management standards and procedures contained within Section 6.04 of the Hillsborough County Land Development Code (LDC). Additionally:

- a. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- b. Project access connections shall be subject to strict phasing requirements as shown on Sheet 2 of 3 or contained herein these conditions. Specifically, access shall be as follows:
 - i. Phase 1 access shall consist of:
 - 1. One (1) right-in/right-out connection to Big Bend Rd.;
 - 2. Two (2) right/in right-out connections to Simmons Rd. (i.e. stubouts to support future Phase 2 development); and,
 - 3. One (1) connection to the existing Old Big Bend Rd. frontage road east of the project, at the southeast corner of the project.
 - ii. Phase 2 access shall consist of:
 - 1. Two (2) right-in/right-out connections to Big Bend Rd.;
 - 2. Two (2) right-in/right-out connections to Simmons Rd.; and,
 - 3. One (1) connection to the relocated Old Big Bend Rd. frontage road east of the project, near the project's boundary with the northern portion of folio 77552.0000.
 - iii. An additional vehicular access along the northern project boundary with folio 77652.3124 shall be permitted within either Phase 1 or Phase 2. Such access shall only be permitted in the event a public road is constructed within the area designated on the PD site plan along the western project boundary for potential right-of-way preservation.
 - iv. An optional vehicular and pedestrian access shall be permitted along the project's eastern boundary within folio 77550.0000, as generally shown on the PD site plan. Such vehicular and pedestrian access may be permitted during either Phase 1 or Phase 2; however, such access shall not be permitted during Phase 1 until the realigned Old Big Bend Rd. frontage road has been constructed through the northern portion of folio 77552.0000, and the existing portions of the Old Big Bend Rd. frontage road east of the project have been removed. Additionally, such access:
 - May occur anywhere within the bounding box shown on the PD site plan, subject to Hillsborough County approval with respect to access spacing and design; and,

Shall be subject to the developer obtaining all Hillsborough County, review
agency and/or other regulatory and permitting approvals necessary to permit
a crossing of the County drainage facility within folio 77550.0000.

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- 24. As described above, project entitlements are tied to specific access arrangements and required infrastructure improvements within and surrounding the project.
 - a. <u>Phase 1 Improvements.</u> Prior to the issuance of Certificates of Occupancy (temporary or otherwise) for any Phase 1 Entitlements, the developer of the subject PD shall do the following as a part of its Phase 1 Improvements, as generally shown on Sheet 2 of 3:
 - i. On Simmons Rd., between existing Old Big Bend Rd. and the realigned Old Big Bend Rd. frontage road, construct two (2) 11-foot wide travel lanes and curb, as well all improvements east of the of the northbound travel lane as shown within the "Simmons Rd. (Big Bend Rd. to Old Big Bend Rd. Realigned)" Typical Section depicted on Sheet 3 of 3 of the PD site plan. This may necessitate the developer design the roadway improvements depicted on the rightmost portion of Sheet 3 of 3 of the PD site plan, i.e. the "Simmons Rd. Ultimate Configuration", in order to ensure proper placement when considering the full intersection design and signal modifications.
 - ii. Between the intersection of Simmons Rd. and the realigned Old Big Bend Rd. frontage road and a point +/- 475 feet north of the intersection, construct an extension of Simmons Rd. to the "Simmons Rd. (North of Old Big Bend Rd. Realigned)" Typical Section depicted on Sheet 3 of 3 of the PD site plan.
 - iii. Construct the realigned Old Big Bend Rd. frontage road between Simmons Rd. and the eastern project boundary in the vicinity of folio 77552.0000 as shown on the PD site plan. The majority of the roadway shall be constructed to the "Old Big Bend Rd. Realigned" Typical Section depicted on Sheet 3 of 3 of the PD site plan; however, to the minimum extent necessary to accommodate transitions to the constrained Typical Section planned for that portion of the relocated roadway within folio 77552.0000, the developer may utilize the "Old Big Bend Rd. Realigned" Alternate Typical Section depicted on Sheet 3 of 3 of the PD site plan.
 - iv. Construct "Driveway B" between the realigned Old Big Bend Rd. frontage road and the existing portions of the Old Big Bend Rd. frontage road east of the project to the "Driveway B" Typical Section depicted on Sheet 3 of 3 of the PD site plan. The developer shall record in the Official Records of Hillsborough County an easement for public access purposes over the "Driveway B" travel lanes and sidewalks. Such easement may be vacated by the County through the delegated authority process upon completion and acceptance of all Phase 2 (Group 1) and Phase 2 (Group 2) improvements.
 - v. Remove Old Big Bend Rd. between Simmons Rd. and the eastern project boundary and restore the sod.
 - vi. Construct "Driveway A" between Big Bend Rd. and the realigned Old Big Bend Rd. frontage road to the "Driveway A" Typical Section depicted on Sheet 3 of 3 of the PD site plan. The developer shall record in the Official Records of Hillsborough County an easennent for public

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access purposes over the "Driveway B" travel lanes and sidewalks. Such easement may be vacated by the County through the delegated authority process upon completion and acceptance of all Phase 2 (Group 1) and Phase 2 (Group 2) improvements.

- vii. Construct a northbound to eastbound right turn lane on Simmons Rd. onto the realigned Old Big Bend Rd. frontage road.
- viii. Construct a westbound to southbound left turn lane on the realigned Old Big Bend Rd. onto Simmons Rd.
- ix. Construct one (1) right-in/right-out connection to Big Bend Rd. (i.e. the "Driveway A" connection).
- b. <u>Phase 2 Improvements.</u> The developer shall construct certain improvements as a part of its Phase 2 Improvements obligation, hereafter referred to as "Phase 2 (Group 1) Improvements", as generally shown on Sheet 2 of 3 of the PD site plan. Additional improvements, defined hereinbelow as "Phase 2 (Group 2) Improvements," shall also be completed and accepted by the County for maintenance in order to support Phase 2 Entitlements. These improvements are generally shown on Sheets 2 of 3 and 3 of 3 of the PD site plan. Phase 2 (Group 2) Improvements may be constructed by the developer of this project, or another developer; however, prior to the issuance of Certificates of Occupancy (temporary or otherwise) for any Phase 2 Entitlements, all Phase 1, Phase 2 (Group 1) and Phase 2 (Group 2) Improvements must be completed and accepted by the County for maintenance.
 - With Regards to the Phase 2 (Group 1) Improvements, the developer of the subject PD shall:
 - Design and construct modifications to the existing traffic signal at Big Bend Rd.
 and Simmons Rd. as necessary to accommodate the opening of the northern leg
 of the intersection and accommodate all new turning movements, as well as
 any other geometric improvements at the intersection necessary to facilitate
 such changes (if any).
 - Convert the eastbound U-turn lane on Big Bend Rd. at its intersection with Simmons Rd. to an eastbound to northbound left turn lane and lengthen the turn lane as defined within the traffic analysis (to be updated at the time of plat/site/construction plan approval).
 - Construct a westbound to northbound right turn lane on Big Bend Rd. onto Simmons Rd.
 - 4. Install/adjust pedestrian crosswalks and signal infrastructure along all four (4) legs of the Big Bend Rd. and Simmons Rd. intersection, as applicable.
 - 5. Construct a second right-in/right-out connection to Big Bend Rd. (i.e. the "Driveway B" connection).
 - Construct a bus bay, transit accessory pad, and bus shelter with trash receptacles, seating and at least one (1) bicycle rack. The location and design

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of of the bus bay shall be subject to HART (Hillsborough Area Regional Transit) and Hillsborough County approval and may require the developer to dedicate additional right-of-way.

- ii. With Regards to the Phase 2 (Group 2) Improvements, the developer of the subject PD or another developer shall:
 - 1. Construct the realigned Old Big Bend Rd. frontage road west of Simmons Rd. to a Typical Section standard to be determined.
 - 2. Remove +/- 700 feet of Old Big Bend Rd. west of Simmons Rd. and resod.
 - 3. Between Big Bend Rd. and the realigned Old Big Bend Rd. frontage road, construct all roadway improvements as shown within the "Simmons Rd. Ultimate Configuration" detail on the rightmost portion of Sheet 3 of 3 of the PD site plan. Notwithstanding anything shown in the "Ultimate Configuration" detail to the contrary, the lengths of turn lanes shall be determined by a transportation analysis, which shall be updated at the time of plat/site/construction plan review.
 - Construct a northbound to westbound left turn lane on Simmons Rd. onto the realigned Old Big Bend Rd. frontage road.
 - 5. Construct an eastbound to southbound right turn lane on the realigned Old Big Bend Rd. frontage road onto Simmons Rd.
 - Construct a southbound to westbound right turn lane on Simmons Rd. onto Big Bend Rd.
 - 7. Construct dual southbound to eastbound left turn lane on Simmons Rd. onto Big Bend Rd.
 - 8. Between the eastern project boundary and Lincoln Rd. (i.e. through folios 77550.0000 and 77552.0000), construct the realigned Old Big Bend Rd. frontage road to the "Old Big Bend Rd. Realigned" Alternate Typical Section depicted on Sheet 3 of 3 of the PD site plan.
 - Construct an eastbound to northbound left turn lane on the realigned Old Big Bend Rd. frontage road onto Lincoln Rd.
 - 10. Construct a northbound to westbound left turn lane on Lincoln Rd. onto the realigned Old Big Bend Rd. frontage road.
 - 11. Remove those portions of the existing Old Big Bend Rd. frontage road between "Driveway B" and Lincoln Rd. and resod.
- c. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, in the event the developer of the subject PD or others completes construction of the realigned Old Big Bend Rd. frontage road through folio 77552.0000 to Lincoln Rd. and removes the existing portions of the Old Big

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bend Rd. frontage road east of the project, the developer shall be permitted to construct the second right-in/right-out access from Driveway B to Big Bend Rd. during Phase 1; however, no additional entitlements shall be granted until all of the Phase 1, Phase 2 (Group 1) and Phase 2 (Group 2) improvements have been constructed and accepted for maintenance, as applicable.

- 25. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve a minimum of 64 feet of right-of-way along the project's western boundary as generally shown on PD site plan. Additionally:
 - a. Until such time as the County may acquire the property to construct transportation improvements envisioned by the Hillsborough County Corridor Preservation Plan, the developer may be permitted to construct access driveways, roadways, parking lots, buffering and screening and other temporary uses consistent with the "Multifamily Building & Parking Field" designation on the PD site plan, subject to approval by Hillsborough County and compliance with all requirements of Hillsborough County Land Development Code (LDC) Section 5.11.09, governing the Interim Use of Reserved Land.
 - b. Notwithstanding the above or anything on the PD site plan to the contrary, such preservation shall no longer be required in the event the Hillsborough County Comprehensive Plan is updated to remove the specific corridor triggering the preservation requirement, and in such case the uses and standards applying to the "Proposed Multifamily Building & Parking Field" area shall govern this portion of the project.
- 26. The developer of the subject PD shall dedicate and convey to Hillsborough County sufficient right-of-way within the PD boundary necessary to accommodate all Phase 1, Phase 2 (Group 1) and Phase 2 (Group 2) improvements. The developer of the subject PD or other developers shall, if necessary to complete a required improvement, be required to dedicate and convey or otherwise acquire additional right-of-way as necessary to effectuate required Phase 2 (Group 1) and Phase 2 (Group 2) improvements.
- 27. No parking spaces shall be permitted along "Driveway A" or "Driveway B".
- 28. All public roadways and certain internal driveways (identified as "Driveway A" and "Driveway B" on the PD site plan), shall be constructed to the Typical Section standards identified on Sheet 3 of 3 and as consistent with any applicable Design Exceptions or other conditions herein these zoning conditions. All other public or private roadways within the project, if any, shall be constructed to Hillsborough County Transportation Technical Manual (TTM) Typical Section standards.
- 29. If PD 22-0461 is approved, the County Engineer will approve a Design Exception (dated July 26, 2022) for the Old Big Bend Rd. frontage road, which was found approvable by the County Engineer (on September 12, 2022). The Design Exception provides for two (2) Typical Section standards for the portion of the facility within the project, in lieu of the Type TS-4 Typical Section standards required pursuant to the TTM. Conditions governing the use of each Typical Section are contained hereinabove.
- 30. If PD 22-0461 is approved, the County Engineer will approve a Design Exception (dated July 26, 2022) for Simmons Road which was found approvable by the County Engineer (on September 12, 2022). The Design Exception provides an alternate Typical Section standards within the project in lieu of the TS-4 Section standard required pursuant to the TTM. Conditions governing the use of each Typical Section are contained hereinabove.
- 31. If PD 22-0461 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated July 25, 2022) which was found approvable by the County Engineer (on September 12, 2022) for a portion of the Old Big Bend Rd. frontage road substandard road improvements. Approval of this Administrative Variance will

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waive certain substandard road improvements required by Section 6.04.03.L. for those portions of the existing Old Big Bend Rd. frontage road west and east of the project boundaries. This approval waives only those improvements required to support Phase 1 of the project. Required improvements to these facilities necessary to support Phase 2 are addressed as a part of the Phase 2 (Group 2) improvement conditions hereinabove.

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- 32. If PD 22-0461 is approved, the County Engineer will approve a Section 6.04.02.B Administrative Variance (dated July 26, 2022) which was found approvable by the County Engineer (on September 12, 2022) from the Section 6.04.03.I. LDC requirements governing Tract 3. Approval of this variance will permit two (2) vehicular access connections to Simmons Rd. from Tract 3, whereas only one (1) is permitted by the LDC. Conditions governing these and other project access connections are included hereinabove.
- 33. The developer shall be permitted to request additional Section 6.04.02.B. Administrative Variances from the Section 6.04.03.I. LDC requirements governing number of required access connections, as well as the Section 6.04.07 LDC requirements governing spacing of required access connections, at the time of plat/site/construction plan review for those "additional internal connections" referenced in Condition 23, hereinabove. Such reviews and approval may occur outside of the zoning modification process but shall be processed concurrently with the site/construction plan permit for the phase or subphase being developed.
- 34. All PD zoning conditions herein shall be considered Critical Design Features. As such, modification of any condition shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.
- 35. 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 the provisions set forth in LDC Section 5.03.07.C.
- 36. 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. Reference 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.

Zoning Administrator Sign Off:

V. Brian Grady Mon Nov 7 2022 15:10:37

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

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

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Project Density/Intensity:

This application requests a flex of the UMU-20 FLU (Future Land Use) Category northward into the site. Without the flex request, the overall site contains 38.89 acres within the UMU-20 FLU Category, 40.82 acres within the SMU-6 FLU Category and 0.83 acres within the RES-6 FLU Category. Natural water bodies comprise 4.16 acres of the site, which is within the SMU-6 FLU Category and removed from density/intensity calculations (overall PD acreage decreased to 76.38 acres).

When accounting for the flex area and removal of the natural water body acreage, the overall site contains 54.32 acres within the UMU-20 FLU Category, 21.23 acres within the SMU-6 FLU Category and 0.83 within the RES-6 FLU Category.

The below table (Table 1.1) demonstrates the maximums permitted as the FLU categories are blended within the site, which includes the flex and does not include natural water bodies. The proposal does not exceed the maximum intensity/density permitted under the Comprehensive Plan and meets the minimum density requirement for residential development within a FLU Category at or above 4 units per acre in the Urban Service Area.

Table 1.1 Maximums Permitted:

FLU Category	Acreage	FAR/Density	Non-Res	Res
RES-6	0.83	0.25 / 6 u/a	0	4 units
SMU-6	21.23	0.25 / 6 u/a	0	127 units
UMU-20	39.33	1.0 / 20 u/a	0	786 units
UMU-20	14.99	1.0 / 20 u/a	652,964 sf	0
Total:	76.38		652,964 sf	917 units
Proposed:			285,000 sf	900 units

Project Uses:

The non-residential portion of this project is primarily focused to serve area medical facilities. This includes medical equipment warehousing uses and medical equipment recovery/sterilization facility uses, as well limited retail uses.

The developer proposes to warehouse medical equipment (such as beds, ventilators, IV pumps, etc) which will remain warehoused on site until needed by a medical facility. Like other types of warehouses, the building is secured and owned and operated by one or more entities. This use is not proposed to be open to the public for retail sales, used for showrooms, or to include open storage.

The project also proposes a "sterilization facility," which is described as facility which receives medical instruments which are then cleaned and sterilized for use by medical facilities. This process does not use an incinerator, specifically a biohazardous waste incinerator, which is classified as a potentially heavy industrial use and not permitted in these FLU categories. Also, per the applicant, this use is not involved in the handling of biomedical waste. Both staff and the applicant view this use as akin to a municipal solid waste recovery facility, which is defined in the Land Development Code as a facility where solid waste is processed to remove one or more of the various components in solid waste for further processing and shipment to recyclable material markets. The Land Development Code refers to Florida State Statutes for the definition. Under Chapter 403, Florida Statutes, F.S. Section 403.703, solid waste is further refined to define solid waste, biological waste and biomedical waste. Surgical instruments are mentioned as a type of biomedical waste.

ZHM HEARING DATE: November 14, 2022 BOCC LUM MEETING DATE: January 10, 2023

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PD Variation Request:

The applicant requests to remove any required buffer or screening internal to the site (between Tracts) and between residential and non-residential uses within the same Tract. The multi-family residential is classified as a Group 3 use and the non-residential uses would be classified as Group 5 uses, per the Land Development Code. This would require a 20 foot wide buffer with Type B screening. Per the applicant's responses, compliance with this requirement will limit the overall design of the site, restrict connectivity and integration and is not conducive of a mixed use project. Potential impacts between the uses will be able to be mitigated through building setbacks and separations (due to parking areas, stormwater ponds, drive aisles, and so for) within the project. No required buffering and screening along the perimeter of the project is proposed to be waived. Staff does not object to the PD variation request.

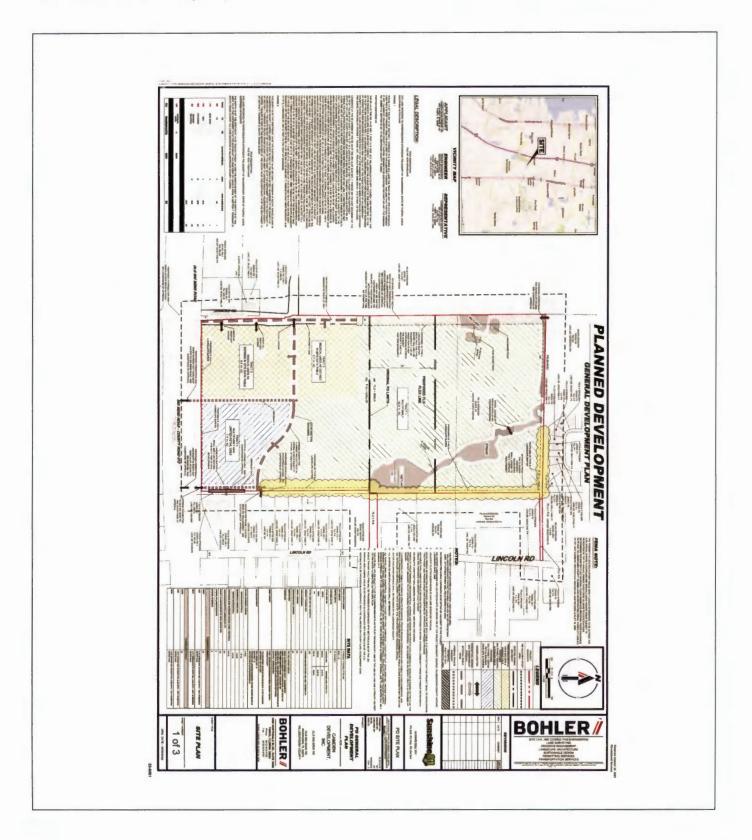
ZHM HEARING DATE:

November 14, 2022 January 10, 2023

BOCC LUM MEETING DATE: J

Case Reviewer: Michelle Heinrich, AICP

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER:

BOCC LUM MEETING DATE: **SHM HEARING DATE:**

November 14, 2022

January 10, 2023

8.0 PROPOSED SITE PLAN (FULL)



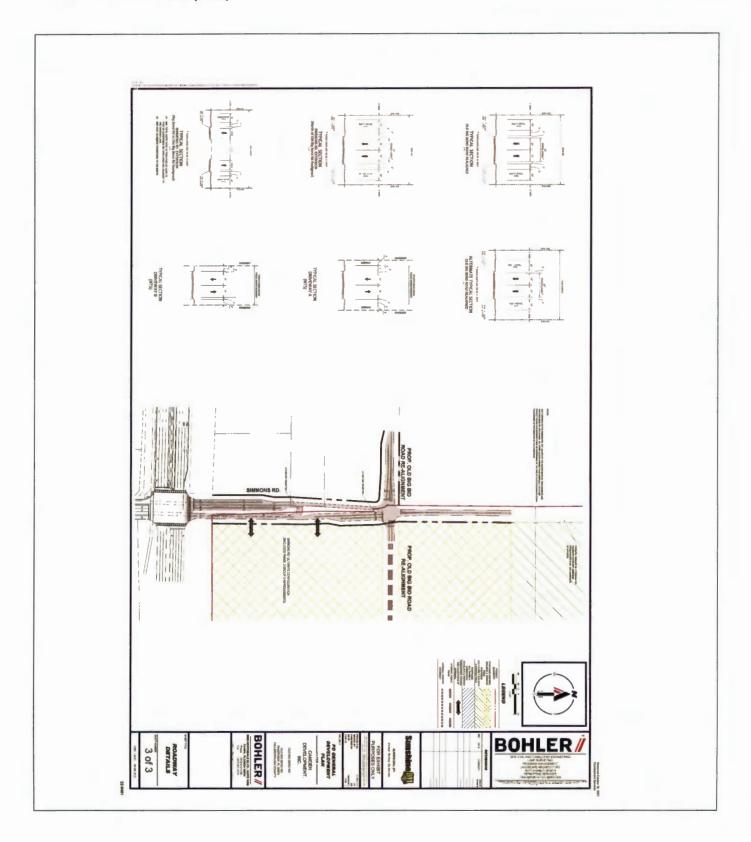
Case Reviewer: Michelle Heinrich, AICP

ZHM HEARING DATE: BOCC LUM MEETING DATE:

November 14, 2022 January 10, 2023

Case Reviewer: Michelle Heinrich, AICP

8.0 PROPOSED SITE PLAN (FULL)



ZHM HEARING DATE: November 14, 2022

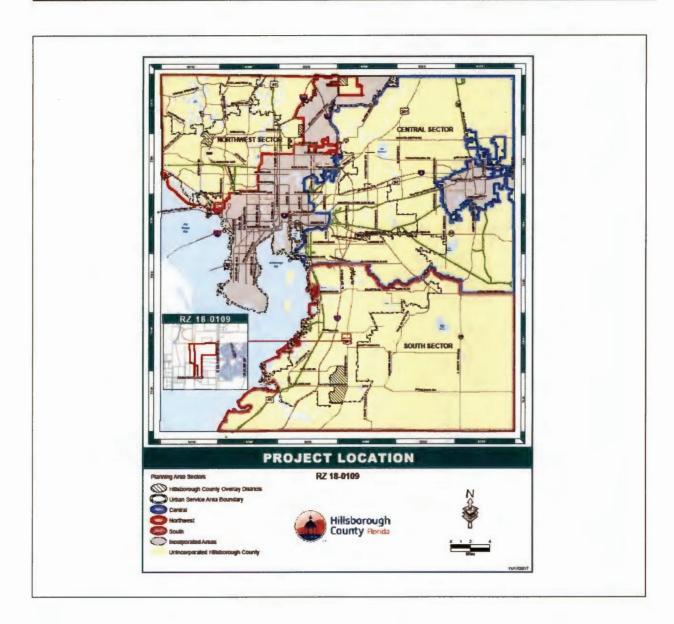
BOCC LUM MEETING DATE: January 10, 2023 Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)



STAFF REPORT

SUBJECT:	PD 18-0109	PLANNING AREA:	Riverview		
REQUEST:	Rezoning to a Planned Development	SECTOR:	South		
APPLICANT:	Simmons Loop Apartment Partners LLC/Candie E. Swartz Revoc. Trust				
Existing Zoning: PD 08-1111 and AR		Comp Plan Category: SMU-6			



CASE REVIEWER: Michelle Heinrich, AICP

Application Review Summary and Recommendation

1.0 Summary

1.1 **Project Narrative**

The applicant is requesting to rezone approximately 35.67 acres from PD (Planned Development) and AR (Agricultural Rural) to PD. The site is located to the west of US Hwy 301 and to the north of Simmons Loop. The project is located within the SMU-6 Future Land Use Area and within the Urban Service Area.

As shown in Figure 1 below, the majority of the project (folio 77724.0100 on the east) is zoned PD 08-1111, as most recently modified by MM 17-0506 with a density bonus permitting 9 units per acre and pending PRS 18-0311. PD 08-1111 is approved for three development pockets. Pockets A and C are approved for 258 multi-family units (60 foot tall buildings) and an integrated commercial or retail use. Pocket B is approved for medical office and retail. This new PD rezoning will only include Pockets A and C of PD 08-1111. Pocket B is currently under a separate rezoning petition with parcels to the south (PD 17-1397, heard at the 12/18/18 ZHM). Removal of Pocket B in PD 08-1111 will be finalized with the concurrent PRS application of 18-0311. Both PD 17-1397 and PRS 18-0311 will be heard as related items at the February 13, 2018 BOCC Land Use Meeting. The western portion of the new PD (Folio 77771.9066) is zoned AR. Properties are currently vacant.

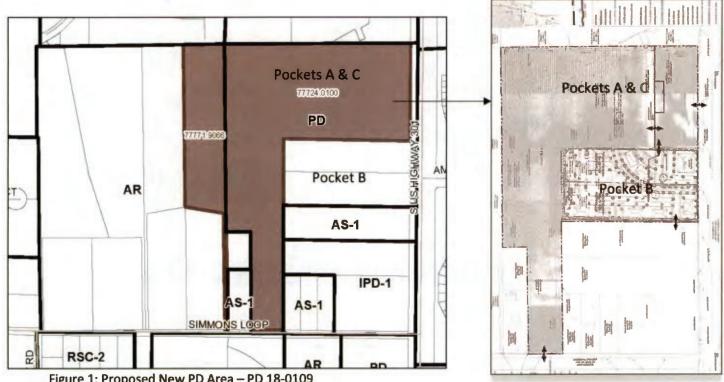


Figure 1: Proposed New PD Area - PD 18-0109

Existing PD Area - PD 08-1111

Under this new PD request, the applicant proposes 320 multi-family units (9 units per acre) and a minimum 2,000 square feet of integrated commercial/retail uses pursuant to Comprehensive Plan Policy 19.3 (Incentives for Mixed Use). As currently approved under MM 17-0506, access points will be located

at US Highway 301 and Simmons Loop for this expanded multi-family development.

1.2 Compliance Overview with Land Development Code and Technical Manuals

The application does not require any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences and Walls).

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1.3 Analysis of Recommended Conditions

Proposed conditions allow 321 multi-family units and a minimum of 2,000 square feet of CN commercial/retail uses subject to a density bonus request under Comprehensive Plan Policy 19.3. Perimeter setback, buffering and screening requirements are provided which are comparable to RMC-9 (Residential, Multi-Family 9 units per acre) zoning district standards with the exception of the proposed height of 60 feet. A maximum 60 foot building height is proposed, which will need to comply with an additional setback of 2 feet for every 1 foot over 20 feet where adjacent to residential uses.

1.4 Evaluation of Existing and Planned Public Facilities

The property is located within the Urban Service Area with water and wastewater service provided by Hillsborough County. A 16 inch water main and 6 inch wastewater force main are located within the eastern right-of-way of US Highway 301.

The site is located along US Highway 301 to the east and Simmons Loop to the south. US Highway 301 is a 6-lane major arterial roadway with 180 feet of right-of-way. Sidewalks and bicycle lanes are present on the west side of the roadway. US Highway 301 is a designated truck route per the Hillsborough County Truck Route Plan map. Simmons Loop is a 2-lane collector roadway with approximately 20 feet of pavement within an approximate 50 foot wide right-of-way. A partial sidewalk is available on the south side. No bicycle lanes are present.

The applicant proposes two access points – one on US Highway 301 and one on Simmons Loop Road. Cross access to the PD to the south is proposed which will provide an additional access point on US Highway 301 at an eventual signalized intersection (US Highway 301/Ambleside Blvd.).

1.5 Environmental/Natural Resources

The Environmental Protection Commission (EPC) has reviewed the application. Their review of the site found that wetlands exist on the property. A tributary to Bullfrog Creek is located in the northern portion of the property. An excavated historic flow-way is located in the eastern portion of the property in the north/south orientation (not shown on the site plan). A small cattle pond is located near the center of the project area. An herbaceous wetland is located near the southwest portion of the property on the west property line. EPC staff has no objections to the rezoning, subject to proposed conditions which require further EPC permits and review at the site development stage.

Natural Resources staff has also reviewed the application and offers no objections or proposed conditions of approval. Their review found a number of mature trees on the property that may include grand oaks; therefore, Natural Resources staff recommends a site design that will minimize their removal. Consultation with Natural Resources staff prior to submittal of site development plans is encouraged to minimize the removal of these trees. Neither US Highway 301 nor Simmons Loop are County designated scenic corridors.

The site is not located within a Wellhead Resource Protection Area Zone, a Surface Water Resource Protection Area Zone, a Potable Water Wellfield Protection Area Zone, a Significant Wildlife Habitat or the Coastal High Hazard Area.

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1.6 Comprehensive Plan Consistency

The PD is located within the SMU-6 Future Land Use (FLU) category and within the Riverview Community Plan Area. Planning Commission staff has found the proposed planned development, which includes a density bonus request, to be consistent with the *Future of Hillsborough County* Comprehensive Plan.

1.7 Compatibility

The site is located on the west side of US Hwy 301 in an area developed with single-family (both rural and suburban density levels), multi-family and commercial uses (see Figure 2).



Figure 2: Surrounding Development and Zonings

- Property to the north is zoned IPD-1 (Interstate Planned Development) and AR (Agricultural Rural). The IPD-1 property is developed with a multi-family project (The Grove at Southshore Apartments) utilizing 3-story buildings. One of the northern AR zoned parcels is developed with a plant farm and produce stand situated along US Highway 301. The other AR zoned parcel is owned by FDOT and used for stormwater.
- Property to the south is a vacant PD (PD 04-1476/PRS 16-1605) approved for single-family residential (5,500 s.f. lots) and office fronting on US Highway 301.
- To the west of the site is AR zoned property used for larger lot single family lots and agricultural
 uses (The Estates at Bullfrog Creek). An area of AS-1 zoning is located to along the south/west of
 the PD and used for a single-family home.

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• Property to the east of the site consists of a pending rezoning application (PD 17-1397) for commercial and office uses located on the west side of US Highway 301. If approved, the area will be developed with a 50 foot high parking garage and a 75 foot tall building which may include a medical office, freestanding ER, surgery center and heli-pad for emergency services (see Figure 3). The project will allow a 0.35 FAR due to an intensity bonus request. Along the southeast of the PD is AS-1 zoning consisting of two single family lots and one county-owned parcel. Also to the east is a single family residential master planned neighborhood (South Fork) zoned PD located along the east side of US Highway 301.

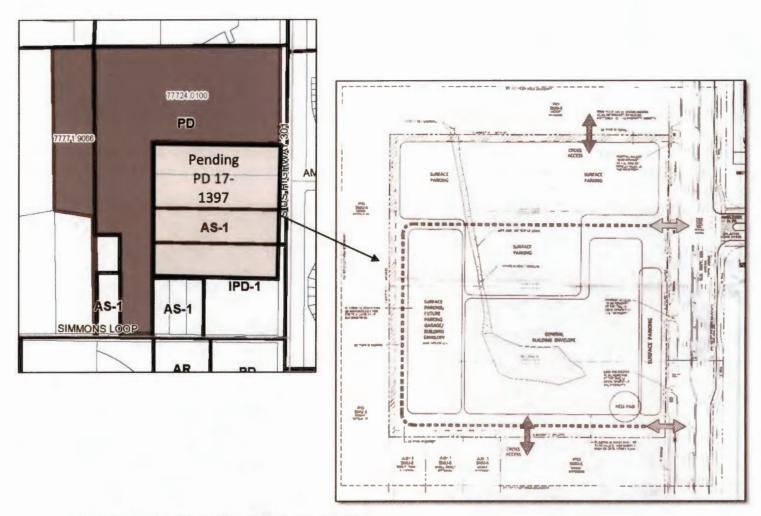


Figure 3: Pending Planned Development to the East

The project will provide the required 5 foot wide buffer and Type A screening all property lines abutting non-residential uses. A minimum 10 foot setback (comparable to the RMC-9 zoning district standards) will be provided with an additional setback of 2 feet provided for every one foot over 20 feet in height. Along both US Highway 301 and Simmons Loop, a 25 foot setback is proposed. Additionally, the westernmost area of the project (folio 77771.9006) will not contain any buildings, providing

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approximately 290 feet between the western development of the project and AR zoned properties to the west. This area may be used for parking and drainage and will be buffered and screened to the north, west and south, excluding any wetland areas.

The integrated commercial and/or retail use will be located along US Highway 301 and available to both project residents and the general public. The location is adjacent to non-residential uses to the north and south on the west side of US Highway 301. Provision of this second use within the project is required for consideration of a density bonus. To ensure its development in exchange for the density increase, full completion of the multi-family portion cannot be completed until the commercial/retail use is approved in accordance with proposed conditions of approval.

The project will have gated access on Simmons Loop and US Highway 301; however, the project will also have access to the eventual US Highway 301/Ambleside signalized intersection due to the cross access with pending PD 17-1397 to the south/east. This should disseminate project traffic and therefore reduce the volume of vehicles expected to use Simmons Loop for access.

The proposed PD is located in the SMU-6 Future Land Use Category (see Figure 4) in an area planned for suburban/urban level density and intensity on and around major existing roadways. Location of the site in the Urban Service Area allows for the request of a density bonus to the next Future Land Use Category to encourage mixed use development. The proposed density bonus request is recommended for approval as the project will provide convenient access to a non-residential use that can be reached by walking, biking or by vehicle without traveling outside of the project.

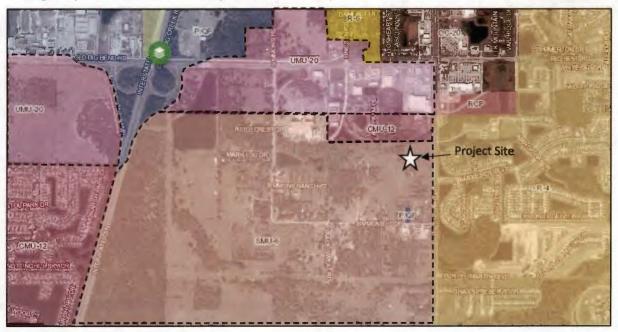


Figure 4: Future Land Use Map

The site is currently approved for 258 units, which reflects a previously approved density bonus for 9 units per acre. The project is permitted for 60 foot tall multi-family buildings with the same buffering/screening and additional setback requirements. However, a 20 foot west side yard setback is approved which would allow a 20 foot high building at the 20 foot setback line. The building may increase to a maximum of 60

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feet as the setback accordingly increases. With the addition of folio 77771.9066 in the project along the west precluding any buildings, greater distance between the existing parcels to the west and the project can be achieved. Currently, a 60 foot tall building can be located 100 feet from the western PD boundary. Under the proposed PD (which includes folio 777771.9066 with no buildings), a 60 foot tall building will be located approximately 290 feet from the western boundary. This exceeds the additional 2 foot setback for buildings over 20 feet in height by 190 feet.

Based upon these considerations, staff has determined that the use is compatible with the area.

1.8 Agency Comments

The following agencies have reviewed the request and offer no objections:

- Natural Resources
- Conservation & Environmental Lands Management
- Hillsborough County School Board
- Water/Waste Water
- Environmental Protection Commission
- HART

1.9 Exhibits

Exhibit 1: Project Aerial Exhibit 2: Zoning Map

Exhibit 3: Proposed Site Plan (PD 18-0109)

2.0 Recommendation

Approvable, subject to conditions.

CHANGES TO CONDITIONS

Requirements for Certification:

 Plan to note a 5 foot wide buffer with Type A screening where abutting folios 77724.0200, 77759.0000 and 77760.0001.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 28, 2017.

- Development of the project shall be limited to 321 multi-family units and a minimum of 2,000 square feet of commercial and/or retail uses permitted in the CN zoning district (not to include any leasing office square footage). No buildings are permitted on folio 77771.9066, as depicted on the general site plan.
- Building setbacks shall be provided as noted on the general site plan. An additional setback of feet for every 1 foot over 20 feet in height shall be provided along all PD boundaries, except where adjacent to folios 77760.0050, 77760.0100, 77760.0125 and 77760.6000 and unless otherwise specified. No additional setback shall be required along the western boundary of the "developable area" adjacent to folio 77771.9066.
- 3. Buffering and screening shall be provided as noted on the general site plan. Screening shall consist

ING DATE: May 8, 2018 CASE REVIEWER: Michelle Heinrich, AICP

of a solid six foot high wooden fence or PVC fence (finished side out).

- 4. Building height shall be limited to a maximum of 60 feet.
- This application is approved for a density bonus to 9 units per acre per Comprehensive Plan Policy 19.3. In accordance with Policy 19.3, the project shall include two, vertically integrated land uses and comply with the following.
 - 5.1 The development shall provide a minimum of 2,000 square feet of commercial and/or retail uses within the CN zoning district where shown on the general site plan and shall be integrated into one or more of the buildings.
 - 5.2 The commercial and/or retail use shall be open to the project residents, as well as to the general public.
 - Parking for the commercial and/or retail use shall be provided in accordance with Land Development Code Section 6.05.02.E, unless otherwise approved in accordance with Land Development Code Section 6.05.02.D (Alternative Parking Plan) or Land Development Code Part 10.02.03 (Variances).
 - 5.4 Prior to the Site Construction Plan approval for the 215th multi-family unit, Site Construction Plan approval for the integrated building(s) containing a minimum of 2,000 square feet of commercial and/or retail uses (not to include any leasing office square footage) shall obtained.
- 6. A pedestrian/bicycle circulation system shall be provided within the project that connects the multi-family buildings to the integrated commercial/retail building. Should any pedestrian and/or vehicular gates be used, such gates shall be designed to allow for the passage of authorized pedestrians and bicyclists.
- 7. 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.
- 8. 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.
- 9. 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).
- 10. 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.
- Subject to FDOT and Hillsborough County approval, the project may be permitted one access point

on US 301.

12. The project shall be allowed one access point on Simmons Loop Road. The development shall be required to construct an eastbound left turn lane at the project's driveway on Simmons Loop. No portion of the internal drive shall be located within a required buffer.

CASE REVIEWER: Michelle Heinrich, AICP

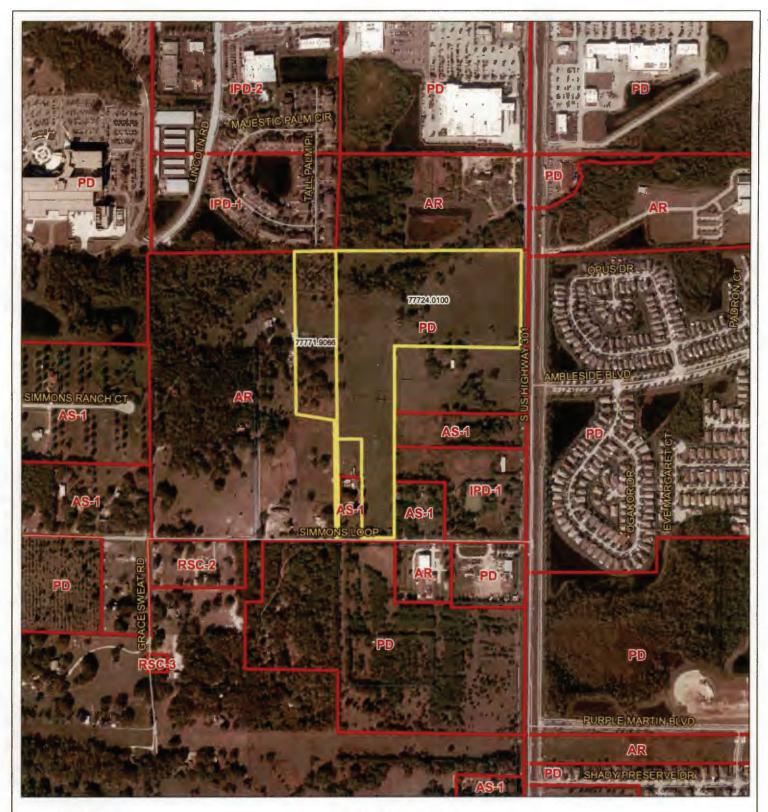
- 13. The final design of the access points shall be regulated by the Hillsborough County Access Management regulations, and FDOT if necessary. Access points may be restricted in movements.
- Cross access shall be provided between the subject project and the adjacent southern parcel (folio 77760.0100).
- 15. Based upon staff review of the project traffic as set forth in the transportation analysis submitted by the applicant, and the existing conditions on Simmons Loop Road between the project driveway and US 301, the County shall not require that substandard road improvements be made on that portion of Simmons Loop Road.
- Where applicable and subject to County standards, if it is determined by the results of any subsequent analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing alternative improvements for the safe operation of the project and the adjacent street traffic.
- 1716. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Staff's Recommendation: Approvable, subject to conditions

Zoning Administrator

Sign-off:

J. Brian Orady Tue Mar 20 2018 15:08:10



31-20-18

Project Area

Zoning Boundary

RZ 18-0109 RV/SOUTH

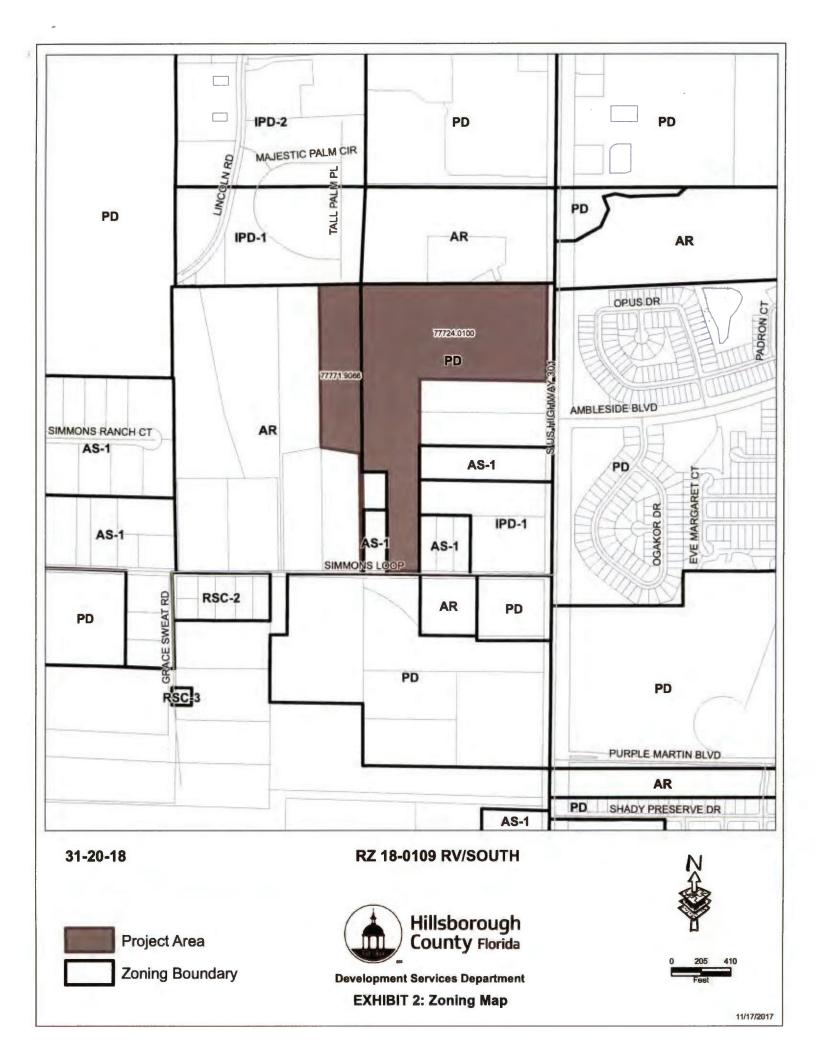


Development Services Department

EXHIBIT 1: Aerial Map







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STAFF REPORT

SUBJECT:	PD 18-1049 RV	PLANNING AREA:	Riverview
REQUEST:	Rezone to a Planned Development	SECTOR	South
APPLICANT:	VPD Land 4 LLC (Nicholas J. Dister)		
Existing Zoning	: Agricultural Rural (AR) and Planned Development (PD	Comp Plan Categor	v: R-12 and R-



ZHM HEARING DATE: September 17, 2018 BOCC MEETING DATE: November 14, 2018

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant is requesting to rezone a site consisting of 6 parcels (folio numbers 76545.0000, 76546.0000, 76547.0000, 76547.1000, 76548.0000 and 76548.0100) totaling 33.61 acres from Agricultural Rural (AR) and Planned Development (PD# 16-1332) to Planned Development (PD). The project will consist mostly of residential development with a mixed use component (commercial, civic and/or office). The site is located on the east side of US Highway 301, between Murphy Road and Whitt Road, in Riverview, approximately % mile south of Boyette Road. The site is vacant today. The future land use category is Res-12 for the parcels zoned PD and Res-6 for the AR-zoned property.

CASE REVIEWER: Israel Monsanto



Figure 1 -Subject Site

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The parcels zoned PD 16-1332 are approved for:

- A maximum of 400 dwelling units (single-family detached, townhomes or apartments) not to exceed 16 DU/ac. (the maximum density increased from 12 to 16 DU/Ac per the Future Land Use policy 19.3 of the Hillsborough Comprehensive Plan, Incentives for Mixed Uses);
- A maximum of 150,000 square feet of non-residential space.
 - a. 50,000 sq. ft. of commercial / office / civic uses (of which a minimum of 5,000 sq. ft. shall be
 office or civic uses).

CASE REVIEWER: Israel Monsanto

- b. 100,000 sq. ft. of Mini-warehouse (self-storage) or Commercial Neighborhood (CN) use.
- The site has a total of three access points: west on US Highway 301, north on Whitt Road and south on Murphy Road.

The applicant is requesting to include an additional parcel, 1.67 acres in size and zoned AR, to the existing Planned Development project. The additional parcel is identified by folio# 76548.0100. The applicant is seeking the same approvals through this new rezoning application as the original intent of PD 16-1332 and the proposed redevelopment project is not changing. With the addition of 1.67 acres, the mixed use density incentive increases from 6 du/ac to 9 du/ac, similar to the PD 16-1332 rezoning of 2016. This results in an overall increase of 15 units for all the project, therefore, the new proposed maximum total number of dwelling units would be 415.

In addition, the applicant has been coordinating with FDOT and Hillsborough County Public Works staff about relocating the Murphy Road intersection (southwest corner of the site) further north on US Highway 301 to align with Brener Road and create a signalized intersection. As such, the proposed alignment and Murphy Road public right-of-way dedication are depicted on the PD site plan as an option.

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested any variations to Land Development Code Parts 6.05.00 (Parking/Loading), or 6.07.00 (Fences/Walls).

The applicant is requesting variations from Land development Code Section 6.06.04.E. and 6.06.06.A (Landscaping, Irrigation and Buffer requirements) to waive the requirement for vehicular use area screening and buffering between each non-residential parcel and to modify the buffering between the non-residential and residential parcels within the Planned Development. These same variations were requested for the prior PD rezoning approval; however, since a new PD is being created with the addition of new acreage, PD variations must be included with this new re-zoning petition.

The applicant states that the project will be an integrated multi-parcel, mixed use development with common site access driveways, shared internal cross access, utilities and drainage infrastructure. In addition, per the submitted site plan, the applicant proposes a modified residential buffer while still providing adequate landscape screening and a privacy wall/fence to address compatibility with the project's non-residential uses.

Staff has reviewed the variation justifications submitted by the applicant per LDC Section 5.03.06.C.6 and finds they meet the criteria for approval. The hearing master's recommendation for this application is required to include a finding on whether the requested variation meets the criteria for approval.

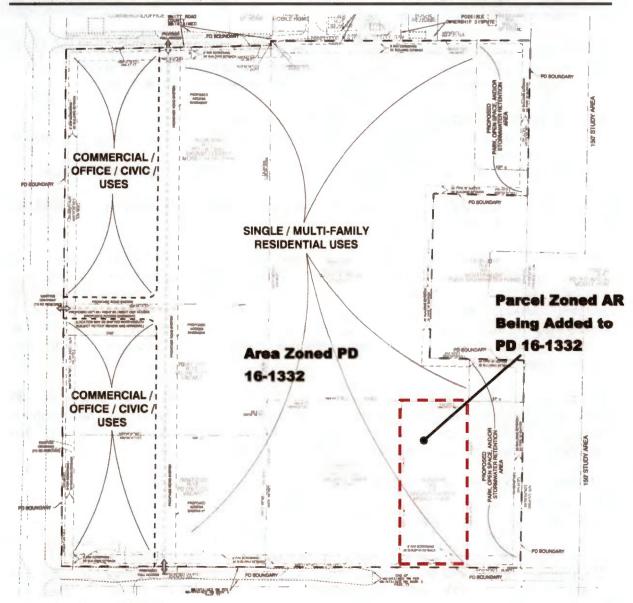


Figure 2 - Proposed PD Plan

The applicant is also requesting a waiver for the additional two feet for every one foot of structure height over 20 feet for structures with a permitted height greater than 20 feet (LDC Sec. 6.01.01). The maximum building height proposed for multifamily residential units (apartments and condominiums) would be 60 feet. Staff does not object to this request, except that this requirement shall be maintained along the north PD boundary and internal to the project when apartment buildings are adjacent to areas or parcels developed with single-family detached units.

1.3 Evaluation of Existing and Planned Public Facilities

Utilities

This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not

ZHM HEARING DATE: September 17, 2018 BOCC MEETING DATE: November 14, 2018

guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

CASE REVIEWER: Israel Monsanto

School Board

7

Comments received from the Hillsborough County Public Schools state that capacity is adequate for the area's middle school (Rodgers) but inadequate for the elementary (Sessums), and high schools (Riverview).

Transportation

US 301 (between Rhondine Rd. and Gibsonton Dr.) is a 6-lane, divided, principal arterial roadway in in good condition. There is a +/- 6-foot wide sidewalk on west sides of US 301 in the vicinity of the proposed project. There is a +/- 14-foot wide multi-purpose path along the eastern side of US 301 in the vicinity of the project.

Whitt Rd. is a 2-lane, substandard, undivided, local roadway. The roadway is characterized by 15 feet of pavement in poor condition, lying within a variable width right-of-way (between +/- 31 and 41 feet in width). There are no sidewalks or bicycle facilities present on Whitt Rd. in the vicinity of the proposed project.

Murphy Rd. is a 2-lane, substandard, undivided, local roadway. The roadway is characterized by +/- 16-17 feet of pavement in average condition, lying within a variable width right-of-way (between +/- 30 and 36 feet in width). There are +/- 5-foot wide sidewalks along a portion of the south side of Murphy Rd.; however, there are no bicycle facilities present on Murphy Rd. in the vicinity of the proposed project.

1.4 Comprehensive Plan Consistency

Planning Commission staff has found the proposed planned development **CONSISTENT** with the Future of Hillsborough Comprehensive Plan, subject to conditions proposed by the Development Services Department.

1.5 Compatibility

The site is located in an area mostly consisting of commercial and residential development.

Commercial uses currently exists along US Highway 301 mostly north of the site and at the intersection with Boyette Road. Adjacent to the north and across Whitt Road, parcels are zoned Commercial Intensive (CI) and Residential Single-family Conventional-Mobile Home Overlay (RSC-9 MH). Properties to the west along US Hwy 301 are zoned Planned Developments (PD #03-0424, commercial and PD #05-0967, residential). Parcels south and east of the subject site are zoned PD (# 74-0308), approved for mobile homes (Pleasant Living Mobile Home Park) and 9,100 square feet of commercial uses including retail goods and store with Commercial General (CG) development standards. In addition this PD is approved for 4,500 sq. ft. of medical office uses.

Commercial uses currently exists along US Highway 301 mostly north of the site and at the intersection with Boyette Road. Adjacent to the north and across Whitt Road, parcels are zoned Commercial Intensive (CI) and Residential Single-family Conventional-Mobile Home Overlay (RSC-9 MH). Properties to the west along US Hwy 301 are zoned Planned Developments (PD #03-0424, commercial and PD #05-0967, residential). Parcels south and east of the subject site are zoned PD (# 74-0308), approved for mobile

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homes (Pleasant Living Mobile Home Park) and 9,100 square feet of commercial uses including retail goods and store with Commercial General (CG) development standards. In addition this PD is approved for 4,500 sq. ft. of medical office uses.



Figure 3 - Surrounding Zoning Districts

The area have been gradually re-zoned from agricultural districts to commercial and residential districts. In the early 70's, the only parcels zoned commercial in the area were at the intersection of Boyette Road per the Hillsborough County Map sets of 1973. South of Boyette Road, areas were zoned A. In the early 80's, the parcel immediately north of the subject site was re-zoned to commercial (C-2), while the intersection at Boyette Road added new land zoned commercial. Parcels to the south, across Murphy road, were zoned Planned Commercial (C-P). These parcels are part of PD #74-0308 today. By the early 90's, the area remained zoned A. However, properties to the east were re-zoned to Community Unit (CU) and areas to the south changed the zoning to Residential, specifically to allow mobile homes. Later, in 2000's, properties to the north adopted Commercial General (CG) zoning, and Planned Developments (PD) for Commercial and housing appeared in nearby areas. South of the site, the areas remained mostly residential (with mobile home parks) and with pasture/agricultural land. The area today is suburban in character, consisting of nearby single-family and commercial uses.

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Staff does not object to the waiver to the additional 2 feet in setback to every foot of increased building height requirement found in LDC 6.01.01 requested by the applicant. Internal to the project, the increased setback in addition to the required 20'B buffer and screening between apartment buildings and single-family detached units is reasonable and will keep an acceptable distance between different residential unit types.

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The added acreage does not alter the integrity of the existing PD. The additional land will consist of residential uses, compatible with nearby single-family homes. Residential neighborhoods exist adjacent to and around the subject site as well as commercial parcels mostly located to the north. The US Hwy 301 corridor includes a variety of business and offices that are compatible with the uses currently approved in the subject PD.

Based on the above and the development pattern of the area, staff finds the proposed rezoning request approvable, with conditions.

1.6 Agency Comments

The following agencies have reviewed the request and offer no objections:

- Environmental Protection Commission
- HART
- Natural Resources

1.7 Exhibits

Exhibit 1: Project Aerial Exhibit 2: Zoning Map

Exhibit 3: Proposed Site Plan (PD 18-1049)

2.0 Recommendation

Approvable, subject to the following conditions:

CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 27, 2018.

- 1. The site shall be limited to the following:
 - 1.1 A maximum of 150,000 sq. ft. of Non-residential (Commercial, Office and/or Civic) uses. The maximum F.A.R. shall be limited to 0.5.
 - 1.1.1 The space for the non-residential uses will be further distributed as follows:
 - a. 50,000 sq. ft. will consist of Commercial Neighborhood (CN) uses, (of which a minimum of 5,000 sq. ft. shall be office or civic uses). Office uses shall be those permitted in the Business Professional Office (BPO) zoning district.

b. 100,000 sq. ft. of Commercial Neighborhood (CN) uses or Miniwarehouse (self-storage).

The Mini-warehouse facility shall be in accordance with LDC Section 6.11.60 with the exception that outdoor storage shall be prohibited. The maximum building height for the mini-warehouse facility shall be 60 feet. In addition, the Mini-warehouse facility shall comply with the following architectural standards: walls facing right-of-ways shall be architecturally finished and incorporate design features that break up the façade and provide proportion to the horizontal and vertical mass of the structure. Each floor shall be visually identifiable and not have more than 40 feet of blank horizontal width. Techniques to break up the façade(s) include, but are not limited to, wall projections/recesses, vertical and/or horizontal banding with contrasting materials and/or colors. Use of design elements such as a distinctive entry feature, façade opening (windows, doors, arches) and detailing elements such as cornices in flat roofs shall also be present.

- 1.1.2 Residential Support Uses within the residential tract shall be limited to a day care, live-work units and Home-based Businesses.
 - 1.1.2.1 Uses which would be defined as an accessory use to a principal use shall be permitted within the residential tract, but shall not constitute a stand-alone non-residential.
- 1.1.3 Non-residential uses shall be developed in accordance with the Commercial General (CG) zoning district development standards unless otherwise specified herein.
- 1.2 A maximum of 415 dwelling units to include single-family detached, single-family attached, townhomes and multifamily units.
 - 1.2.1 Development standards for the single-family detached shall be as follows:

Minimum lot size: 4,400 sq. ft.

Minimum lot width: 40 feet (50 feet for

corner lots)

Minimum front vard setback: 13 feet

Minimum front yard setback for garages: 20 feet

Minimum front yard functioning as a side yard setback: 15 feet*

Minimum rear yard setback: 20 feet

Minimum side yard setback: 5 feet

Maximum building height: 35 feet / 2-stories

Maximum lot coverage: 50%

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*no garage access permitted in a front yard functioning as a side yard at a setback of 15 feet. Garages accessed from a front yard functioning as a side yard shall maintain a minimum setback of 20 feet.

- 1.2.2 Should one car garages be used, the following shall apply:
 - a) Homes developed with a one car garage shall have two (2) stories.
 - b) A guest parking lot shall be provided at a ratio of 0.25 spaces per each one car garage unit. A minimum of 8 spaces shall be provided unless otherwise specified and/or required by the County.
 - c) The guest parking lot location shall be centrally located to the onecar garage units they serve.
 - d) Two-car garage units are not required to provide guest parking areas, as required for one-car garage units.
 - e) The front door of all homes shall face the street.
- 1.2.3 The multifamily residential (townhomes, condominiums and/or apartments) shall be developed with the Residential-Multifamily Conventional-16 (RMC-16) zoning district development standards. Maximum building height shall be limited to 60 feet. Townhomes shall be limited to 35' in height.
- 2. The general location of non-residential and residential uses shall be as shown on the General Site Plan.
- Site Construction Plan approval for a minimum of 5,000 sq. ft. of office use is required
 within the commercial tract of the project, unless the residential portion of the site is
 developed with less than 301 residential units of a single type, OR is developed with two
 or more housing types (single-family detached, townhomes, apartments or any
 combination thereof).
- 4. Buffering and screening shall be in accordance with the Land Development Code unless otherwise indicated herein or in the General Site Plan.
 - 4.1 Any buffer area proposed along the east side of the north-south access driveway, shall not be platted as part of the individual lots but as a separate parcel and shall remain in common ownership and maintained by a Homeowners Association or similar entity.

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- 5. Development of the project is not subject to the additional 2 feet for every 1 foot of structure height over 20 feet for structures with a permitted height greater than 20 feet found in the LDC Section 6.01.01. Notwithstanding the above, this requirement shall not be waived for the following:
 - a) If multi-family units (condominiums or apartments) are developed along Whitt Road, at the northern PD boundary, the 675 feet from the NE corner of the project.
 - 5.1 Internal to the residential tract, if multi-family units (condominiums or apartments) are developed adjacent to single-family detached units, the above requirement shall be enforced with the exception that the additional 2 feet of setback will be required for every 1 foot of structure height over 35 feet and any additional setback shall be added to the 20'B buffer and screening requirement found in the LDC 6.06.06.
- 6. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 6.1 Ground Signs shall be limited to Monument Signs.
 - 6.2 Billboards, pennants and banners shall be prohibited.
- The project shall be permitted the following access driveways:
 - 7.1 One (1) left-in/right-in/right-out driveway to US 301; or,
 - 7.2 One (1) right-in/right-out driveway to US 301; and,
 - 7.3 One (1) full access connection to Murphy Rd.; and,
 - 7.4 One (1) full access connection to Whitt Rd.

Access to state roadways are subject to the review and approval of the Florida Department of Transportation (FDOT). Notwithstanding anything herein or on the PD site plan to the contrary, bicycle or pedestrian access may be permitted anywhere along the project's US 301, Whitt Rd., Murphy Rd., and Chanda Loop frontage.

8. If access is permitted by FDOT consistent with 7.1-a-, above, the developer shall reconfigure the existing median to accommodate southbound to east bound left-in turning movements to the project's US 301 access driveway. The developer shall construct the new left turn lane, and reconstruct modified turn lanes, such that sufficient turn lane storage is provided/retained.

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 Unless otherwise approved by Hillsborough County Public Works, the developer shall construct a northbound to eastbound right turn lane at the project's US 301 access driveway.

- 10. The developer shall be required to construct a roadway (hereafter referred to as the "Frontage Road System") which connects the three project access points referenced in condition 1, above. Unless otherwise approved by Hillsborough County Public Works, such roadway shall be constructed to Type TS-3 (non-residential) standards if the development includes any single-family detached dwelling units, otherwise the Frontage Road System shall be constructed with 12-foot wide travel lanes and sidewalks on both sides of the roadways. Regardless of whether the internal project roadways are public or private, the Frontage Road System shall be ungated such that pedestrian, bicycle and vehicular traffic can freely traverse the site using the Frontage Road System. All other internal project roadways may be public or private and, if private, may be gated. Access from the east/west portion of Frontage Road System to development within the areas designated for commercial/office/civic uses shall be subject to the review and approval of FDOT and Hillsborough County.
- 11. As Whitt Rd. is a substandard roadway, unless otherwise approved by Hillsborough County Public Works the developer will be required to improve Whitt Rd., between US 301 and the Whitt Rd. access driveway, to collector roadway standards. Variances to required roadway improvements may be considered through the Section 6.04.02.B variance process and deviations from Transportation technical Manual Standards may be considered through the Public Works Design Exception Process. The developer shall dedicate and convey 32 feet of right-of-way from the existing Whitt Rd. centerline along the entirety of the project's Whitt Rd. frontage.
- 12. As Murphy Rd. is a substandard roadway, unless otherwise approved by Hillsborough County Public Works the developer will be required to improve Murphy Rd., between US 301 and the Murphy Rd. access driveway, to collector roadway standards. Variances to required roadway improvements may be considered through the Section 6.04.02.B variance process and deviations from Transportation technical Manual Standards may be considered through the Public Works Design Exception Process.
- 13. Any required substandard road improvements to either Whitt. Rd. or Murphy Rd. may require to the developer to dedicate additional rights-of-way. In the event Public Works determines that existing rights-of-way are too small to safely accommodate required sidewalks, such sidewalks shall be constructed within an easement approved by and dedicated to the County.
- 14. The developer may elect, at its sole option and only upon review and approval of the FDOT and Hillsborough County Public Works, to utilize the Murphy Rd. alignment "Option

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B" as shown in the plan inset on the PD site plan. Such option would be restricted to right-in/right-out turning movements unless signalization of the realigned intersection is warranted. If warranted, the developer install the traffic signal and other required site access improvements (to be determined at the time of plat/site/construction plan review) at its sole expense.

- 15. If single-family units are developed, concurrent with plat/site/construction plan approval the developer shall submit a revised trip generation and site access analysis which examines the need for northbound to eastbound right turn lanes at the intersections of Murphy Rd. and Whitt Rd. with US 301. Such study shall also examine the sufficiency of existing southbound to eastbound left turn lanes on US 301.
- 16. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.
- 17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

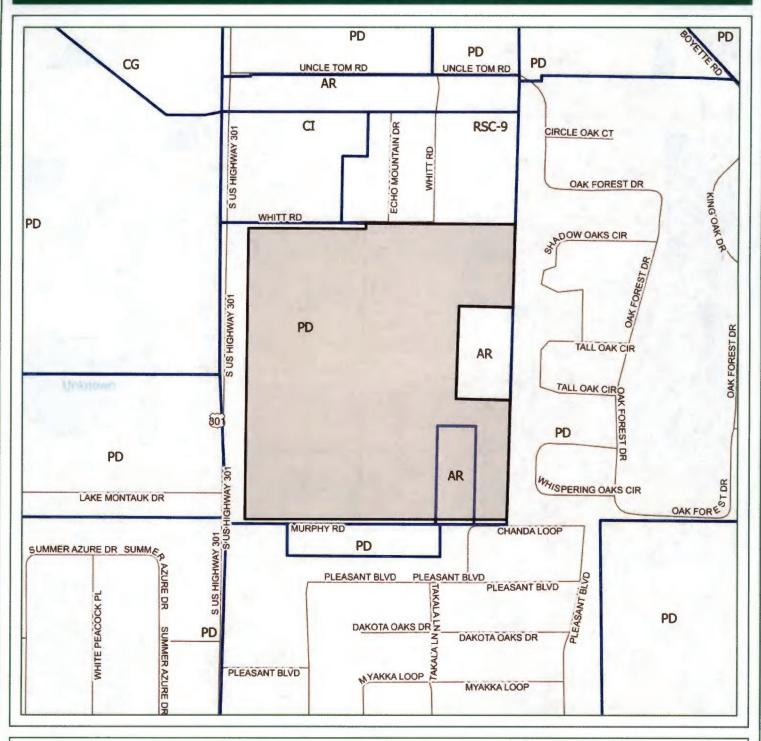
Staff's Recommendation: Approvable, Subject to Conditions

Zoning Administrator

Sign-off:

J. Brian Grady Thu Sep 6 2018 09:32:54

RZ-PD 18-1049





LEGEND

Application Site Water Features

Folio:76545.0000, 76546.0000, 76547.0000, 76547.1000, 76548.0000, 76548.0100 STR:29-30-20, 20-30-20

0 175 350



Hillsborough County Florida

601 E Kennedy Blvd. Tamps. FL 33602 (813) 272-5900 printroam@fvllsboroughcounty.org

NOTE. Every resecrable effect has been made to assure the accuracy of this map.

THIS MAP IS PROVIDED WITHOUT VARIFACTY OF ANY ICHD, either expresses or implied, including, but not limited to, the implied vertication.

SOURCE. The map has been prepared for the inventory of red property found within Hillsburnigh County and is complied from recorded deads, plate, and other public records; it has been based on BEST.

Users of this map are hereby notified that the aforementioned public primary information observed by consulted for verification of the information contained on this stee.

RZ-PD 18-1049







LEGEND

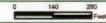
Application Site



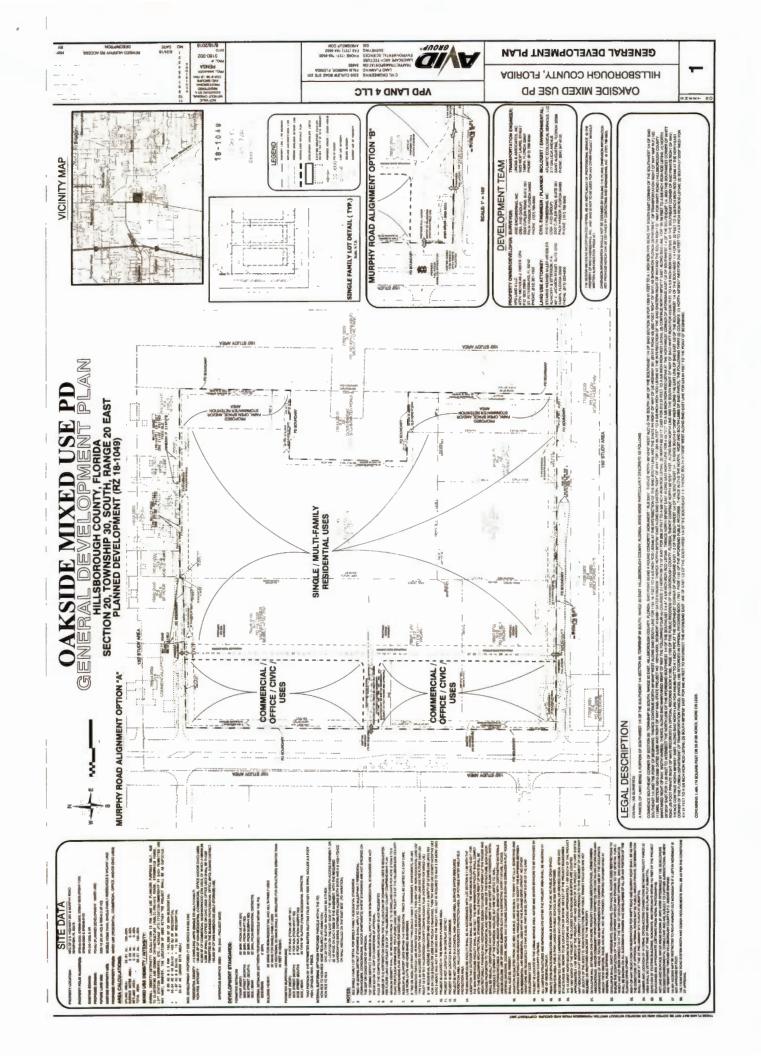
Zoning Boundary

Folio:76545.0000, 76546.0000, 76547.0000, 76547.1000, 76548.0000, 76548.0100

STR:29-30-20, 20-30-20









STAFF REPORT

SUBJECT:	Major Modification (MM) 15-0172	PLANNING AREA:	Riverview
REQUEST:	Major Modification to a Planned Development	SECTOR	South
APPLICANT:	Simmons Loop Investment LLC		
Existing Zoning: PD 11-0415		Comp Plan Category:SMU-6 and UMU-20	



-- Prepared: 02/05/2015

ZHM HEARING DATE: February 16, 2015

BOCC MEETING DATE: April 07, 2015 CASE REVIEWER: !sabe!!e A!bert

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant is requesting a major modification to an approved Planned Development (PD 11-0415) located on the west side of Simmons Loop, approximately 700 feet south of Big Bend Road. The existing Planned Development is approved for 4 development options. The first option is approved for a Hotel with 300 rooms (5 stories (75')), option 2 is approved for an Assisted Living Facility with 350 beds (3 stories (45')), option 3 is approved for 60,000 SF Medical Office and 40,000 Business Professional Office (both 2 stories (35')), and option 4 is approved for 100,000 SF Veterans Outpatient Clinic (3 stories (45')). All options are approved for 50,000 SF of specialty retail (Commercial Neighborhood uses with exceptions) and medical/business office (Business Professional Office uses), along Simmons Loop Road.

The request for the Major Modification is to:

- Allow a fifth option for a 400 units multi-family development with Residential, Multi-Family (RMC-20) development standards.
- Allow a setback reduction from 100 feet to 30 feet to the south and 45 feet to the north.

1.2 Compliance Overview with Land Development Code and Technical Manuals

The site will comply with site development, no variation or variances are being requested.

1.3 Evaluation of Existing and Planned Public Facilities

The site is located in the Urban Service Area. An 8 inch water main is located approximately 60 feet from the site within the east right-of-way of Simmons Loop and a 16 inch wastewater force main is located approximately 800 feet to the north within the north right-of-way of Big Bend Road.

Transportation staff reviewed the request and has no objections. Staff analyzed the request for adding a fifth option and compared it with the most intense option already permitted on site. Staff concluded that the multi-family option would generate fewer trip. Staff added conditions to address Option 5 development and these are found in the final set of conditions of approval. Staff also included site plan modification condition found in condition 23.1.

1.4 Comprehensive Plan Consistency

The Planning Commission finds the request consistent with the <u>Future of Hillsborough</u> Comprehensive Plan.

1.5 Compatibility

The request is to add a 5th option for 400 multi-family unit development to which staff has no objections. The site is currently approved for a mixture of commercial and residential use therefore, the introduction of a multi-family development will not introducing greater impacts to

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the surrounding area. Since the original approval, St-Joseph's hospital has been built to the east.

As part of the application, the applicant has requested a setback reduction along the southern and northern property line as shown on the plan from Land Development Code requirements of 100 feet to 30 feet to the south and 45 feet to the north. General standards in Section 6.01.01 of the Land Development Code for multi-family development provide for an additional requirement that structures greater than 20 feet in height shall be setback an additional two feet for every one foot of structure height over 20 feet. This is added the required buffer/setback. Hence, with a structure height of 60 feet, an additional 80 foot setback is required in addition to the 20 foot buffer requirement, totaling a 100 foot setback requirement. The setback requirement established by the Land Development Code is to address compatibility between land uses, density, and intensity. The applicant has provided justification that the south parcel "may very well be utilized for flood plain compensation or ponding and would not have development rights" however, there is an existing single family residence located on the adjacent southern parcel. For the southern proposed setback, the applicant is proposing screening along a portion of the southern property line with taller shade trees and staggered palms between 40 - 50 feet in height. In discussing the proposed screening with Natural Resources staff, it appears that there would be a large open area between the top of the trees and the palm frond. Staff is not of the opinion that the proposed screening would meet the intent of the Land Development Code for addressing compatibility, nor did the applicant provided sufficient justification. The smallest setback approved in the previous options is found in Option 2 (ALF) with a 75 foot setback along the southern property line.

Due to the above, staff cannot support the reduced setback requested by the applicant.

1.6 Agency Comments

There was no objections form reviewing agencies, which were from the Fire Rescue Department, Transportation Department, Environmental Planning Commission, Natural Resources Department, HART, Water and Wastewater Department, Planning Commission, and Park, Recreation and Conservation Department.

1.7 Exhibits

Exhibit 1: Project Aerial Exhibit 2: Zoning Map

Exhibit 3: Existing General Site Plan RZ 11-0415 Exhibit 4: Proposed General Site Plan MM 15-0172

2.0 Recommendation

Approvable in part, subject to the following conditions:

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 02, 2015

1. The project shall be permitted the following on the eastern portion of the project for all Options 1, 2, 3, and 4 Options:

4

Interim Agricultural use shall be permitted.

A maximum 50,000 SF Business Profession Office (BPO) and Commercial General (CG) uses east of the internal road allocated as shown on the plan. The following CG uses are not permitted: Adult Uses, Liquor Stores, Minor Vehicle Repair, Convenience Stores with Gas Pumps, Gasoline Sales and Services, Restaurants with Drive-Up Facilities, Drug Stores, Vehicle Parts Sales, Bars/Nightclubs, Self Serve Laundromats, Blood/Plasma Donation Centers, and Temporary Employment/Labor Services.

There shall be no free standing CG uses for the 15,000 SF area.

There shall be a maximum of 2 parking rows abutting Simmons Loop Road.

For the area permitting 15,000 SF of BPO and CG uses, a maximum of three structures are permitted with a maximum of 49% CG uses per structures. These structures shall be architecturally finished on all sides.

Development Standards shall be per the Commercial General (CG) standards of Section 6.01.01 of the Land Development Code.

Hours of operation for CG uses shall be 12:00PM (midnight) closing time.

In addition to the above, 4 options shall be permitted on the western portion of the project as follows:

Option 1: A five story 300 room Hotel with a maximum height of 75 feet. Minimum setbacks shall be as shown on Sheet 2, Option 1.

Option 2: A Community Residential Home with a maximum of 350 beds. The maximum height shall be 45 feet and minimum setback shall be as shown on Sheet 2, Option 2.

Option 3: A maximum 60,000 SF of Medical Office use and a maximum 40,000 SF of Business Professional Office use. The maximum height shall be 35 feet with minimum setbacks as shown on Sheet 3, Option 3.

Option 4: A 100,000 SF Veterans Outpatient Clinic, with a maximum height of 45 feet and minimum setbacks as shown on Sheet 3, Option 4.

In accordance with Policy 19.1, Future of Hillsborough Comprehensive Plan, in effect at the time of approval of RZ 11-0415, the developer and/or successors shall construct a minimum of two land uses, as defined in the subject policy, on the subject property. The uses may exist within a single building or within separate buildings on the subject PD.

In accordance with Policy 14.6, Future of Hillsborough Comprehensive Plan, in effect at the time of approval of RZ 11-0415, the site shall maintain 50% of the site as open space.

The following shall apply to Option 5:

Interim Agricultural use shall be permitted.

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The site shall be permitted 400 multi-family units developed with RMC-20 development standards, with the exception of a maximum height of 60 feet.

- 2. Buildings shall be as generally located as shown on the site plan building envelopes received July 5, 2011 February 02, 2015, unless a modification is required to avoid impacts to mature trees on the site.
- 3. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations. Stormwater ponds shall not be designed in such a manner that would require vertical (hard surface) walls.
- 4. The subject site is located in the Riverview Community Based Plan Area. The proposed development would be subject to any applicable community plan design standards in effect at the time of development.
- 5. Buffering and screening shall be consistent with the Land Development Code unless otherwise specified herein.
- 6. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 7. 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.
- 8. The applicant shall be allowed two (2) driveways onto Simmons Loop Road. The project's northern driveway shall be restricted to right-in/right-out. The project's southern driveway shall be full access and align with the proposed St. Joseph Hospital driveway to the east which is proposed to be signalized.
- 9. For Option 5, internal project roadways may be gated if private except as provided herein below. The access gate(s) shall be designed with sufficient width to allow vehicular traffic unable to gain entry, including delivery trucks, to easily turn around in a safe manner.
 - 9.1 If the developer or its assigns desires to convert internal project roadways from privately owned and maintained roadways to publicly maintained roadways, a vehicular connection to the north shall be constructed along the northern property boundary.
 - 9.2 The Boulevard Entry road gates shall not be located so as to interfere with trips traveling to/from the south (i.e. the required roadway connection with Ridgecrest Dr.).
- 10. For Option 5, the developer shall construct a right-turn lane into the project at the Boulevard Entry. Right-turn lane improvements shown on the site plan are conceptual. Length and design of the turn lane improvements shall be determined at site plan review based upon a required detailed transportation analysis, and shall be subject to the review and approval of Public Works.

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9. The ACLF may be developed with the right-in/right-out access (northern access) only to Simmons Loop. A southbound right turn lane shall be provided for the northern access at the time of construction of the northern access.

- 10. Any additional development beyond the ACLF within the project will require the construction of the southern access. A northbound left turn lane and a southbound right turn lane shall be provided for the southern access at the time of construction of the southern access.
- 11. At the time of construction of the southern access, the applicant shall be required to provide a north/south easement connection from the project's southern driveway to Ridgecrest Drive roadway to provide residents on Ridgecrest Drive full access at the planned signal intersection.
- 12. The applicant may be required to construct an additional westbound left turn lane and/or extend the existing westbound left turn lane at the intersection of Big Bend road and Simmons Loop Road for any redevelopment beyond the ACLF. The determination of the need/warrant for the improvement shall be based on a traffic analysis to be prepared by a Professional Engineer at the time preliminary site plan review for any additional development beyond the ACLF.
- 13. The applicant may be required to construct a southbound receiving lane on Simmons Loop Road for any development beyond the ACLF. The determination of the need/warrant for the improvement shall be based on a traffic analysis to be prepared by a Professional Engineer at the time of preliminary site plan review for any additional development beyond the ACLF.
- 14. The construction of turn lanes and receiving lanes may require the dedication of right-of way.
- 15. The Developer shall construct sidewalks within the right-of-way along all roadways adjacent to the property boundaries and along both sides of all internal roadways. The sidewalks shall be a minimum width of five (5) feet. Pedestrian interconnectivity shall be provided between uses and adjacent parcels.
- 16. Per the LDC 6.04.03 Q, cross-access shall be provided to the adjacent northern parcels. The changes shall be provided prior to Certification of the General Site Plan. Pedestrian interconnectivity shall also be provided between uses and to adjacent parcels.
 - 16.1 If the developer selects Option 5, a minimum 5-foot wide pedestrian connection shall be constructed from the internal sidewalk system to the northern property boundary. This pedestrian cross access may be gated but shall be accessible for the daily use of project residents.
- 17. An evaluation of the property identified a number of significantly mature trees. The stature of these trees would warrant every effort to minimize their removal. The applicant is encouraged prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process to consult with staff of the Natural Resource Unit for design input addressing these trees.
- 18. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the

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development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

- 18.1 The construction and location of any proposed wetland crossing for internal roadways and adjacent development road connection alignments shall be reviewed by EPC pursuant to Chapter 1-11, Wetlands, Rules of the EPC, to determine whether such crossing and alignments are necessary to accomplish reasonable use of the subject property.
- 19. A 30-foot setback must be maintained around each Wetland Conservation Area and the setback lines must also be shown on all future plan submittals. Land alterations within this setback are restricted, as per the Land Development Code (LDC) of Hillsborough County. Exceptions are allowed only with specific recommendation of the EPC and with approval of the Natural Resources Review Team of the Hillsborough County Planning and Growth Management Department, and/or the Land Use Hearing Officer.
- 20. Prior to the issuance of any building or land alteration permits or other development, the wetlands must be field delineated by EPC staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval. After survey approval, the wetland line must appear on all site plans and must be labeled as "EPC Wetland Line." The wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 21. 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.
- 22. 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.
- 23. Prior to approval by the Hillsborough County Board of County Commissioners at the scheduled Land Use Meeting, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above, the Land Development Code (LDC) and/or the recommendations of the Land Use Hearing Officer. The revised general site plan shall be certified upon approval of the petition at the scheduled Board of County Commissioners Land Use Meeting. Prior to petition approval and certification, if it is determined the certified plan does not accurately reflect the conditions of approval, the requirements of the LDC and/or the recommendations of the Land Use Hearing Officer, as may be modified at the Board of County Commissioners Land Use Meeting, said plan will be deemed invalid and a revised General Development Plan shall be submitted for certification. Certification of the revised plan (and approval of the petition) shall occur at the next available Board of County Commissioners Land Use Meeting. The submittal deadline for the revised General Development Plan under all of the above scenarios shall be the deadline for the filing of Oral Argument.

ZHM HEARING DATE: February 16, 2015 BOCC MEETING DATE: April 07, 2015

CASE REVIEWER: Isabelle Albert

Prior to Site Plan Certification, the applicant shall revise the general certified site plan for Option 5 to replace the northernmost label reading "Future Pedestrian Only Cross Access" with a label reading "Gated Pedestrian Cross Access" and the southernmost label reading "Future 50'w Cross Access" with a label reading "Vehicular and Pedestrian Connection to/from Ridgecrest Dr."

The 2 buildings shown on the site plan shall be removed, as well as the labels "45' Building setback", "30' Building Setback", and "Mod B Buffer See Derail A1". The detail A1 Modified Type B Buffer shall be removed.

Staff's Recommendation: Approvable in Part, Subject to Conditions

Zoning Administrator Sign-off:

> J. Brian Grady Thu Feb 5 201 5 09: 10:59



31-20-18



Project Area



Zoning Boundary

MM 15-0172 RV/SOUTH

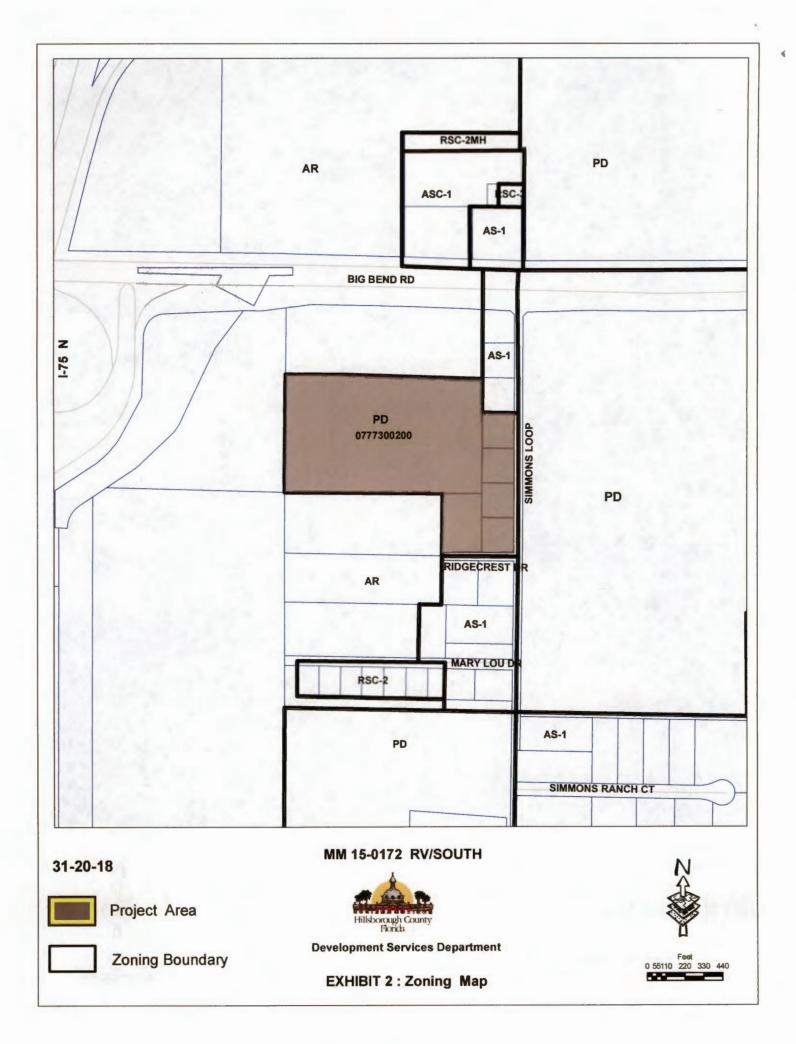


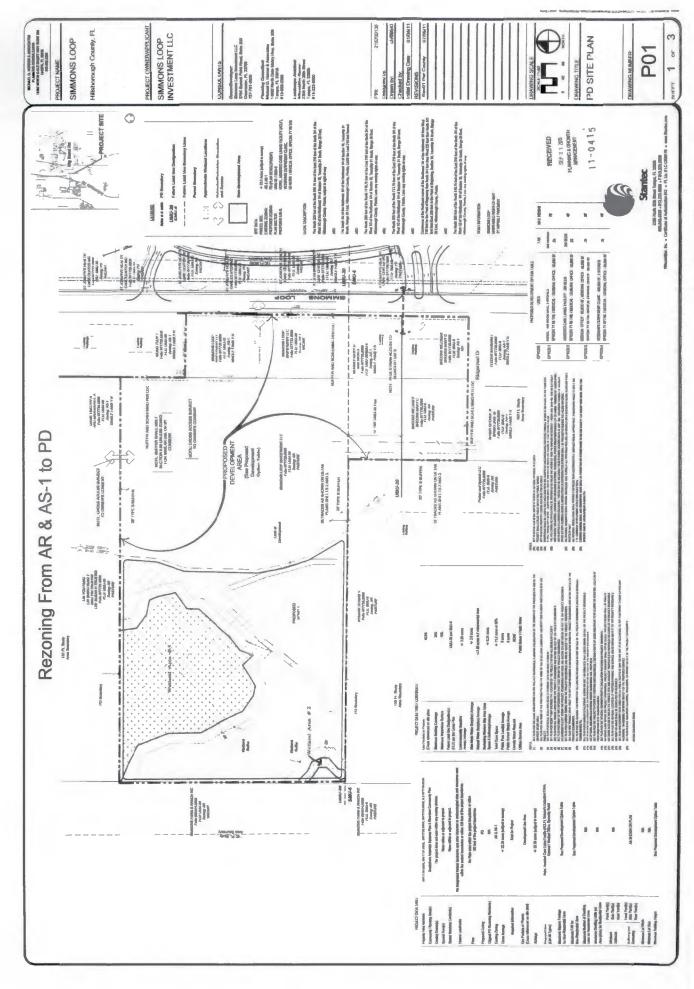
Development Services Department

EXHIBIT 1: Aerial Map

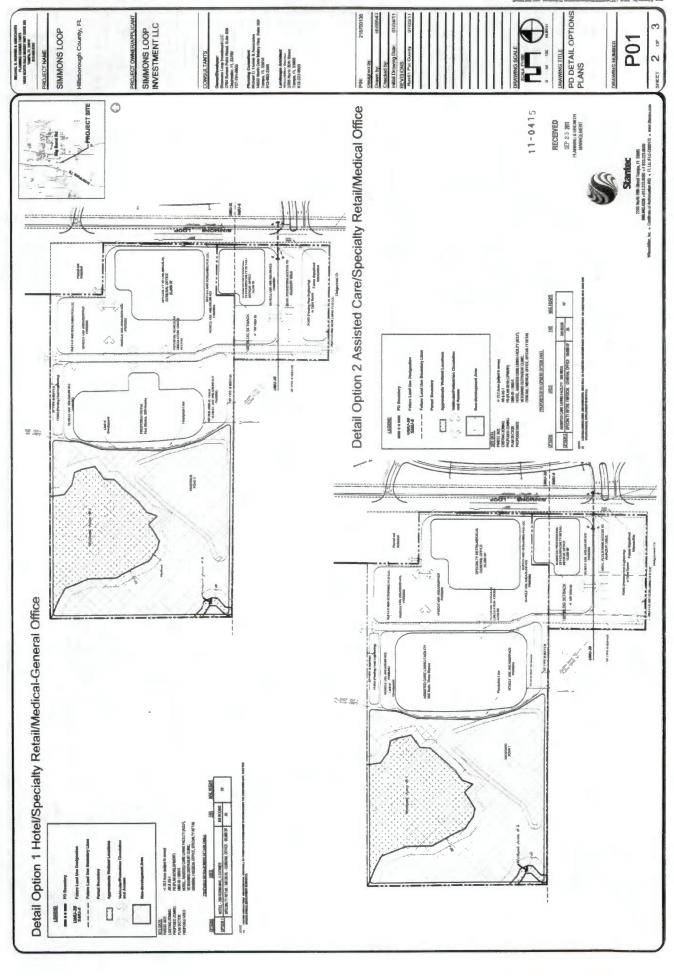


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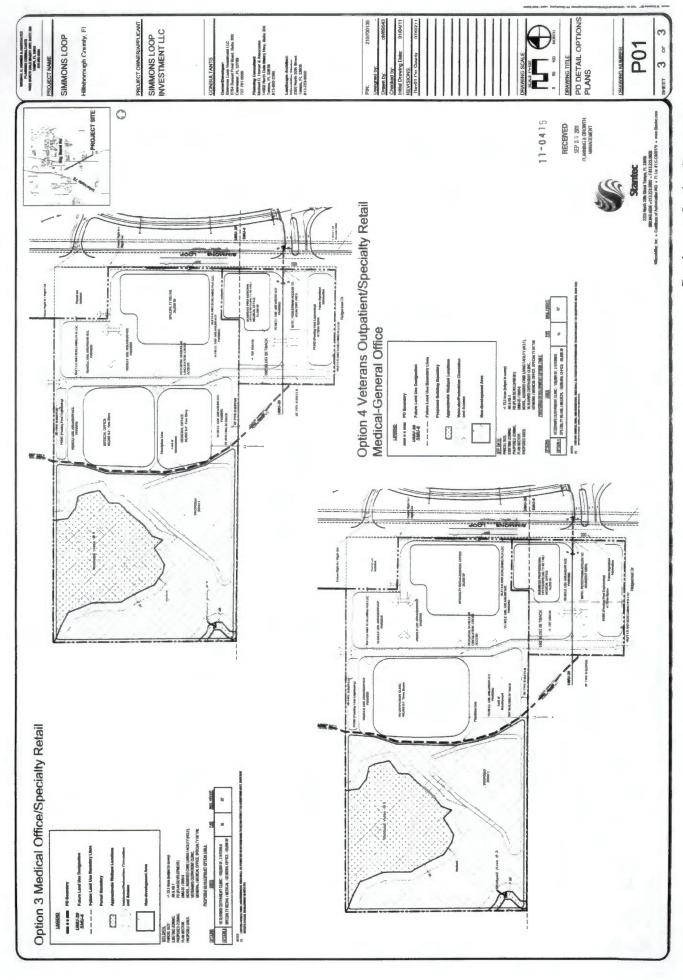




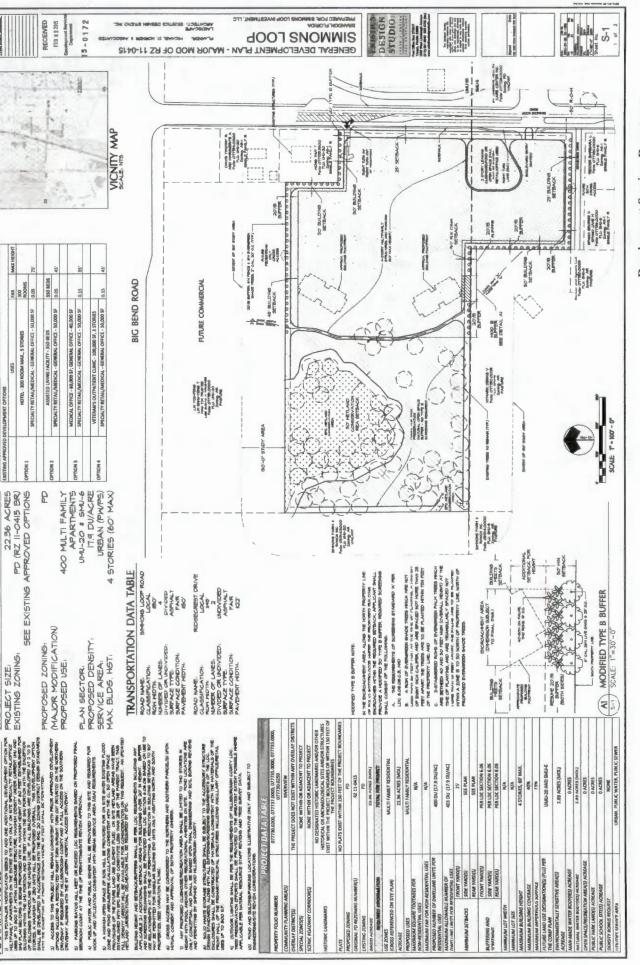
Development Services Department Exhibit 3: Existing General Site Plan RZ 11-0415



Development Services Department Exhibit 3: Existing General Site Plan RZ 11-0415



Development Services Department Exhibit 3: Existing General Site Plan RZ 11-0415



SITE DATA TABLE PROJECT SIZE: EXISTING ZONING:

PLANNING NOTES

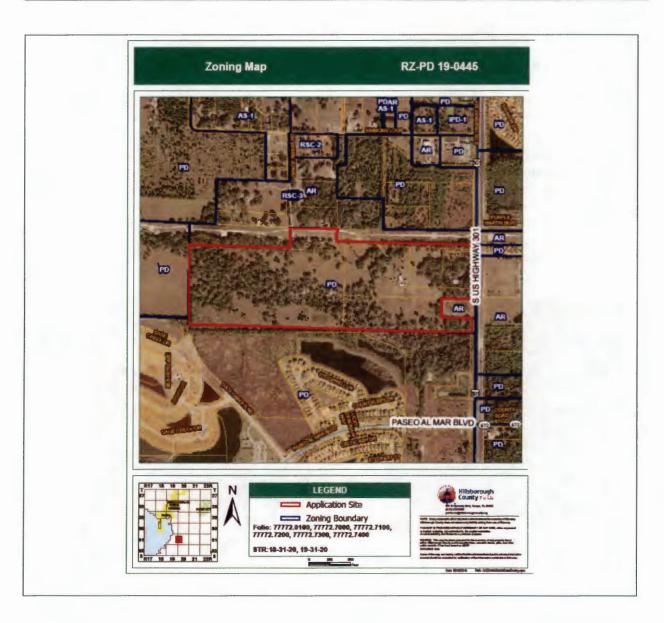
Exhibit 4: Proposed General Site Plan MM 15-0172 Development Services Department

Development Services Department Exhibit 4: Proposed General Site Plan MM 15-0172



STAFF REPORT

SUBJECT:	PD 19-0445	PLANNING AREA:	Riverview
REQUEST:	Rezoning to a Planned Development	SECTOR	South
APPLICANT:	Eisenhower Property Group, LLC, and Simmons East LLC		
Existing Zoning	g: PD 18-0661 & AR	Comp Plan Category:	SMU-6



-- Prepared: 04/12/2019

BOCC MEETING DATE: June 11, 2019

CASE REVIEWER: Michelle Heinrich, AICP

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant is requesting to rezone approximately 107 acres from PD (Planned Development) 18-0661 and AR (Agricultural Rural) to PD to allow a mixed use development consisting of single-family detached, single-family attached, multi-family and/or commercial uses under three development options. A maximum of 628 residential units are proposed should no commercial uses be developed. Commercial uses, if developed, are limited to a maximum of 150,000 sf (0.23 FAR).

The project is located within the SMU-6 (Suburban Mixed Use) Future Land Use (FLU) category. This FLU category plans for suburban/urban level intensity and density and seeks to promote growth (at full or minimum densities) within the Urban Service Area. The area of this project is located in the Urban Service Area. Additionally, the SMU-6 FLU requires a mixed use project to provide a minimum of two land uses.

The project is located on the west side of US Highway 301, north of Paseo Al Mar Boulevard and within the Riverview community. The majority of the site is located within PD 18-0661, as most recently modified by PRS 19-0318 (see Figure 1). The AR zoned property consists of 4.99 acres and is located along the northern border of PD 18-0661 (see Figure 1). Inclusion of this AR zoned parcel into the PD will enlarge Pocket 2 within PD 18-0661 by 5 acres and allow 28 more residential units within Pocket 2. Pocket 2 permits single-family detached uses under all development options. No change in use is proposed, nor is any currently approved development standard proposed for modification.



Figure 1: Zoning Districts within New PD Area

APPLICATION: PD 19-0445 Riverview/South ZHM HEARING DATE: April 22, 2019

BOCC MEETING DATE: June 11, 2019

CASE REVIEWER: Michelle Heinrich, AICP

PD 18-0661 allows three development options within three development pockets, as shown in Figure 2, Under the new PD, Pocket 2 will be enlarged as shown in Figure 3.

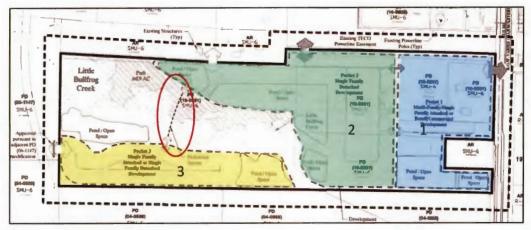


Figure 2: Existing PD Pockets

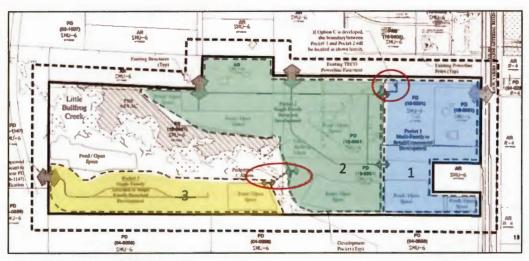


Figure 3: Proposed PD Pockets

In addition to the larger PD area, this PD will also relocate the pedestrian access between Pockets 2 and 3. As shown in Figures 2 and 3, the pedestrian access will move eastward. This access is provided to promote connectivity between the pockets given the intervening environmental area.

The proposed site plan delineates a pocket boundary change between Pockets 1 and 2 should Option C be developed. Option C permits multi-family and single-family attached residential within Pocket 1 and single-family detached within Pocket 2. The developers would like the ability to have a small number of single-family detached within the currently depicted Pocket 1 area. Therefore, Option C will slightly shift this pocket boundary to allow a minor amount of single-family detached homes.

APPLICATION: PD 19-0445 Riverview/South

ZHM HEARING DATE: April 22, 2019 BOCC MEETING DATE: June 11, 2019

CACE	REVIEWER:	Michalla	Hainrich	ALCD
CASE	REVIEWER:	wichelle	Heinrich.	AICP

19	Pocket 1 +/- 15 acres	Pocket 2 +/- 42acres	Pocket 3 +/- 15 acres
Option A	Retail/Commercial .23 FAR (Not to exceed a maximum of 150,000 square feet) and: Interim use as Resource Recovery Facility	Single Family Detached (Not to exceed a maximum of 140 units) Interim use as Resource Recovery Facility	Single Family Attached or Detached (Not to exceed a maximum of 180 units)
Option B	Multi-Family (apartments) (Not to exceed a maximum of 295 Units) or agricultural uses and: Interim use as Resource Recovery Facility	Single Family Detached (Not to exceed a maximum of 140 units) Interim use as Resource Recovery Facility	Single Family Attached or Detached (Not to exceed a maximum of 180 units)
Option C	Multi-Family or Single Family Attached (Not to exceed a maximum of 420 units): Interim use as Resource Recovery Facility	Single Family Detached (Not to exceed a maximum of 140 units) Interim use os Resource Recovery Facility	Single Family Attached or Detached (Not to exceed a maximum of 180 units)

	Pocket 1 ± 15 acres	Pocket 2 ± 46acres	Pocket 3 ± 15 acres
Option A	Retail/Commercial .23 FAR (Not to exceed a maximum of 150,000 square feet) and: Interim use as Resource Recovery Facility	Single Family Detached (Not to exceed a maximum of 140 units) interim use as Resource Recovery Facility	Single Family Attached or Detached (Not to exceed a maximum of 180 units)
Option B	Multi-Family (apartments) (Not to exceed a maximum of 295 Units) or agricultural uses and:	Single Family Detached (Not to exceed a maximum of 140 units)	Single Family Attached or Detached (Not to exceed a maximum of 180 units)
	Interim use as Resource Recovery Facility	Recovery Facility	
Option C	Multi-Family or Single Family Attached (Not to exceed a maximum of 440 units):	Single Family Detached (Not to exceed a maximum of 140 units)	Single Family Attached or Detached (Not to exceed a maximum of 180 units)
	Interim use as Resource Recovery Facility	Interim use as Resource Recovery Facility	

Figure 4: Existing Options

Figure 5: Proposed Options

Both the existing and proposed PD proposes three development options. Pocket 1 is adjacent to US Highway 301 and permits retail (Option A), multi-family (Option B) or multi-family or single-family attached (Option C) uses with western cross access, as currently permitted. Pocket 2 is centrally located within the PD and permits single-family detached in all options (A, B and C), as currently permitted. Cross access to the west and north is proposed, as currently permitted in the existing PD. Pocket 3 is located in the eastern portion and permits single-family attached and detached uses in both the existing and proposed PD. Access for this pocket occurs to the west with pedestrian access provided to the east.

The overall PD is currently permitted for 600 units (based upon the acreage not including water bodies), which is distributed between the pockets. With the additional acreage added to this PD, 28 more units are proposed for a total of 628 units if the project is developed without commercial uses. Each pocket is limited to a maximum number of units. Because the site is limited to an overall number of units, full development with the maximum number of units permitted in some pockets will necessitate reductions in other pockets. The pocket maximums for pockets 2 and 3 remain unchanged. Pocket 1 will allow an increase over the current maximums if developed with Option C. Twenty additional units will be allowed within the 15+/- acre pocket. Pocket C permits multi-family with a maximum approved height of 60 feet.

1.2 Compliance Overview with Land Development Code and Technical Manuals

The application does not require any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fenices and Walls).

1.3 Evaluation of Existing and Planned Public Facilities

The project area is located in the Urban Service Area with water and wastewater service provided by Hillsborough County. Both a water main and a wastewater main are located within the eastern right-of-way of US Highway 301 between 150 and 360 feet from the site.

Comments received from the Hillsborough County School Board notes that the project's assigned elementary (Doby) and middle (Eisenhower) schools are inadequate; however the assigned high school

APPLICATION: PD 19-0445 Riverview/South ZHM HEARING DATE: April 22, 2019

BOCC MEETING DATE: June 11, 2019 CASE REVIEWER: Michelle Heinrich, AICP

(School TTT which is expected to open in 2020) will have adequate capacity. Elementary school "D" will provide adequate school capacity by 2020 for grades K-5. It should be noted that this is a rezoning review and not a review for school concurrency. School concurrency must be met at the time of platting.

Transit service operates within the area of this project with the closest transit stop located 1.5 miles from site on Big Bend Road.

The site is located on the west side of US Highway 301, a 6-lane, divided arterial roadway. This roadway is managed by FDOT and there are no plans to widen this segment. Previous improvements have implemented the roadway's designation as a 6-lane roadway per the Hillsborough County Corridor Preservation Plan.

The currently approved access points are proposed to remain in this new PD. Those include a primary access point on US Highway 301, two cross access points along the northern boundary (within Pocket 2) for eventual roadway connections and one access point to the west for Pocket 3. It should be noted that Pocket 3's access point is reliant on a corresponding cross access point for the adjacent PD. As noted on the general site plan, this access is not permitted until a modification to the adjacent PD is approved. Otherwise, no development within Pocket 3 is permitted.

The northbound to westbound left turn lane on US Highway 301 into the proposed project is existing. The developer was previously required to construct a southbound to westbound right turn lane on US 301 into the project entry. As previously conditioned, traffic impacts related to Pocket 3 development will be reviewed at the time of platting to determine if turn lanes are warranted. Subsequent to the approval of this condition,

The proposed increase of 28 units will increase the number of trips potentially generated by this project to by 264 daily, 21 AM-peak hour and 28 PM-peak hour trips.

Per the applicant's request, a modification to existing condition 8.3 is requested. Condition 8.3 currently requires the project's primary road through Pockets 1 and 2 to provide landscaping, street furniture, decorative lighting, sidewalks and on-street bicycle lanes. Under all development options, Pocket 2 will be a single-family residential area. Under development option A, Pocket 1 will be developed with commercial uses and under options B and C, Pocket 1 will be developed with multi-family. The provision of on-street bike lanes within Pocket 2 requires a collector roadway design which is wider, allows higher speeds and is not suited for direct access of residential units. Therefore, a local roadway design is required which will allow for bicycle travel within the roadway and is suitable to accommodate the traffic volume that will be generated only by Pocket 2 residents. A sidewalk network will continue to connect the development pockets allowing pedestrian travel between Pockets 1 and 2. The other roadway enhancements of landscaping, street furniture and decorative lighting will not be required within Pocket 2. These enhancements are better suited for the heavier traveled and visible roadway segments of the project.

The main road within Pocket 1 will have a higher traffic volume: that will be generated by both Pockets 1 and 2. As such, a collector roadway design is warranted with the street enhancements and better suited for bicycle facilities. Should Pocket 1 be developed with commercial (Option A), sidewalks and buffered bicycle lanes will be required. Should Pocket 1 be developed with residential (Options B and C), a northern

CASE REVIEWER: Michelle Heinrich, AICP

sidewalk and southern multi-use path will be provided. The 10 foot wide multi-use path can accommodate both pedestrians and bikers.

The project is bifurcated by environmental areas within the central portions of the site. Vehicular connectivity between Pocket 3 and Pockets 1 and 2 is not possible. However, pedestrian connectivity is provided. Existing development, environmental areas and stormwater ponds do not provide any connectivity opportunities along the south of the project for Pockets 1 and 3. Pocket 2, along the northern border, proposes to retain the two access points that can provide connectivity to existing or future roads to the north (see Figure 6).

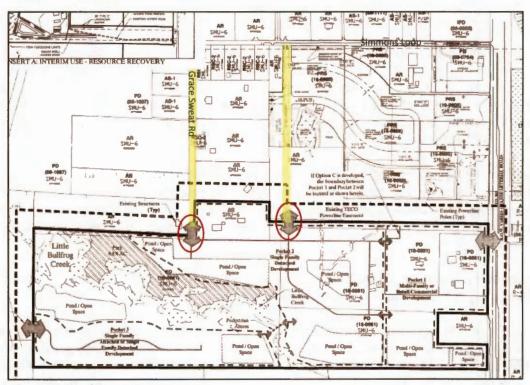


Figure 6: Northern connectivity

1.4 Natural Resources/Environmental

The Environmental Protection Commission finds that the site contains wetlands. Also, Little Bullfrog Creek runs northwest/southeast within the western portion of the project. EPC staff has no objections to the proposal; yet, they do proposed conditions of approval that require EPC review and permitting at the site development stage should this rezoning be approved. Per the general site plan, the site contains approximately 4.9 acres of wetlands which does not comprise more than 25% of the site. Therefore, no environmentally sensitive land credit is applicable. Natural water bodies comprise approximately 2.5 acres of the site and are excluded from any density/intensity calculations per the Comprehensive Plan.

The site is not located within a Wellhead Resource Protection Area Zone, a Surface Water Resource Protection Area Zone, a Potable Water Wellfield Protection Area Zone, a Significant Wildlife Habitat or the Coastal High Hazard Area. Additionally, the site is not adjacent to any ELAPP property.

There are no designated scenic corridors within or adjacent to the project.

1.5 Comprehensive Plan Consistency

The project is located within the SMU-6 Future Land Use (FLU) category and within the Riverview Community Plan Area. A waiver to the locational criteria has been submitted for the proposed commercial uses within Pocket 1. There is no objection to the waiver request. Planning Commission staff has found the proposed rezoning, with the proposed conditions of approval, to be CONSISTENT with the Future of Hillsborough Comprehensive Plan.

1.6 Compatibility



The project is located within area developed with residential and non-residential uses along US Highway 301 (see Figure 7).

Properties to the north are zoned AR, RSC-3 and PD and also within the SMU-6 FLU category. With the exception of the AR zoned proposed parcel for inclusion into this PD, properties to the north are separated from the project by a TECO transmission line parcel of 160-300 feet in width. The AR and RSC-3 zoned properties developed with singlefamily homes. The PD to the north (PD 04-1476) is undeveloped, but approved for office uses along US Highway 301 and singlefamily units (5,500 sf lots).

Figure 7: Surrounding development

Property to the west is zoned PD (PD 06-1147) and is undeveloped. PD 06-1147 is approved for single-family residential (5,500 sf lots).

Property to the south is zoned PD (PD 04-0558) and is currently under development. PD 04-0558, like the subject site, is a mixed use project permitted for residential (single-family, townhomes and multi-family) and commercial uses along US Highway 301.

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US Highway 301 runs along the east of the project. Properties along the east side of US Highway 301 are developed with residential and a charter school facility.

1.7 Agency Comments

The following agencies have reviewed the application and offer no objections:

- Transportation
- Environmental Protection Commission
- Hillsborough Area Regional Transit Authority
- Conservation and Environmental Lands Management
- Hillsborough County School Board

1.8 Exhibits

Exhibit 1: Future Land Use Map

Exhibit 2: Aerial Map Exhibit 3: Zoning Map

Exhibit 3: Proposed Site Plan (PD 19-0445)

Requirements for Certification:

1. Notation under the Sheet 2's Option Table to be removed.

2.0 Recommendation

Approvable, subject to the following conditions:

The proposed PD is a minor enlargement that will allow 28 more residential units and enlarge Pocket 2 by 5 acres. This enlargement will not impact staff's previous recommendation of approval for a mixed use development that is compatible with the surrounding area, in keeping with existing and proposed densities within the area and consistent with the Comprehensive Plan. The applicants are complying with the provision of at least two land uses within the project and demonstrating this through the agreement to provide vehicular and/or pedestrian connections, pedestrian friendly commercial development standards, an enhanced roadway at the front of the project and a lack of high walls or landscaping along the south side of the primary road (northern border of Pocket 1).

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 29, 2019.

Development shall be limited to one of the three development options and be restricted to an overall blended density of 6 units per acre and/or F.A.R. of 0.23. Based upon the total acreage of the site (excluding natural bodies of water), and notwithstanding the site data table on Sheet 2 of the general site plan, a maximum of 628 residential units (single-family attached, single-family detached or multi-family) may be permitted in the overall PD. This number shall be reduced should Pocket 1 be developed with non-residential uses. Additionally, should the natural water body acreage provided on the site development plan be more or less than what is provided on the general development plan dated March 29, 2019, the number of units may be modified but in no case shall exceed 6 units per acre over the entire PD developed with residential uses.

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CASE REVIEWER: Michelle Heinrich, AICP

Option:	Pocket 1:	Pocket 2:	Pocket 3:
А	Retail/Commercial uses (not to exceed 0.23 FAR)	Single-family detached (not to exceed a maximum of 140 units)	Single-family attached or detached (not to exceed a maximum of 180 units)
В	Multi-family or agricultural uses (not to exceed a maximum of 295 units)	Single-family detached (not to exceed a maximum of 140 units)	Single-family attached or detached (not to exceed a maximum of 180 units)
С	Multi-family or single- family attached uses (not to exceed a maximum of 440 units).	Single-family detached (not to exceed a maximum of 140 units)	Single-family attached or detached (not to exceed a maximum of 180 units)

- 1.1 The existing resource recovery facility shall be permitted as in interim use where generally depicted on the general site plan.
- 1.2 The existing single-family homes on folios 077772.7300 and 77772.7200 shall be permitted as interim uses and subject to the development standards of the AR (folio 77772.7300) and AS-1 (77772.7200) zoning districts.
- 2. Any agricultural uses developed on folio 77772.7300, folio 77772.7100 (within Pocket 1) and folio 77772.7400 (within Pocket 1) shall consist of those permitted in the AR zoning district and be developed in accordance with the AR development standards and LDC Section 6.06.06.A and 6.06.06.C. Any agricultural uses developed on folio 77772.7200 shall consist of those permitted in the AS-1 zoning district and be developed in accordance with the AS-1 development standards and LDC Section 6.06.06.A and 6.06.06.C.
- Retail/commercial uses shall be those permitted in the CN zoning district. Building height shall be limited to a maximum of 50 feet. An additional setback of 2 feet shall be provided for every 1 foot over 20 feet in height and added to any required rear and/or side yard. Any single-use tenant having 75,000 square feet or more in gross floor area shall be subject to Land Development Code Section 6.11.106.
- Single-family detached units shall be developed in compliance with the following:

Minimum lot size: 4,400 square feet

Minimum lot width: 40 feet
Minimum front yard setback: 20 feet*
Minimum side yard setback: 5 feet
Minimum rear yard setback: 15 feet

Maximum building height: 35 feet/2-stories

APPLICATION: PD 19-0445 Riverview/South ZHM HEARING DATE: April 22, 2019 BOCC MEETING DATE: June 11, 2019

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*Corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as side yards, the garage setback shall be 20 feet.

Minimum lot size: 5,500 square feet

Minimum lot width: 50 feet
Minimum front yard setback: 20 feet*
Minimum side yard setback: 5 feet
Minimum rear yard setback: 15 feet

Maximum building height: 35 feet/2-stories

*Corner lots shall permit a setback of 10 feet for the front yard functioning as a side yard. For front yards functioning as side yards, the garage setback shall be 20 feet.

- 4.1 For lots at a width of less than 50 feet, the following shall apply:
 - 4.1.1 A 2-car garage and a minimum 18 foot wide driveway shall be provided for each unit.
 - 4.1.2 All driveways shall be provided in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
 - 4.1.3 Each unit's primary entrance shall face the roadway.
 - 4.1.4 Street trees may include an alternating pattern of shade and ornamental trees, subject to review and approval by Natural Resources staff.
- 5. Single-family attached (townhome) units shall be developed in compliance with the following:

Minimum lot size: 1,980 square feet

Minimum lot width: 18 feet
Minimum front yard setback: 20 feet*

Minimum side yard setback: 5 feet (end units only)

Minimum rear yard setback: 15 feet

Maximum building height: 35 feet/2-stories

- *Should units provide a garage, the garage locations shall be as depicted on the general site plan.
- 6. Multi-family units shall provide a minimum setback of 25 feet from PD boundaries. Building height shall be limited to 60 feet/4-stories, with no additional building setback to due heights over 20 feet required.
- 7. Buffering and screening within the project (between or within Pockets of differing land uses) shall be provided.
- 8. The overall project shall provide pedestrian, bicycle and/or vehicular interconnectivity between and within the development pockets as a demonstration of horizontal integration. This shall be achieved with the following:

APPLICATION: PD 19-0445 Riverview/South

ZHM HEARING DATE: April 22, 2019 BOCC MEETING DATE: June 11, 2019

CASE REVIEWER: Michelle Heinrich, AICP

8.1. Commercial/retail uses in Pocket 1 (if developed) shall provide customer entrances that are clearly defined and include at least two of the following features: canopies/porticos, overhangs, recesses/projections, arcades, raised above-of-door cornice parapets, peaked roof forms, arches or integrated architectural details such as tile work, moldings, planters or wing walls.

- 8.2 Commercial/retail uses not developed in compliance with LDC Section 6.11.106 (less than 75,000 square feet) shall provide limited parking (maximum of two rows) between the building and any internal access road (public or private) through or around Pocket 1. Parking lots/drive aisles shall provide designated pedestrian paths connecting perimeter sidewalks to the customer entrances. The pedestrian paths shall be comprised of pavers, brick or scored concrete to create a distinguishable pedestrian areas. Commercial/retail uses shall provide bicycle parking facilities.
- 8.3 Notwithstanding any development option, the project's primary access road, or roads, (public or private) from US Highway 301 within Pocket 1 shall provide landscaping, street furniture every 75 feet, decorative lighting and a minimum 5 foot wide sidewalk on the north side.
 - 8.3.1 For development occurring under Option A, the developer shall construct a 5 foot wide sidewalk along the south side of the right-of-way, as well as 7-foot wide buffered bicycle lanes on both sides of the roadway; or,
 - 8.3.2 For development occurring under Options B or C, the developer shall construct a 10 foot wide multi-use path (in lieu of the required sidewalk) on the south side of the right-of-way.
- 8.4 Should the project's primary access road, or roads, from US Highway 301 to and through Pockets 1 and 2 be gated, pedestrian connections shall be provided and may be gated to restrict access to residents only.
- 8.5 As depicted on the general site plan, a pedestrian connection between Pocket 2 and 3 shall be provided. Installation of the pedestrian connection shall be done at the site development of Pocket 2 or 3, whichever comes first.
- 8.6. Pedestrian connections shall be provided from the project's internal sidewalk network to any community open/gathering space(s) and park area(s) within the project.
- 8.7 No six foot high solid walls, fences or landscaping shall be installed along the south side of the project's primary access road.
- 9. Along the western PD boundary (Pocket 3) adjacent to PD 06-1147, single family residential lots/units (detached or attached) shall be permitted to be partially located in both the subject PD and PD 06-1147 as part of a unified plan of development if approved by a modification to PD 06-1147. Lots shall be assigned to the density of either the subject PD or the adjacent PD during the platting process. These lots/units located within both PDs shall be platted and developed with lot

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sizes and development standards found in both approved PDs. Access along the western common PD boundary shall be permitted.

- Should a modification to PD 06-1147 (located to the west of Pocket 3) not be approved to allow cross access to the subject PD, permitted uses in Pocket 3 shall be limited to open space, park space and ponds.
- 11. The developer shall construct a southbound to westbound right turn lane at the project's driveway on US 301 subject to the review and approval of the FDOT. Such turn lane may require additional right-of-way.
- 12. Concurrent with each increment of development within Pocket 3, the developer shall conduct a trip generation and site access analysis to determine whether the Section 6.04.04.D auxiliary (turn) lane warrants have been met at the intersection of the project roadway and the planned Gate Dancer Rd. extension.
- 13. 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.
- 14. 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.
- 15. 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).
- 16. 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.
- 17. 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 any stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

APPLICATION: PD 19-0445 Riverview/South ZHM HEARING DATE: April 22, 2019 BOCC MEETING DATE: June 11, 2019

CASE REVIEWER: Michelle Heinrich, AICP

Staff's Recommendation: Approvable, subject to conditions

Zoning Administrator Sign-off:

Brian Grady Fri Apr 12 2019 16:07:43

Big Bend Rd

Nerstate 75.87

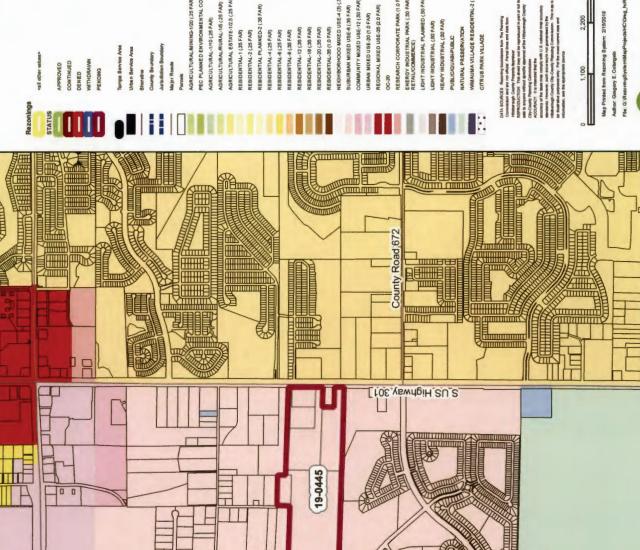


Exhibit 1: Future Land Use Map

Aerial Map

RZ-PD 19-0445





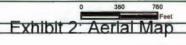


LEGEND

Application Site

Zoning Boundary Folio: 77772.0100, 77772.7000, 77772.7100, 77772.7200, 77772.7300, 77772.7400

STR:18-31-20, 19-31-20





Zoning Map

RZ-PD 19-0445





LEGEND

Application Site

Zoning Boundary

Folio: 77772.0100, 77772.7000, 77772.7100, 77772.7200, 77772.7300, 77772.7400

STR:18-31-20, 19-31-20





601 E Kennedy Blvd, Tempe, FL 33800 (813) 272-5900 printroom@hillaboroughcounty org

NOTE: Every reasonable effort has been made to assure the accuracy of this map

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expresses or implied, including, but not limited to, the implied warranties

SCURCE: This map has been prepared for the inventory of real properly found within Hillsberough County and is complied from recorded deeds, plets, and othe public records; it has been based on SEST AUMILARIES.

Users of this map are hereby notified that the aforementioned public primary informati

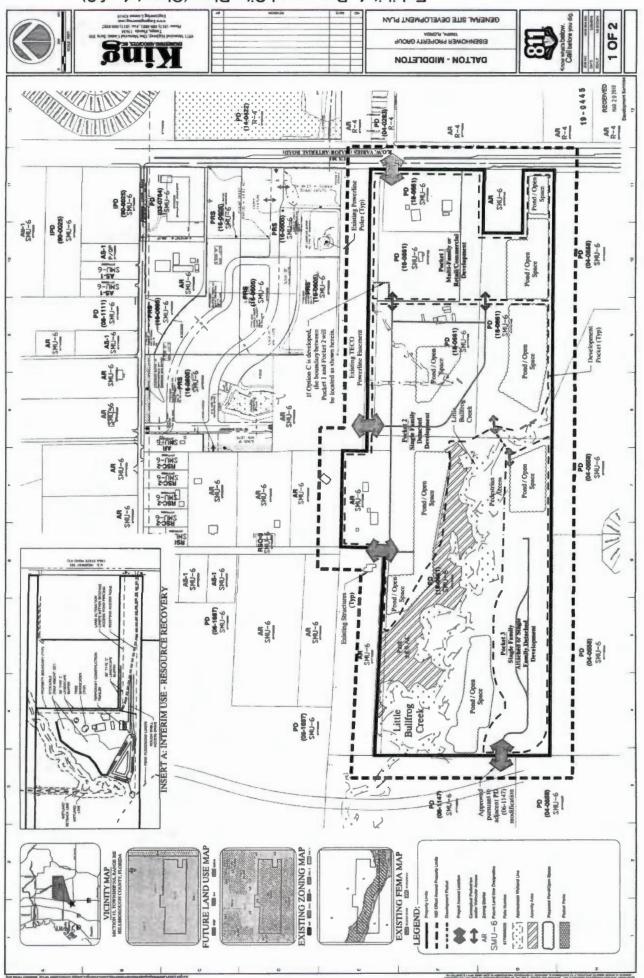
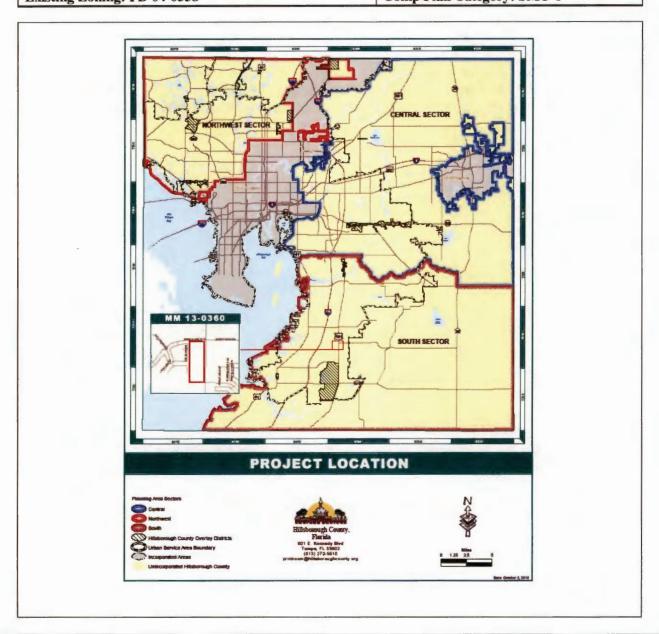


Exhibit 4: Proposed Site Plan (Sheet 1 of 2)

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SUBJECT:	Major Modification (MM) 13-0360	PLANNING AREA:	Apollo Beach
REQUEST:	Major Modification to a Planned Development	SECTOR	South
APPLICANT:	Belmont Real Estate, LLC & CRF - Panthe	r V	
Existing Zoning	2: PD 04-0558	Comp Plan Cate	egory: SMU-6



Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The request is for a Major Modification to a +/- 54.97 acres parcel (Parcels G, H, and I) within a Planned Development (PD 04-0558) located on the southwest corner of U.S. Highway 301 and Paseo Al Mar Boulevard. The purpose of the modification is to:

- 1) Increase the amount of commercial uses from 32,000 to 150,000 square feet (which may include 80,000 SF mini warehouse use) within Parcel G, H, and I.
- 2) To increase the Floor Area Ratio from 0.23 to 0.35.
- 3) To allow apartment dwelling units in Parcel H, while redistributing the number of units between Parcels H and I, without increasing the approved number of units.
- 4) To include apartment use in the trade-off permitted under Condition 33.

1.2 Compliance Overview with Land Development Code and Technical Manuals

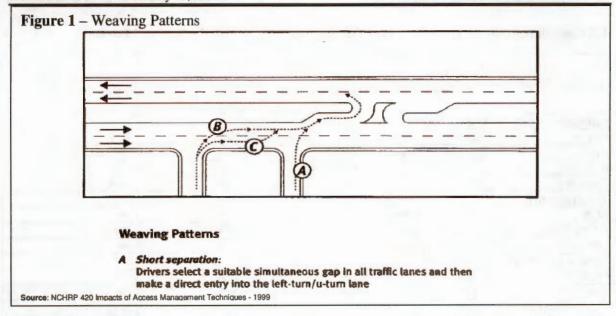
Site Plan Element	Regulating Document	Site will comply with site development requirements(Y/N)	Planned Development Variation for Site Design (Y/N)	Concurrent Variance Submitted (Y/N)
Subdivision and Site D	evelopment			
Parking	LDC	Yes	No	N/A
Access	Technical Manual	Yes	N/A	No
Buffering	LDC	Yes	No	N/A
Screening	LDC	Yes	No	N/A
Transportation				
ROW	Technical Manual	Yes	N/A	No
Access Management	Technical Manual	Yes	N/A	No
Off-site improvements	Technical Manual	Yes	N/A	No
Natural Resources				
Grand Trees	LDC	Yes	N/A	No
Wetlands	LDC	Yes	N/A	No
ELAPP/Habitat	LDC	Yes	N/A	No
Utilities				
Potable Water	LDC	Yes	N/A	No
Wastewater	LDC	Yes	N/A	No
Wellhead Protection	LDC	Yes	N/A	No
Stormwater	LDC	Yes	N/A	No
Public Safety/Welfare				
School Capacity	LDC	Yes	N/A	No
Fire	LDC	Yes	N/A	No
Evacuation	LDC	Yes	N/A	No

1.3 Evaluation of Existing and Planned Public Facilities

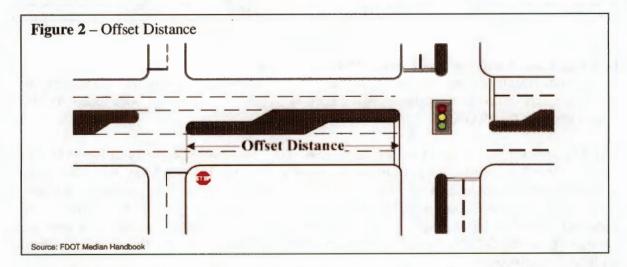
Transportation staff reviewed the application and has no objections to the proposed changes, but did raise safety concerns with the approved right-in / right —out driveway onto Paseo Al Mar Boulevard from Parcel G.

Parcel G currently has approval for one full access along the western boundary of Parcel G onto Paseo Al Mar Boulevard and one right-in / right-out access onto U.S. Highway 301. The safety of the right-in/out access on Paseo Al Mar Boulevard from Parcel G depends predominantly upon the ability of the vehicles turning right out of this driveway to make a right-turn to U-turn/left turn maneuver. Vehicles turning right from this driveway will need distance to weave if they are turning left at the U.S.301 signal. Movement "A" in Figure 1 shows the weaving pattern applicable in this context.

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Based on statistically significant research FDOT recommends the needed right turn offset or weaving distance. Figure 2 shows a picture of the "offset distance." The recommended offset distance for a Uturn/ left turn movement should be 550 feet for a 4 lane road. While Parcel G has sufficient frontage on Paseo Al Mar Boulevard, one should also take into account the presence of an eastbound right turn lane and the potential conflict that may right turning movements at the intersection U.S.301 and Paseo Al Mar Boulevard may cause.



To address these concerns listed above, staff recommends a condition for further analysis be required to approve a right-in/out driveway on Paseo Al Mar Boulevard and that analysis be provided at site/subdivision plan review process.

1.4 Comprehensive Plan Consistency

The project lies within the Suburban Mixed Use (SMU-6) Comprehensive Plan Category, which permits a Floor Area Ratio (FAR) up to 0.35. The owner at the time of the original rezoning

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request limited the commercial use to a 0.23 FAR. Staff has no objections to the increase in FAR.

The Planning Commission staff finds the proposed Planned Development consistent with the Future of Hillsborough Comprehensive Plan.

1.5 Compatibility

The request is to allow a greater mix use type development, by adding apartment dwelling unit types to the approved townhomes. The table below shows the approved uses and the proposed uses:

Parcels	Approved	Proposed	
1750.0	32,000 SF CN uses	150,000 SF CN uses, which	
G	80,000 SF mini-warehouse	may include 80,000 SF of mini-warehouse	
Total	112,000 SF commercial uses (0.23 FAR)	150,000 SF of commercial uses (0.30 FAR)	
Н	268 Townhouse units	300 Apartment units	
I	267 Townhouse units	235 Townhouse units	
Total	535 units	535 units	

The applicant has provided documentation of the surrounding change in uses since the original rezoning, which supports the request for the different types of residential housing and increase in commercial square footage. These examples include new residential developments, as well as the opening of the new St-Joseph's Hospital.

2.0 Recommendation

Approvable, subject to the following conditions:

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 17, 2013

1. The project is permitted a maximum of 2,260 dwelling units and a mixture of commercial and cultural/institutional uses. The specific approved uses are as follows:

1,660 single-family conventional detached dwelling units,

600 townhouses (apartments and single-family detached options),

32,000 150,000-square-foot shopping center (Commercial, Neighborhood (CN) uses permitted),

80,000-square-foot mini warehouse facility,

Child care center (300 children),

Public school,

County park and pocket parks,

Pedestrian trail, and

Community center.

Interim agricultural uses are permitted during the development of the project.

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- 3. The commercial and cultural institutional uses are subject to the Land Development Code (LDC) Commercial, Neighborhood (CN) development standards, unless otherwise referenced herein. The commercial and cultural institutional development shall be a maximum height of 35 feet. The combined development of the mini-warehouse facility and/or the shopping center shall not exceed a Floor Area Ratio (FAR) of 0.23 0.35 percent, 70 percent impervious surface. In addition, the child care center and the mini-warehouse facility and are subject to the LDC Sections 6.11.24 and 6.11.60, respectively, design standards.
 - 3.1 The commercial portions of the site shall have fully shielded lighting.
- 4. The town houses/apartments are subject to the RMC-16 development standards. Town house parcels may be developed as single-family, apartments or a combination of residential uses pursuant to the transportation trade-off if approved by the Transportation Division staff at the time of development (see Condition 33).
- 5. The single-family conventional dwelling units are subject to the following development standards:

Minimum lot size 4,400 square feet
Minimum lot width 40 feet
Front yard setback 20 feet
Rear yard setback 20 feet
Side yard setback 5 feet
Maximum height 35 feet
Maximum lot coverage 40 percent

- A maximum of 35 percent of lots within the development shall consist of a 40-foot-wide lot product.
- 7. The applicant shall provide a minimum of eleven pocket parks conceptually as located on the site plan. A paved/pervious community wide pedestrian trail system shall be provided, if approved by Planning and Growth Management Natural Resources and Environmental Protection Commission staff, as proposed on the site plan.
- 8. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission (EPC) 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.
- 9. The location of the access road shown on the site plan is subject to change, as the associated wetland impacts to Bullfrog Creek, Little Bullfrog Creek, or the tributaries has not received approval by the Executive Director of the EPC. In addition, there is no reliance that any wetland impacts will be authorized by the EPC.
- 10. As required by the County's Upland Wildlife Habitat Ordinance, a compatibility plan will need to the submitted. The plan must address issues related to how the development will ensure compatibility with the Bullfrog Creek Nature Preserve, such as access, prescribed fire, and landscaping. The requirements of the compatibility plan may influence the final site design. The east-west roadway shall be a minimum of 500 feet from the southern property line adjacent to the Florida Fish and Wildlife Conservation Commission (FFWCC) managed portion of the ELAPP

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site. As shown on the general site plan, no residential development shall be located between the southern boundary of the east-west roadway and the northern boundary of the 500 foot buffer.

- 11. The Bullfrog Creek Scrub contains bald eagle nest HL-009. The bald eagle is listed as threatened by both the United States Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission. Nest HL-009 may be close enough that the secondary protection zone around the nest will extend onto the development. Development of the project shall proceed in accordance with applicable regulations and adjustments in the site design shall be permitted if it is determined during site development that the secondary zone extends into the project.
- 12. There is mapped Significant Wildlife Habitat (SWH) on the western portion of the proposed development. It is noted that most of this has been labeled as a conservation area on the site plan. Three areas also mapped as SWH in this area are labeled upland area and would be required to be preserved as described in LDC Article IV.
- 13. The project indicates the construction of 2,260 dwelling units (1,660 single-family detached and 600 multifamily units) in the south area of the County. Using the persons per household multipliers of 2.582 and 1.602 (blended), respectively, the applicant is required to provide 17.84 acres of centrally located, useable, high and dry park land on a single site to the County. Said park, and the required acreage, shall be located adjacent to the proposed school, unless otherwise approved by the Parks Department.
- 14. Mail box clustering shall be provided in parcels that permit 40-foot-wide lots.
- 15. A 50-foot right-of-way buffer (not to be platted as part of the lots) shall be provided outside the north side of Collector Road A right-of-way. The buffer shall contain a 10-foot-wide meandering sidewalk. The right-of-way buffer on the south side of Collector Road A and both sides of Collector Road B shall be 20 feet wide. Where adjacent to development, the collector roadway buffers will consist of any combination of the following: earthen berm, canopy trees, continuous shrub hedge, and masonry wall. All proposed plant materials shall conform to the Hillsborough County LDC standards.
- 16. The developer shall provide a 30-foot-wide buffer adjacent to U.S. Hwy 301. The buffer shall contain a 4-foot-high berm with 2-foot-high shrubs planted on top (spacing shall be approved by Natural Resources staff per plant type), unless otherwise referenced herein. If the developer provides a 6-foot-high masonry wall, only a 20-foot buffer will be required. The developer shall provide within the 20-foot buffer a 2-foot-high berm with 2-foot-high shrubs planted on top.
- 17. An outparcel located in Parcel "G" on the site plan, identified as folio number 77774.0000, shall be surrounded by a 20-foot buffer with class B screening, unless acquired by the petitioner.
- 18. Billboards, pole signs, banners and pennants shall be prohibited. Prior to the issuance of any preliminary site development permits, a unified sign plan shall be reviewed and approved by the Master Sign Committee for the development. Said sign plan shall be in character with the proposed architectural of the development.
- 19. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design, if approved by Hillsborough County Planning and Growth Management Department may

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include, but is not limited too: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.

- 19.1 The right-in/out driveway on Paseo Al Mar Boulevard from Parcel G, may be approved if the applicant can provide substantial evidence through a traffic study showing that this driveway can operate safely, at the time of Site/Subdivision review for Parcel G.
- 20. Prior to Concurrency approval, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. If warranted, the turn lanes shall be constructed to FDOT and/or Hillsborough County standards. The turn lanes shall be constructed to FDOT and/or Hillsborough County standards. For existing turn lanes, if the required turn lane storage, as identified in the transportation analysis, is greater than an the length of the existing turn lane, then the Developer shall extend the turn lanes by the necessary queue storage length, while maintaining the proper taper and braking distance lengths. If warranted, the Developer shall construct, at his expense, the following turn lanes:
 - 20.1 Intersection improvements at US 301 & CR 672 (Balm),
 - 20.2 Construct northbound left and southbound right turn lanes on US 301 @ project entrance(s), at the time of development of the parcels served by the access
 - 20.3 Construct needed intersection improvements at CR 672 (Balm) Extension & north-south collector,
- 21. Based on the projected trip generation to the site, access onto the public road would be via "Type III" Minor Roadway Connection (more than 1,500 trip ends per day). The Land Development Code requires that all internal access (the "throat") to the driveways must be a minimum of 100 feet from the edge of pavement of the public roadway, and shall remain free of internal connections or parking spaces that might interfere with the movement of vehicles into or out of the site.
- 22. The Developer shall provide internal vehicular cross-access via a local roadway between Parcels "G", "H", & "I" along US 301. The roadway shall connect with the CR 672 (Balm Rd) extension. Pedestrian crossings across collector roadway "A" shall be striped crossings with warning lights and signage.
- 23. The Developer shall be restricted to two direct access points onto US 301, not including CR 672 (Balm Rd). The FDOT shall determine the type of access to be provided. The FDOT may restrict or prohibit an access to US 301 that does not conform to its access management regulations.
- 24. Prior to Final Plat Approval, the Developer shall dedicate up to five (5) acres of land for the dedication of a pond site for the widening of US 301 or provide an easement for joint use pond(s) within the development. The option of dedicating right of way or providing joint use pond(s) shall be at the developer discretion.
- 25. Prior to Final Plat Approval, the Developer shall dedicate up to eighteen (18) feet of right of way on US 301. The right of way shall be dedicated to allow for a consistent 100 feet of right of way from the centerline of the right of way of US 301 to provide for a total of 200' of right of way along US 301. US 301 is identified in the 2025 MPO LRTP as a four (4) lane divided roadway.

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- 26. Prior to Final Plat Approval, the Developer shall dedicate up to 110 feet and reserved and additional 14 feet of right of way on CR 672 (Balm Rd) Extension. The right of way shall be dedicated to allow for the construction of a four (4) lane divided roadway. The right-of-way shall extend from US 301 to I-75. The Developer shall also provide the needed drainage to accommodate a four (4) lane divided roadway. The alignment of the right-of-way dedication through the conservation area, adjacent to I-75, shall be determined at Preliminary Site Plan Review. The alignment shall be provided in such a manner as to not align with any existing development on the west side of I-75. The right-of-way width through the conservation area shall be up to 124 feet.
- 27. Prior to Final Plat Approval, the Developer shall dedicate up to 64 feet of right of way along the north-south roadway (Collector Roadway "B") as identified on the General Site Plan. The right of way shall be dedicated to allow for the construction of a two (2) lane undivided roadway. The roadway may eventually extend north to Big Bend Road.
- 28. Prior to Concurrency Approval, the Developer shall conduct a detailed traffic analysis on US 301 that accounts for vested traffic on the surrounding roadways. If warranted to meet Concurrency, the Developer shall widen US 301 to a four (4) lane divided roadway. The length of the improvements shall be determined at Concurrency review. The Developer shall be responsible for the cost associated with updating the design for US 301 and shall be responsible for the cost associated with the construction of the Roadway. The final design and construction plans shall be approved by Planning & Growth Management & FDOT. The developer may enter into a County Developer Agreement for the widening of US 301. If the developer enters into the agreement, this would serve to satisfy their concurrency requirements for US 301. The dollar amount to be contributed to a County Developer Agreement shall be proportional to the impact of the development and based upon the final cost basis for constructing the improvement established by FDOT and Hillsborough County.
- 29. The Developer shall design the extension of CR 672 from US 301 to the western most subdivision access as a four lane divided roadway, unless Hillsborough County requires the road to be constructed westward to the setback from the delineated wetland on the west side of the site. The developer shall construct the extension of CR 672 from US 301 to the north/south collector as a four lane divided roadway and two lanes from the north/south collector to the westernmost subdivision access. The construction of the extension of CR 672 may be phased such that the developer may construct that portion of CR 672 up to the subdivision access in which construction plan approval is being requested.
- 30. The developer shall install a traffic signal, when warranted and approved by FDOT & Hillsborough County, at the intersection of US 301 @ CR 672 (Balm Rd). The developer has the option of either installing the signal or making payment to the County for the cost of the signal in lieu of installation. If the developer chooses the payment option, direct payment in the form of a Letter of Credit is acceptable or a Certified Check paid to the County to hold in Escrow. Payment shall be made to the County prior to preliminary site plan approval. If the developer chooses to install the signal the developer shall indicate on the preliminary site plan that a traffic signal will be installed. Prior to Construction Plan Approval for residential development in excess of six hundred (600) units, the developer shall submit 60% signal design plans. The developer shall be responsible for the cost of design and installation of the traffic signal and appropriate interconnect with adjacent signals. The placement and design of the signal shall be subject to approval by Hillsborough County Public Works Department and/or FDOT.
- 31. Sidewalks of a minimum width of five (5) feet shall be constructed within the right-of-way along

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all roadways adjacent to the property boundaries and along both sides of all internal roadways. Where CR 672 is adjacent to a preserve area, a ten (10) foot multi-use path (width inclusive width for sidewalk) shall be provided on the north side of the roadway, with no sidewalk to be constructed along the south side of the roadway.

- 32. Bicycle lanes shall be provided on all internal collector roadways. The bicycle lanes shall be designed to County Standards.
- 33. The Developer shall be allowed to trade-off between single-family, townhouses, and apartments. However, the number of units allowed shall be restricted based on the trip generation from the 7th Edition of the ITE trip generation Manual. The Developer shall be allowed to trade-off between single-family, townhomes, apartments, and neighborhood commercial within Tract G, H, and I. The trade-off shall be restricted based on the trip generation from the most current edition of the ITE trip generation manual.
- 34. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 35. 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.
- 36. 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.
- 37. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
- 38. 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. Prior to approval by the Hillsborough County Board of County Commissioners at the scheduled Land Use Meeting, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above, the Land Development Code (LDC) and/or the recommendations of the Land Use Hearing Officer. The revised general site plan shall be certified upon approval of the petition at the scheduled Board of County Commissioners Land Use Meeting. Prior to petition approval and certification, if it is determined the certified plan does not accurately reflect the conditions of approval, the requirements of the LDC and/or the recommendations of the Land Use Hearing Officer, as may be modified at the Board of County

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Commissioners Land Use Meeting, said plan will be deemed invalid and a revised General Development Plan shall be submitted for certification. Certification of the revised plan (and approval of the petition) shall occur at the next available Board of County Commissioners Land Use Meeting. The submittal deadline for the revised General Development Plan under all of the above scenarios shall be the deadline for the filing of Oral Argument.

Staff's Recommendation: Approvable, Subject to Conditions

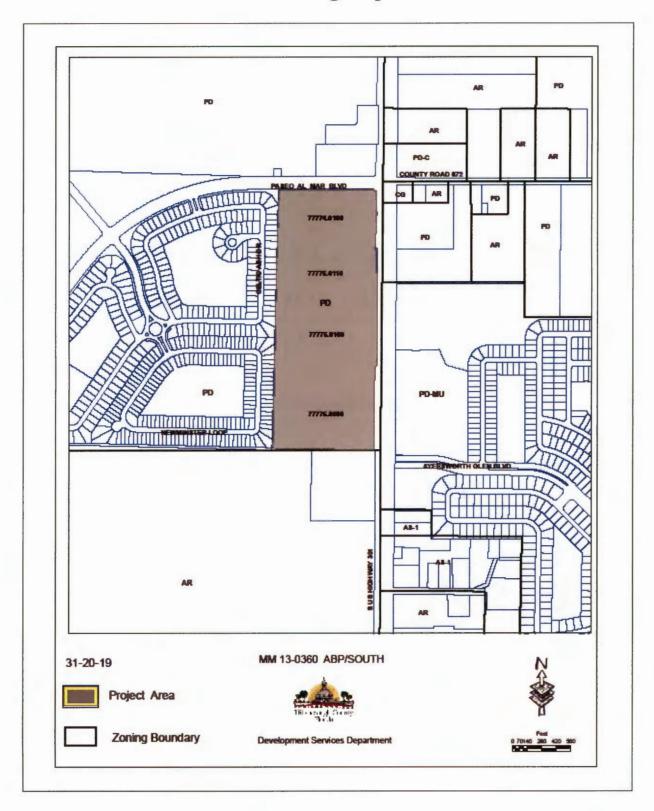
Zoning Administrator Sign-off:

J. Brian Grady, AICP Thu May 23 08:36:51 2013

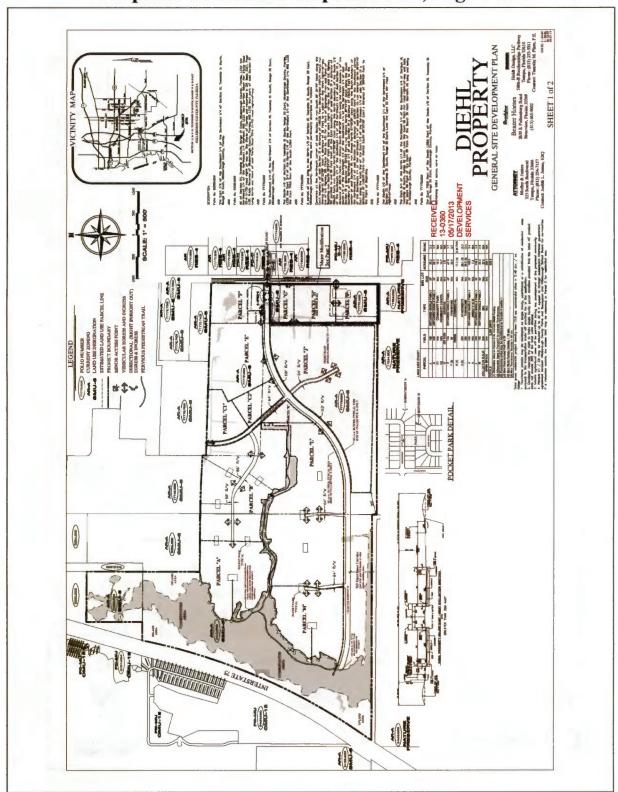
Project Aerial



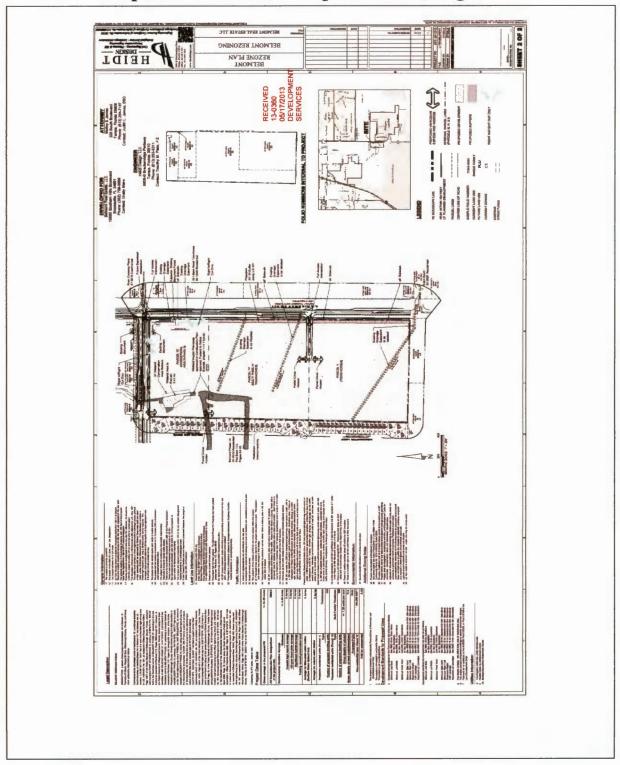
Zoning Map



Proposed General Development Plan, Page 1 of 2



Proposed General Development Plan, Page 2 of 2



PARTY OF RECORD

NONE