Rezoning Application: PD 24-0031

Zoning Hearing Master Date: March 25, 2024

BOCC Land Use Meeting Date: May 7, 2024



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: D.R. Horton, Inc.

FLU Category: RES-4 RES-9

Service Area: Urban

Site Acreage: 53.93 +/- Acres

Community Plan Area: Northwest

Overlay: None

Special District: None



Introduction Summary:

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

acveloped allaci i B 20	developed under 15 25 6556 5 option 2/1						
Zoning:	Existing	Existing	Proposed				
District(s)	RSC-2 MH	PD	PD				
	Single-Family Residential		Option 1: Wildlife Preserve and				
Typical General Use(s)	(Conventional/Mobile	Wildlife Preserve	Residential				
	Home)		Option 2: 230 Townhome Units				
Acreage	2.95 +/- Acres	50.97 +/- Acres	53.93 +/- Acres				
Density/Intensity	1 DU/ 21,780 SF	.50 FAR	Option 1: 0.50 and 2 u/a				
Density/intensity	1 00/ 21,/80 3F	2 units per acre	Option 2: 4.26 DU/Acre				
Mathematical	E 0 DH	N/A	Option 1: 0				
Maximum*	5.9 DU		Option 2: 230				

*number represents a pre-development approximation

Development Standards:	Existing	Existing	Proposed
District(s)	RSC-2 MH	PD	PD
Lot Size / Lot Width	21,780 sf / 100'	n/a	Option 2: 1,350 sf / 18'
Setbacks/Buffering and Screening	25' Front 10' Rear 25' Sides	Per PD	Option 2 <u>(TH lots)</u> : 2 5 0' Front 10' Rear 2 5' Sides
Height	35'	35′	35'

Α .				1		C							
Ad	М	пти	വ	na	ın	T۱	٦r	m	าล	TΙ	റ	n	٠.
\neg u	ч	1141	v	пa		ш	91	ш	ıи	u	v	ш	ю

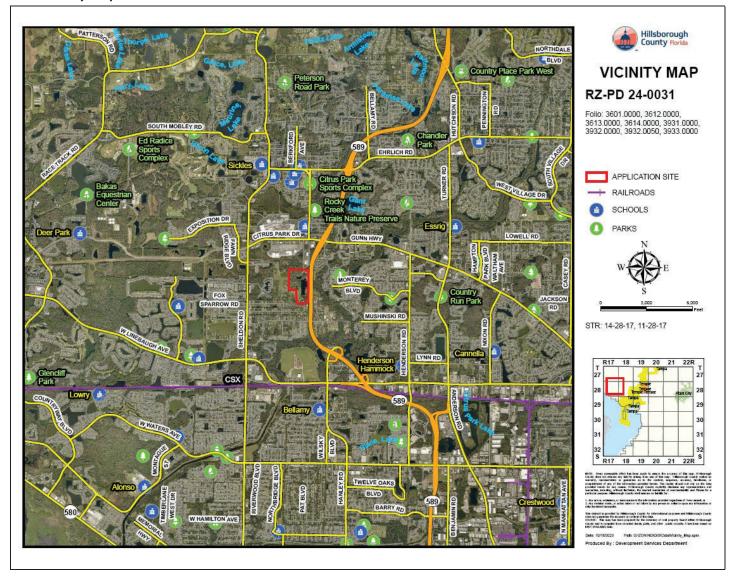
PD Variation(s)	LDC Part 6.07.00 (Fences/Walls)
Mairer(s) to the Land Development Code	None proposed

Waiver(s) to the Land Development Code | None proposed

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

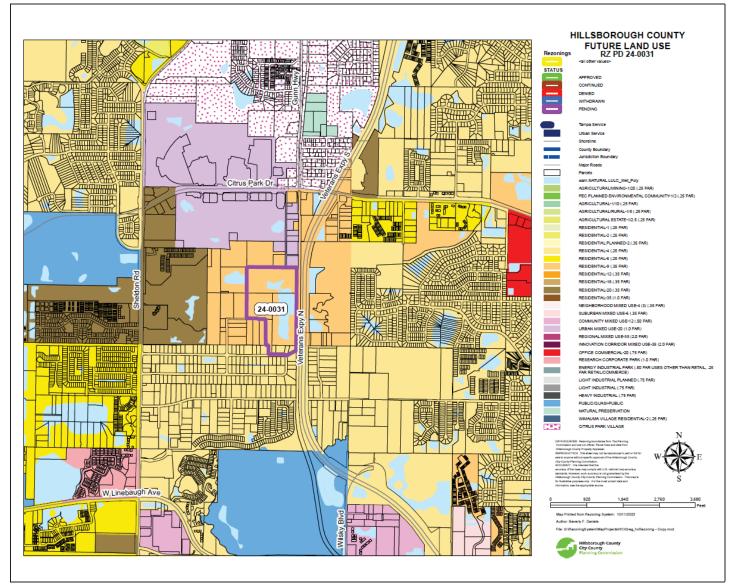


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

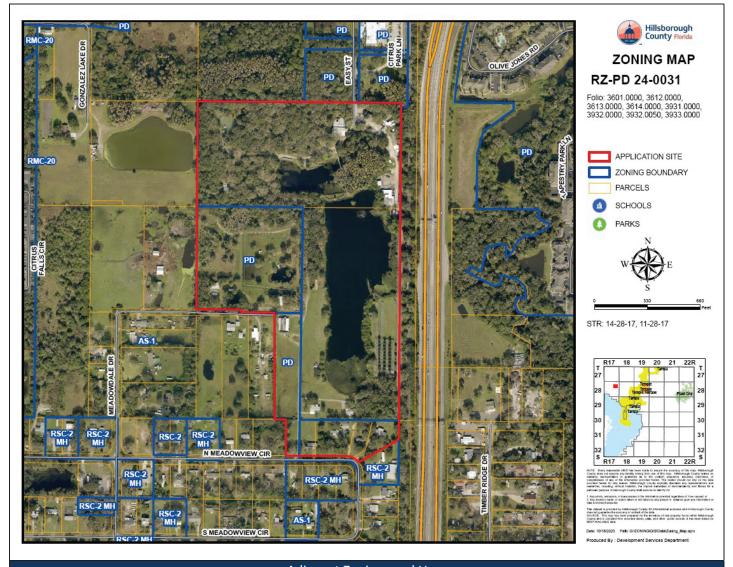
2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

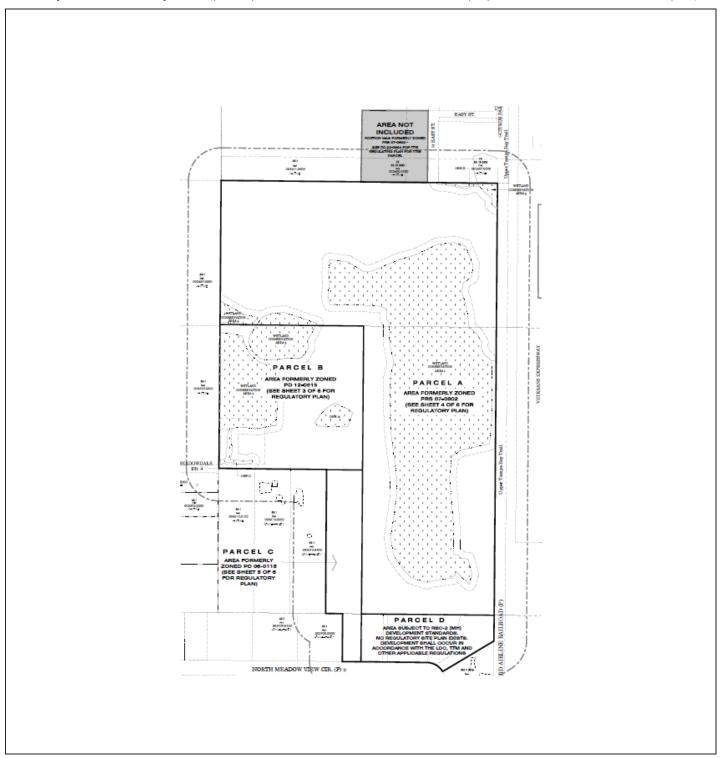
2.3 Immediate Area Map



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

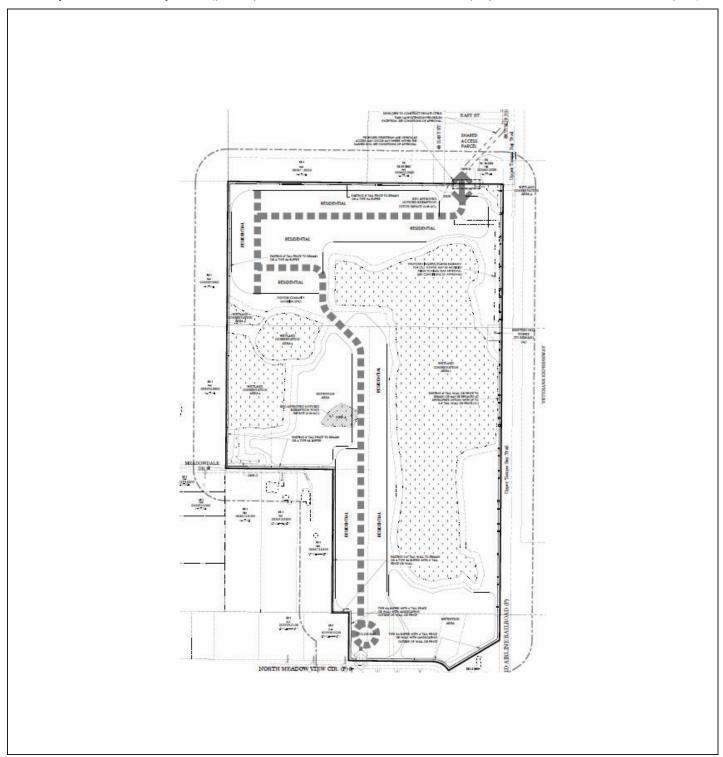
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan Option 2 (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



APPLICATION NUMBER:	PD 24-0031	
ZHM HEARING DATE:	March 25, 2024	
BOCC LUM MEETING DATE:	May 7, 2024	Case Reviewer: Camille Krochta

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Citrus Park Ln.	Multiple Classifications (Collector/Loca I/ Driveway)	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements ☑ Substandard Road Improvements □ Other 		

Project Trip Generation						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	716	47	58			
Proposed	1,702	113	134			
Difference (+/1)	+986	+66	+76			

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

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

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

APPLICATION NUMBER:	PD 24-0031	
ZHM HEARING DATE:	March 25, 2024	
BOCC LUM MEETING DATE:	May 7, 2024	Case Reviewer: Camille Krochta

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ☒ No	⊠ Yes	,
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	
	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	burban/Rural Scen	ic 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 ⊠ Design Exc./Adm. Variance Requested ⊠ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Service Area/ Water & Wastewater ⊠ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School Board Adequate K-5 6-8 9-12 N/A Inadequate K-5 6-8 9-12 N/A	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees: (Fee estimate is based on a 1,500 square foot, Townhome Units 1-2 story) Mobility: \$6,661 * 230 units = \$1,532,030 Parks: \$1,957 * 230 units = \$450,110 School: \$7,027 * 230 units = \$1,616,210 Fire: \$249 * 230 units = \$57,270 Total Multi-Family (1-2 story) = \$3,655,620				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
 ☐ Meets Locational Criteria ☐ Locational Criteria Waiver Requested ☒ Minimum Density Met ☐ N/A 	⊠ Yes □ No	☑ Inconsistent☐ Consistent	□ Yes ⊠ No	

BOCC LUM MEETING DATE: May 7, 2024 Case Reviewer: Camille Krochta

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

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

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

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

5.2 Recommendation

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

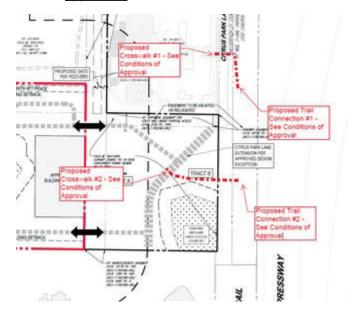
BOCC LUM MEETING DATE: May 7, 2024 Case Reviewer: Camille Krochta

6.0 PROPOSED CONDITIONS

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

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

- Sheet 2: Zoning for Parcel A to provide the original PD number (PD 04-0058) in addition to the most recent PD application modification. Sheet 2: Zoning for Parcel C to provide the most recent PD modification (PRS 07-0801).
- 2. Sheet 4: Notation to be as shown in PD 04-0058 (as most recently modified by 07-0802)
- 3. Sheet 5 is to be replaced with the certified site plan for PRS 07-0801
- 4. Sheet 6: remove 100% impervious surface percentage from the Townhome Lot Standards Table.
- 5. Prior to PD Site Plan Certification, the developer shall revise the PD Option 2 site plan to:
 - a. Modify Site Note 10 to add the statement "The emergency access connection shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall."
 - b. Modify Site Note 11 to delete the statement "...and cross access to adjacent properties...". Staff is unaware of any proposed cross access, only one (1) vehicular and pedestrian connection to the Citrus Park Ln. Ext. and one (1) pedestrian and gated emergency access to Meadowview Cir.
 - c. Add the location of required ADA-compliant trail connections and crosswalks as shown below. Label the two connections as follows: "Proposed Crosswalk #1 See Conditions of Approval", "Proposed Trail Connection #1 See Conditions of Approval", "Proposed Crosswalk #2 See Conditions of Approval", and "Proposed Trail Connection #2 See Conditions of Approval". Also, show and label the areas designated Tract A and Tract B within PD 23-0993. Note to be added which states "The locations depicted are general in nature and final locations are subject to design and applicable conditions of approval."



APPLICATION NUMBER:PD 24-0031ZHM HEARING DATE:March 25, 2024BOCC LUM MEETING DATE:May 7, 2024Case Reviewer: Camille Krochta

The project will be limited to two development Options.

Option 1

- 1. The following conditions apply to Parcel A (formerly the majority of PD 04-0058):
 - 3,000 square feet of Administrative Offices; 20,000 square foot Museum and Guest Orientation building; 20,000 square foot Education building; 3,000 square foot Gift Shop; 3,000 square foot Restaurant/Snack Bar; 8,000 square foot Cat Hospital and Veterinary Clinic; 6,000 square foot Food Preparation building (with incinerator for food waste)
 - 1.1.1 Development standards shall be in accordance with the CN Zoning District standards. Buildings shall be located as shown on the general site plan.
 - 1.1.2 The incinerator in the Food Preparation building shall only be used for food waste disposal. Disposal of animal wastes, medical wastes, or other waste material shall not be permitted.
 - 1.1.3 If the veterinary hospital has a laboratory, the applicant shall develop a waste disposal plan to be reviewed by Tampa Bay Water.
 - 1.2 A connection to the Upper Tampa Bay Trail
 - 1.2.1 Placement and design of the connection along the trail is subject to approval by Hillsborough County Parks and Recreation Department
 - 1.2.2 A 1,000-square-foot Snack Bar shall be permitted adjacent to the connection of the Trail, subject to approval by Hillsborough County Parks and Recreation Department. No alcoholic beverage sales shall be permitted within said Snack Bar.
 - 1.3 6 Caretaker Residences
 - 1.3.1. Max Building Height: 35 feet
 - 1.4 20 Overnight Cabins
 - 1.4.1. The camping facilities shall comply with all State and local regulations 1.5.2.
 - 1.4.2 The length of stay for campers is limited to a maximum of 90 days
 - 1.5.4 Existing Cell Tower
 - 1.6 Billboards and pole signs shall not be permitted.
- 2. Buffering and screening shall be per the Land Development Code unless otherwise indicated herein.
 - a. All natural vegetation (both tree canopy and understory) shall be left undisturbed within a twenty (20) foot buffer area, except that a corridor not more than three feet in width and located directly adjacent to the boundary fence shall be permitted for the purpose of fence maintenance.

BOCC LUM MEETING DATE: May 7, 2024 Case Reviewer: Camille Krochta

b. A 10-foot wall is permitted along the perimeter of the property, except along the eastern property line of folio 3613.0000.

- 43. The general design, number and location of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). The design and construction of curb cuts is subject to approval by the Hillsborough County Planning and Growth Management Department and the Florida Department of Transportation. Final design may include, but is not limited to left turn lanes, acceleration lanes and deceleration lanes if necessary to accommodate the increase in project traffic. Access points may be restricted in movements.
- 24. The developer shall construct a fifty (50) foot right curb radius on Citrus Park Drive into Easy Street when warranted. With each stage of development, the developer shall submit to the Planning and Growth Management Department a warrant study report indicating the estimated traffic generated by existing development plus any new development being requested.
- <u>35.</u> Prior to development of the restaurant, snack bar, or gift shop, the developer shall improve Easy Street to Hillsborough County standards or demonstrate alternative adequate access. Final design of the improvements is subject to Public Works approval.
- 4<u>6</u>. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetland, and does not grant any implied or vested right to environmental approvals.
- <u>57</u>. 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.
- 68. 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.
- 79. Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of a revised plan will be required.
- <u>810</u>. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

The following conditions apply to Parcel B

- 911. The site shall be approved for a 50-bed dormitory and 2 mobile homes. The dormitory building and mobile homes shall be used for staff, interns, volunteers, and veterinary students associated with Big Cat Rescue. Animal enclosures are permitted.
- 1012. The site shall be developed in accordance with the area, height, bulk, and placement requirements of the ASC-1 zoning district.

APPLICATION NUMBER: PD 24-0031

ZHM HEARING DATE: March 25, 2024

BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Camille Krochta

- <u>1113</u>. No additional parking for the dormitory shall be required.
- 4214. Access to the planned dormitory shall be provided through Parcel C. Should at a future date a parking area be constructed near the dormitory (as generally located on the plan) access shall occur from Meadowview Circle and may require the applicant to provide a drive that meets Fire Department specifications from North Meadowview Circle to the dormitory parking area.
- 1315. The existing gate at the southwest corner of the property on Meadowdale Drive shall be used only for occasional access for the moving of equipment and operational purposes onto and off of the property. The residents of the dormitory and mobile homes shall not use the southwest gate on Meadowdale Drive for entrance or exit to or from the properties. The existing gate on Meadowdale Drive may be used for emergency access. If it will be used for emergency access, it may require the applicant to improve a portion of the substandard road and meet Fire Department requirements.
- 14<u>16</u>. A wall having a minimum height of 7' and a maximum height of 10' shall be required along the west and south property lines.
- <u>4517</u>. 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.
- 4618. An evaluation of the property identified a number of mature trees. The statute of these trees warrants every effort to minimize their removal. The applicant is encouraged to consult with staff of the Natural Resources Unit for design input addressing these trees prior to submittal of preliminary plans through the Land Development Code's Site Development or Subdivision process.

The following conditions apply to Parcel C

- 1719. The development shall be permitted up to 6 residential units, parking for the adjacent animal sanctuary and interim agricultural uses. Residential units may be either conventional construction or mobile homes and may be of any residential type. Uses shall be distributed throughout the project as shown on the general site plan, except that one residential unit may be permitted at the location of the existing mobile home located within the parking envelope on the general site plan.
- 1820. Development standards will be those of the RSC-9 Zoning District unless otherwise specified therein.

Residential Units

Setback from all property lines 20 feet Maximum building height 35 feet

Parking:

Setback from north and west 20 feet
Setback from east 0 feet
Maximum impervious surface 70%

- 1921. The location of building envelopes, parking, driveways, and retention may be permitted to be adjusted, within required setbacks and buffers, in order to preserve trees.
- 2022. A 10-foot wall is permitted along the perimeter of the property, except adjacent to Folio 03614.0000 where no screening shall be required. Along the eastern boundary line of folio 03930.000, the developer shall provide a

BOCC LUM MEETING DATE: May 7, 2024 Case Reviewer: Camille Krochta

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

- 2123. No delivery trucks shall enter the site after 6:00 pm.
- 2224. Parking surfaces may be pervious, impervious or semi-pervious.
- 2325. The general design, number and location of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). The design and construction of curb cuts is subject to approval by the Hillsborough County Planning and Growth Management Department and the Florida Department of Transportation. Final design may include, but is not limited to left turn lanes, acceleration lanes and deceleration lanes if necessary to accommodate the increase in project traffic. Access points may be restricted in movements.
- 2426. The development shall have access/ cross-access to the existing animal sanctuary to the east as provided for in the approved site plan for PD 04-0058. The precise points of access/ cross-access may be located anywhere within the northern 300 feet of the adjacent property line.
- 2527. The development shall not be permitted to generate more than an average of 240 daily trips on N. Meadowview Circle. Within 30 days of a request by the County, the developer shall provide the County with a report of attendance at the Wildlife Sanctuary and an analysis demonstrating that the cumulative traffic from the Wildlife Sanctuary and this development does not exceed the limits of this condition.
- 2628. The following condition applies to Parcels A, B, and C:
 - a. Except as may otherwise be provided for herein these conditions, the development shall not be permitted to generate more than an average of 240 daily trips on N. Meadowview Circle. Within 30 days of a request by the County, the developer shall provide the County with a report of attendance at the Wildlife Sanctuary and an analysis demonstrating that the cumulative traffic from the Wildlife Sanctuary and this development does not exceed the limits of this condition.

The following conditions apply to Parcel D.

- 2729. Development of allowable uses within Parcel D shall occur in accordance with the Residential Single-Family Conventional 2 (RSC-2) zoning district, as well as in accordance with the Hillsborough County Transportation Technical Manual (TTM), Land Development Code (LDC), and all other applicable regulations.
- 2830. Any vehicular access to N. Meadowview Circle from Parcel D shall only be permitted for the purposes of accommodating development occurring within Parcel D.

The following conditions apply to all Parcels in Option 1.

- 2931. Approval of this zoning petition by Hillsborough County does not constitute a guarantee the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued and does not grant any implied or vested right to environmental approvals.
- 3032. 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.

APPLICATION NUMBER:	PD 24-0031	
ZHM HEARING DATE:	March 25, 2024	
BOCC LUM MEETING DATE:	May 7, 2024	Case Reviewer: Camille Krochta

- 3133. 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.
- 3234. 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.
- 3335. No new development may occur within PD 23-0994 or PD 24-0031, until such time as development plans have been approved within PD 23-0993, or concurrent unified development plans for PD 23-0993 and 24-0031 and/or 23-0994 have been approved. Additionally:

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

PD 23-0994 may develop; and,

ii. PD 24-0031 may develop under Option 2 or may continue to operate under current Option 1 (if they are able to operate without access to Easy St. and comply with the 24-0031 Option 1 conditions including trip generation and other restrictions).

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

PD 23-0994 may not develop (as that PD cannot be developed under its current configuration); and,

ii. PD 24-0031 may develop under its Option 1 only.

Development Option 2

3436. The project shall permit a maximum of 230 attached single-family townhome units.

Development standards shall be as follows:

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

- 3537. Buffering and Screening Shall be provided as required by The Land Development Code Section 6.06.06 unless otherwise depicted on the site plan.
- 3638. Structures within the project are exempt from being setback an additional two feet for every one foot of structure height over 20 feet Per LDC Section 6.01.01 (endnote 8).

APPLICATION NUMBER: PD 24-0031

ZHM HEARING DATE: March 25, 2024

ROCC LUM MEETING DATE: May 7, 2024

BOCC LUM MEETING DATE: May 7, 2024 Case Reviewer: Camille Krochta

- 3739. Notwithstanding any easements which may be shown on the site plan, otherwise may exist, and/or anything on the PD site plan to the contrary, the project shall be served by, and with respect to vehicular access limited to, the following vehicular and pedestrian access connections:
 - a. One (1) access connection along the northern project boundary. Access may occur anywhere within the bounding box shown on the PD site plan, subject to the review and approval of Hillsborough County;
 - b. One (1) emergency access connection and pedestrian connection to N. Meadowview Cir. The emergency access connection shall be gated with a Knox Box or other device acceptable to the Hillsborough County Fire Marshall.
 - c. Pedestrian connections may be gated; however, if gated, the connection shall be available for the daily use of project residents.
- 3840. Notwithstanding any easements which may be shown on the site plan, otherwise may exist, and/or anything shown on the PD site plan to the contrary, no project traffic (i.e. traffic associated with the 230 multi-family townhome units and the cellular tower) shall be permitted to utilize Easy St. All access to the project shall be via the Citrus Park Dr. Extension described hereinbelow.
- 3941. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project's PD boundaries.
- 4042. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections (excluding limited purpose or emergency only connections). The developer shall include a note in each site/construction plan submittal which indicates same. No construction access for Option 2 uses shall be permitted to utilize regular, emergency or limited purpose connections shown on the Option 1 plan.
- 4143. In addition to the above, as well as any sidewalks required pursuant to Sec. 6.02.08 of the Hillsborough County Land Development Code (LDC), Sec. 6.03.02 of the LDC, and as may otherwise be required herein these conditions, the developer shall construct two (2) connections to the Upper Tampa Bay Trail (UTBT) and associated pedestrian crosswalks across Citrus Park Ln. both within and north of adjacent PD 23-0993. Specifically, prior to or concurrent with the initial increment of development, the developer shall:
 - a. Construct a connection between the existing sidewalk system on the west side of Citrus Park Ln. and the UTBT, as generally shown on the PD site plan (see Proposed Crosswalk and Trail Connection #1). The pedestrian crosswalk may occur at (or shall otherwise be in the general vicinity of) the existing staircase/connection to the UTBT located east of folio 3609.0000 unless otherwise necessary to meet vehicular sight distance standards to the newly constructed Citrus Park Ln. Extension. The trail connection (which may be a new connection or a modification of the existing staircase connection) shall occur in whatever location is necessary to obtain approval and achieve a design which meets County and Americans with Disabilities Act (ADA) standards (see condition 443.c., below). This shall require the developer to install curb ramps on both the east and west sides of Citrus Park Ln. (including within a portion of folio 3609.0000).
 - b. Construct a connection between the sidewalk system to be constructed along the west side of the Citrus Park Ln. Ext. and the UTBT, within PD 23-0993, as generally shown on the PD site plan. The pedestrian crosswalk shall be constructed as generally shown on the PD site plan (i.e. just north of the wetland setback area), see Proposed Crosswalk and Trail Connection #2). The trail connection shall

BOCC LUM MEETING DATE: May 7, 2024 Case Reviewer: Camille Krochta

occur in whatever location is necessary to obtain approval and achieve a design with meets County and Americans with Disabilities Act (ADA) standards (see condition 43.c. below). The developer shall be required to install curb ramps on both the east and west sides of the Citrus Park Ln. extension.

- c. All above referenced trail connections and crosswalks shall be a minimum of 5-feet in width and comply with the Americans with Disabilities Act (ADA) Standards for Accessible Design, and applicable sections of the Florida Accessibility Code. The pedestrian crosswalks and trail connections shall require review and approval of Hillsborough County Development Services. Additionally, the developer shall be required to obtain approval of the Hillsborough County Conservation and Environmental Lands Management Department (CELMD) for the two (2) required trail connections, who shall sign off on the final location and design of the trail connections.
- 4244. If PD 24-0031 is approved, the County Engineer will approve a Design Exception request (dated February 9, 2024, Revision No. 4) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) for the Citrus Park Ln. substandard roadway/driveway improvements. As the majority of Citrus Park Ln. is a substandard local road, (with other segments consisting of substandard collector roadway and private driveway, both with public access easements), the developer will be required to make certain improvements to Citrus Park Ln. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development within PD 24-0031, the developer shall construct certain pedestrian crosswalk and Upper Tampa Bay Trail connections as specified in condition 4143.a., hereinabove.
- 4345. If PD 24-0031 is approved, the County Engineer will approve a Design Exception request (dated March 15, 2024) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) for the Citrus Park Ln. Extension. The applicant's Engineer of Record (EOR) has requested certain deviations from the Typical Section 3 (TS-3) standard. Specifically, the developer will be permitted to eliminate the sidewalk along the east side of the roadway and utilize F-type curb in lieu of Miami curb; however, the developer will be required to construct certain pedestrian crosswalk and Upper Tampa Bay Trail connections as specified in condition 4143.b., hereinabove, as well as construct 12-foot-wide travel lanes.
- 44<u>46</u>. If PD 24-0031 is approved, the County Engineer will approve a Design Exception request (dated March 15, 2024) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) pertaining to required turn lane lengths for the westbound to southbound left turn lane and eastbound to southbound right turn lane at the intersection of Gunn Hwy. and Citrus Park Ln. Specifically, the developer will be permitted to reduce the required length of the westbound to southbound left turn lane from 485 feet to 372 feet and reduce the required length of the eastbound to southbound right turn lane from 385 feet to 245 feet. This will have the effect of allowing the right turn lane to stay in its existing condition. Requirements for extension of the left turn lane are specified in condition 4547.b., below.
- 4547. The developer shall construct the following site access improvements prior to or concurrent with the initial increment of development.
 - a. The developer shall construct an extension of Citrus Park Ln. between the northern and southern project boundaries of PD 23-0993, as generally shown on the PD site plan. Additionally:
 - i. The facility may be located all or partially within either Tracts A or B of PD 23-0993.

APPLICATION NUMBER:	PD 24-0031	
ZHM HEARING DATE:	March 25, 2024	
BOCC LUM MEETING DATE:	May 7, 2024	Case Reviewer: Camille Krochta

- ii. The facility shall be constructed in accordance with the Design Exception described in condition 645, above, and shall be privately maintained and ungated. Development within PD 23-0993 Tract A (other than the Citrus Park Ln. Extension) may be gated, subject to compliance with Typical Detail 9 (TD-9) of the Hillsborough County Transportation Technical Manual (TTM).
- b. The developer shall construct an extension of the existing westbound to southbound left turn lane on Gunn Hwy. onto Citrus Park Ln., such that it is a minimum distance of 372 feet.
- 4648. Nothing herein these conditions shall be construed as prohibiting the phasing or sub-phasing of pockets, phases or individual buildings, to the extent which may otherwise be permitted; however, the entire site shall be developed under either Option 1 or Option 2. Notwithstanding the foregoing, the Citrus Park Ln. Extension and other required site access and other improvements shall not be phased.
- 47<u>49</u>. Since the applicant is proposing to construct internal driveways to serve the townhome units, and since all single-family detached residential units and duplex/two-family dwelling units must be accessed via a public or private roadway, all townhome units within the project shall be constructed in groups of three (3) or more attached units.
- 48<u>50</u>. This condition, together with conditions <u>37-47</u> <u>39-49</u> hereinabove, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Sec. 5.03.07.A. of the LDC.
- 4951. 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.
- 5052. 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.
- 5153. 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).
- 5254. 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.
- F355. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 54<u>56</u>. 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

BOCC LUM MEETING DATE: May 7, 2024 Case Reviewer: Camille Krochta

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.

5557. No new development may occur within PD 23-0994 or PD 24-0031, until such time as development plans have been approved within PD 23-0993, or concurrent unified development plans for PD 23-0993 and 24-0031 and/or 23-0994 have been approved. Additionally:

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

PD 23-0994 may develop; and,

ii. PD 24-0031 may develop under Option 2 or may continue to operate under current Option 1 (if they are able to operate without access to Easy St. and comply with the 24-0031 Option 1 conditions including trip generation and other restrictions).

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

PD 23-0994 may not develop (as that PD cannot be developed under its current configuration); and,

ii. PD 24-0031 may develop under its Option 1 only.

Zoning Administrator Sign-Off:

J. Brian Grady Mon Mar 25 2024 08:15:18

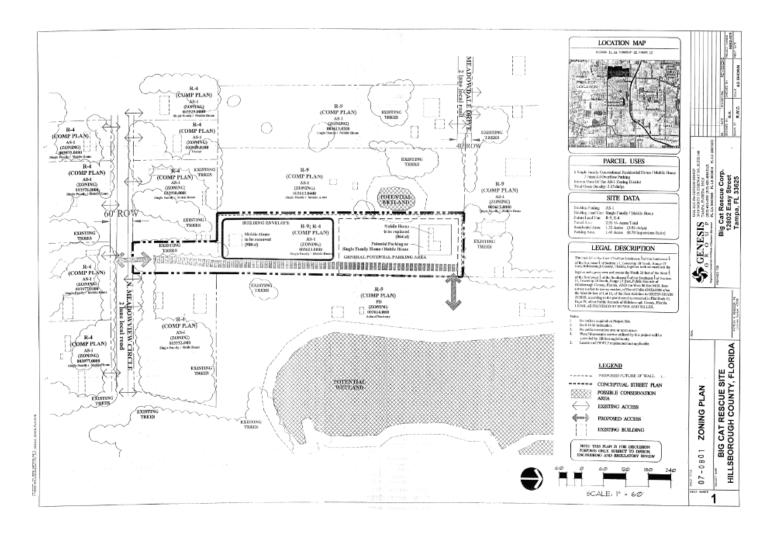
SITE, SUBDIVISION, AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

BOCC LUM MEETING DATE: May 7, 2024 Case Reviewer: Camille Krochta

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

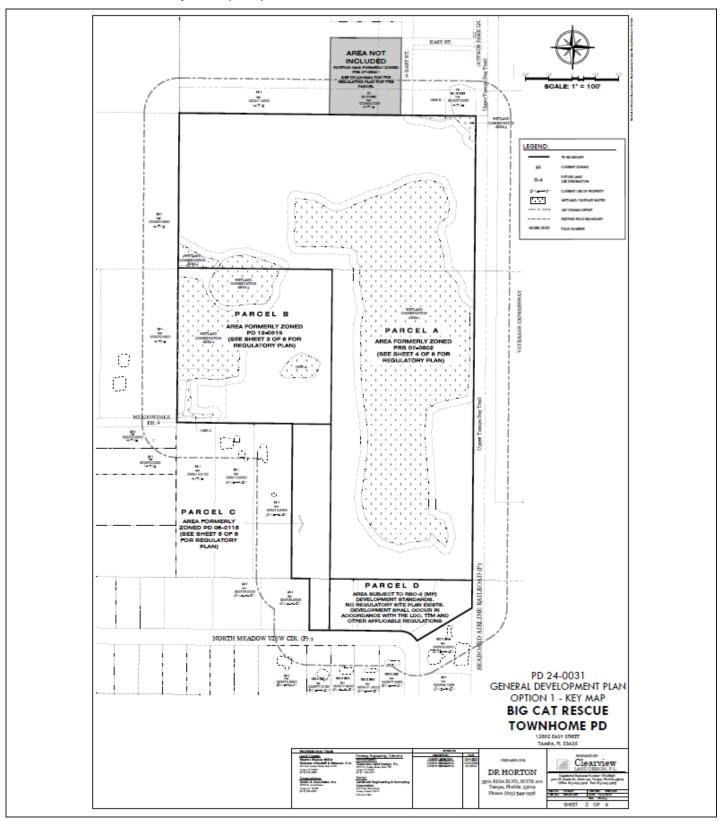
Certified Site Plan PRS 07-0801



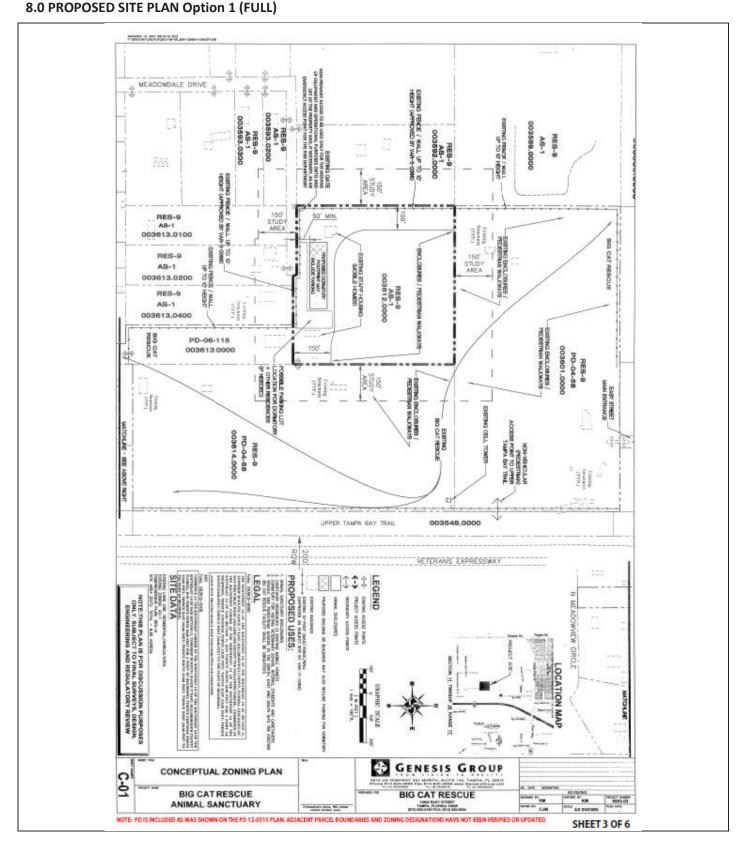
ZHM HEARING DATE: March 25, 2024

BOCC LUM MEETING DATE: May 7, 2024 Case Reviewer: Camille Krochta

8.0 PROPOSED SITE PLAN Option 1 (FULL)

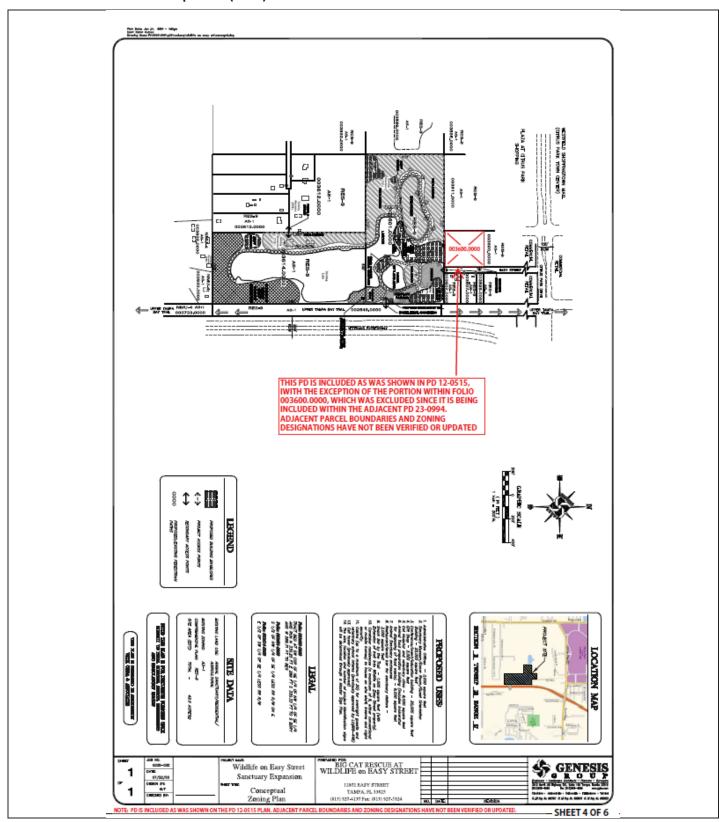


ZHM HEARING DATE: March 25, 2024
BOCC LUM MEETING DATE: May 7, 2024



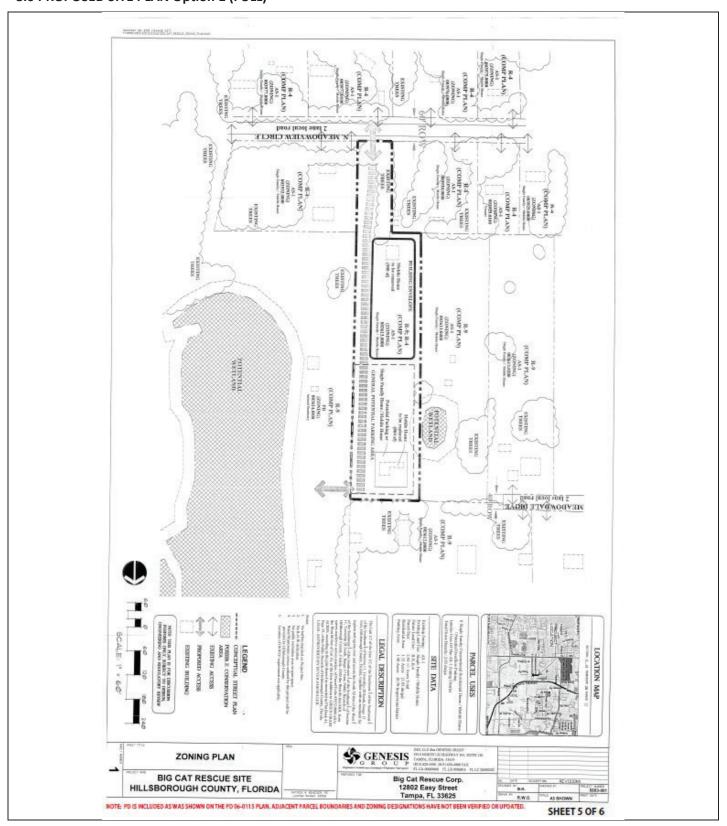
Case Reviewer: Camille Krochta

8.0 PROPOSED SITE PLAN Option 1 (FULL)



ZHM HEARING DATE: March 25, 2024
BOCC LUM MEETING DATE: May 7, 2024

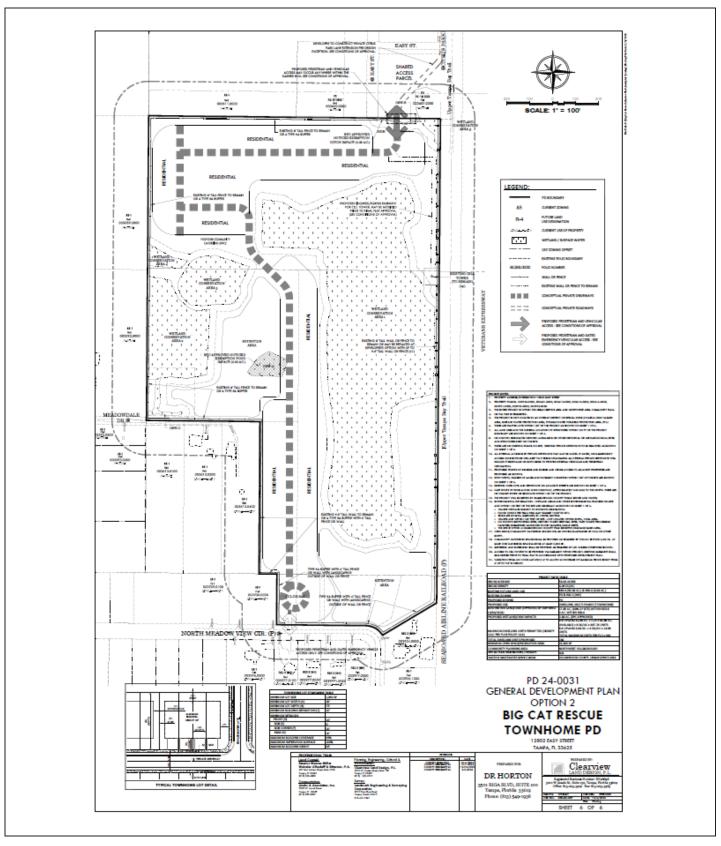
8.0 PROPOSED SITE PLAN Option 1 (FULL)



Case Reviewer: Camille Krochta

ZHM HEARING DATE: March 25, 2024 BOCC LUM MEETING DATE: May 7, 2024

8.0 PROPOSED SITE PLAN Option 2 (FULL)



Case Reviewer: Camille Krochta

BOCC LUM MEETING DATE: May 7, 2024 Case Reviewer: Camille Krochta

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department	DATE: 03/18/2024 <u>Revised: 3/21/2024</u>		
REVIEWER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation		
PLANNING SECTOR/AREA: Northwest/ NWH	PETITION NO: RZ 24-0031		
This agency has no comments.			
This agency has no objection.			
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			

Option 1

New Conditions

The following conditions shall apply to PD Option 1:

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

c. The existing gate at the southwest corner of the property on Meadowdale Drive shall be used only for occasional access for the moving of equipment and operational purposes onto and off of the property. The residents of the dormitory and mobile homes shall not use the southwest gate on Meadowdale Drive for entrance or exit to or from the properties. The existing gate on Meadowdale Drive may be used for emergency access. If it will be used for emergency access, it may require the applicant to improve a portion of the substandard road and meet Fire Department requirements.

3) Conditions applying to Parcel C:

- a. Parking surfaces may be pervious, impervious or semi-pervious.
- b. The general design, number and location of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). The design and construction of curb cuts is subject to approval by the Hillsborough County Planning and Growth Management Department and the Florida Department of Transportation. Final design may include, but is not limited to left turn lanes, acceleration lanes and deceleration lanes if necessary to accommodate the increase in project traffic. Access points may be restricted in movements.
- c. The development shall have access/ cross-access to the existing animal sanctuary to the east as provided for in the approved site plan for PD 04-0058. The precise points of access/ cross-access may be located anywhere within the northern 300 feet of the adjacent property line.

4) Conditions apply to the Parcel D:

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

5) Conditions applying to Parcels A, B and C:

a. Except as may otherwise be provided for herein these conditions, the development shall not be permitted to generate more than an average of 240 daily trips on N. Meadowview Circle. Within 30 days of a request by the County, the developer shall provide the County with a report of attendance at the Wildlife Sanctuary and an analysis demonstrating that the cumulative traffic from the Wildlife Sanctuary and this development does not exceed the limits of this condition.

Option 2

- 1. Notwithstanding any easements which may be shown on the site plan, otherwise may exist, and/or anything on the PD site plan to the contrary, the project shall be served by, and with respect to vehicular access limited to, the following vehicular and pedestrian access connections:
 - a. One (1) access connection along the northern project boundary. Access may occur anywhere within the bounding box shown on the PD site plan, subject to the review and approval of Hillsborough County;
 - b. One (1) emergency access connection and pedestrian connection to N. Meadowview Cir. The emergency access connection shall be gated with a Knox Box or other device acceptable to the Hillsborough County Fire Marshall.

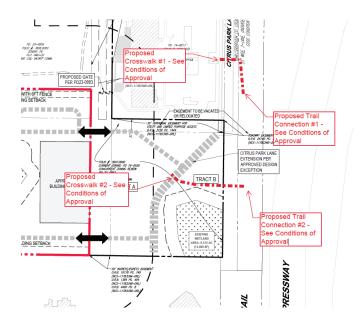
- c. Pedestrian connections may be gated; however, if gated, the connection shall be available for the daily use of project residents.
- 2. Notwithstanding any easements which may be shown on the site plan, otherwise may exist, and/or anything shown on the PD site plan to the contrary, no project traffic (i.e. traffic associated with the 230 multi-family townhome units and the cellular tower) shall be permitted to utilize Easy St. All access to the project shall be via the Citrus Park Dr. Extension described hereinbelow.
- 3. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project's PD boundaries.
- 4. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections (excluding limited purpose or emergency only connections). The developer shall include a note in each site/construction plan submittal which indicates same. No construction access for Option 2 uses shall be permitted to utilize regular, emergency or limited purpose connections shown on the Option 1 plan.
- 5. In addition to the above, as well as any sidewalks required pursuant to Sec. 6.02.08 of the Hillsborough County Land Development Code (LDC), Sec. 6.03.02 of the LDC, and as may otherwise be required herein these conditions, the developer shall construct two (2) connections to the Upper Tampa Bay Trail (UTBT) and associated pedestrian crosswalks across Citrus Park Ln. both within and north of adjacent PD 23-0993. Specifically, prior to or concurrent with the initial increment of development, the developer shall:
 - a. Construct a connection between the existing sidewalk system on the west side of Citrus Park Ln. and the UTBT, as generally shown on the PD site plan (see Proposed Crosswalk and Trail Connection #1). The pedestrian crosswalk may occur at (or shall otherwise be in the general vicinity of) the existing staircase/connection to the UTBT located east of folio 3609.0000 unless otherwise necessary to meet vehicular sight distance standards to the newly constructed Citrus Park Ln. Extension. The trail connection (which may be a new connection or a modification of the existing staircase connection) shall occur in whatever location is necessary to obtain approval and achieve a design which meets County and Americans with Disabilities Act (ADA) standards (see condition 45.c., below). This shall require the developer to install curb ramps on both the east and west sides of Citrus Park Ln. (including within a portion of folio 3609.0000).
 - b. Construct a connection between the sidewalk system to be constructed along the west side of the Citrus Park Ln. Ext. and the UTBT, within PD 23-0993, as generally shown on the PD site plan. The pedestrian crosswalk shall be constructed as generally shown on the PD site plan (i.e. just north of the wetland setback area, see Proposed Crosswalk and Trail Connection #2). The trail connection shall occur in whatever location is necessary to obtain approval and achieve a design which meets County and Americans with Disabilities Act (ADA) standards (see condition 5.c., below). The developer shall be required to install curb ramps on both the east and west sides of the Citrus Park Ln. extension.
 - c. All above referenced trail connections and crosswalks shall be a minimum of 5-feet in width and comply with the Americans with Disabilities Act (ADA) Standards for Accessible Design, and applicable sections of the Florida Accessibility Code. The pedestrian crosswalks and trail connections shall require review and approval of Hillsborough County Development Services. Additionally, the developer shall be required to obtain approval of the Hillsborough County Conservation and Environmental Lands Management Department (CELMD) for the two (2) required trail connections, who shall sign off on the final location and design of the trail connections.

- 6. If PD 24-0031 is approved, the County Engineer will approve a Design Exception request (dated February 9, 2024, Revision No. 4) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) for the Citrus Park Ln. substandard roadway/driveway improvements. As the majority of Citrus Park Ln. is a substandard local road, (with other segments consisting of substandard collector roadway and private driveway, both with public access easements), the developer will be required to make certain improvements to Citrus Park Ln. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development within PD 24-0031, the developer shall construct certain pedestrian crosswalk and Upper Tampa Bay Trail connections as specified in condition 5.a., hereinabove.
- 7. If PD 24-0031 is approved, the County Engineer will approve a Design Exception request (dated March 15, 2024) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) for the Citrus Park Ln. Extension. The applicant's Engineer of Record (EOR) has requested certain deviations from the Typical Section 3 (TS-3) standard. Specifically, the developer will be permitted to eliminate the sidewalk along the east side of the roadway and utilize F-type curb in lieu of Miami curb; however, the developer will be required to construct certain pedestrian crosswalk and Upper Tampa Bay Trail connections as specified in condition 5.b., hereinabove, as well as construct 12-foot-wide travel lanes.
- 8. If PD 24-0031 is approved, the County Engineer will approve a Design Exception request (dated March 15, 2024) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) pertaining to required turn lane lengths for the westbound to southbound left turn lane and eastbound to southbound right turn lane at the intersection of Gunn Hwy. and Citrus Park Ln. Specifically, the developer will be permitted to reduce the required length of the westbound to southbound left turn lane from 485 feet to 372 feet and reduce the required length of the eastbound to southbound right turn lane from 385 feet to 245 feet. This will have the effect of allowing the right turn lane to stay in its existing condition. Requirements for extension of the left turn lane are specified in condition 9.b., below.
- 9. The developer shall construct the following site access improvements prior to or concurrent with the initial increment of development.
 - a. The developer shall construct an extension of Citrus Park Ln. between the northern and southern project boundaries of PD 23-0993, as generally shown on the PD site plan. Additionally:
 - i. The facility may be located all or partially within either Tracts A or B of PD 23-0993.
 - ii. The facility shall be constructed in accordance with the Design Exception described in condition 6, above, and shall be privately maintained and ungated. Development within PD 23-0993 Tract A (other than the Citrus Park Ln. Extension) may be gated, subject to compliance with Typical Detail 9 (TD-9) of the Hillsborough County Transportation Technical Manual (TTM).
 - b. The developer shall construct an extension of the existing westbound to southbound left turn lane on Gunn Hwy. onto Citrus Park Ln., such that it is a minimum distance of 372 feet.
- 10. Nothing herein these conditions shall be construed as prohibiting the phasing or sub-phasing of pockets, phases or individual buildings, to the extent which may otherwise be permitted; however, the entire site shall be developed under either Option 1 or Option 2. Notwithstanding the foregoing,

- the Citrus Park Ln. Extension and other required site access and other improvements shall not be phased.
- 11. Since the applicant is proposing to construct internal driveways to serve the townhome units, and since all single-family detached residential units and duplex/two-family dwelling units must be accessed via a public or private roadway, all townhome units within the project shall be constructed in groups of three (3) or more attached units.
- 12. This condition, together with conditions 1-11 hereinabove, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Sec. 5.03.07.A. of the LDC.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD Option 2 site plan to:
 - O Modify Site Note 10 to add the statement "The emergency access connection shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall."
 - O Modify Site Note 11 to delete the statement "...and cross access to adjacent properties...". Staff is unaware of any proposed cross access, only one (1) vehicular and pedestrian connection to the Citrus Park Ln. Ext. and one (1) pedestrian and gated emergency access to Meadowview Cir.
 - Add location of required ADA compliant trail connections and crosswalks as shown below. Label the two connections as follows: "Proposed Crosswalk #1 See Conditions of Approval", "Proposed Trail Connection #1 See Conditions of Approval", "Proposed Crosswalk #2 See Conditions of Approval", and "Proposed Trail Connection #2 See Conditions of Approval". Also, show and label the areas designated Tract A and Tract B within PD 23-0993.



PROJECT OVERVIEW & TRIP GENERATION

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

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

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

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

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

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

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

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

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

The applicant is a second development option (Option 2), consisting of 230 multi-family townhome units on the subject site. The PD to the north, PD 23-0993, is proposing a second development option in order to facilitate the proposed development of the subject PD (24-0031). That option has no entitlements on its own; however, the developer is proposing to utilize those parcels for the purposes of the Citrus Park Ln. Extension, as well as associated infrastructure. The applicant of that PD is also proposing two conditions which will allow a portion of entitlements from 23-0994 to be constructed straddling the PD boundary and/or within the adjacent PD, i.e. 23-0993. Issues surrounding these adjacent projects, which are inexorably linked to the subject PD, are further described below. While the owner/developer of the adjacent PDs has yet to file the required PRS to remove certain portions of 22-0856 from the that PD so they can be added to PD 23-0993, staff understands such application is imminent (and will be required prior to that PD being allowed to proceed forward to a BOCC hearing, as those two projects must be heard together). Such modification request to 22-0856 is also critical for the subject PD (24-0031) since the traffic analysis for the subject rezoning was predicated on a modification to 22-0856 to institute a trip generation cap on additional development within the project (which is necessary to ensure that the intersection of Gunn Hwy, and Citrus Park Ln. can function safely and efficiently). The Transportation Review Section's recommendation of support for this project is predicated on the assumption that such modification to 22-0856 will be submitted and approved by the BOCC. If such action is not taken, then staff will be unable to continue to support the zoning request due to access issues it would create, including safety and operation impacts to Gunn Hwy. In such instance staff would ask for the project to be found Out of Order and/or the case otherwise remanded back to the Zoning Hearing Master so that the proposed Design Exception governing turn lane width reduction can be reconsidered, as well as so that any further analysis needed can take place and/or the record supplemented with additional information necessary to support staff's recommendation of denial for the subject project.

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

relationship between these PDs are described below. For reference, a key sheet showing the various portions of the proposed related PDs have been included below.

Existing Citrus Park Ln.

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

The Citrus Park Ln Extension

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

Compliance with the Northwest Area Community Plan/ Trail Connections

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

Section C within the same section of the NWACP also has other relevant sections, including "Requiring new development to be designed with a continuous local network of roads characterized by short blocks within minimal use of cul-de-sacs. This network separates community based trips from long-distance through traffic, and provides a variety of alternative routes and itineraries that connect to adjacent neighborhoods as often as possible." While some of the existing zonings allow or require a certain amount of development to N. Meadowview Cir., and that arrangement is being permitted to remain as-is under retained Option 1, the Director of Development Services determined that no connection to N. Meadowview Cir. would be required due to previous BOCC conversation about concerns with impacts to Meadowview Cir., as well as potential compatibility concerns. Given this direction, staff does not object to the inclusion of a cul-de-sac or the lack connectivity which would otherwise be required pursuant to the LDC and Comprehensive Plan.

Transportation Analysis and Impacts

As required by the Development Review Procedures Manual (DRPM) the applicant submitted a trip generation and site access analyses which which examines trip impacts for existing approved and proposed

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

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

Existing Zoning:

1 111 /G:	24 Hour	Total Peak	
Land Use/Size	Two-Way	Hour Trips	
	Volume	AM	PM
RSC-2, 5 single-family detached dwelling units (ITE LUC 210)	76	5	7
PD 07-0802, Multiple Uses, Big Cat Sanctuary, (Per 1/12/2004 Transportation Staff Report for Original Zoning)	126 (Est.)	13 (Est.)	13 (Est.)
PD 12-0515, 2 mobile home units (ITE LUC 240)	38	1	1
PD 12-0515, 50 bed dormitory (ITE LUC 310)	400	23	30
PD 07-0801, 6 single-family detached dwelling units (ITE LUC 210)	76	5	7
Subtotal:	716	47	58

Proposed Zoning:

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

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way	Total Peak Hour Trips	
	Volume	AM	PM
Difference	(+) 986	(+) 66	(+) 76

Relationship to Existing PD 22-0856 and Unfiled Personal Appearance

The applicant is proposing to add portions of PD 22-0856 to the adjacent PD (23-0993). Specifically, those portions of that PD which constitute a part of the private substandard driveway named Easy St., together with a strip of property along the northern boundary of PD 23-0993, are being added into PD 23-0993. PD 22-0856 contains significant unbuilt entitlements which were factored into the above described traffic analysis. Staff notes that due to constraints at the intersection of Gunn Hwy. and Citrus Park Ln., the intersection is unable to safely and efficiently accommodate project traffic from the newly proposed related PDs (24-0031 and 23-0994), when added to existing approved entitlements within PDs approved along the

corridor which have not yet been constructed. As such, the applicant will also be adding a trip cap condition as a part of the (as yet unfiled) modification to PD 22-0856, which will be critical in ensuring that only a certain amount of development occurs along the Citrus Park Ln. corridor (unless the applicant comes back through the zoning modification process for that PD and can demonstrate how site access impacts can be safely and efficiently accommodated).

<u>Largely Discontinued Use of Easy St./ Relationship to Existing Easements</u>

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

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

Relationship of Adjacent Projects to Proposed PD 23-0994

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

If the developer of the adjacent PD 23-0993 chooses to develop under Option 2, then 23-0994 will take its sole legal access through the adjacent PD 23-0993. As such, staff has proposed a condition designating infrastructure within 23-0993 as Shared Access Facilities and requiring the developer provide all access easements or other plans/features (e.g. common ownership parcels) necessary to support such arrangement.

Relationship to Proposed PD 24-0031

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

daily trips on N. Meadowview Circle. Within 30 days of a request by the County, the developer shall provide the County with a report of attendance at the Wildlife Sanctuary and an analysis demonstrating that the cumulative traffic from the Wildlife Sanctuary and this development does not exceed the limits of this condition." Given this condition, and the other conditions requiring access for most of the other sanctuary zonings to be accessed internally, staff has modified this condition so that it applies to Parcels A, B and C under the Option 1 zoning for the subject PD.

Easy St. is substandard and could not be improved to accommodate the vehicular and pedestrian infrastructure necessary to support the 230 residential townhome units proposed within that project (nor the 312 apartment units proposed within the adjacent PD 23-0994). As such, if the developer of the adjacent PD (23-0993) chooses to develop under its Option 1, then the 24-0031 project would be obligated to remain/further develop under its Option 1 plan. If the adjacent PD 23-0993 choose to developer under its Option 2, then the 24-0031 project would likely be required to develop under its Option 2 (as it would likely be unable to remain in operation under its Option 1 plan unless it could abide by the 240 daily trip restriction contained within 07-0801, given that no additional access (i.e. the Easy St. access) would be available).

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

EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

SITE ACCESS AND CONNECTIVITY

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

Since Option 2 of adjacent PD 23-0993 does not have any vertical entitlements, no auxiliary turn lane improvements were warranted to support that project pursuant to Sec. 6.04.04.D. of the LDC; however, staff notes that the traffic generated by the adjacent PD 23-0994 as well as subject PD 24-0031 (which are traveling through adjacent PD 23-0993) will generate significant traffic that will require modification to the existing westbound to southbound left turn lane on Gunn Hwy. onto Citrus Park Ln. Conditions governing those improvements are proposed hereinabove. These developments are unable to provide the full turn lane

length required pursuant to the provided transportation analysis. Given this, the applicant has requested a Design Exception to the reduce the required turn lane length. Further details regarding this subject are provided in the Design Exception #3 section, hereinbelow.

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

DESIGN EXCEPTION #1 - CITRUS PARK LN. - SUBSTANDARD RD.

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

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

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

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

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

If PD 24-0031 is approved, the County Engineer will approve the Design Exception request with the conditions and clarifications specified above.

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

The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated March 15, 2024) to request a deviation from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical

Section (for 2-Lane Urban Local Roadways) standards for the Citrus Park Ln. Extension occurring within PD 23-0993. Based on factors presented in the Design Exception request, the County Engineer found the request approvable with conditions (on March 18, 2024). The deviations from the TS-3 Typical Section are as follows:

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

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

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

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

If PD 24-0031 is approved, the County Engineer will approve the Design Exception request with the conditions and clarifications specified above.

DESIGN EXCEPTION #3 – TURN LANE LENGTHS

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

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

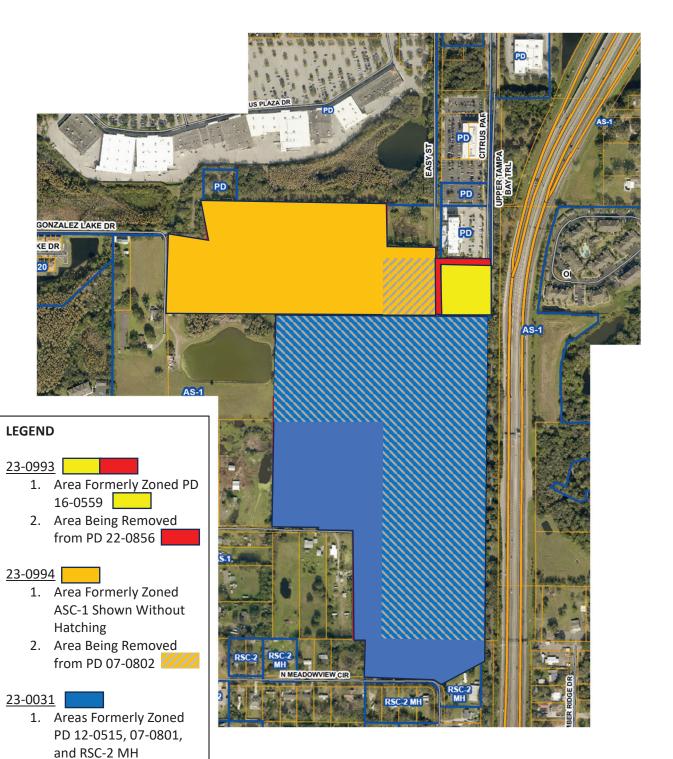
These Design Exceptions would require the developer to extend to the westbound to southbound turn lane to the length indicated above, while the existing eastbound to southbound right turn lane would be left in its existing condition.

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

If PD 24-0031 is approved, the County Engineer will approve the Design Exception request with the conditions specified above.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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



2. Area Being Removed from 07-0802

Ratliff, James

From: Williams, Michael

Sent: Monday, March 18, 2024 6:48 PM

To: Steven Henry

Cc: Michael D. Raysor (mdr@raysor-transportation.com); Carol Walden; David Smith; Heinrich, Michelle;

Krochta, Camille; Ratliff, James; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0031 - Design Exceptions Review (1 of 3)

Attachments: 24-0031 DEAdd 03-05-24_AWC.pdf

Importance: High

Steve,

I have found the attached Design Exception (DE) for PD 24-0031 APPROVABLE with CONDITIONS. Conditions and Clarifications are contained on the attached.

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Monday, March 18, 2024 6:22 PM To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0031 - Design Exceptions Review (1 of 3)

Importance: High

Hello Mike,

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

shenry@lincks.com mdr@raysor-transportation.com cwalden@stearnsweaver.com dsmith@stearnsweaver.com heinrichm@hcfl.gov krochtac@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

P: (813) 276-8364 E: tirados@hcfl.gov W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

<u>Facebook</u> | <u>Twitter</u> | <u>YouTube</u> | <u>LinkedIn</u> | <u>HCFL Stay Safe</u>

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



Additional / Revised Information Sheet

	Office Use Only	
Application Number: RZ-PD 24-0031	Received Date:	Received By:
The following form is required when submitted must be submitted providing a summary of the project size the cover letter must list any new formulated indicating the additional/revised documents.	e changes and/or additional i olio number(s) added. Additio	nformation provided. If there is a change in mally, the second page of this form must be
Application Number: RZ-PD 24-003	Applicant's Name: D	.R. Horton, Inc.
Reviewing Planner's Name: Camille K	rochta	Date: 03/05/2024
Application Type: Planned Development (PD) Minor Mod	ification/Personal Appearance	_
☐ Variance (VAR) ☐ Developme	nt of Regional Impact (DRI)	Major Modification (MM)
☐ Special Use (SU) ☐ Conditional		Other
Current Hearing Date (if applicable): $03/25$	5/2024	
Important Project Size Change Information Changes to project size may result in a new hear Will this revision add land to the project? If "Yes" is checked on the above please ensure you	ing date as all reviews will be s	
Will this revision remove land from the project If "Yes" is checked on the above please ensure yo	?	h +on the last page.
Email this form along with all sul Zoni	omittal items indicated on ingIntake-DSD@hcflgov.ne	the next page in pdf form to:
Files must be in pdf format and minimum re titled according to its contents. All items shou included on the subject line. Maximum attach	ld be submitted in one email	m should be submitted as a separate file with application number (including prefix)
For additional help and submittal questions	s, please call (813) 277-1633 o	r email ZoningIntake-DSD@hcflgov.ne <u>t</u> .
I certify that changes described above are the will require an additional submission and cert	only changes that have been r ification.	nade to the submission. Any further changes
Carol Welde		03/05/2024
Signature		Date



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development</u> <u>Services</u> to obtain a release of exempt parcel information.

Are you see to Chapter 1		ed information submitted with your application pursuant
I hereby con	nfirm that the material submitted with application Includes sensitive and/or protected information.	RZ-PD 24-0031
	Type of information included and location	
×	Does not include sensitive and/or protected infor	
If an exempt	tion is being sought, the request will be reviewed to	determine if the applicant can be processed with the data by whether any and all information in the submittal will
	blic information if not required by law to be protect	
Signature: _	(Must be signed by applicant or	authorized representative)
Intake Staff	Signature:	Date:



Additional / Revised Information Sheet

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

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

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

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

complete this form.					
Request Type (check one)	 Section 6.04.02.B. Administrative Variance ▼ Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 				
Submittal Type (check one)	☐ New Request ☐ Additional Information				
Submittal Number and	I. Design Exception				
Description/Running History (check one and complete text box	≥2. Design Exception □5.				
using instructions provided below)	□ 3. □ 6.				
submittal number/name to each separate request number previously identified. It is critical that the a	uests (whether of the same or different type), please use the above fields to assign a unique t. Previous submittals relating to the same project/phase shall be listed using the name and pplicant reference this unique name in the request letter and subsequent filings/correspondence al information related to a previously submitted request, then the applicant would check the				
Project Name/ Phase Multi-Family Re	esidential Easy Street / Big Cat Rescue PD				
Important: The name selected must be used on all f If request is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. I list that phase.				
Folio Number(s) 3601.0000, 3612.0000	, 3613.0000, 3614.0000, 3931.0000, 3932.0000, 3932.0050, 3933.0000, 3600.0000, 3611.0000, 3585.0000				
Check This Box If There Are More Than Five Folio Numbers					
numbers must be provided in the format provided	o to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;				
Name of Person Submitting Request	Steven J. Henry, P.E.				
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The				
Current Property Zoning Designation					
Designation. Typing "N/A" or "Unknown" will result County Zoning Atlas, which is available at https://mu	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.				
Pending Zoning Application Number	PD 23-0994 & PD 24-0031				
Important: If a rezoning application is pending, en Applicable". Use PD for PD rezoning applications, N	nter the application number preceded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.				
Related Project Identification Number (Site/Subdivision Application Number)	N/A				
Important: This 4-digit code is assigned by the Cen	ter for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision as. If no project number exists, please type "N/A" or "Not Applicable".				



LINCKS & ASSOCIATES, INC.

March 5, 2024

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

Re: Multi-Family Residential Easy Street and Big Cat Rescue

PD 23-0994 PD 24-0031

Folio 3601.0000 3932.0000 3612.0000 3932.0050 3613.0000 3933.0000 3614.0000 3600.0000 3931.0000 3611.0000 3585.0000

Lincks Project No. 22153

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

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

PD 23-0994

312 Multi-Family Dwelling Units

PD 24-0031

230 Townhomes

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

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

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website

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

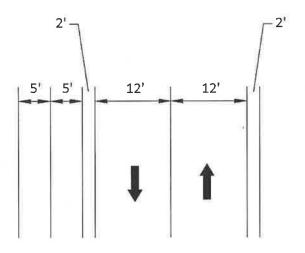
Figure 1 illustrates the proposed typical section for the extension of Citrus Park Lane from the current terminus to PD 24-0031. The deviations and justifications for the variance to TS-4 are as follows:

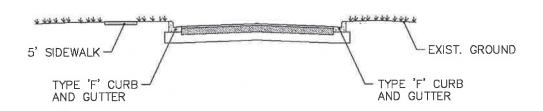
- 1) Bike Lanes The proposed section does not include the 7 foot buffer bike lanes. The justification for this is as follows:
 - a. There are no bike lanes on the existing roadway.
 - b. The roadway is adjacent to the Suncoast Trail which has connections to the trail.
- 2) Sidewalk Sidewalk is proposed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

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

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

	Please do not hesitate to contact us if you have any questions or require any additional information.
	Steven J Henry
/	Lincks & Associates, Inc. P.E. #51555
4	
	Based on the information provided by the applicant, this request is:
	Disapproved
	Disapproved
	Approved
	Approved Approved with Conditions If there are any further questions or you need clarification, please contact Sheida
	ApprovedApproved with Conditions If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.
	Approved with Conditions If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org. Sincerely,





TYPICAL SECTION CITRUS PARK LANE

FIGURE 1

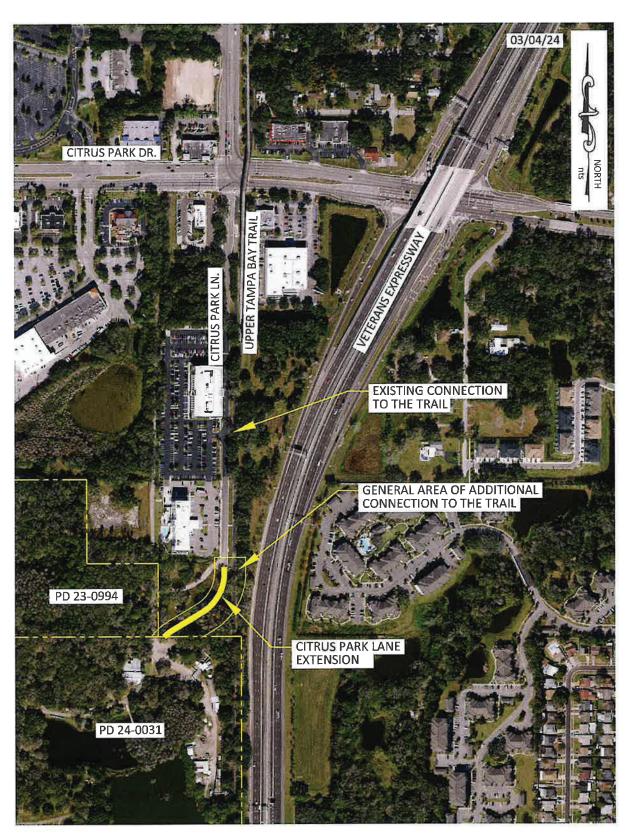
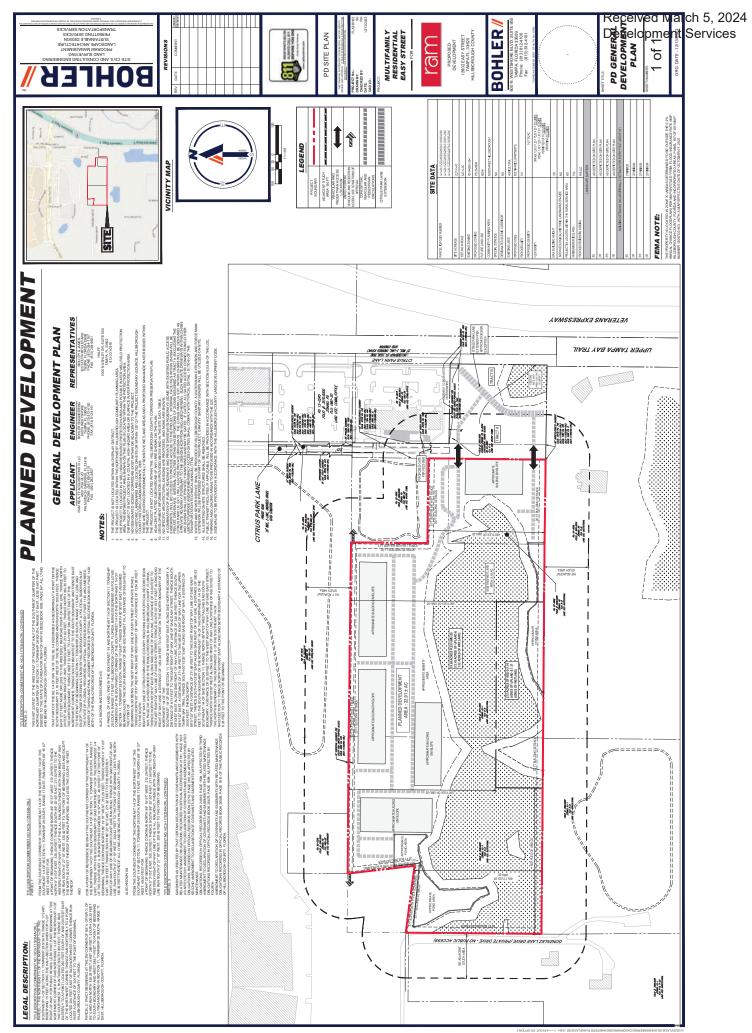


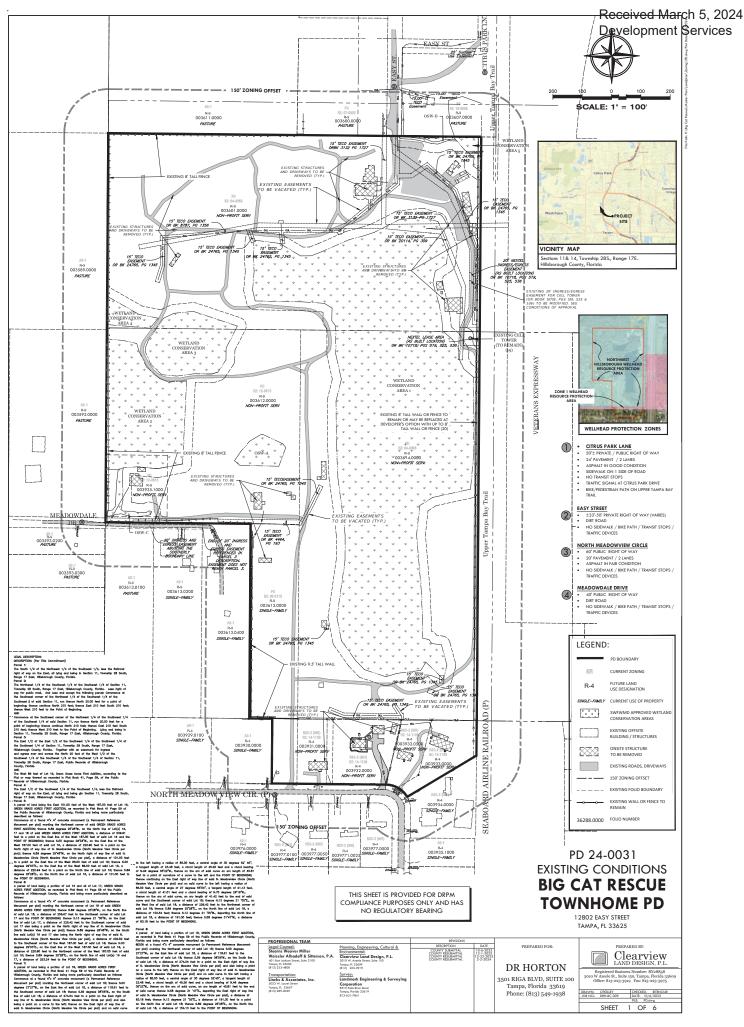
FIGURE 2
PROPOSED TRAIL CONNECTION

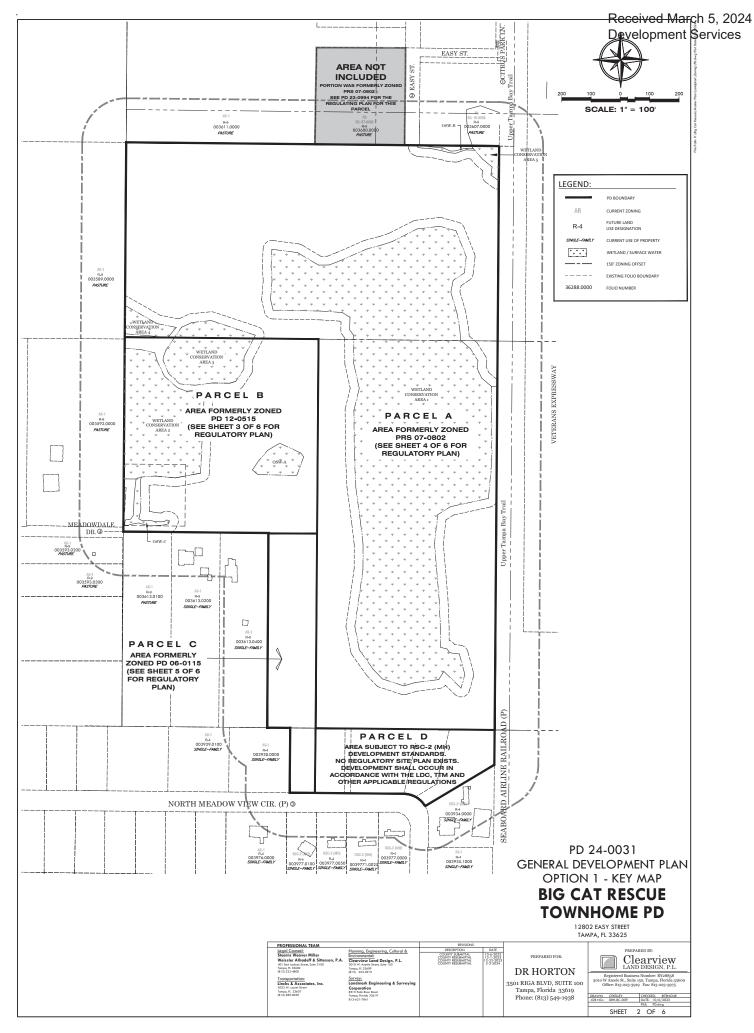
24-0031

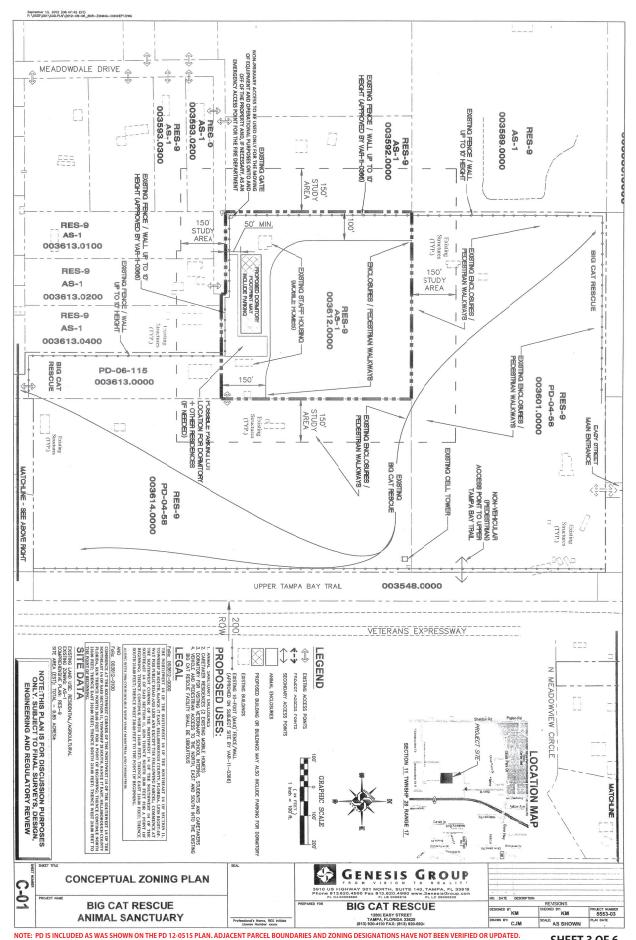


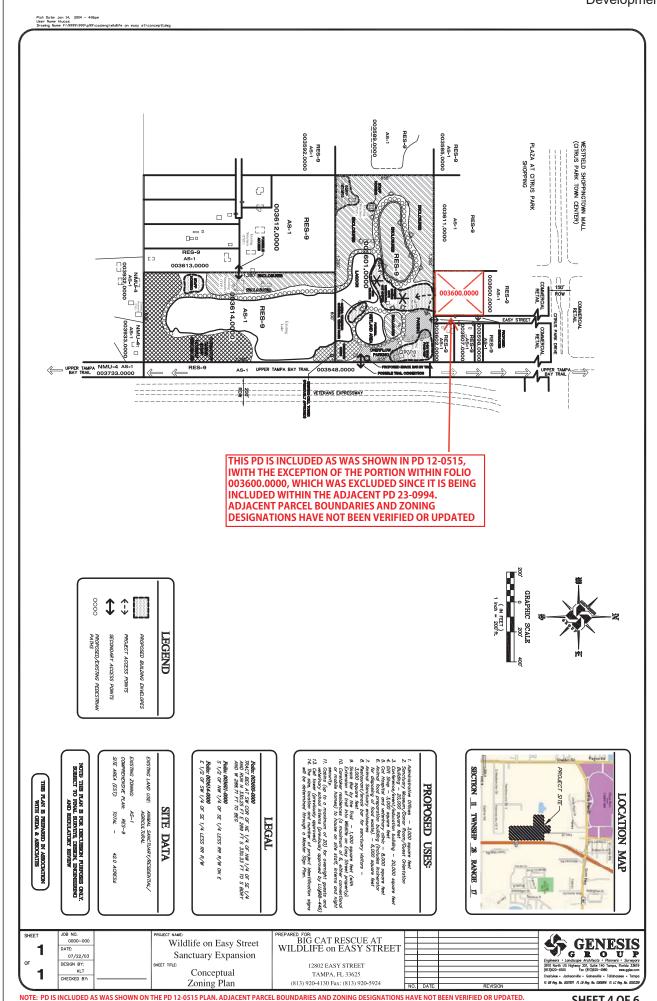
PD 24-0031 PD PLAN

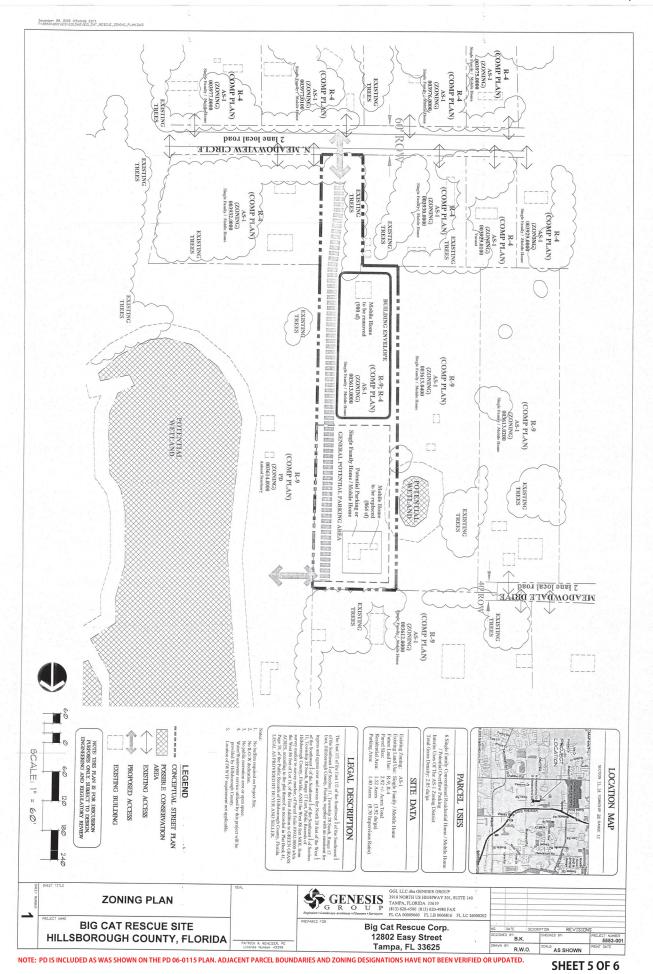


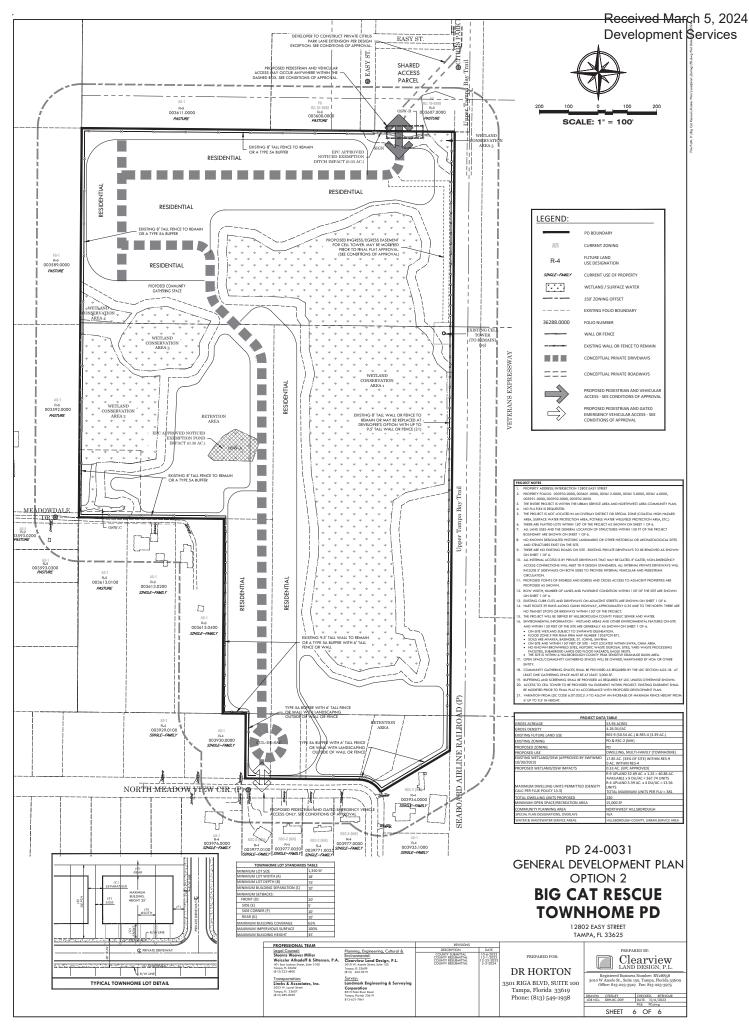




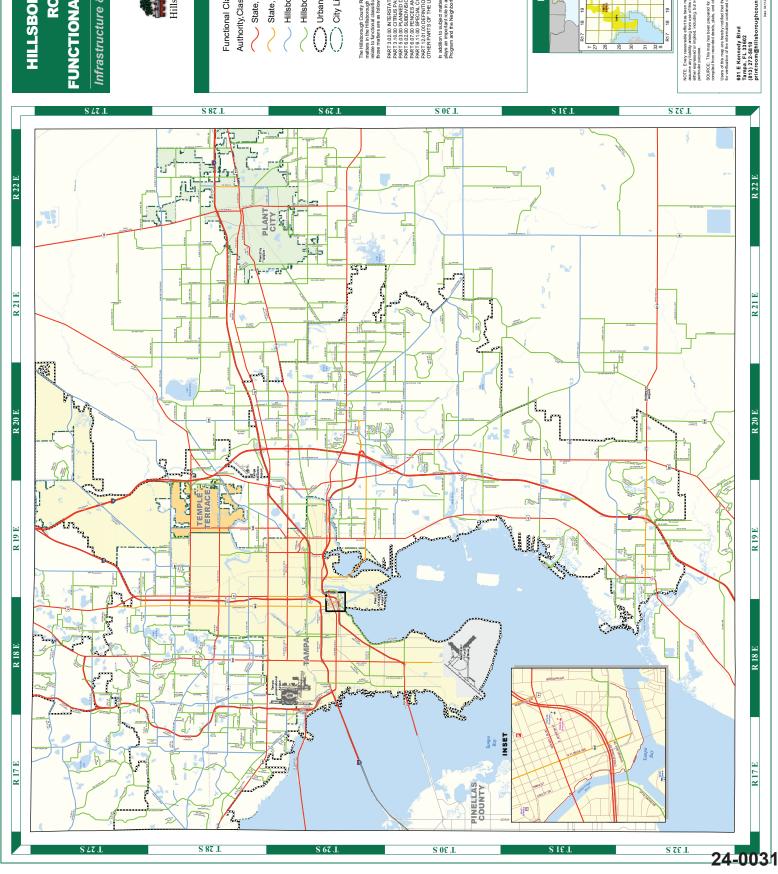


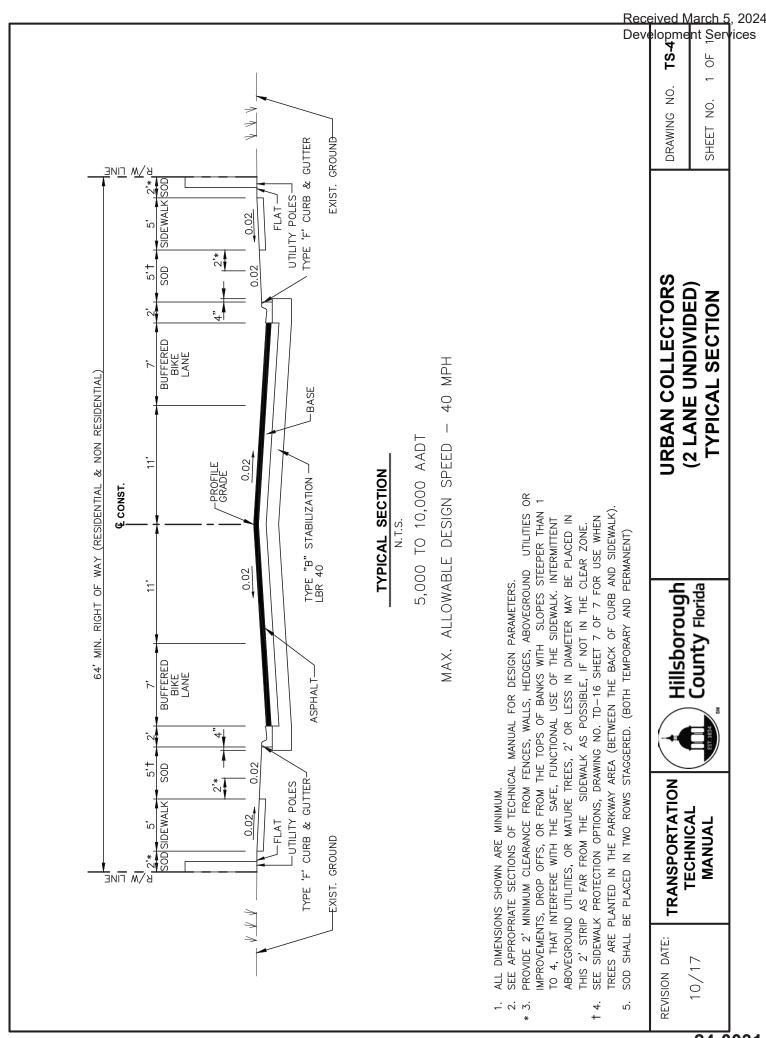






	Received March 5, 202 Development Services
	Development Services
HILLSBOROUGH COUNTY ROADWAYS	
FUNCTIONAL CLASSIFICATION MAP	
	1
	1
	1
	1
	1
	1
LINCKS & ASSOCIATES, INC.	





Ratliff, James

From: Williams, Michael

Sent: Monday, March 18, 2024 6:48 PM

To: Steven Henry

Cc: Michael D. Raysor (mdr@raysor-transportation.com); Carol Walden; David Smith; Heinrich, Michelle;

Krochta, Camille; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0031 - Design Exceptions Review (2 of 3)

Attachments: 24-0031+DEAdd+03-18-24_AWC.pdf

Steve,

I have found the attached Design Exception (DE) for PD 24-0031 APPROVABLE with CONDITIONS. Conditions and Clarifications are contained on the attached.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<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

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Monday, March 18, 2024 6:22 PM To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0031 - Design Exceptions Review (2 of 3)

Hello Mike,

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

shenry@lincks.com mdr@raysor-transportation.com cwalden@stearnsweaver.com dsmith@stearnsweaver.com heinrichm@hcfl.gov krochtac@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

P: (813) 276-8364 E: tirados@hcfl.gov W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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



Additional / Revised Information Sheet

Office Use Only

Application Numbe	r: RZ-PD 24-0031 Received Date:	Received By:
must be submitted project size the cover	required when submitted changes for any application the roviding a summary of the changes and/or additional in letter must list any new folio number(s) added. Additione additional/revised documents being submitted with	nformation provided. If there is a change in nally, the second page of this form must be
Application Number:	RZ-PD 24-0031 Applicant's Name: D.	R. Horton, Inc.
		Date: 03/18/2024
Application Type: Planned Developn	nent (PD) Minor Modification/Personal Appearance	(PRS) Standard Rezoning (RZ)
☐ Variance (VAR)	Development of Regional Impact (DRI)	☐ Major Modification (MM)
☐ Special Use (SU)	Conditional Use (CU)	Other
	(if applicable): 03/25/2024	
	Size Change Information e may result in a new hearing date as all reviews will be so	ubject to the established cut-off dates.
Will this revision add If "Yes" is checked on t	land to the project?	n * on the last page.
Will this revision remo	ove land from the project? Yes No the above please ensure you include all items marked with	n ⁺ on the last page.
Email this	form along with all submittal items indicated on t ZoningIntake-DSD@hcflgov.net	
titled according to its	format and minimum resolution of 300 dpi. Each iter s contents. All items should be submitted in one email vect line. Maximum attachment(s) size is 15 MB.	n should be submitted as a separate file with application number (including prefix)
For additional hel	p and submittal questions, please call (813) 277-1633 or	email ZoningIntake-DSD@hcflgov.ne <u>t</u> .
	described above are the only changes that have been n ional submission and certification.	nade to the submission. Any further changes
O a l	11)2126	03/18/2024
- Carol	Walds Signature	Date



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development Services</u> to obtain a release of exempt parcel information.

Are you seek to Chapter 1		mption fro	om public disc No	closure of select	ed information sul	bmitted with your	application pursuant
I hereby conf				ith application _c ed information.	RZ-PD	24-0031	
	Type of in	formation	included and	location			
Please note: Se				protected infor		r the processing of the	application.
being held fr	rom public	view. Also	, by signing t	I be reviewed to his form I acknow to be protect	owledge that any a	pplicant can be pro and all information	ocessed with the data in the submittal will
Signature: _		~	w wa	lofe	authorized represen	tative)	
Intake Staff S	Signature: ₋					Date:	



Additional / Revised Information Sheet

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

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

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

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.

(Site/Subdivision Application Number)

• Please contact Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

complete this form:			
Request Type (check one)	 Section 6.04.02.B. Administrative Variance ▼ Technical Manual Design Exception Request □ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) □ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	☐ New Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)			
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Multi-Family Res	sidential Easy Street / Big Cat Rescue PD		
Important: The name selected must be used on all fu If request is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.		
3601.0000, 3612.0000, Folio Number(s)	3613.0000, 3614.0000, 3931.0000, 3932.0000, 3932.0050, 3933.0000, 3600.0000, 3611.0000, 3585.0000		
Tollo Nulliber(s)	🗵 Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Steven J. Henry, P.E.		
Important: For Design Exception (DE) Requests, the p DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation			
Designation. Typing "N/A" or "Unknown" will result in County Zoning Atlas, which is available at https://ma	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough ps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.		
Pending Zoning Application Number	PD 23-0994		
	ter the application number preceded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number	N/A		

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

1 of 1

05/2020



LINCKS & ASSOCIATES, INC.

March 15, 2024

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

Re: Multi-Family Residential Easy Street and Big Cat Rescue

PD 23-0994 PD 24-0031

As Yet Unfiled PRS to PD 22-0856

Folio 3601.0000 3932.0000 3612.0000 3932.0050 3613.0000 3933.0000 3614.0000 3600.0000 3585.0000

Lincks Project No. 22153

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

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

PD 23-0994

312 Multi-Family Dwelling Units

PD 24-0031

230 Townhomes

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

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

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

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

Mr. Mike Williams March 14, 2024 Page 2

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

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

- Westbound left turn lane
- Eastbound right turn lane

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

Westbound Left Turn Lane

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

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

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

Scenario A:

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

Scenario B:

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

Mr. Mike Williams March 18, 2024 Page 3

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

Eastbound Right Turn Lane

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

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

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

Mr. Mike Williams March 14, 2024 Page 4

Please do not hesitat	e to contact us if you have any questions or require any additional
information.	7 STEVEN STEVEN STEVEN LICE
Best Regards,	PRO 5/55/
Steven J Henry	
President Lincks & Associates,	Inc.
P.E. #51555	T- T- WGINE
D. Laure Aleas Sanfarana	etter provided by the employee this request is:
Based on the inform	nation provided by the applicant, this request is:
Based on the inform	nation provided by the applicant, this request is: Disapproved
Based on the inform	
Based on the inform	Disapproved
X If there are any furth	Disapproved Approved
X If there are any furth	Disapproved Approved Approved with Conditions her questions or you need clarification, please contact Sheida
X If there are any furth	Disapproved Approved Approved with Conditions Her questions or you need clarification, please contact Sheida 276-8364, TiradoS@hillsboroughcounty.org.
X If there are any furth	Disapproved Approved Approved with Conditions ner questions or you need clarification, please contact Sheida 276-8364, TiradoS@hillsboroughcounty.org. Sincerely, Michael J. Williams
X If there are any furth	Disapproved Approved Approved with Conditions ner questions or you need clarification, please contact Sheida 276-8364, TiradoS@hillsboroughcounty.org. Sincerely,

TABLE 1
ESTIMATED PROJECT TRIP ENDS (1)

our	Total	155	134	289
PM Peak Hour Trip Ends	Ort	22	55	112
A.	드	86	<u>79</u>	177
AM Peak Hour Trip Ends	Total	120	114	234
Peak Horing Ends	Ont	91	82	176
MA L	듸	29	29	28
		2,076	1,702	3,778
	Size	312 DU's	230 DU's	Total
E			215	
	Land Use	Multi-Family	Townhomes	
	Project	PD23-0994	PD24-0031 To	

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



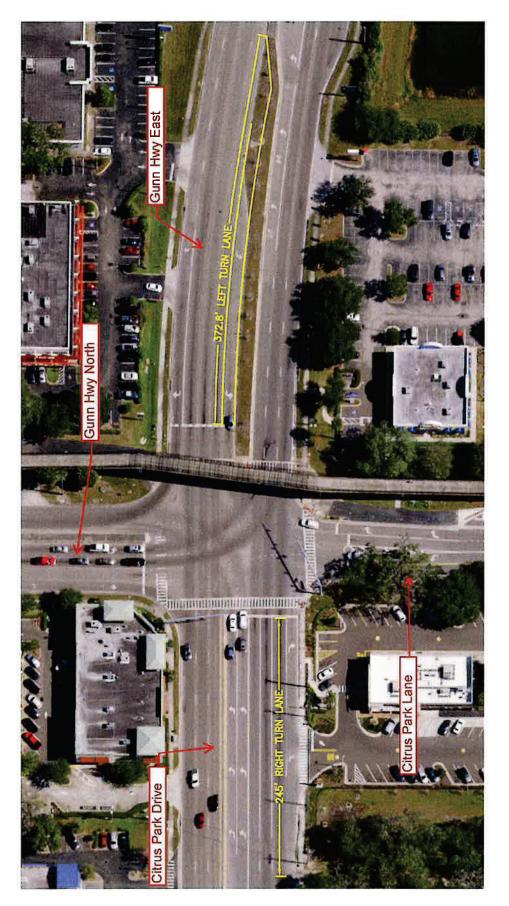


FIGURE 1 Intersection Improvements

TABLE 2

יאטרי

TURN LANE EVALUATION

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

(1) See Figure 6 of this report.

(2) Queue Length:

Scenario A:
AM - WBL 193/(3,600/190) x 89/190x 2 x 25 = 239'
PM - WBL 212/(3,600/190) x 98/190 x 2 x 25 = 289'
Use 300'
Scenario B:

AM - WBT 1,113/(3,600/190)/3 =20 Vehicles/Lane/Cycle - 20 x 25 =500'

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

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

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

 $-28 \times 25 = 700$

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

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

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

Development Services

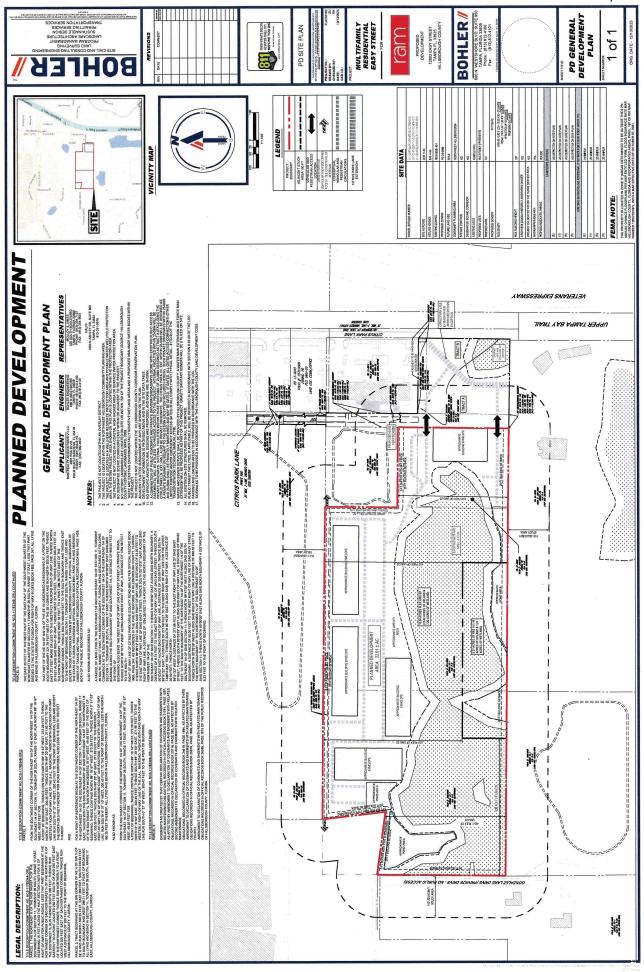
APPENDIX



Development Services

PD 23-0994 PD PLAN

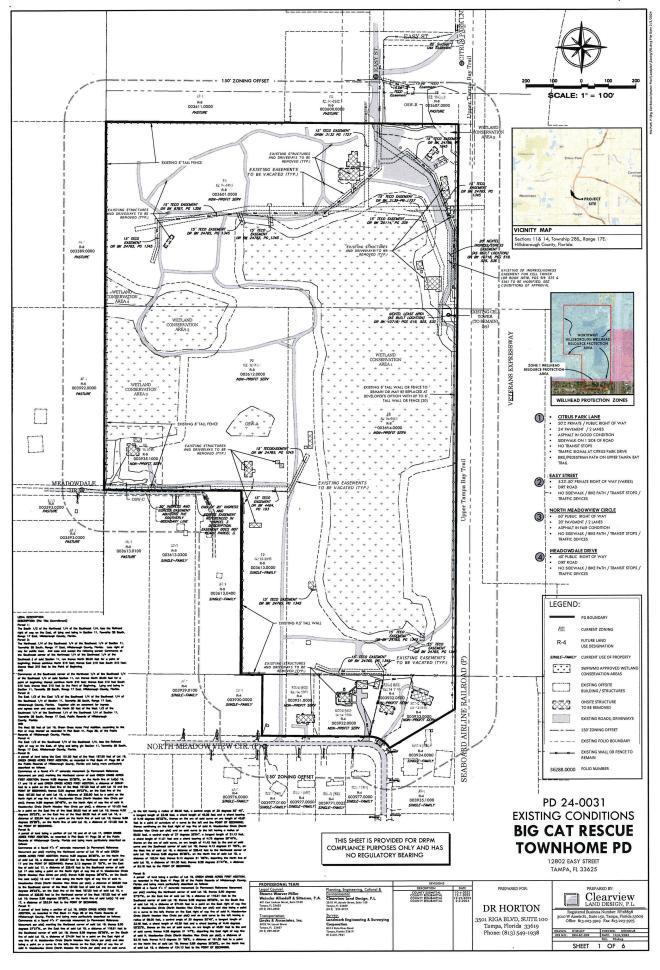


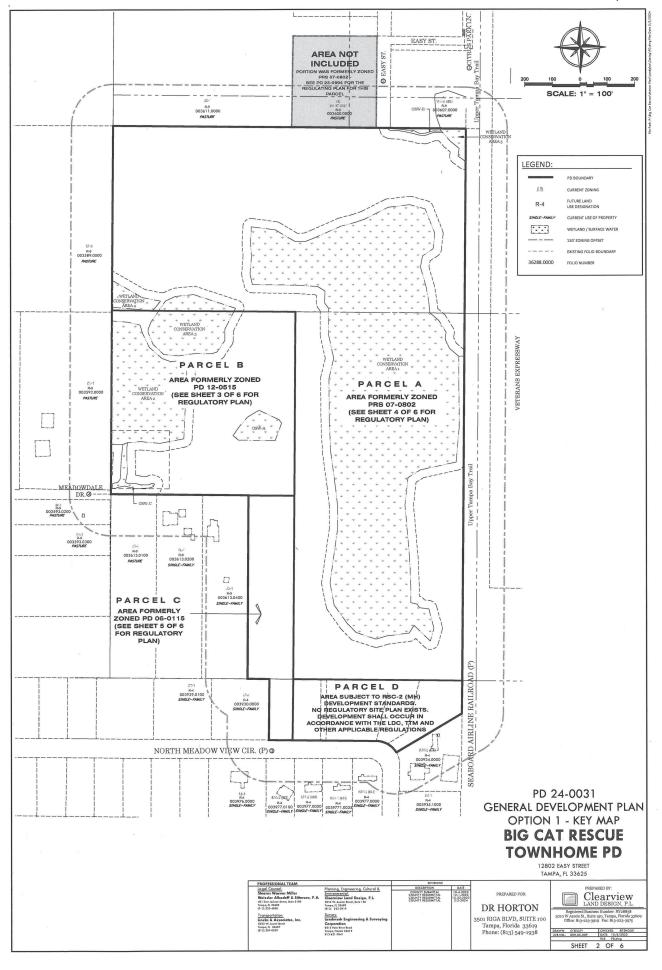


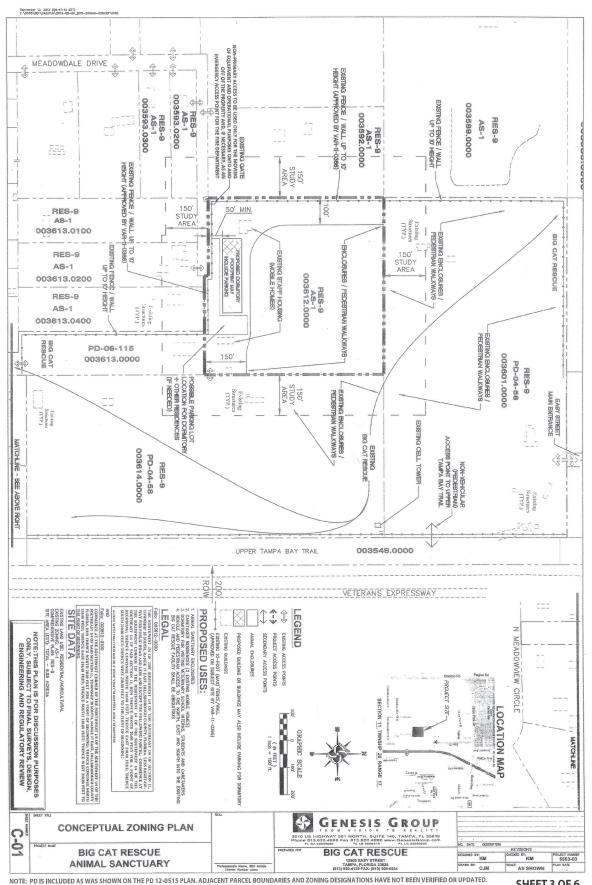
Development Services

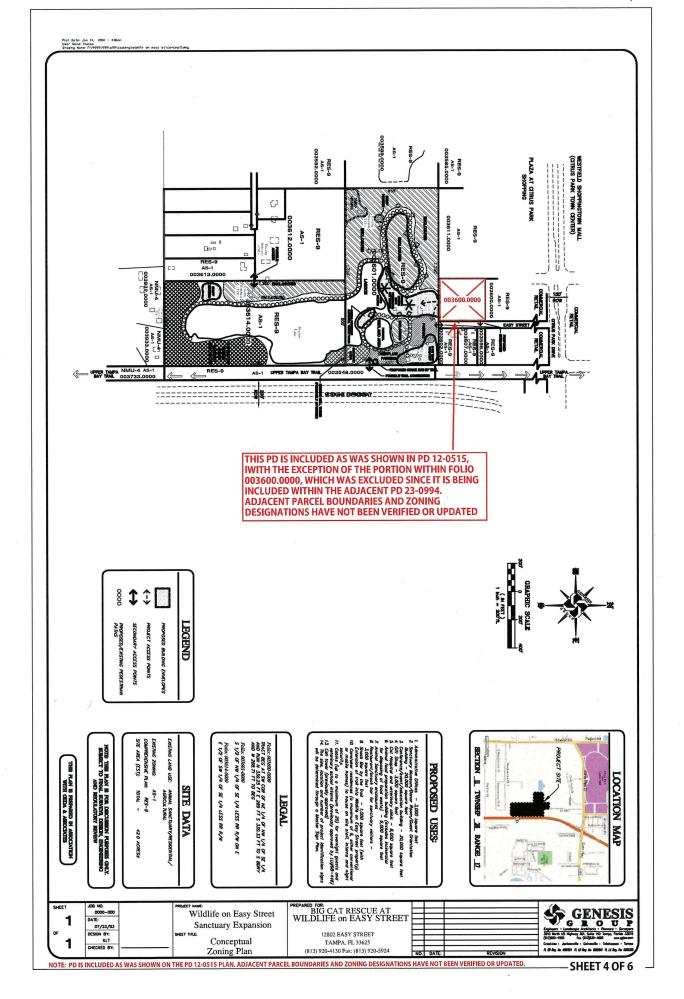
PD 24-0031 PD PLAN

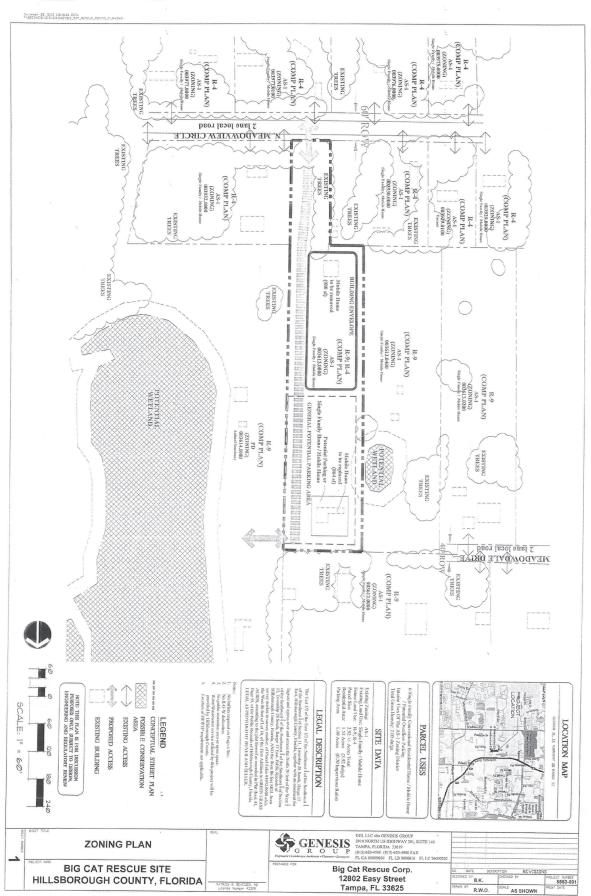


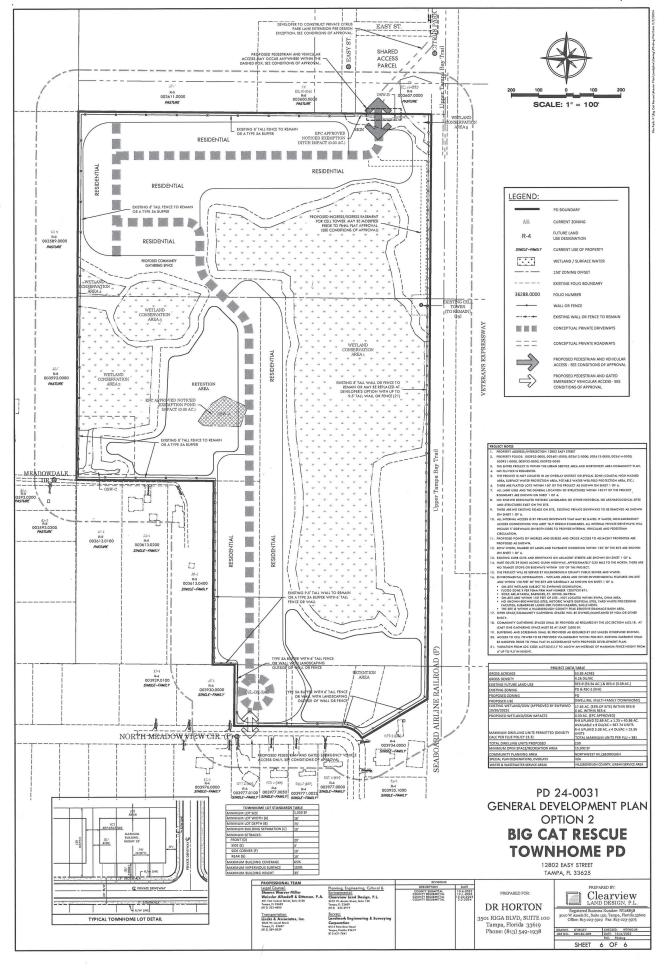




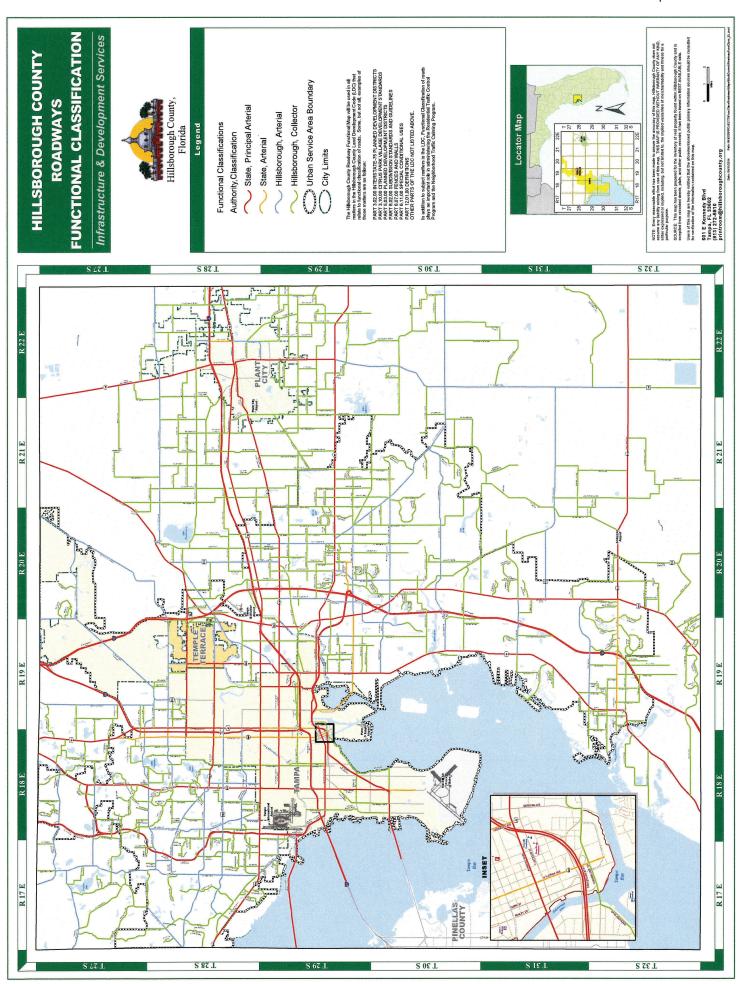








	Received March 18, 2024 Development Services
HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP	
LINCKS & ASSOCIATES, INC.	



Ratliff, James

From: Williams, Michael

Sent: Monday, March 18, 2024 6:49 PM

To: Michael D. Raysor (mdr@raysor-transportation.com)

Cc: Steven Henry; Carol Walden; David Smith; Heinrich, Michelle; Krochta, Camille; Ratliff, James; Tirado,

Sheida; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0031 - Design Exceptions Review (3 of 3)

Attachments: 24-0031+Rev+DE+Req+03-18-2_AWC.pdf

Steve,

I have found the attached Design Exception (DE) for PD 24-0031 APPROVABLE with CONDITIONS. Conditions and Clarifications are contained on the attached.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<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

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Monday, March 18, 2024 6:22 PM To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0031 - Design Exceptions Review (3 of 3)

Hello Mike,

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

shenry@lincks.com mdr@raysor-transportation.com cwalden@stearnsweaver.com dsmith@stearnsweaver.com heinrichm@hcfl.gov krochtac@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

P: (813) 276-8364 E: tirados@hcfl.gov W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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



Additional / Revised Information Sheet

	Office Use Only	
Application Number: RZ-PD 24-0031	Received Date:	Received By:
The following form is required when submitted must be submitted providing a summary of the project size the cover letter must list any new included indicating the additional/revised documents.	ne changes and/or additional i folio number(s) added. Additio	nformation provided. If there is a change in mally, the second page of this form <u>must</u> be
Application Number: RZ-PD 24-00	$\frac{31}{2}$ Applicant's Name: $\frac{D}{2}$.R. Horton, Inc.
Reviewing Planner's Name: Camille K		Date: 03/18/2024
Application Type: Planned Development (PD) Minor Mod	lification/Personal Appearance	(PRS) Standard Rezoning (RZ)
☐ Variance (VAR) ☐ Developme	ent of Regional Impact (DRI)	☐ Major Modification (MM)
Special Use (SU) Conditiona	l Use (CU)	Other
Current Hearing Date (if applicable): $03/2$	5/2024	
Important Project Size Change Informa Changes to project size may result in a new hear		subject to the established cut-off dates.
Will this revision add land to the project? If "Yes" is checked on the above please ensure years.	Yes No ou include all items marked with	h * on the last page.
Will this revision remove land from the project If "Yes" is checked on the above please ensure y	? Yes No ou include all items marked with	h ⁺ on the last page.
Email this form along with all su Zon	bmittal items indicated on inglintake-DSD@hcflgov.net	the next page in pdf form to: t
Files must be in pdf format and minimum re titled according to its contents. All items shou included on the subject line. Maximum attach	ald be submitted in one email	m should be submitted as a separate file with application number (including prefix)
For additional help and submittal question	s, please call (813) 277-1633 o	r email ZoningIntake-DSD@hcflgov.ne <u>t</u> .
I certify that changes described above are the will require an additional submission and cert		made to the submission. Any further changes
(aru Q-1) plde		03/18/2024
Signature		Date



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development Services</u> to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of se to Chapter 119 FS? Yes No	lected information submitted with your application pursuant
I hereby confirm that the material submitted with application Includes sensitive and/or protected information Type of information included and location	on.
Does not include sensitive and/or protected in Please note: Sensitive/protected information will not be accepted/reque	
If an exemption is being sought, the request will be reviewed being held from public view. Also, by signing this form I and become public information if not required by law to be pro-	ed to determine if the applicant can be processed with the data cknowledge that any and all information in the submittal wil tected.
Signature:(Must be signed by applicar	nt or authorized representative)
Intake Staff Signature:Clare Odell	Date: <u>03/18/2024</u>



Additional / Revised Information Sheet

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

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

3 of 3 02/2022

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

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

complete this form.	
Request Type (check one)	 Section 6.04.02.B. Administrative Variance ★ Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	x 1. Existing Facilities ↓ 4. 2 . ↓ 5. 3 . 6 .
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. If information related to a previously submitted request, then the applicant would check the
Project Name/ Phase MULTIPLE	
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	Iture communications and submittals of additional/revised information relating to this variance. list that phase.
3565.5000, 3607.0000, 3607	0-0000, 3611-0000, 3585-0000, 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000, 3932.0050, & 3933.0000
Tono Hamber(3)	▼ Check This Box If There Are More Than Five Folio Numbers
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;
Name of Person Submitting Request	Michael D. Raysor, P.E.
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The
Current Property Zoning Designation	MULTIPLE
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mc	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.
Pending Zoning Application Number	PD 23-0993 (OPTION 2) & PD 23-0994 & PD 24-0031
	nter the application number preceded by the case type prefix, otherwise type "N/A" or "Not 1470 MM for major modifications, PRS for minor modifications/personal appearances.
Related Project Identification Number (Site/Subdivision Application Number)	N/A

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

1 of 1

05/2020



TRAFFIC ENGINEERING

DEVELOPMENT SUPPORT

February 9, 2024 (Revision No. 4)

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

SUBJECT: EXISTING FACILITIES DESIGN EXCEPTION

PD 23-0993 (OPTION 2) & PD 23-0994 & PD 24-0031

FOLIO NO'S. 3565.5000, 3607.0000, 3600-0000, 3611-0000, 3585-0000, 3601.0000, 3612.0000, 3613.0000, 3614.0000,

3931.0000, 3932.0000, 3932.0050, & 3933.0000

Dear Mr. Williams,

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

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

PD 23-0993 (OPTION 2)

No Entitlements

PD 23-0994

Multifamily @ 312 units

PD 24-0031

Townhomes @ 230 units

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

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

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

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

RAYSOR Transportation Consulting

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



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

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

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

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

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

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

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

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

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

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

RAYSOR Transportation Consulting

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



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

Sincerely,

RAYSOR Transportation Consulting, LLC	DANIEL
Michael D. Raysor, P.E.	No. 60919
President	Michael Digitally signed by Michael Raysor
	*: Raysor *Date: 2024.02.09
	This item has been digitally signed and sealed by Michael
	Daniel Raysor P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

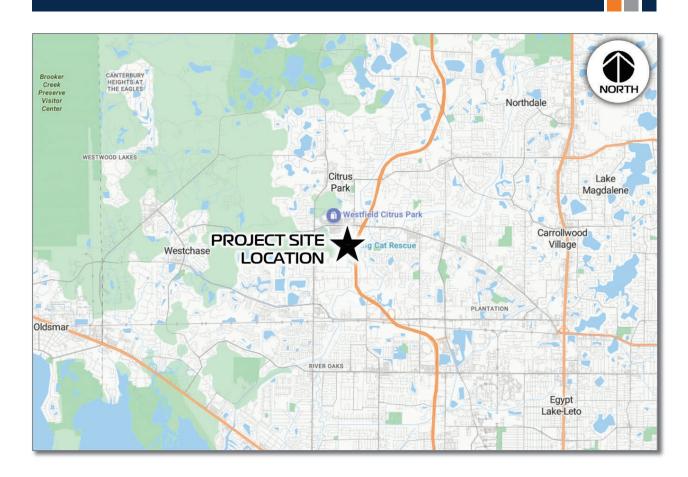
ВА	SED	ON	THE	INFOR	MATION	PROVIDE	о ву	THE	APPLICA	ANT,	THIS	REQUEST	IS	HEREBY
AP	PROV	/ED												
AP	PROV	/ED V	VITH (CONDIT	IONS									X
DE	NIED													
				' '	OUNTY E	NGINEER NT REVIEW D	VISION							date

ATTACHMENT A



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

Project Site Location Map

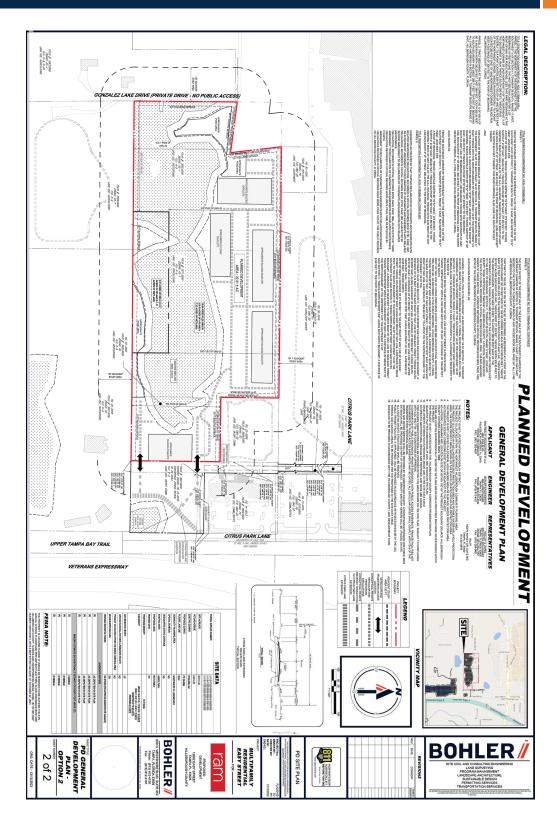


ATTACHMENT B



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

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

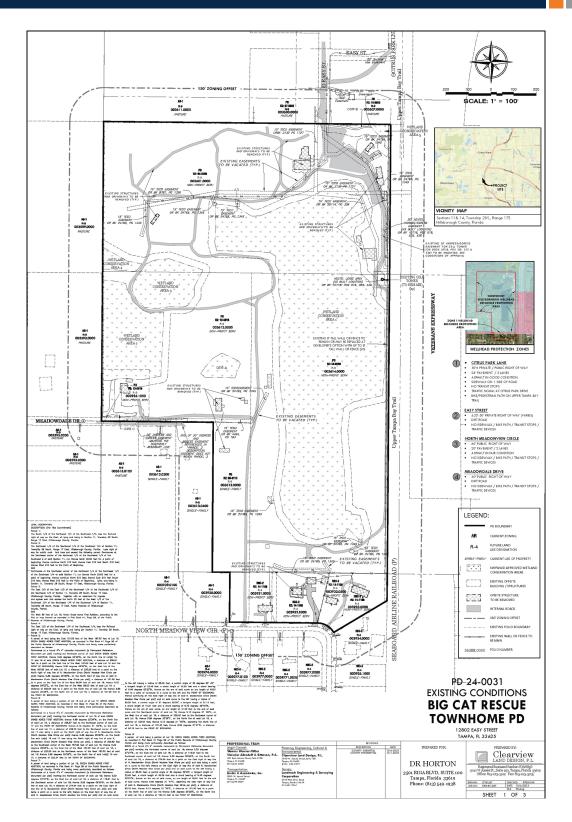


ATTACHMENT B - 1 of 2

ATTACHMENT B



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



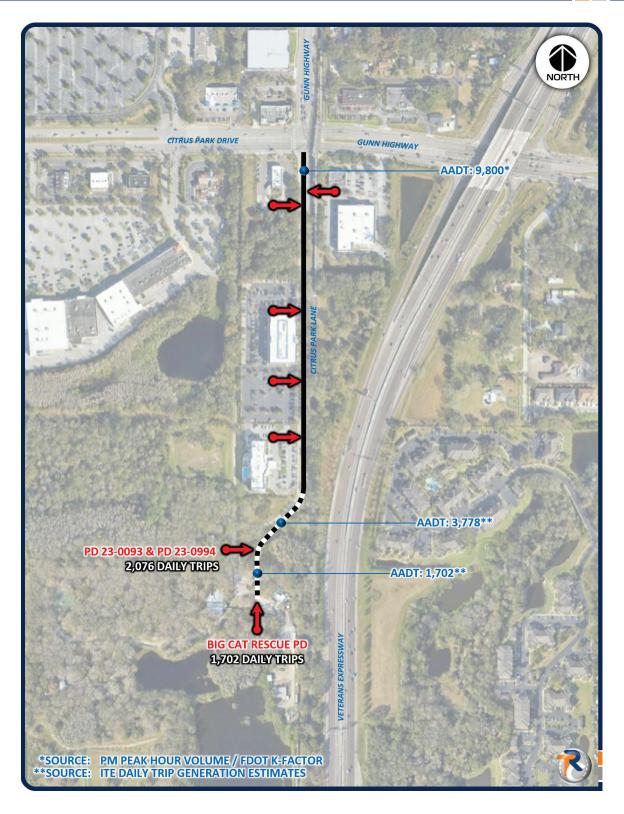
ATTACHMENT B -2 of 2

ATTACHMENT C



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

Citrus Park Lane Daily Traffic Volumes



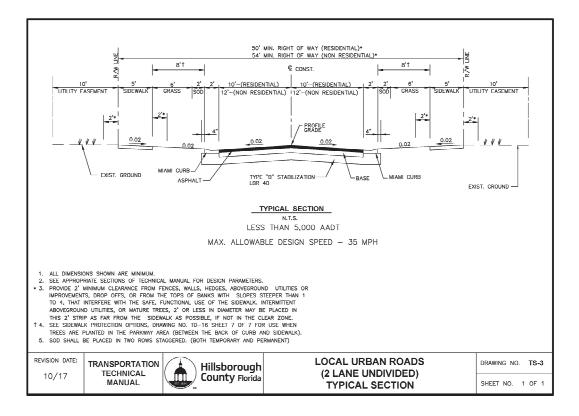
ATTACHMENT C - 1 of 1

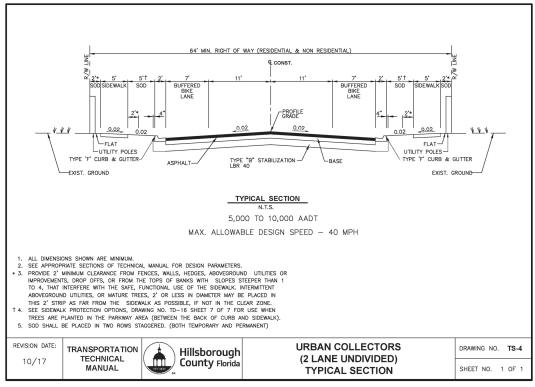
ATTACHMENT D



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

Hillsborough County TS-3 & TS-4 Typical Sections



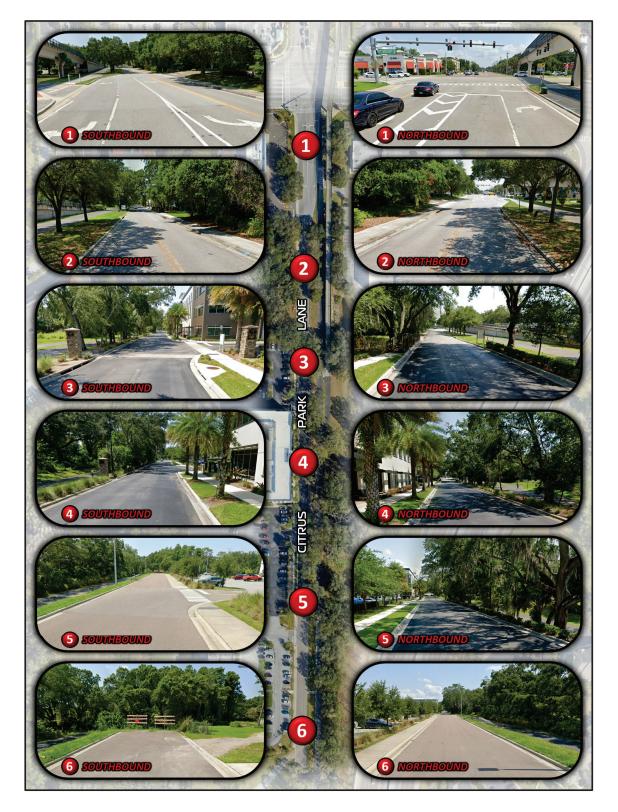


ATTACHMENT E



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

Citrus Park Lane Photographs



ATTACHMENT E - 1 of 1

ATTACHMENT F



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

Existing Access Connections to Upper Tampa Bay Trail



ATTACHMENT F - 1 of 1

ATTACHMENT G



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

Conceptual Location of Proposed Ramp Connection to Upper Tampa Bay Trail



ATTACHMENT G - 1 of 1

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Citrus Park Ln.	Multiple Classifications (Collector/Local/ Driveway)	2 Lanes ⊠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	716	47	58		
Proposed	1,702	113	134		
Difference (+/-)	(+) 986	(+) 66	(+) 76		

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

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

Design Exception/Administrative Variance □ Not applicable for this request					
Road Name/Nature of Request	Туре	Finding			
Citrus Park Ln./ Substandard Rd.	Design Exception Requested	Approvable			
Citrus Park Ln./ New Rd. Standards Deviation	Design Exception Requested	Approvable			
Gunn Hwy./ Turn Lane Lengths	Design Exception Requested	Approvable			
Notes:		·			

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
☑ 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 24-0031

DATE OF HEARING: March 25, 2024

APPLICANT: D.R. Horton, Inc.

PETITION REQUEST: A request to rezone property from PD

06-0115, PD 12-0515, PD 04-0058 and RSC-2 MH to PD for two development

options

LOCATION: 1,250 feet East of the Intersection of

Meadowdale Dr. and N. Meadowview

Circle

SIZE OF PROPERTY: 53.93 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 06-0115, PD 12-0515, PD 04-0058

and RSC-2 MH

FUTURE LAND USE CATEGORY: RES-4 and RES-9

SERVICE AREA: Urban

COMMUNITY PLAN: Northwest

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: D.R. Horton, Inc. FLU Category: RES-4 RES-9

Service Area: Urban

Site Acreage: 53.93 +/- Acres

Community Plan Area: Northwest

Overlay: None

Special District: None

Introduction Summary:

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

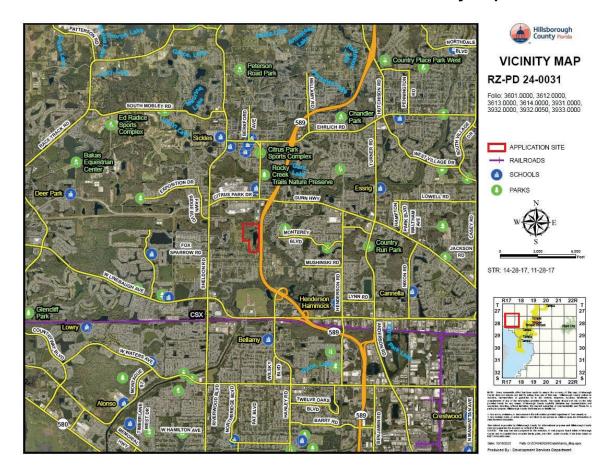
Planning Commission Recommendation: Inconsistent Additional Information:

Development Services Recommendation: Approvable, subject to proposed conditions

PD Variation(s): LDC Part 6.07.00 (Fences/Walls)

Waivers to the Land Development Code: None proposed

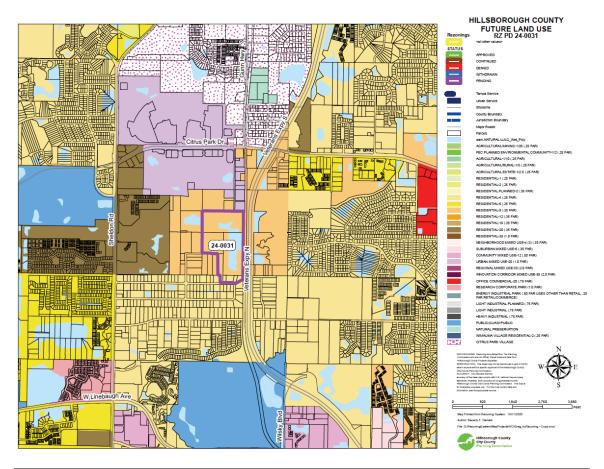
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

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

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

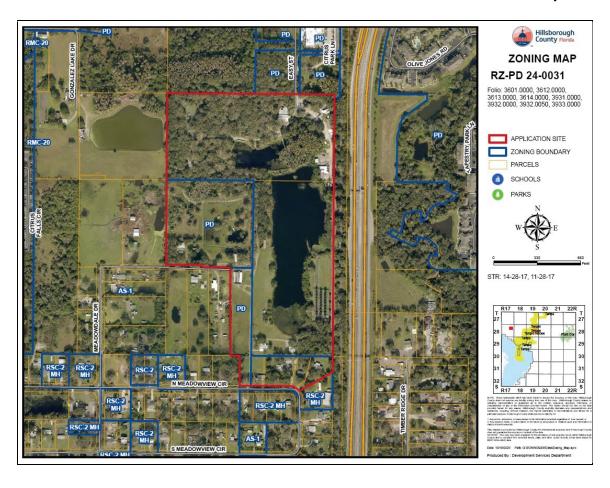


Typical Uses:

Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land established locational criteria for use.

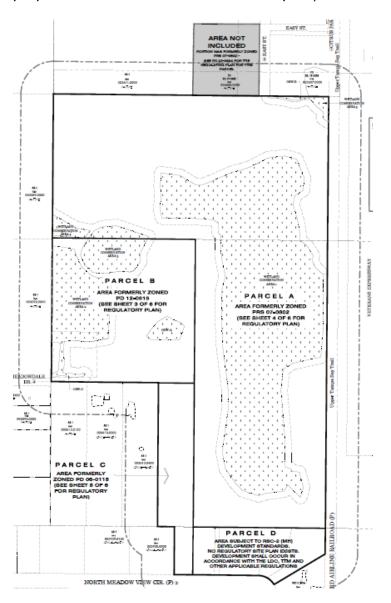
Residential, urban scale neighborhood commercial, office uses, multi-purpose projects, and mixed-use development. Nonresidential uses shall meet specific land use.

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



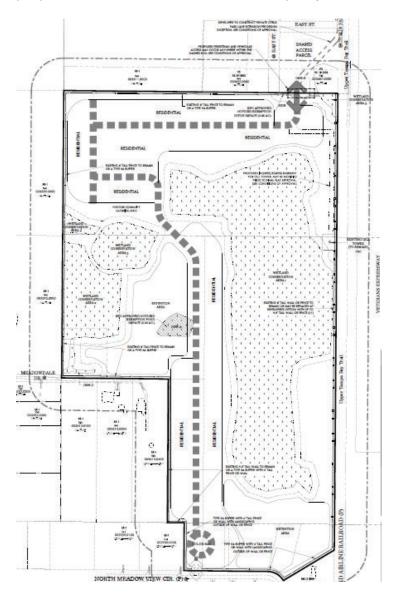
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan Option 2 (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



Classification Current Conditions Select Future Improvements

	NSPORTATION SUMMA		RTATION REPORT IN		
<u>Adjoini</u>	ng Roadways (check if a	pplicable)			
Citrus Park Ln.	Multiple Classifications (Collector/Local/ Driveway)	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements ☑ Substandard Road Improvements □ Other 		
4.0 ADE	DITIONAL SITE INFORMA	ATION & AGENCY CO	MMENTS SUMMARY		
_	mental Protection Commis ration & Environ. Lands M		3		
	Applicable: inds/Other Surface Waters	S			
☐ Use of Environmentally Sensitive Land Credit					
_	ead Protection Area ce Water Resource Protec	ction Area			
□ Coas	ole Water Wellfield Protect tal High Hazard Area n/Suburban/Rural Scenic (·			
□ Other					
Comme	nts Received				
Conditi	ons Requested				
Additio	nal Information/Commer	nts			
Public F	acilities:				

Transportation

☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided

Service Area/ Water & Wastewater

	ampa
□Rural □ City of Te	mple Terrace

Hillsborough County School Board

Adequate \boxtimes K-5 \boxtimes 6-8 \square 9-12 \square N/A Inadequate \square K-5 \square 6-8 \boxtimes 9-12 \square N/A

Fees: (Fee estimate is based on a 1,500 square foot, Townhome Units 1-2 story)

Mobility: \$6,661 * 230 units = \$1,532,030

Parks: \$1,957 * 230 units School: \$7,027 * 230 units Fire: \$249 * 230 units

Total Multi-Family (1-2 story) = \$3,655,620

= \$ 450,110 **=** \$1,616,210 **=** \$ 57,270

Planning Commission

☐ Meets	Locational	Criteria	$\boxtimes N/A \square$	Locational	Criteria	Waiver F	Requested	X
Minimum	Density M	et □ N/A	Ą					

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

The applicant has requested two PD variations from the Land Development Code, Section 6.07.02 Fences and Walls (C)(1)(f) if developed under Option 2.

The applicant's requests and justification for the variation is found to meet the applicable criteria of LDC Part 5.03.06.C.6.a.1-4.

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

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

5.2 Recommendation

Staff recommends approval of the request subject to the proposed 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 March 25, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Jake Cremer 401 East Jackson Street Suite 2100 Tampa testified on behalf of the applicant. Mr. Cremer stated that the zoning petition is directly to the south of the case that was previously heard at the hearing. He stated that the developer is D.R. Horton and that the development team was present and available for questions.

Mr. David Smith 401 East Jackson Street testified on behalf of the applicant regarding land use planning issues. Mr. Smith stated that the site is 53.93 acres in size and was formerly the Big Cat Sanctuary. The rezoning request is for the development of 230 townhome dwelling units. He detailed the four zoning districts on-site and testified that there are two options proposed under the Planned Development. Option one would keep all existing uses in place and designates Parcels A.B. C and D. Option two would result in a townhome development with access off of the extension to Citrus Park Lane on a private drive that would come through the development and terminate at a cul-de-sac at the southern end of the property. Mr. Smith described the surrounding land uses to discuss compatibility. He stated that the subdivision to the south is from the 1960's and has two connections to Sheldon Road. A neighborhood meeting was held and the unanimous concern from the residents was that they did not want the subject townhome development to connect with their neighborhood. He added that is why a cul-de-sac is proposed with only emergency access to Meadowview. Planned Development Variations are requested that pertain to the existing walls on the property. He testified that there are 8 foot high walls on portions of the site and a 9.5 foot high wall on the southern portion of the site. The Variation allows those walls to stay and if they are removed, a 5-foot Type A buffer with a 6 foot fence would be required. Regarding the Planning Commission's findings, Mr. Smith stated that staff found the project to be compatible but has issues with the connectivity policies. Emergency access is proposed to the south to protect the adjacent neighborhood. The Community Plan talks about the minimal use of cul-de-sacs and promoting a grid like pattern. The western wetlands prevent access to Sheldon Road except from Meadowview Circle. All other connections are private. Mr. Smith stated that a grid pattern is not realistic for the subject property. The cul-de-sac to the south has gated emergency access only. Pedestrian and bicycle access will be available to the community through the subject property. Mr. Smith discussed Objective 4.1 of the Mobility Element which states that pedestrian and bicycle interconnections between adjacent compatible development and where appropriate, require vehicular access. He emphasized the word appropriate as it pertains to the subject property. Mr. Smith stated that if full access were proposed to the south, the neighborhood to the south would get all of the traffic and none of the benefit. He concluded his presentation by stating that the Planning Commission has narrowly evaluated the request and are looking for the Hearing Master and the County Commissioners to balance the policies. He added that the applicant agrees with the proposed zoning conditions.

Hearing Master Finch stated that she had questions about the Variation and the reason for the cul-de-sac but that Mr. Smith explained those issues in his presentation.

Mr. Jake Cremer testified that the main issue at the community meeting was to not permit vehicular access to the neighborhood to the south.

Ms. Michelle Heinrich of the Development Services Department testified regarding the County's staff report. She described the request for the 230 townhomes and the proposed two development options as detailed in the staff report. She stated that staff does not object to the requested Variations and that the revised staff report addressed numbering issues and included transportation comments. Ms. Heinrich testified that staff recommends approval.

Ms. Andrea Papandrew of the Planning Commission testified that the property is within the Residential-4 and Residential-9 Future Land Use category and located in the Urban Service Area and the Northwest Hillsborough Community Plan. She stated that the density meets the exemption under Policy 1.3 due to the large amount of wetlands. Ms. Papandrew that the proposed is consistent with numerous policies regarding environmentally sensitive land area and is similar in use and density to the surrounding development pattern. She testified that the project conflicts with Policy 16.7 which requires residential neighborhoods to be designed to include an efficient system of internal circulation and street stub outs to connect to adjacent neighborhoods. She added that Policy 16.10 considers vehicular traffic circulation and access to be factors that impact compatibility. The proposed Tampa Bay Trail connection helps meet the intent of Objective 13.1 which requires communities to be designed around a modified grid network of streets to improve connections between neighborhoods. Ms. Papandrew also cited Objective 4.1 of the Mobility section which encourages communities to be designed around a grid network to improve interconnections. She stated that while the site provided multiple opportunities for pedestrian access, the proposed cul-de-sac directly conflicts with the mobility section. She concluded her comments by stating that the Northwest Area Community Plan seeks to ensure flexible and innovative mobility options to offset the deficient street network. She cited the connection to the Upper Tampa Bay Trail as helping to meet that intent but stated that the Plan also states that cul-de-sacs should be used minimally. Staff stated that the rezoning is inconsistent with the Northwest Community Plan and the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked Ms. Papandrew about the cul-de-sac issue as it was mentioned in the Planning Commission's staff report and if the applicant instead proposed a t-intersection that was gated and provided emergency access only, would that satisfy the desire to have a grid network as it would limit access except for pedestrians. Ms. Papandrew replied that the intent of the policy is to provide connectivity with neighborhoods. She stated that she was not sure that providing just pedestrian access would meet the intent. The Planning Commission has a policy to not provide their position on the dais so if the applicant wanted to continue in order to have them review the option of a t-intersection, then staff would consider it.

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. Smith testified during the rebuttal period that the Development Services staff report basis for support is from the perspective of the historical zoning of the subject property when it was the Big Cat Rescue was to restrict the ability to have traffic on the local roads. Therefore, there is a history of protecting the community on this property. He added that the protection of the community coupled with the policy that says "when appropriate" to make the connection is the justification for not requiring the connection.

Hearing Master Finch asked Mr. Smith if he wanted to comment on the Hearing Master's question to the Planning Commission regarding the alternative to the cul-de-sac. Mr. Smith replied that the cul-de-sac was there to provide an opportunity for people to turn around. He confirmed with the project engineer that there is room for another type of access and that as long as it's gated for emergency purposes only, then the applicant could do that.

Hearing Master Finch stated that the reason she brought up the cul-de-sac alternative was because the cul-de-sac itself was mentioned so many times in their staff report. Mr. Smith replied that in prior conversations with staff, it was an example of not providing connectivity. A different style of access providing emergency only access could be considered.

The hearing was then closed.

EVIDENCE SUBMITTED

Ms. Heinrich submitted a revised staff report and transportation comments 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 53.93 acres in size and is zoned Planned Development 06-0115, Planned Development 12-0515, Planned Development 04-0058 and Residential Single-Family Conventional-2 Mobile Home (RSC-2 MH). The property is designated Residential-4 (RES-4) and Residential-9 (RES-9) by the Comprehensive Plan. The subject property is located in the Urban Service Area and the Northwest Community Planning Area.

- The request to rezone from PD and RSC-2 MH to PD is to allow two development options. Option 1 would permit the existing entitlements under the already approved Planned Developments for the wildlife preserve and RSC-2 MH. Option 2 would permit the development of a maximum of 230 townhome dwelling units.
- 3. Two Planned Development Variations are requested for development under Option 2. The first Variation pertains to the replacement of the existing 8-foot high wall along the eastern property boundary adjacent to the Upper Tampa Bay Trail with a new fence or wall up to 8 feet in height. The second Variation requests to replace the other existing 8 and 9.5 foot high walls along the northern, southern and western boundaries and may include a 6-foot high wall or fence with buffering and screening in accordance with Land Development Code standards.

The requested Variations meet Land Development Code Section 5.03.06.C.6.b as the walls/fences that exceed the maximum fence height are existing therefore no new adverse impacts are created for adjacent property owners. Further, the 8-foot high wall along the Upper Tampa Bay Trail serves to screen the proposed residential units from activity of the trail which is in harmony with the intent of the Code requirement.

- 4. The Planning Commission staff does not support the rezoning request based on the lack of connectivity between neighborhoods. Although staff testified that the proposed townhomes are similar to the surrounding development pattern, Future Land Use Element Policy 16.7 requires residential stub-outs to connect to adjacent neighborhoods. Staff stated that the proposed cul-de-sac on the south end of the site directly conflicts with the connectivity policy. Further, staff cited Community Design Component Objective 13-1 and Policy 13-1.4 that require communities to be designed around a modified grid network of streets to provide connections between neighborhoods. Finally, staff testified that the Mobility Section of the Comprehensive Plan Objective 4.1 encourages communities to be designed around a grid network of streets and that the cul-de-sac conflicts with those Goals and Policies. The Planning Commission found that the proposed cul-de-sac directly conflicts with Section C of the Northwest Area Community Plan. The Planning Commission found the rezoning request inconsistent with the Northwest Community Plan and the Future of Hillsborough Comprehensive Plan.
- 5. The Development Services Department staff found the request for townhomes proposed in Option 2 to be compatible with the existing development pattern. The County's Transportation Review section has no objection to the request, subject to the proposed zoning conditions.

- 6. If the applicant elects to develop under Option 1, limited access will be provided via Meadowview Circle
- 7. If the applicant elects to develop under Option 2, access will be provided via the adjacent PD 23-0993 only if the applicant for PD 23-0993 develops under that PD's Option 2. Proposed zoning condition # 57 states that no new development may occur until such time that development plans have been approved for PD 23-0993 or unified plans for PD 23-0993 and PD 24-0031 and/or PD 23-0094 have been approved.
- 8. The subject PD conditions include a requirement to construct two connections to the Upper Tampa Bay Trail.
- 9. The proposed gated emergency vehicular access to the south provides not only emergency access but also future access if warranted. This meets the intent of Future Land Use Policy 16.7 regarding connections to adjacent neighborhoods as well as Mobility Policy 4.1 regarding interconnections between neighborhoods.

Mobility Policy 4.2 states:

"Require pedestrian and bicycle interconnections between adjacent, compatible development, and where <u>appropriate</u>, require vehicular connections"

It is emphasized that the applicant has proposed pedestrian access and gated vehicular emergency access to the south. Full vehicular access to the south is not appropriate at this time as the adjacent neighborhood to the south supports the rezoning project contingent upon the access point being gated. Letters of support from the neighboring subdivision residents have been filed into the record that confirm the position that a full access point to the south would be undesirable.

10. The Northwest Area Community Plan states that new development should be designed with the "minimal use of cul-de-sacs..." but does not prohibit cul-de-sacs.

It is noted that the Planning Commission staff testified that they would be willing to review an alternative to the cul-de-sac proposed at the southern access point. The applicant's representative also testified that they could consider an alternative access type in accordance with the Planning Commission's concerns about a cul-de-sac.

11. The Planning Commission staff found the townhome project to be similar to the development pattern in the area.

- 12. The subject property is limited in terms of available area for development and access connections to adjacent parcels given the significant wetlands along the western and eastern portions of the site.
- 13. 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 which is consistent with the Land Development Code and the Comprehensive Plan.

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 53.93 acres from 3 PD's and RSC-2 MH to PD to allow two development options. Option 1 would permit the existing entitlements under the already approved Planned Developments for the wildlife preserve and RSC-2 MH. Option 2 would permit the development of a maximum of 230 townhome dwelling units.

Two Planned Development Variations are requested for development under Option 2. The first Variation pertains to the replacement of the existing 8-foot high wall along the eastern property boundary adjacent to the Upper Tampa Bay Trail with a new fence or wall up to 8 feet in height. The second Variation requests to replace the other existing 8 and 9.5 foot high walls along the northern, southern and western boundaries and may include a 6-foot high wall or fence with buffering and screening in accordance with Land Development Code standards. The requested Variations meet Land Development Code Section 5.03.06.C.6.b as the walls/fences that exceed the maximum fence height are existing therefore no new adverse impacts are created for adjacent property owners. Further, the 8-foot high wall along the Upper Tampa Bay Trail serves to screen the proposed residential units from activity of the trail which is in harmony with the intent of the Code requirement.

The Planning Commission staff does not support the rezoning request based on the lack of connectivity between neighborhoods. Although staff testified that the proposed townhomes are similar to the surrounding development pattern, Future Land Use Element Policy 16.7 requires residential stub-outs to connect to adjacent neighborhoods. Staff stated that the proposed cul-de-sac on the south end of the site directly conflicts with the connectivity policy. Further, staff cited Community Design Component Objective 13-1 and Policy 13-1.4 that require communities to be designed around a modified grid network of streets to provide connections between neighborhoods. Finally, staff testified that the Mobility Section of the Comprehensive Plan Objective 4.1 encourages communities to be designed around a grid network of streets and that the cul-de-sac conflicts with those Goals and Policies. The Planning Commission found that the proposed cul-de-sac directly conflicts with Section C of the Northwest Area Community Plan. The Planning Commission found the rezoning request inconsistent with the Northwest Community Plan and the Future of Hillsborough Comprehensive Plan.

The proposed gated emergency vehicular access to the south provides not only emergency access but also future access if warranted. This meets the intent of Future Land Use Policy 16.7 regarding connections to adjacent neighborhoods as well as Mobility Policy 4.1 regarding interconnections between neighborhoods.

Mobility Policy 4.2 states:

"Require pedestrian and bicycle interconnections between adjacent, compatible development, and where <u>appropriate</u>, require vehicular connections"

It is emphasized that the applicant has proposed pedestrian access and gated vehicular emergency access to the south. Full vehicular access to the south is not <u>appropriate</u> at this time as the adjacent neighborhood to the south supports the rezoning project contingent upon the access point being gated. Letters of support from the neighboring subdivision residents have been filed confirming the position that a full access point to the south would be undesirable.

The subject PD includes a requirement to construct two connections to the Upper Tampa Bay Trail.

The subject property is limited in terms of available area for development and access connections to adjacent parcels given the significant wetlands along the western and eastern portions of the site.

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 which is consistent with the Land Development Code and the Comprehensive Plan.

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.

April 15, 2024

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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



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

Context

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

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

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

Policy 1.2: Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.3: Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be meet:

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

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

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

The site is located in the Coastal High Hazard Area.

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

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

Land Use Categories

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

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

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

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

Relationship to Land Development Regulations

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

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

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

Environmental Considerations

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

Policy 13.3: Environmentally Sensitive Land Credit

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

Wetlands are considered to be the following:

PD 24-0031

Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element

Man-made water bodies as defined (including borrow pits).

If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:

Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category

If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:

Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on

That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

Objective 16: Neighborhood Protection

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

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

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

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

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

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

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

5.2 URBAN/SUBURBAN

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

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

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

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

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

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

MOBILITY SECTION

Promote Connectivity

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

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

LIVABLE COMMUNITIES ELEMENT: Northwest Area Community Plan

Section C

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

Connecting neighborhoods with employment, retail, and education centers through Greenways of equestrian, pedestrian, and bicycle trails integrated with other recreation areas, and ensuring that major streets do not act merely as vehicular thoroughfares but serve pedestrians and bicyclists equally well.

Requiring new development to be designed with a continuous local network of roads characterized by short blocks with minimal use of cul-de-sacs. This network separates community based trips from long-distance through traffic, and provides a variety of alternative routes and itineraries that connect to adjacent neighborhoods as often as possible.

Staff Analysis of Goals, Objectives and Policies

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

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. For sites located within the Urban Service Area with FLU categories permitting 4 du/ga and greater, Policy 1.2 requires that all new residential or mixed-use developments develop at a rate of at least 75% of the maximum allowable density, unless the development meets the criteria of FLUE Policy 1.3. Given that the site contains approximately 17.85 acres (33%) of wetlands, development at a rate of 75% of the maximum allowable density could have an adverse impact on the site's environmental features. Therefore, the requested density of approximately 4.26 dwelling units per acre meets the environmental features exception as outlined in FLUE Policy 1.3. Similarly, FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site is located near several single family uses to the south. Multi-family uses are located further east and west as well. Planning Commission staff acknowledge that the proposed use and density is compatible with the surrounding character of existing development.

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

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

(32.69 acres x 1.25 wetland multiplier) = 40.86 acres (40.86 acres x 9 units/acre) = 367.74 units

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

(3.39 acres x 4 units/acre) = 13.56 units

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

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

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

PD 24-0031

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

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

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

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

Recommendation

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

HILLSBOROUGH COUNTY

FUTURE LAND USE RZ PD 24-0031

<all other values>

CONTINUED APPROVED

Tampa Service WITHDRAWN PENDING DENIED

Major Roads

Jurisdiction Boundary

County Boundary

Urban Service

四色

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-20 (.35 FAR) RESIDENTIAL-16 (.35 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE

920

Map Printed from Rezoning System: 10/11/2023 File: G:\RezoningSystem\MapP Author: Beverly F. Daniels



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department	DATE: 03/18/2024 <u>Revised: 3/21/2024</u>				
REVIEWER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation				
PLANNING SECTOR/AREA: Northwest/ NWH	PETITION NO: RZ 24-0031				
This agency has no comments.					
This agency has no objection.					
This agency has no objection, subject to listed or attached condition	ons.				
This agency objects, based on the listed or attached conditions.					
CONDITIONS OF APPROVAL					

Option 1

New Conditions

The following conditions shall apply to PD Option 1:

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

c. The existing gate at the southwest corner of the property on Meadowdale Drive shall be used only for occasional access for the moving of equipment and operational purposes onto and off of the property. The residents of the dormitory and mobile homes shall not use the southwest gate on Meadowdale Drive for entrance or exit to or from the properties. The existing gate on Meadowdale Drive may be used for emergency access. If it will be used for emergency access, it may require the applicant to improve a portion of the substandard road and meet Fire Department requirements.

3) Conditions applying to Parcel C:

- a. Parking surfaces may be pervious, impervious or semi-pervious.
- b. The general design, number and location of the access points shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (LDC Section 6.04). The design and construction of curb cuts is subject to approval by the Hillsborough County Planning and Growth Management Department and the Florida Department of Transportation. Final design may include, but is not limited to left turn lanes, acceleration lanes and deceleration lanes if necessary to accommodate the increase in project traffic. Access points may be restricted in movements.
- c. The development shall have access/ cross-access to the existing animal sanctuary to the east as provided for in the approved site plan for PD 04-0058. The precise points of access/ cross-access may be located anywhere within the northern 300 feet of the adjacent property line.

4) Conditions apply to the Parcel D:

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

5) Conditions applying to Parcels A, B and C:

a. Except as may otherwise be provided for herein these conditions, the development shall not be permitted to generate more than an average of 240 daily trips on N. Meadowview Circle. Within 30 days of a request by the County, the developer shall provide the County with a report of attendance at the Wildlife Sanctuary and an analysis demonstrating that the cumulative traffic from the Wildlife Sanctuary and this development does not exceed the limits of this condition.

Option 2

- 1. Notwithstanding any easements which may be shown on the site plan, otherwise may exist, and/or anything on the PD site plan to the contrary, the project shall be served by, and with respect to vehicular access limited to, the following vehicular and pedestrian access connections:
 - a. One (1) access connection along the northern project boundary. Access may occur anywhere within the bounding box shown on the PD site plan, subject to the review and approval of Hillsborough County;
 - b. One (1) emergency access connection and pedestrian connection to N. Meadowview Cir. The emergency access connection shall be gated with a Knox Box or other device acceptable to the Hillsborough County Fire Marshall.

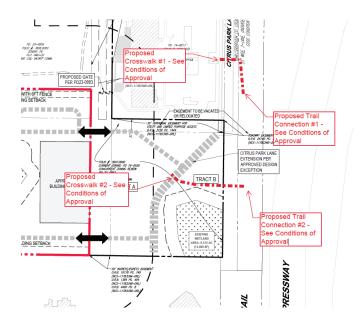
- c. Pedestrian connections may be gated; however, if gated, the connection shall be available for the daily use of project residents.
- 2. Notwithstanding any easements which may be shown on the site plan, otherwise may exist, and/or anything shown on the PD site plan to the contrary, no project traffic (i.e. traffic associated with the 230 multi-family townhome units and the cellular tower) shall be permitted to utilize Easy St. All access to the project shall be via the Citrus Park Dr. Extension described hereinbelow.
- 3. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project's PD boundaries.
- 4. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections (excluding limited purpose or emergency only connections). The developer shall include a note in each site/construction plan submittal which indicates same. No construction access for Option 2 uses shall be permitted to utilize regular, emergency or limited purpose connections shown on the Option 1 plan.
- 5. In addition to the above, as well as any sidewalks required pursuant to Sec. 6.02.08 of the Hillsborough County Land Development Code (LDC), Sec. 6.03.02 of the LDC, and as may otherwise be required herein these conditions, the developer shall construct two (2) connections to the Upper Tampa Bay Trail (UTBT) and associated pedestrian crosswalks across Citrus Park Ln. both within and north of adjacent PD 23-0993. Specifically, prior to or concurrent with the initial increment of development, the developer shall:
 - a. Construct a connection between the existing sidewalk system on the west side of Citrus Park Ln. and the UTBT, as generally shown on the PD site plan (see Proposed Crosswalk and Trail Connection #1). The pedestrian crosswalk may occur at (or shall otherwise be in the general vicinity of) the existing staircase/connection to the UTBT located east of folio 3609.0000 unless otherwise necessary to meet vehicular sight distance standards to the newly constructed Citrus Park Ln. Extension. The trail connection (which may be a new connection or a modification of the existing staircase connection) shall occur in whatever location is necessary to obtain approval and achieve a design which meets County and Americans with Disabilities Act (ADA) standards (see condition 45.c., below). This shall require the developer to install curb ramps on both the east and west sides of Citrus Park Ln. (including within a portion of folio 3609.0000).
 - b. Construct a connection between the sidewalk system to be constructed along the west side of the Citrus Park Ln. Ext. and the UTBT, within PD 23-0993, as generally shown on the PD site plan. The pedestrian crosswalk shall be constructed as generally shown on the PD site plan (i.e. just north of the wetland setback area, see Proposed Crosswalk and Trail Connection #2). The trail connection shall occur in whatever location is necessary to obtain approval and achieve a design which meets County and Americans with Disabilities Act (ADA) standards (see condition 5.c., below). The developer shall be required to install curb ramps on both the east and west sides of the Citrus Park Ln. extension.
 - c. All above referenced trail connections and crosswalks shall be a minimum of 5-feet in width and comply with the Americans with Disabilities Act (ADA) Standards for Accessible Design, and applicable sections of the Florida Accessibility Code. The pedestrian crosswalks and trail connections shall require review and approval of Hillsborough County Development Services. Additionally, the developer shall be required to obtain approval of the Hillsborough County Conservation and Environmental Lands Management Department (CELMD) for the two (2) required trail connections, who shall sign off on the final location and design of the trail connections.

- 6. If PD 24-0031 is approved, the County Engineer will approve a Design Exception request (dated February 9, 2024, Revision No. 4) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) for the Citrus Park Ln. substandard roadway/driveway improvements. As the majority of Citrus Park Ln. is a substandard local road, (with other segments consisting of substandard collector roadway and private driveway, both with public access easements), the developer will be required to make certain improvements to Citrus Park Ln. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development within PD 24-0031, the developer shall construct certain pedestrian crosswalk and Upper Tampa Bay Trail connections as specified in condition 5.a., hereinabove.
- 7. If PD 24-0031 is approved, the County Engineer will approve a Design Exception request (dated March 15, 2024) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) for the Citrus Park Ln. Extension. The applicant's Engineer of Record (EOR) has requested certain deviations from the Typical Section 3 (TS-3) standard. Specifically, the developer will be permitted to eliminate the sidewalk along the east side of the roadway and utilize F-type curb in lieu of Miami curb; however, the developer will be required to construct certain pedestrian crosswalk and Upper Tampa Bay Trail connections as specified in condition 5.b., hereinabove, as well as construct 12-foot-wide travel lanes.
- 8. If PD 24-0031 is approved, the County Engineer will approve a Design Exception request (dated March 15, 2024) which was found approvable (with conditions and clarifications) by the County Engineer (on March 18, 2024) pertaining to required turn lane lengths for the westbound to southbound left turn lane and eastbound to southbound right turn lane at the intersection of Gunn Hwy. and Citrus Park Ln. Specifically, the developer will be permitted to reduce the required length of the westbound to southbound left turn lane from 485 feet to 372 feet and reduce the required length of the eastbound to southbound right turn lane from 385 feet to 245 feet. This will have the effect of allowing the right turn lane to stay in its existing condition. Requirements for extension of the left turn lane are specified in condition 9.b., below.
- 9. The developer shall construct the following site access improvements prior to or concurrent with the initial increment of development.
 - a. The developer shall construct an extension of Citrus Park Ln. between the northern and southern project boundaries of PD 23-0993, as generally shown on the PD site plan. Additionally:
 - i. The facility may be located all or partially within either Tracts A or B of PD 23-0993.
 - ii. The facility shall be constructed in accordance with the Design Exception described in condition 6, above, and shall be privately maintained and ungated. Development within PD 23-0993 Tract A (other than the Citrus Park Ln. Extension) may be gated, subject to compliance with Typical Detail 9 (TD-9) of the Hillsborough County Transportation Technical Manual (TTM).
 - b. The developer shall construct an extension of the existing westbound to southbound left turn lane on Gunn Hwy. onto Citrus Park Ln., such that it is a minimum distance of 372 feet.
- 10. Nothing herein these conditions shall be construed as prohibiting the phasing or sub-phasing of pockets, phases or individual buildings, to the extent which may otherwise be permitted; however, the entire site shall be developed under either Option 1 or Option 2. Notwithstanding the foregoing,

- the Citrus Park Ln. Extension and other required site access and other improvements shall not be phased.
- 11. Since the applicant is proposing to construct internal driveways to serve the townhome units, and since all single-family detached residential units and duplex/two-family dwelling units must be accessed via a public or private roadway, all townhome units within the project shall be constructed in groups of three (3) or more attached units.
- 12. This condition, together with conditions 1-11 hereinabove, shall be considered Critical Design Features. As such, modification of these conditions shall be subject to the rules and regulations outlined within Sec. 5.03.07.A. of the LDC.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD Option 2 site plan to:
 - O Modify Site Note 10 to add the statement "The emergency access connection shall be gated with a Knox Box or similar device acceptable to the Hillsborough County Fire Marshall."
 - O Modify Site Note 11 to delete the statement "...and cross access to adjacent properties...". Staff is unaware of any proposed cross access, only one (1) vehicular and pedestrian connection to the Citrus Park Ln. Ext. and one (1) pedestrian and gated emergency access to Meadowview Cir.
 - Add location of required ADA compliant trail connections and crosswalks as shown below. Label the two connections as follows: "Proposed Crosswalk #1 See Conditions of Approval", "Proposed Trail Connection #1 See Conditions of Approval", "Proposed Crosswalk #2 See Conditions of Approval", and "Proposed Trail Connection #2 See Conditions of Approval". Also, show and label the areas designated Tract A and Tract B within PD 23-0993.



PROJECT OVERVIEW & TRIP GENERATION

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

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

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

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

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

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

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

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

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

The applicant is a second development option (Option 2), consisting of 230 multi-family townhome units on the subject site. The PD to the north, PD 23-0993, is proposing a second development option in order to facilitate the proposed development of the subject PD (24-0031). That option has no entitlements on its own; however, the developer is proposing to utilize those parcels for the purposes of the Citrus Park Ln. Extension, as well as associated infrastructure. The applicant of that PD is also proposing two conditions which will allow a portion of entitlements from 23-0994 to be constructed straddling the PD boundary and/or within the adjacent PD, i.e. 23-0993. Issues surrounding these adjacent projects, which are inexorably linked to the subject PD, are further described below. While the owner/developer of the adjacent PDs has yet to file the required PRS to remove certain portions of 22-0856 from the that PD so they can be added to PD 23-0993, staff understands such application is imminent (and will be required prior to that PD being allowed to proceed forward to a BOCC hearing, as those two projects must be heard together). Such modification request to 22-0856 is also critical for the subject PD (24-0031) since the traffic analysis for the subject rezoning was predicated on a modification to 22-0856 to institute a trip generation cap on additional development within the project (which is necessary to ensure that the intersection of Gunn Hwy, and Citrus Park Ln. can function safely and efficiently). The Transportation Review Section's recommendation of support for this project is predicated on the assumption that such modification to 22-0856 will be submitted and approved by the BOCC. If such action is not taken, then staff will be unable to continue to support the zoning request due to access issues it would create, including safety and operation impacts to Gunn Hwy. In such instance staff would ask for the project to be found Out of Order and/or the case otherwise remanded back to the Zoning Hearing Master so that the proposed Design Exception governing turn lane width reduction can be reconsidered, as well as so that any further analysis needed can take place and/or the record supplemented with additional information necessary to support staff's recommendation of denial for the subject project.

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

relationship between these PDs are described below. For reference, a key sheet showing the various portions of the proposed related PDs have been included below.

Existing Citrus Park Ln.

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

The Citrus Park Ln Extension

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

Compliance with the Northwest Area Community Plan/ Trail Connections

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

Section C within the same section of the NWACP also has other relevant sections, including "Requiring new development to be designed with a continuous local network of roads characterized by short blocks within minimal use of cul-de-sacs. This network separates community based trips from long-distance through traffic, and provides a variety of alternative routes and itineraries that connect to adjacent neighborhoods as often as possible." While some of the existing zonings allow or require a certain amount of development to N. Meadowview Cir., and that arrangement is being permitted to remain as-is under retained Option 1, the Director of Development Services determined that no connection to N. Meadowview Cir. would be required due to previous BOCC conversation about concerns with impacts to Meadowview Cir., as well as potential compatibility concerns. Given this direction, staff does not object to the inclusion of a cul-de-sac or the lack connectivity which would otherwise be required pursuant to the LDC and Comprehensive Plan.

Transportation Analysis and Impacts

As required by the Development Review Procedures Manual (DRPM) the applicant submitted a trip generation and site access analyses which which examines trip impacts for existing approved and proposed

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

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

Existing Zoning:

1 111 /G:	24 Hour	Total	
Land Use/Size	Two-Way	Hour	
	Volume	AM	PM
RSC-2, 5 single-family detached dwelling units (ITE LUC 210)	76	5	7
PD 07-0802, Multiple Uses, Big Cat Sanctuary, (Per 1/12/2004 Transportation Staff Report for Original Zoning)	126 (Est.)	13 (Est.)	13 (Est.)
PD 12-0515, 2 mobile home units (ITE LUC 240)	38	1	1
PD 12-0515, 50 bed dormitory (ITE LUC 310)	400	23	30
PD 07-0801, 6 single-family detached dwelling units (ITE LUC 210)	76	5	7
Subtotal:	716	47	58

Proposed Zoning:

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

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way	Total Peak Hour Trips	
	Volume	AM	PM
Difference	(+) 986	(+) 66	(+) 76

Relationship to Existing PD 22-0856 and Unfiled Personal Appearance

The applicant is proposing to add portions of PD 22-0856 to the adjacent PD (23-0993). Specifically, those portions of that PD which constitute a part of the private substandard driveway named Easy St., together with a strip of property along the northern boundary of PD 23-0993, are being added into PD 23-0993. PD 22-0856 contains significant unbuilt entitlements which were factored into the above described traffic analysis. Staff notes that due to constraints at the intersection of Gunn Hwy. and Citrus Park Ln., the intersection is unable to safely and efficiently accommodate project traffic from the newly proposed related PDs (24-0031 and 23-0994), when added to existing approved entitlements within PDs approved along the

corridor which have not yet been constructed. As such, the applicant will also be adding a trip cap condition as a part of the (as yet unfiled) modification to PD 22-0856, which will be critical in ensuring that only a certain amount of development occurs along the Citrus Park Ln. corridor (unless the applicant comes back through the zoning modification process for that PD and can demonstrate how site access impacts can be safely and efficiently accommodated).

<u>Largely Discontinued Use of Easy St./ Relationship to Existing Easements</u>

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

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

Relationship of Adjacent Projects to Proposed PD 23-0994

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

If the developer of the adjacent PD 23-0993 chooses to develop under Option 2, then 23-0994 will take its sole legal access through the adjacent PD 23-0993. As such, staff has proposed a condition designating infrastructure within 23-0993 as Shared Access Facilities and requiring the developer provide all access easements or other plans/features (e.g. common ownership parcels) necessary to support such arrangement.

Relationship to Proposed PD 24-0031

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

daily trips on N. Meadowview Circle. Within 30 days of a request by the County, the developer shall provide the County with a report of attendance at the Wildlife Sanctuary and an analysis demonstrating that the cumulative traffic from the Wildlife Sanctuary and this development does not exceed the limits of this condition." Given this condition, and the other conditions requiring access for most of the other sanctuary zonings to be accessed internally, staff has modified this condition so that it applies to Parcels A, B and C under the Option 1 zoning for the subject PD.

Easy St. is substandard and could not be improved to accommodate the vehicular and pedestrian infrastructure necessary to support the 230 residential townhome units proposed within that project (nor the 312 apartment units proposed within the adjacent PD 23-0994). As such, if the developer of the adjacent PD (23-0993) chooses to develop under its Option 1, then the 24-0031 project would be obligated to remain/further develop under its Option 1 plan. If the adjacent PD 23-0993 choose to developer under its Option 2, then the 24-0031 project would likely be required to develop under its Option 2 (as it would likely be unable to remain in operation under its Option 1 plan unless it could abide by the 240 daily trip restriction contained within 07-0801, given that no additional access (i.e. the Easy St. access) would be available).

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

EXISTING TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

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

SITE ACCESS AND CONNECTIVITY

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

Since Option 2 of adjacent PD 23-0993 does not have any vertical entitlements, no auxiliary turn lane improvements were warranted to support that project pursuant to Sec. 6.04.04.D. of the LDC; however, staff notes that the traffic generated by the adjacent PD 23-0994 as well as subject PD 24-0031 (which are traveling through adjacent PD 23-0993) will generate significant traffic that will require modification to the existing westbound to southbound left turn lane on Gunn Hwy. onto Citrus Park Ln. Conditions governing those improvements are proposed hereinabove. These developments are unable to provide the full turn lane

length required pursuant to the provided transportation analysis. Given this, the applicant has requested a Design Exception to the reduce the required turn lane length. Further details regarding this subject are provided in the Design Exception #3 section, hereinbelow.

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

DESIGN EXCEPTION #1 - CITRUS PARK LN. - SUBSTANDARD RD.

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

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

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

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

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

If PD 24-0031 is approved, the County Engineer will approve the Design Exception request with the conditions and clarifications specified above.

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

The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated March 15, 2024) to request a deviation from the Hillsborough County Transportation Technical Manual (TTM) TS-3 Typical

Section (for 2-Lane Urban Local Roadways) standards for the Citrus Park Ln. Extension occurring within PD 23-0993. Based on factors presented in the Design Exception request, the County Engineer found the request approvable with conditions (on March 18, 2024). The deviations from the TS-3 Typical Section are as follows:

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

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

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

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

If PD 24-0031 is approved, the County Engineer will approve the Design Exception request with the conditions and clarifications specified above.

DESIGN EXCEPTION #3 – TURN LANE LENGTHS

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

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

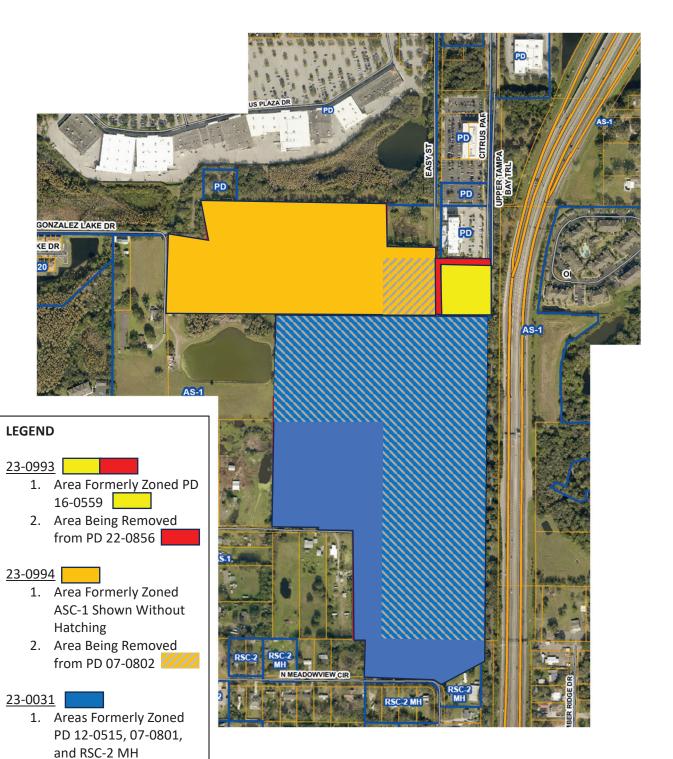
These Design Exceptions would require the developer to extend to the westbound to southbound turn lane to the length indicated above, while the existing eastbound to southbound right turn lane would be left in its existing condition.

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

If PD 24-0031 is approved, the County Engineer will approve the Design Exception request with the conditions specified above.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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



2. Area Being Removed from 07-0802

Ratliff, James

From: Williams, Michael

Sent: Monday, March 18, 2024 6:48 PM

To: Steven Henry

Cc: Michael D. Raysor (mdr@raysor-transportation.com); Carol Walden; David Smith; Heinrich, Michelle;

Krochta, Camille; Ratliff, James; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0031 - Design Exceptions Review (1 of 3)

Attachments: 24-0031 DEAdd 03-05-24_AWC.pdf

Importance: High

Steve,

I have found the attached Design Exception (DE) for PD 24-0031 APPROVABLE with CONDITIONS. Conditions and Clarifications are contained on the attached.

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

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, March 18, 2024 6:22 PM
To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0031 - Design Exceptions Review (1 of 3)

Importance: High

Hello Mike,

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

shenry@lincks.com mdr@raysor-transportation.com cwalden@stearnsweaver.com dsmith@stearnsweaver.com heinrichm@hcfl.gov krochtac@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

P: (813) 276-8364 E: tirados@hcfl.gov W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

<u>Facebook</u> | <u>Twitter</u> | <u>YouTube</u> | <u>LinkedIn</u> | <u>HCFL Stay Safe</u>

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



Additional / Revised Information Sheet

	Office Use Only	
Application Number: RZ-PD 24-0031	Received Date:	Received By:
The following form is required when submitte must be submitted providing a summary of the project size the cover letter must list any new included indicating the additional/revised do	ne changes and/or additional info folio number(s) added. Additional	rmation provided. If there is a change in ly, the second page of this form <u>must</u> be
Application Number: RZ-PD 24-00	31 Applicant's Name: D.R	. Horton, Inc.
Reviewing Planner's Name: Camille K	Crochta	03/05/2024
Application Type: Planned Development (PD) Minor Mo	dification/Personal Appearance (PR	S) Standard Rezoning (RZ)
☐ Variance (VAR) ☐ Developm	ent of Regional Impact (DRI)	☐ Major Modification (MM)
Special Use (SU) Conditiona	al Use (CU)	Other
Current Hearing Date (if applicable): $03/2$	25/2024	
Important Project Size Change Informa Changes to project size may result in a new hea		ect to the established cut-off dates.
Will this revision add land to the project? If "Yes" is checked on the above please ensure y	Yes No You include all items marked with *	on the last page.
Will this revision remove land from the project If "Yes" is checked on the above please ensure y	t?	on the last page.
Email this form along with all su Zor	ubmittal items indicated on the ningIntake-DSD@hcflgov.net	next page in pdf form to:
Files must be in pdf format and minimum r titled according to its contents. All items sho included on the subject line. Maximum attack	uld be submitted in one email witl	hould be submitted as a separate file application number (including prefix)
For additional help and submittal question	ns, please call (813) 277-1633 or er	mail ZoningIntake-DSD@hcflgov.ne <u>t</u> .
I certify that changes described above are the will require an additional submission and cer	only changes that have been mad tification.	le to the submission. Any further changes
(a 10 11)00 da		03/05/2024
<u>Carol Walds</u> Signature		Date



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development</u> <u>Services</u> to obtain a release of exempt parcel information.

Are you see to Chapter 1		ed information submitted with your application pursuant
I hereby con	nfirm that the material submitted with application Includes sensitive and/or protected information.	RZ-PD 24-0031
	Type of information included and location	
×	Does not include sensitive and/or protected infor	
If an exempt	tion is being sought, the request will be reviewed to	determine if the applicant can be processed with the data by whether any and all information in the submittal will
	blic information if not required by law to be protect	
Signature: _	(Must be signed by applicant or	authorized representative)
Intake Staff	Signature:	Date:



Additional / Revised Information Sheet

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

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

3 of 3 02/2022

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

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

	Section 6.04.02.B. Administrative Variance		
	X Technical Manual Design Exception Request		
Request Type (check one)	Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.)		
	Request for Determination of Required Parking for Unlisted Uses		
	(Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☐ New Request 区 Revised Request ☐ Additional Information		
Submittal Number and	×1. Design Exception ☐4.		
Description/Running History	x 2. Design Exception □ 5.		
check one and complete text box	≥2. Design Exception3.		
using instructions provided below)	□ 3. □6.		
submittal number/name to each separate reque number previously identified. It is critical that the	quests (whether of the same or different type), please use the above fields to assign a unique st. Previous submittals relating to the same project/phase shall be listed using the name and applicant reference this unique name in the request letter and subsequent filings/correspondence and information related to a previously submitted request, then the applicant would check the		
Project Name/ Phase Multi-Family R	esidential Easy Street / Big Cat Rescue PD		
	future communications and submittals of additional/revised information relating to this variance.		
f request is specific to a discrete phase, please als	o list that phase.		
3601.0000, 3612.000	0, 3613.0000, 3614.0000, 3931.0000, 3932.0000, 3932.0050, 3933.0000, 3600.0000, 3611.0000, 3585.0000		
olio Number(s)	★ Check This Box If There Are More Than Five Folio Numbers		
mportant: List all folios related to the project.	up to a maximum of five. If there are additional folios, check the box to indicate such. Folio		
umbers must be provided in the format provided	by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;		
Name of Person Submitting Request	Steven J. Henry, P.E.		
mportant: For Design Exception (DE) Requests, the E request letter must be signed and sealed.	e person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation			
Designation. Typing "N/A" or "Unknown" will result County Zoning Atlas, which is available at https://n	amily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) tin your application being returned. This information may be obtained via the Official Hillsborough naps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, or for Development Services at (813) 272-5600 Option 3.		
ending Zoning Application Number	PD 23-0994 & PD 24-0031		
nportant: If a rezoning application is pending, epplicable". Use PD for PD rezoning applications,	enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.		
telated Project Identification Number Site/Subdivision Application Number)	N/A		



LINCKS & ASSOCIATES, INC.

March 5, 2024

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

Re: Multi-Family Residential Easy Street and Big Cat Rescue

PD 23-0994 PD 24-0031

Folio 3601.0000 3932.0000 3612.0000 3932.0050 3613.0000 3933.0000 3614.0000 3600.0000 3931.0000 3611.0000 3585.0000

Lincks Project No. 22153

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

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

PD 23-0994

312 Multi-Family Dwelling Units

PD 24-0031

230 Townhomes

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

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

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website

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

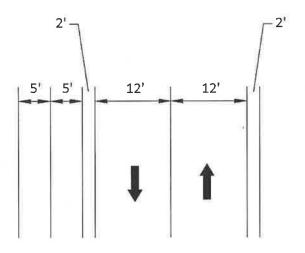
Figure 1 illustrates the proposed typical section for the extension of Citrus Park Lane from the current terminus to PD 24-0031. The deviations and justifications for the variance to TS-4 are as follows:

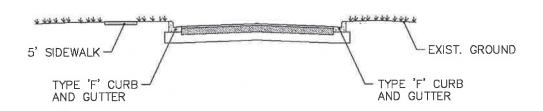
- 1) Bike Lanes The proposed section does not include the 7 foot buffer bike lanes. The justification for this is as follows:
 - a. There are no bike lanes on the existing roadway.
 - b. The roadway is adjacent to the Suncoast Trail which has connections to the trail.
- 2) Sidewalk Sidewalk is proposed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

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

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

	Please do not hesitate to contact us if you have any questions or require any additional information.
	Steven J Henry
/	Lincks & Associates, Inc. P.E. #51555
4	
	Based on the information provided by the applicant, this request is:
	Disapproved
	Disapproved
	Approved
	Approved Approved with Conditions If there are any further questions or you need clarification, please contact Sheida
	ApprovedApproved with Conditions If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.
	Approved with Conditions If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org. Sincerely,





TYPICAL SECTION CITRUS PARK LANE

FIGURE 1

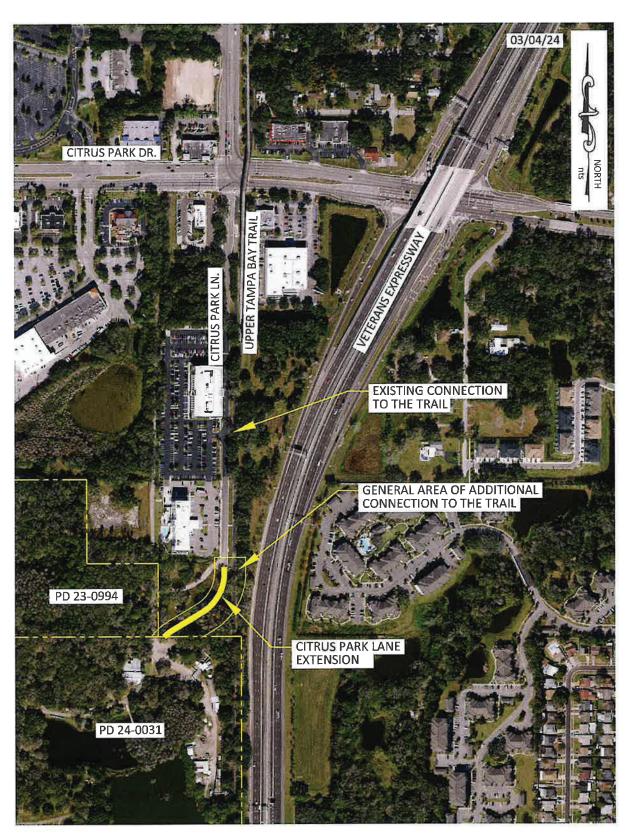
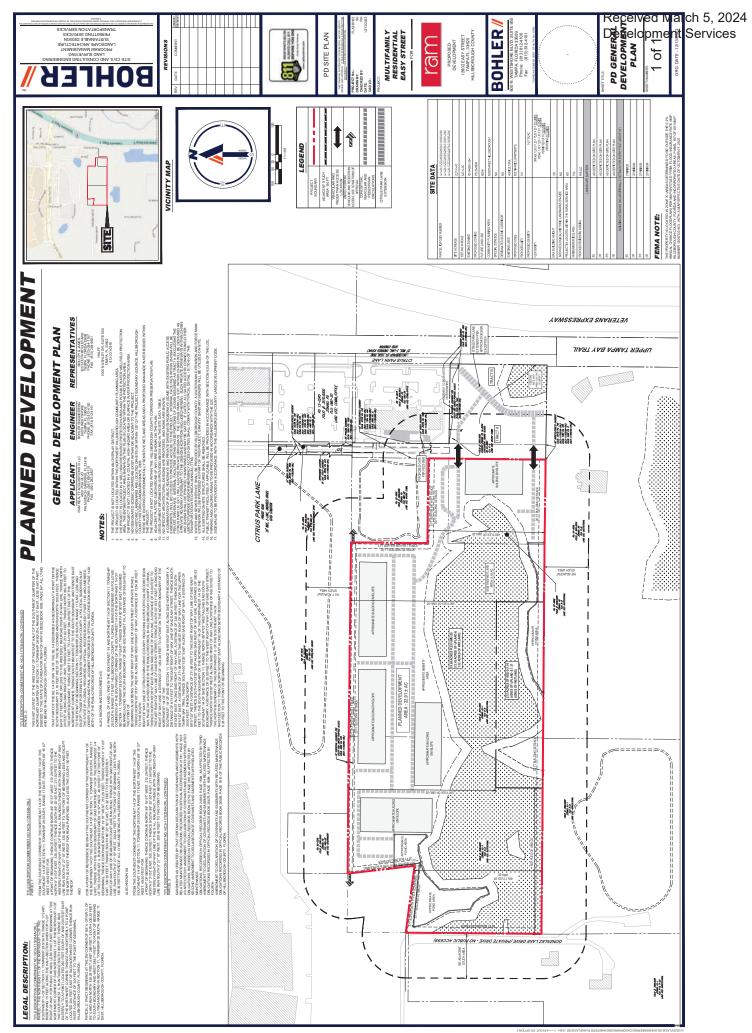


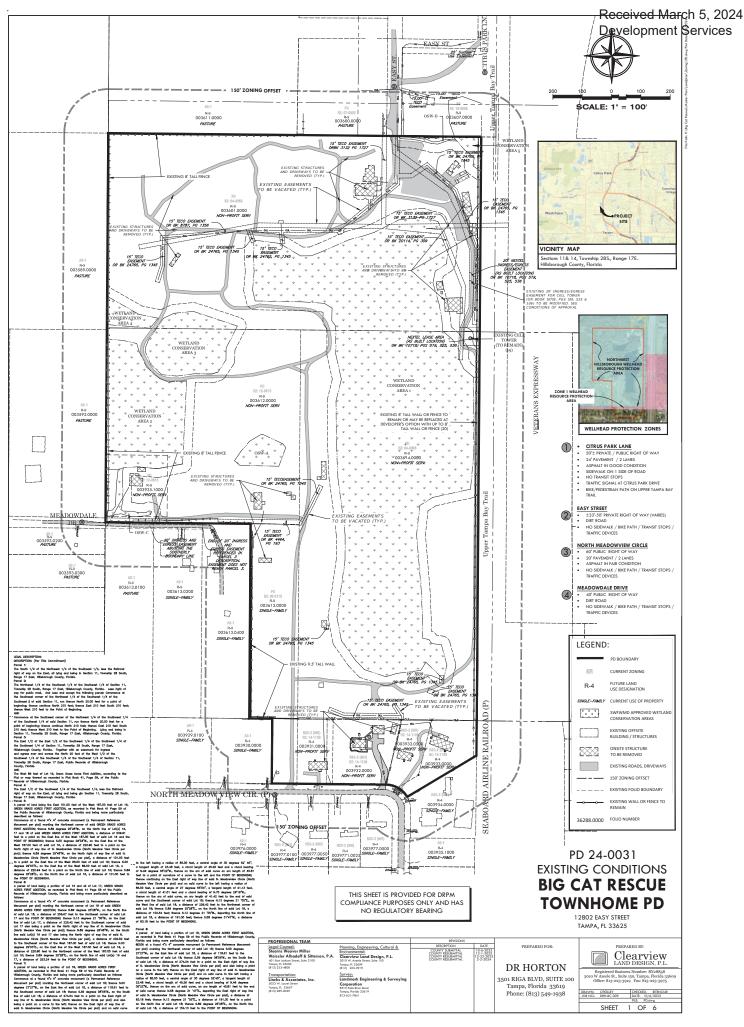
FIGURE 2
PROPOSED TRAIL CONNECTION

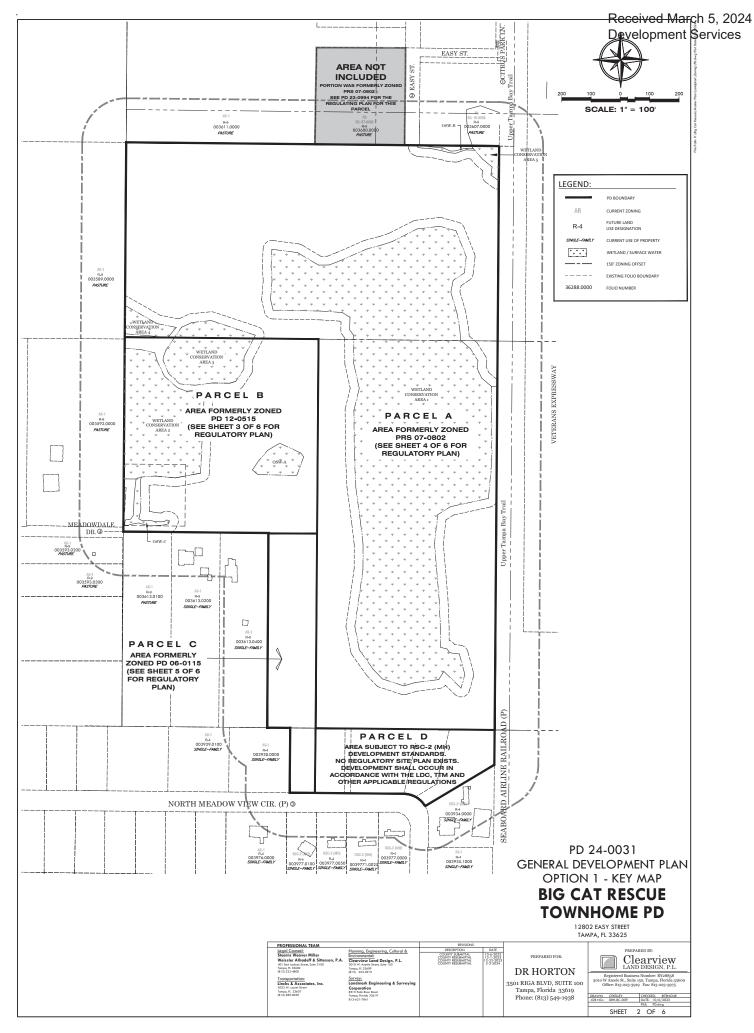
24-0031

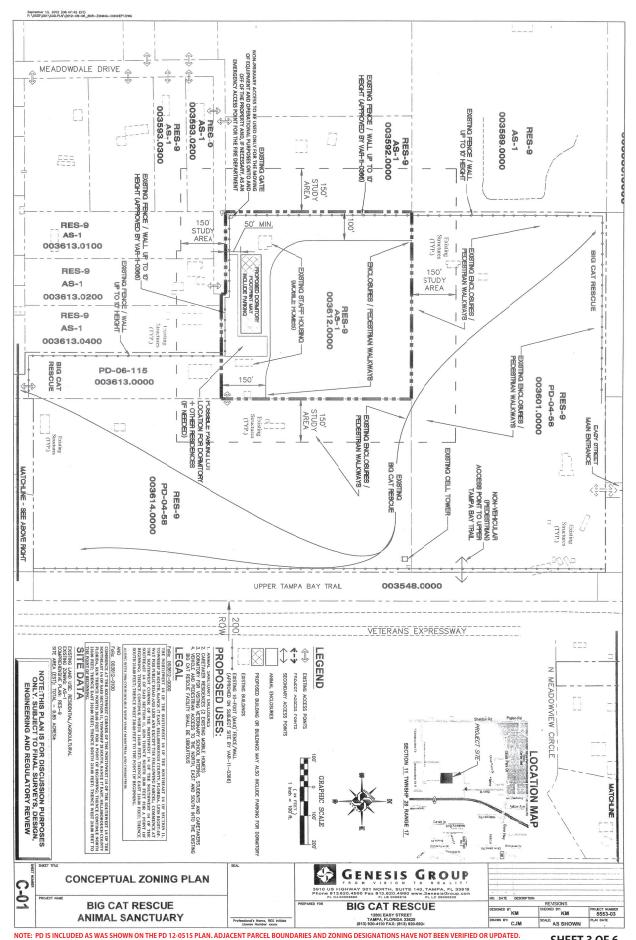


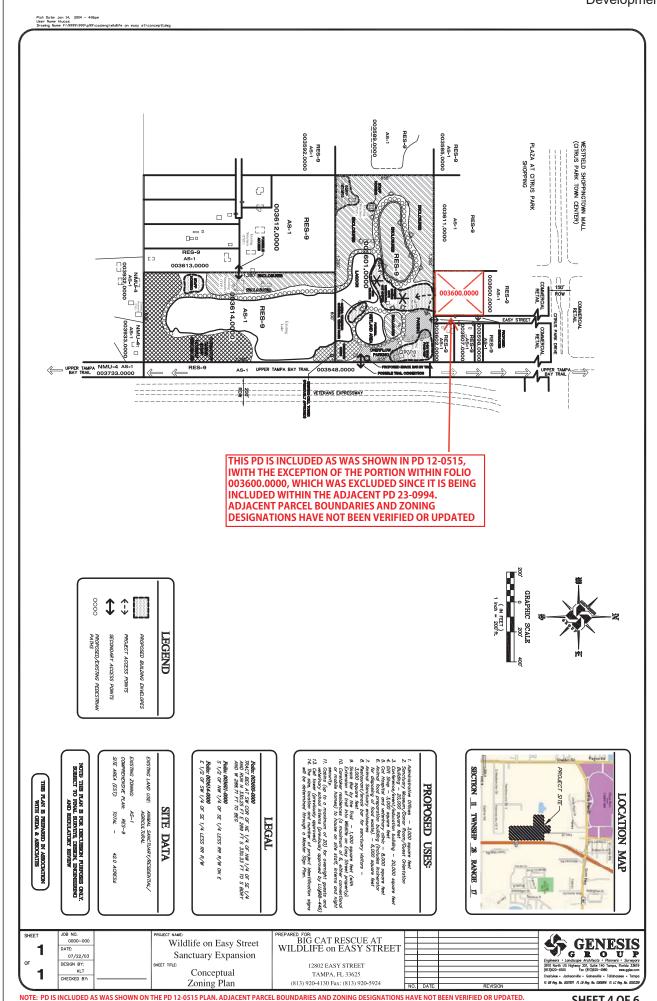
PD 24-0031 PD PLAN

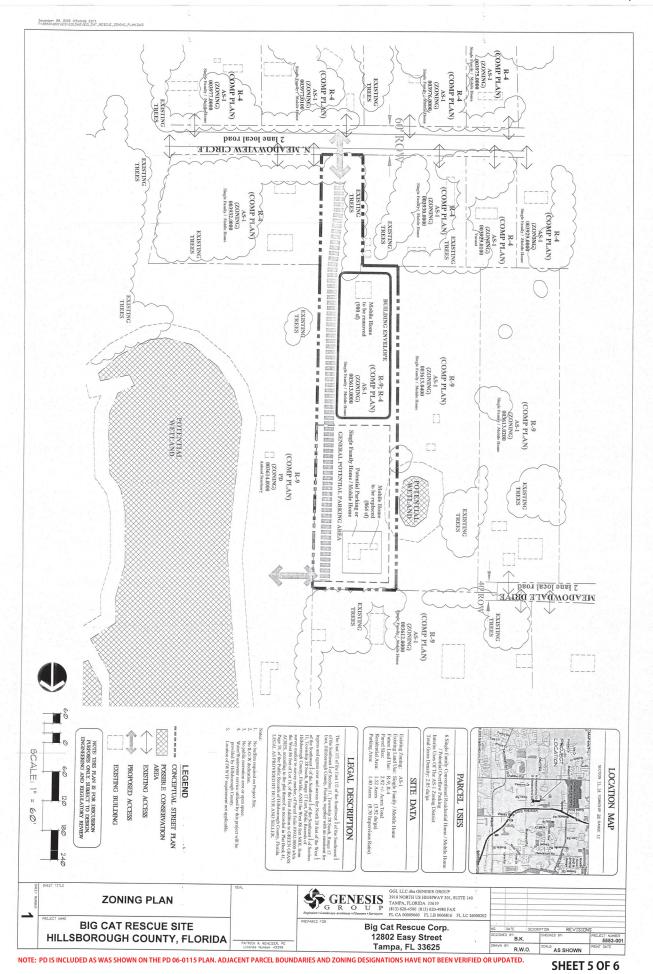


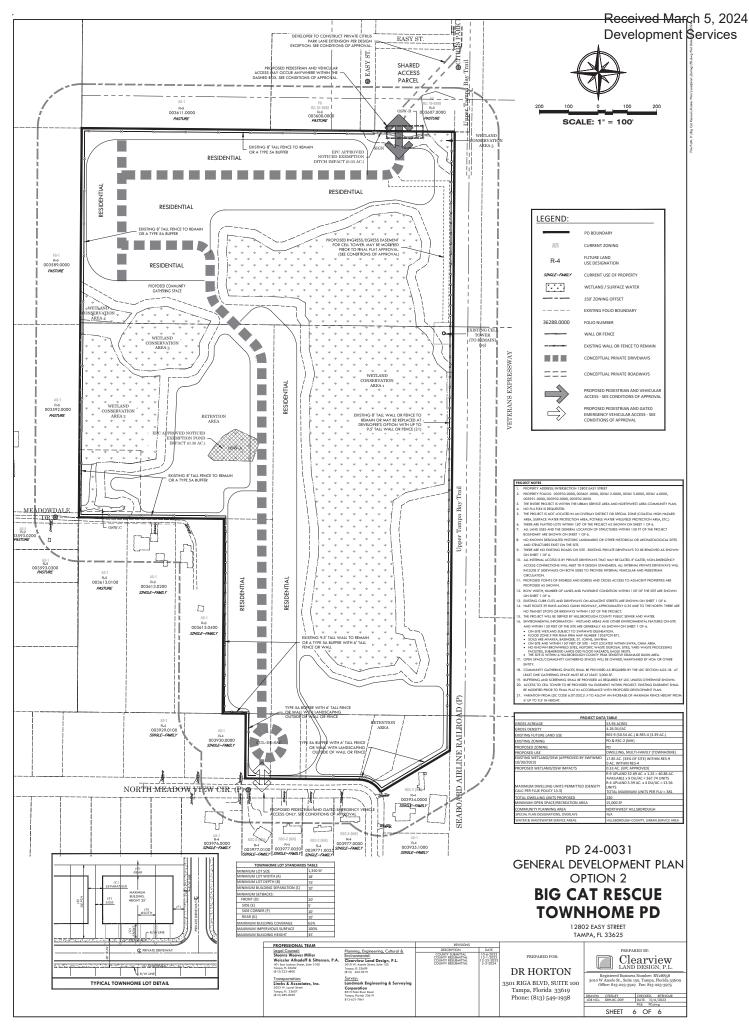




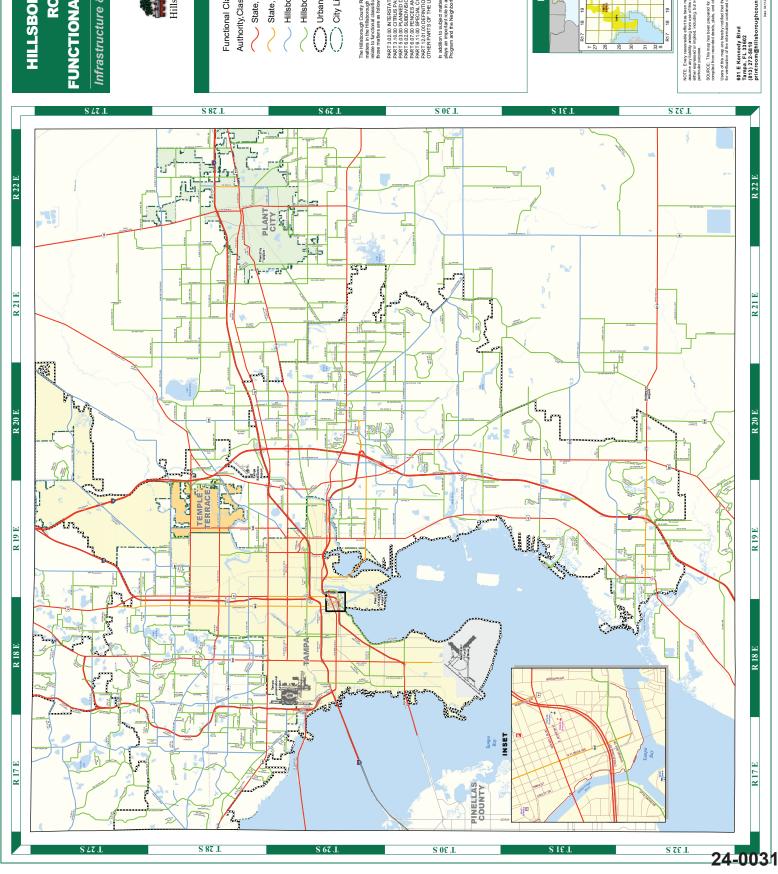


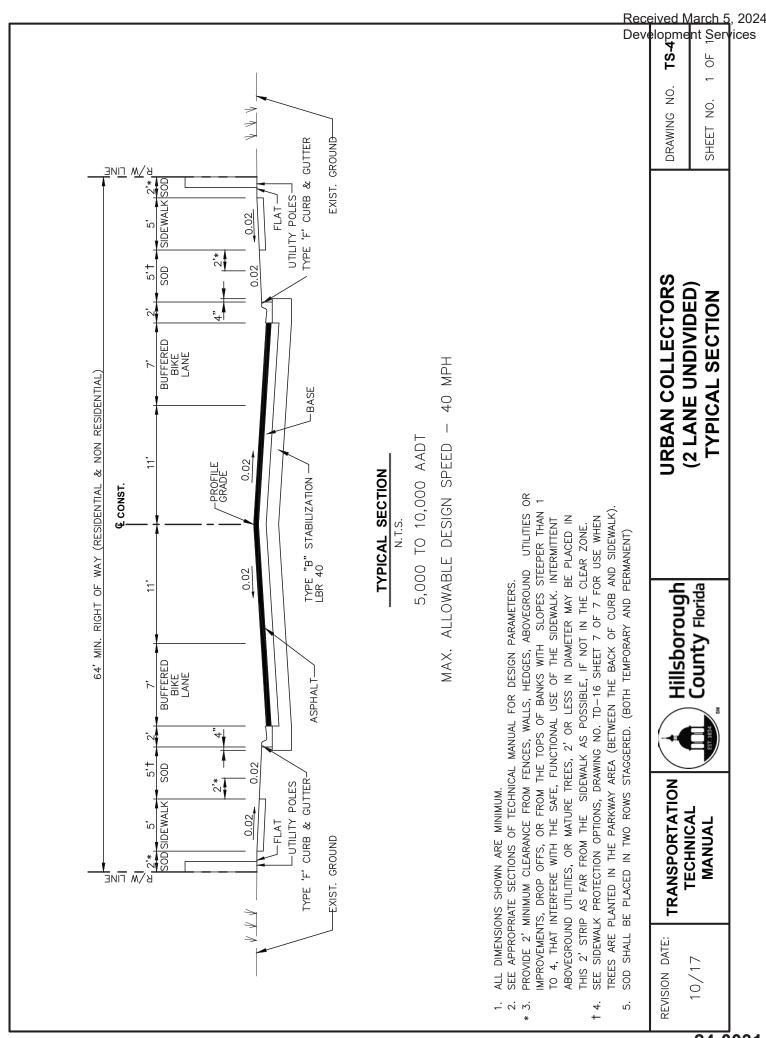






	Received March 5, 202 Development Services
	Development Services
HILLSBOROUGH COUNTY ROADWAYS	
FUNCTIONAL CLASSIFICATION MAP	
	1
	1
	1
	1
	1
	1
LINCKS & ASSOCIATES, INC.	





Ratliff, James

From: Williams, Michael

Sent: Monday, March 18, 2024 6:48 PM

To: Steven Henry

Cc: Michael D. Raysor (mdr@raysor-transportation.com); Carol Walden; David Smith; Heinrich, Michelle;

Krochta, Camille; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0031 - Design Exceptions Review (2 of 3)

Attachments: 24-0031+DEAdd+03-18-24_AWC.pdf

Steve,

I have found the attached Design Exception (DE) for PD 24-0031 APPROVABLE with CONDITIONS. Conditions and Clarifications are contained on the attached.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<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

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Monday, March 18, 2024 6:22 PM To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0031 - Design Exceptions Review (2 of 3)

Hello Mike,

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

shenry@lincks.com mdr@raysor-transportation.com cwalden@stearnsweaver.com dsmith@stearnsweaver.com heinrichm@hcfl.gov krochtac@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

P: (813) 276-8364 E: tirados@hcfl.gov W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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



Additional / Revised Information Sheet

Office Use Only

Application Numbe	r: RZ-PD 24-0031 Received Date:	Received By:
must be submitted project size the cover	required when submitted changes for any application the roviding a summary of the changes and/or additional in letter must list any new folio number(s) added. Additione additional/revised documents being submitted with	nformation provided. If there is a change in nally, the second page of this form must be
Application Number:	RZ-PD 24-0031 Applicant's Name: D.	R. Horton, Inc.
		Date: 03/18/2024
Application Type: Planned Developn	nent (PD) Minor Modification/Personal Appearance	(PRS) Standard Rezoning (RZ)
☐ Variance (VAR)	Development of Regional Impact (DRI)	☐ Major Modification (MM)
☐ Special Use (SU)	Conditional Use (CU)	Other
	(if applicable): 03/25/2024	
	Size Change Information e may result in a new hearing date as all reviews will be so	ubject to the established cut-off dates.
Will this revision add If "Yes" is checked on t	land to the project?	n * on the last page.
Will this revision remo	ove land from the project? Yes No the above please ensure you include all items marked with	n ⁺ on the last page.
Email this	form along with all submittal items indicated on t ZoningIntake-DSD@hcflgov.net	
titled according to its	format and minimum resolution of 300 dpi. Each iter s contents. All items should be submitted in one email vect line. Maximum attachment(s) size is 15 MB.	n should be submitted as a separate file with application number (including prefix)
For additional hel	p and submittal questions, please call (813) 277-1633 or	email ZoningIntake-DSD@hcflgov.ne <u>t</u> .
	described above are the only changes that have been n ional submission and certification.	nade to the submission. Any further changes
O a l	11)2126	03/18/2024
- Carol	Walds Signature	Date



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development Services</u> to obtain a release of exempt parcel information.

Are you seek to Chapter 1:		losure of selected information submitted with your application pursuant
I hereby conf	irm that the material submitted wi	
	Type of information included and	location
Please note: Ser	Does not include sensitive and/or	protected information. ccepted/requested unless it is required for the processing of the application.
being held fr	on is being sought, the request wil om public view. Also, by signing t ic information if not required by la	be reviewed to determine if the applicant can be processed with the data his form I acknowledge that any and all information in the submittal will w to be protected.
Signature: _	Cane wa	
Intake Staff S	gnature:	Date:



Additional / Revised Information Sheet

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

ncluded
ed
ed
ed

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

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.

(Site/Subdivision Application Number)

• Please contact Ingrid Padron at padroni@hcpafl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

complete this form:		
Request Type (check one)	 Section 6.04.02.B. Administrative Variance ▼ Technical Manual Design Exception Request □ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) □ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 	
Submittal Type (check one)	☐ New Request ☐ Additional Information	
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assi submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/corn. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would number of the previous submittal.		
Project Name/ Phase Multi-Family Res	sidential Easy Street / Big Cat Rescue PD	
Important: The name selected must be used on all fu If request is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.	
3601.0000, 3612.0000, Folio Number(s)	3613.0000, 3614.0000, 3931.0000, 3932.0000, 3932.0050, 3933.0000, 3600.0000, 3611.0000, 3585.0000	
Tollo Nulliber(s)	🗵 Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. F numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyph followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789"). 054321-9876").		
Name of Person Submitting Request	Steven J. Henry, P.E.	
Important: For Design Exception (DE) Requests, the pDE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The	
Current Property Zoning Designation		
Designation. Typing "N/A" or "Unknown" will result in County Zoning Atlas, which is available at https://ma	nily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough ps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	PD 23-0994	
	ter the application number preceded by the case type prefix, otherwise type "N/A" or "Not IM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number	N/A	

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

1 of 1

05/2020



LINCKS & ASSOCIATES, INC.

March 15, 2024

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

Re: Multi-Family Residential Easy Street and Big Cat Rescue

PD 23-0994 PD 24-0031

As Yet Unfiled PRS to PD 22-0856

Folio 3601.0000 3932.0000 3612.0000 3932.0050 3613.0000 3933.0000 3614.0000 3600.0000 3585.0000

Lincks Project No. 22153

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

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

PD 23-0994

312 Multi-Family Dwelling Units

PD 24-0031

230 Townhomes

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

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

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

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

Mr. Mike Williams March 14, 2024 Page 2

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

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

- Westbound left turn lane
- Eastbound right turn lane

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

Westbound Left Turn Lane

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

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

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

Scenario A:

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

Scenario B:

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

Mr. Mike Williams March 18, 2024 Page 3

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

Eastbound Right Turn Lane

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

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

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

Mr. Mike Williams March 14, 2024 Page 4

Please do not hesitat	e to contact us if you have any questions or require any additional
information.	7 STEVEN STEVEN LICE
Best Regards,	PRO 5/55/
Steven J Henry	
President Lincks & Associates,	Inc.
P.E. #51555	T- GOOD TO THE TOTAL OF THE TOT
D. Laure Aleas Sanfarana	ation provided by the explicant this request is:
Based on the inform	nation provided by the applicant, this request is:
Based on the inform	nation provided by the applicant, this request is: Disapproved
Based on the inform	
Based on the inform	Disapproved
X If there are any furth	Disapproved Approved
X If there are any furth	Disapproved Approved Approved with Conditions her questions or you need clarification, please contact Sheida
X If there are any furth	Disapproved Approved Approved with Conditions Her questions or you need clarification, please contact Sheida 276-8364, TiradoS@hillsboroughcounty.org.
X If there are any furth	Disapproved Approved Approved with Conditions er questions or you need clarification, please contact Sheida 276-8364, TiradoS@hillsboroughcounty.org. Sincerely, Michael J. Williams
X If there are any furth	Disapproved Approved Approved with Conditions er questions or you need clarification, please contact Sheida 276-8364, TiradoS@hillsboroughcounty.org. Sincerely,

TABLE 1
ESTIMATED PROJECT TRIP ENDS (1)

our	Total	155	134	289
PM Peak Hour Trip Ends	Ort	22	55	112
A.	드	86	62	177
AM Peak Hour Trip Ends	Total	120	114	234
Peak Horing Ends	Ont	91	82	176
MA L	듸	29	29	28
		2,076	1,702	3,778
	Size	312 DU's	230 DU's	Total
E			215	
	Land Use	Multi-Family	Townhomes	
	Project	PD23-0994	PD24-0031 To	

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



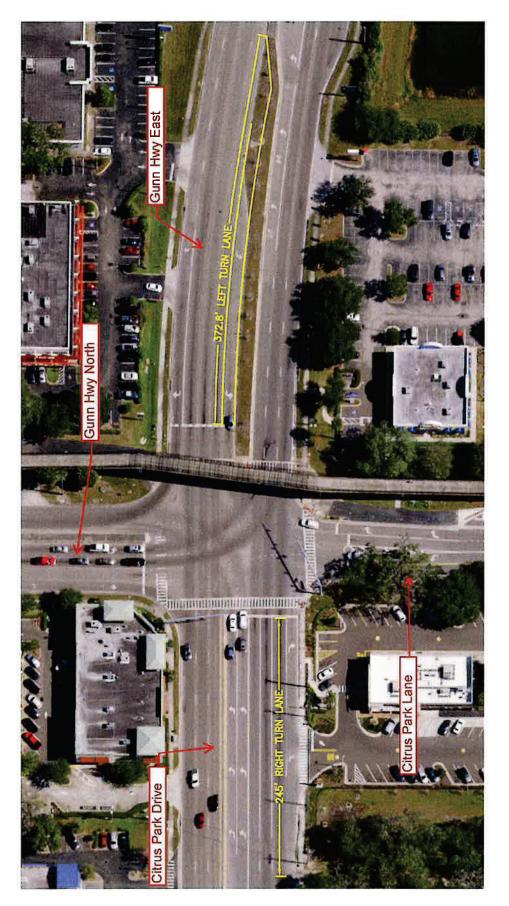


FIGURE 1 Intersection Improvements

TABLE 2

יייייי אייייי

TURN LANE EVALUATION

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

(1) See Figure 6 of this report.

(2) Queue Length:

Scenario A:
AM - WBL 193/(3,600/190) x 89/190x 2 x 25 = 239'
PM - WBL 212/(3,600/190) x 98/190 x 2 x 25 = 289'
Use 300'
Scenario B:

AM - WBT 1,113/(3,600/190)/3 =20 Vehicles/Lane/Cycle - 20 x 25 =500'

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

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

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

 $-28 \times 25 = 700$

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

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

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

Development Services

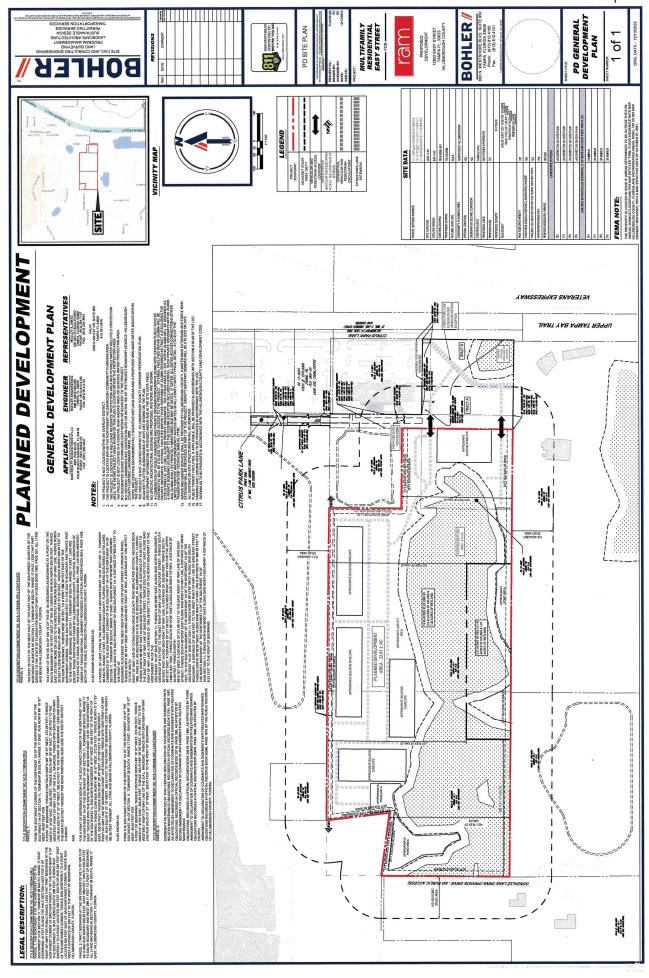
APPENDIX



Development Services

PD 23-0994 PD PLAN

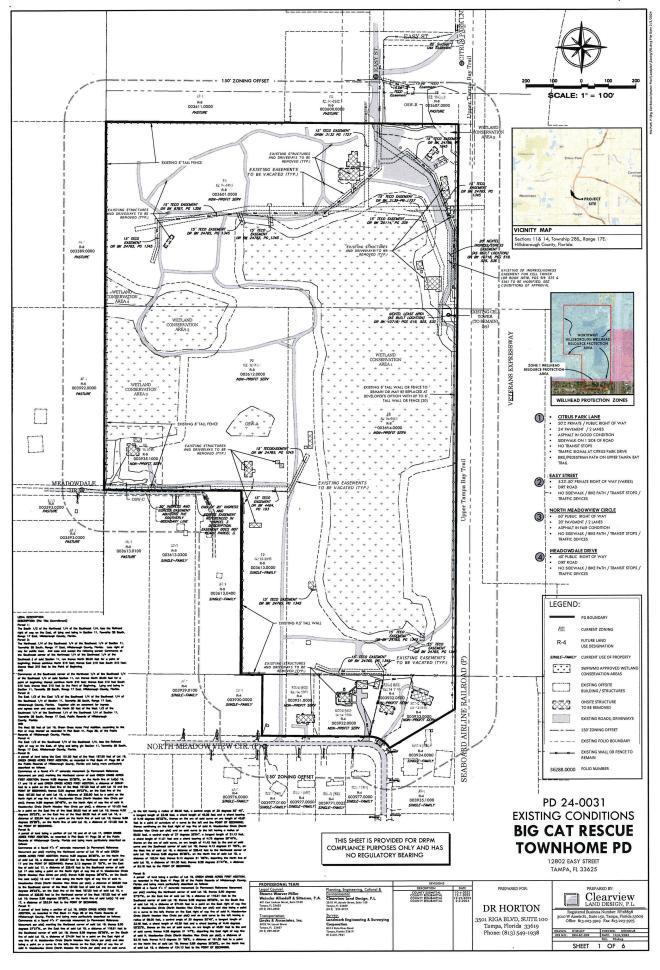


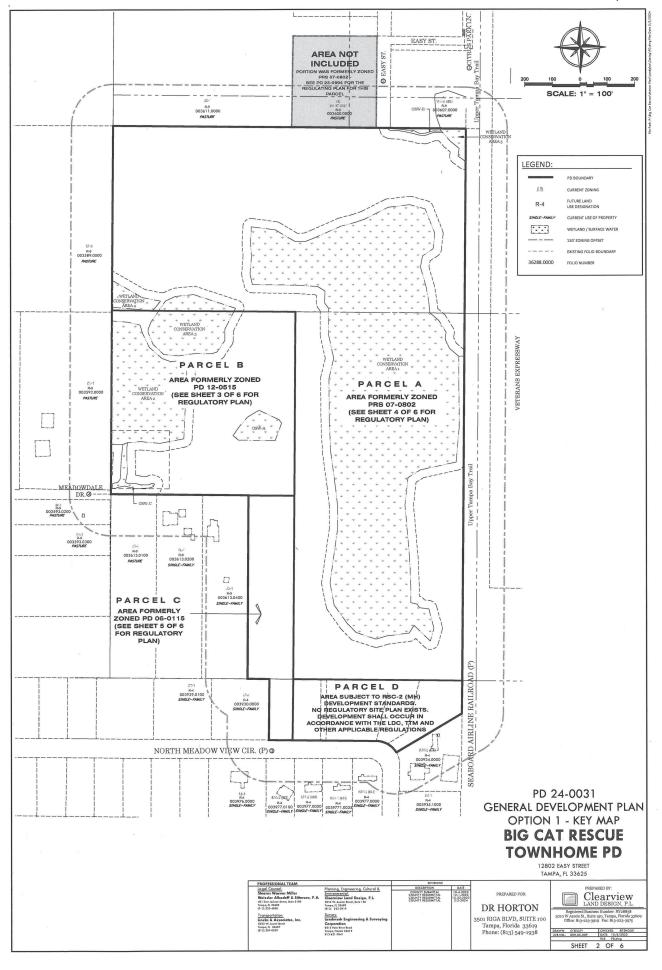


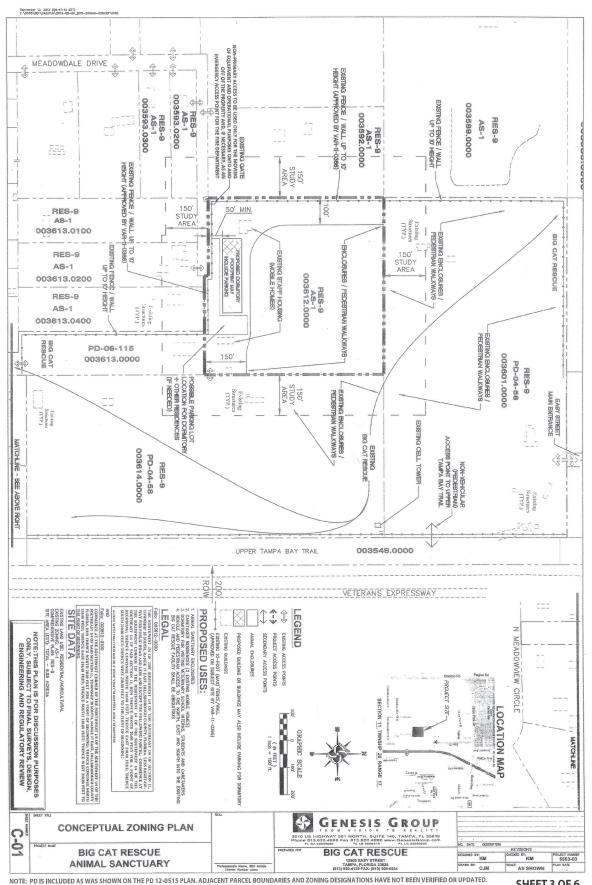
Development Services

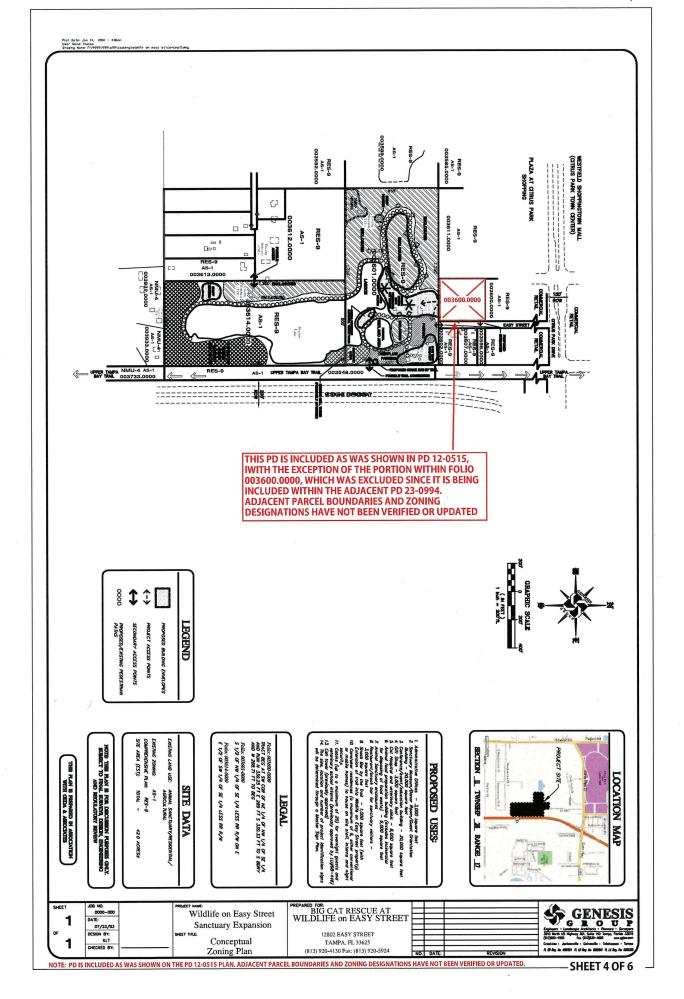
PD 24-0031 PD PLAN

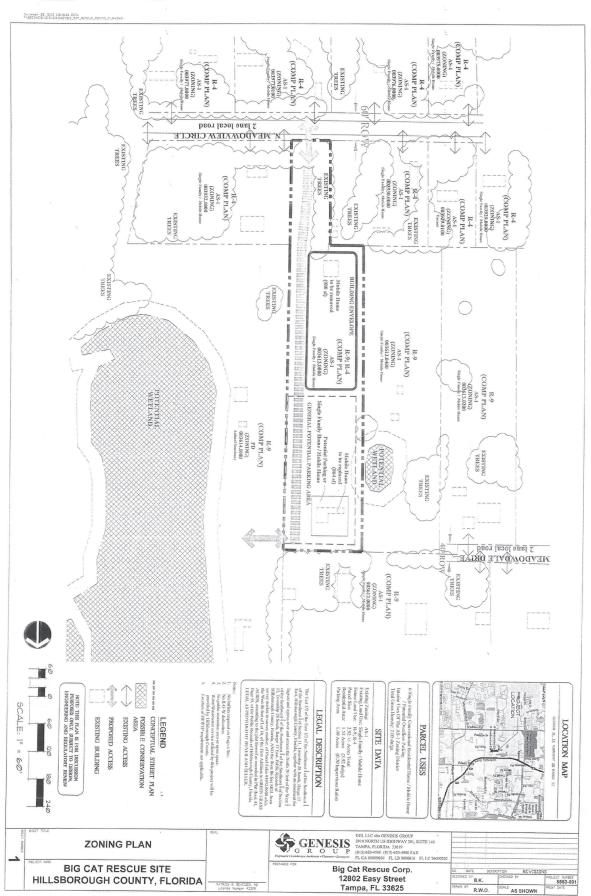


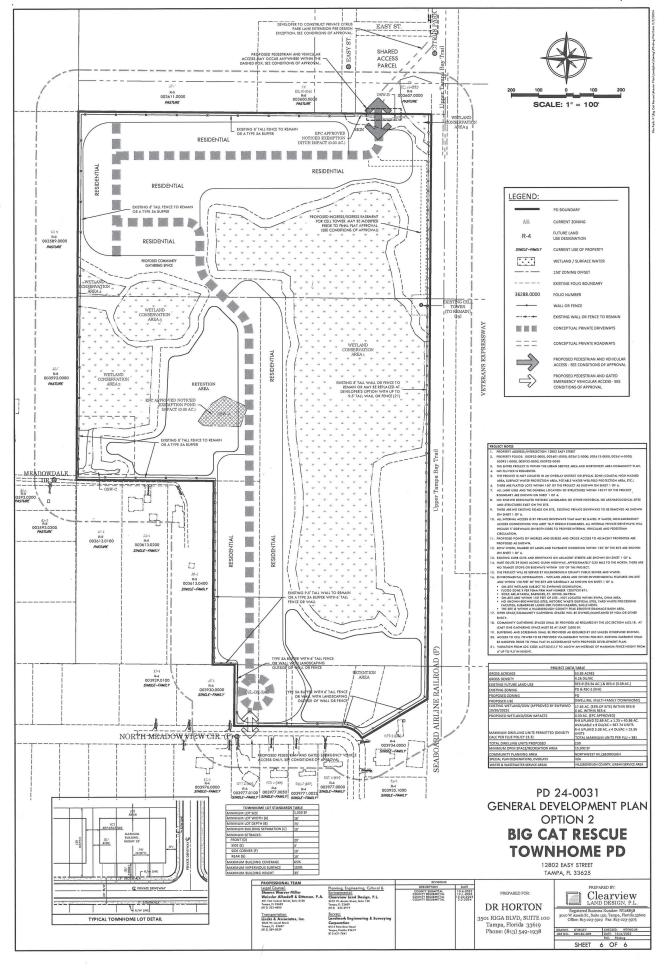




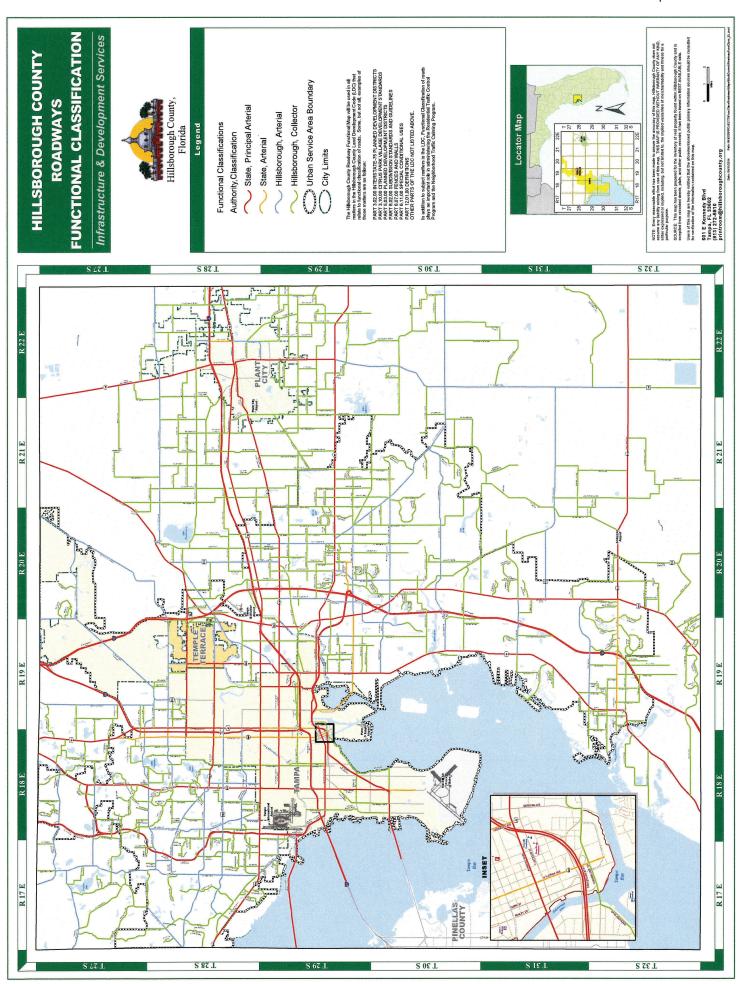








	Received March 18, 2024 Development Services
HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION MAP	
LINCKS & ASSOCIATES, INC.	



Ratliff, James

From: Williams, Michael

Sent: Monday, March 18, 2024 6:49 PM

To: Michael D. Raysor (mdr@raysor-transportation.com)

Cc: Steven Henry; Carol Walden; David Smith; Heinrich, Michelle; Krochta, Camille; Ratliff, James; Tirado,

Sheida; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0031 - Design Exceptions Review (3 of 3)

Attachments: 24-0031+Rev+DE+Req+03-18-2_AWC.pdf

Steve,

I have found the attached Design Exception (DE) for PD 24-0031 APPROVABLE with CONDITIONS. Conditions and Clarifications are contained on the attached.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (<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

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

From: Tirado, Sheida <TiradoS@hcfl.gov> Sent: Monday, March 18, 2024 6:22 PM To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0031 - Design Exceptions Review (3 of 3)

Hello Mike,

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

shenry@lincks.com mdr@raysor-transportation.com cwalden@stearnsweaver.com dsmith@stearnsweaver.com heinrichm@hcfl.gov krochtac@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

P: (813) 276-8364 E: tirados@hcfl.gov W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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



Additional / Revised Information Sheet

	Office Use Only	
Application Number: RZ-PD 24-0031	Received Date:	Received By:
The following form is required when submitted must be submitted providing a summary of the project size the cover letter must list any new included indicating the additional/revised documents.	ne changes and/or additional i folio number(s) added. Additio	information provided. If there is a change in onally, the second page of this form <u>must</u> be
Application Number: RZ-PD 24-00	$\frac{31}{2}$ Applicant's Name: $\frac{D}{2}$.R. Horton, Inc.
Reviewing Planner's Name: Camille K		Date: 03/18/2024
Application Type: Planned Development (PD) Minor Mod	lification/Personal Appearance	(PRS) Standard Rezoning (RZ)
☐ Variance (VAR) ☐ Developme	ent of Regional Impact (DRI)	☐ Major Modification (MM)
Special Use (SU) Conditiona	l Use (CU)	Other
Current Hearing Date (if applicable): $03/2$	5/2024	
Important Project Size Change Informa Changes to project size may result in a new hear		subject to the established cut-off dates.
Will this revision add land to the project? If "Yes" is checked on the above please ensure years.	Yes No ou include all items marked wit	h * on the last page.
Will this revision remove land from the project If "Yes" is checked on the above please ensure y	? Yes No No No ou include all items marked wit	h ⁺ on the last page.
Email this form along with all su Zon	bmittal items indicated on ingIntake-DSD@hcflgov.ne	the next page in pdf form to: t
Files must be in pdf format and minimum re titled according to its contents. All items shou included on the subject line. Maximum attach	ıld be submitted in one email	m should be submitted as a separate file with application number (including prefix)
For additional help and submittal question	s, please call (813) 277-1633 o	r email ZoningIntake-DSD@hcflgov.ne <u>t</u> .
I certify that changes described above are the will require an additional submission and cert		made to the submission. Any further changes
(aru Q-1) plde		03/18/2024
Signature		Date



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development Services</u> to obtain a release of exempt parcel information.

Are you seeking an exemption to Chapter 119 FS?	from public disclosure of selected	information submitted w	vith your a	application pursuant
Includes sensitive	rial submitted with applicatione and/or protected information. on included and location	RZ-PD 24-0		
	sensitive and/or protected information will not be accepted/requested un		ssing of the	application.
being held from public view. A	t, the request will be reviewed to d Also, by signing this form I acknow ot required by law to be protected	ledge that any and all inf	can be pro formation	icessed with the data in the submittal wil
Signature:	Must be signed by applicant or au	ithorized representative)		
Intake Staff Signature:	are Odell	[Date: <u>03</u>	/18/2024



Additional / Revised Information Sheet

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

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

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

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

complete this form.			
Request Type (check one)	 Section 6.04.02.B. Administrative Variance ★ Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	☐ New Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	x 1. Existing Facilities ↓ 4. 2 . ↓ 5. 3 . 6 .		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase MULTIPLE			
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
3565.5000, 3607.0000, 3607	0-0000, 3611-0000, 3585-0000, 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000, 3932.0050, & 3933.0000		
Tono Hamber(3)	▼ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Michael D. Raysor, P.E.		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation	MULTIPLE		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	PD 23-0993 (OPTION 2) & PD 23-0994 & PD 24-0031		
	nter the application number preceded by the case type prefix, otherwise type "N/A" or "Not 1470 MM for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number (Site/Subdivision Application Number)	N/A		

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

1 of 1

05/2020



TRAFFIC ENGINEERING

DEVELOPMENT SUPPORT

February 9, 2024 (Revision No. 4)

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

SUBJECT: EXISTING FACILITIES DESIGN EXCEPTION

PD 23-0993 (OPTION 2) & PD 23-0994 & PD 24-0031

FOLIO NO'S. 3565.5000, 3607.0000, 3600-0000, 3611-0000, 3585-0000, 3601.0000, 3612.0000, 3613.0000, 3614.0000,

3931.0000, 3932.0000, 3932.0050, & 3933.0000

Dear Mr. Williams,

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

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

PD 23-0993 (OPTION 2)

No Entitlements

PD 23-0994

Multifamily @ 312 units

PD 24-0031

Townhomes @ 230 units

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

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

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

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

RAYSOR Transportation Consulting

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



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

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

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

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

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

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

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

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

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

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

RAYSOR Transportation Consulting

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



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

Sincerely,

RAYSOR Transportation Consulting, LLC	DANIEL
Michael D. Raysor, P.E.	No. 60919
President	Michael Digitally signed by Michael Raysor
	*: Raysor *Date: 2024.02.09
	This item has been digitally signed and sealed by Michael
	Daniel Raysor P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

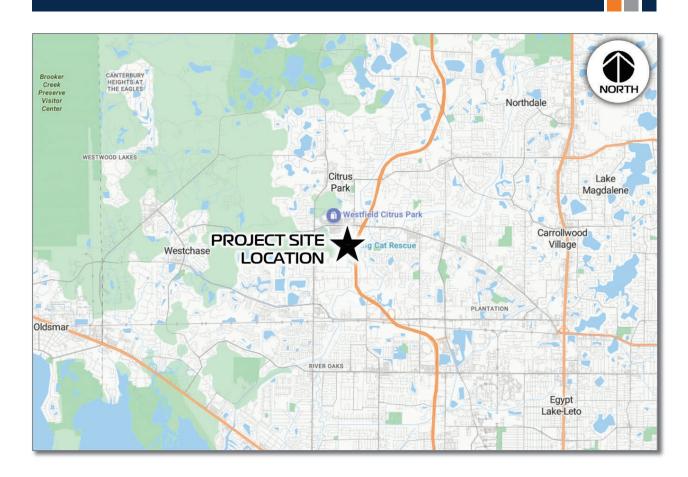
ВА	SED	ON	THE	INFOR	MATION	I PROVII	DED BY	THE	APPLIC	ANT,	THIS	REQUES	ΓIS	HEREBY
AP	PROV	/ED												
AP	PROV	/ED V	VITH (CONDIT	IONS									X
DE	NIED													
				, ,	OUNTY E	NGINEER NT REVIEW	יחואואוח	N.						date

ATTACHMENT A



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

Project Site Location Map

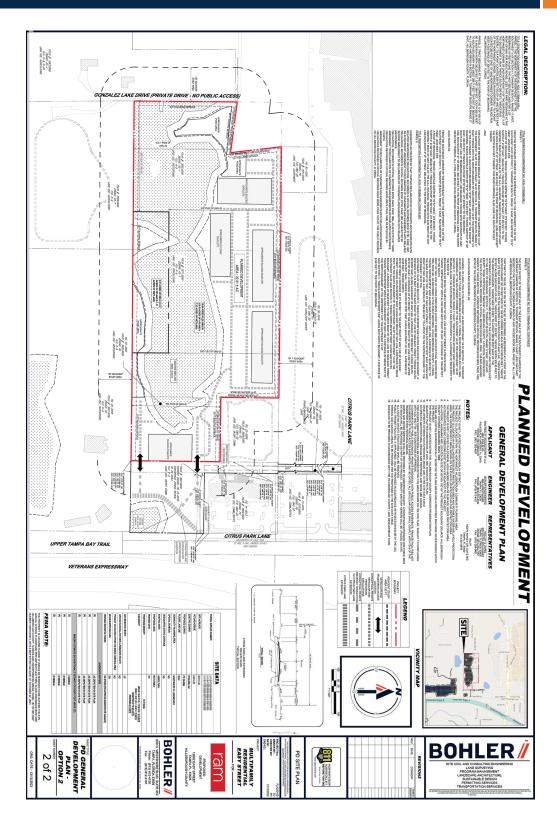


ATTACHMENT B



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

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

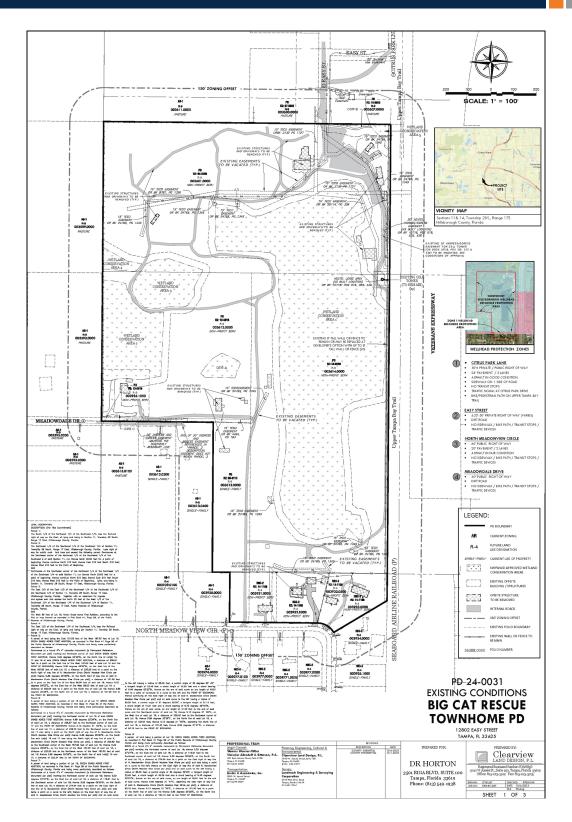


ATTACHMENT B - 1 of 2

ATTACHMENT B



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



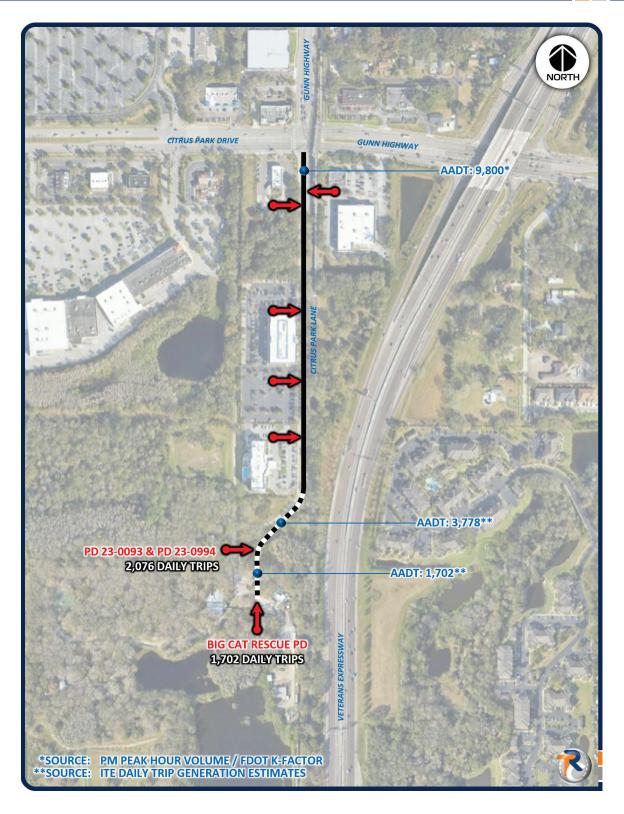
ATTACHMENT B -2 of 2

ATTACHMENT C



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

Citrus Park Lane Daily Traffic Volumes



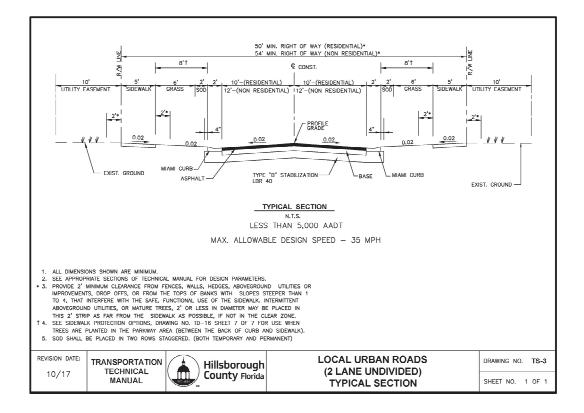
ATTACHMENT C - 1 of 1

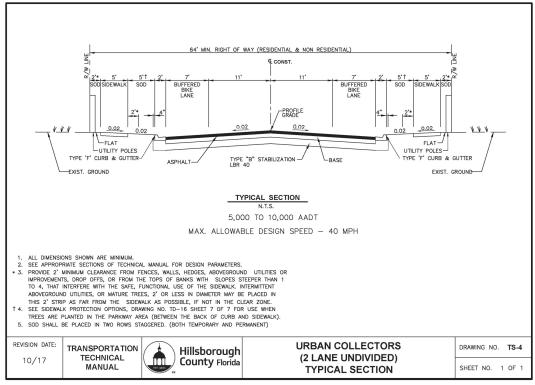
ATTACHMENT D



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

Hillsborough County TS-3 & TS-4 Typical Sections

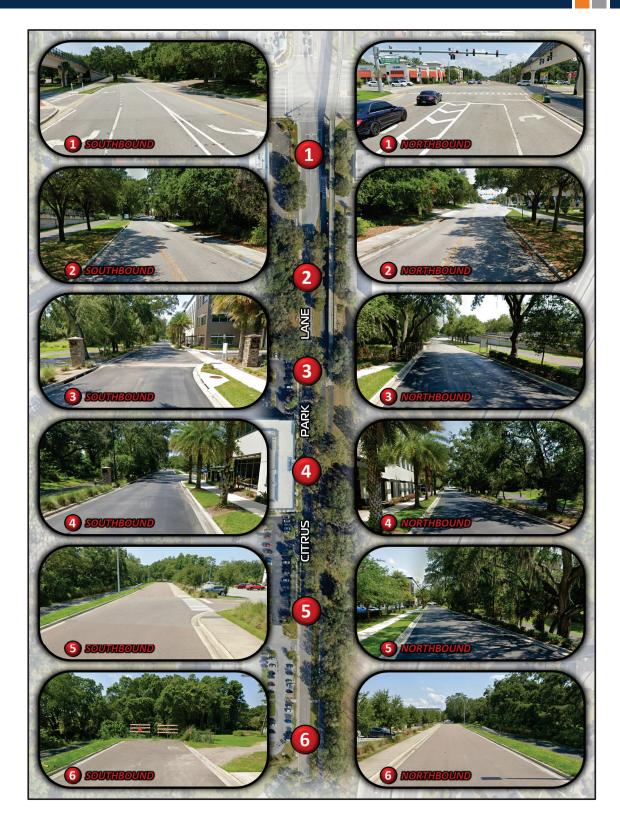




ATTACHMENT E



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



ATTACHMENT E - 1 of 1

ATTACHMENT F



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

Existing Access Connections to Upper Tampa Bay Trail



ATTACHMENT F - 1 of 1

ATTACHMENT G



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

Conceptual Location of Proposed Ramp Connection to Upper Tampa Bay Trail



ATTACHMENT G - 1 of 1

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)						
Road Name	Classification	Current Conditions	Select Future Improvements			
Citrus Park Ln.	Multiple Classifications (Collector/Local/ Driveway)	2 Lanes ⊠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	716	47	58	
Proposed	1,702	113	134	
Difference (+/-)	(+) 986	(+) 66	(+) 76	

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

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

Design Exception/Administrative Variance □ Not applicable for this request					
Road Name/Nature of Request	Туре	Finding			
Citrus Park Ln./ Substandard Rd.	Design Exception Requested	Approvable			
Citrus Park Ln./ New Rd. Standards Deviation	Design Exception Requested	Approvable			
Gunn Hwy./ Turn Lane Lengths	Design Exception Requested	Approvable			
Notes:		·			

Transportation Comment Sheet

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

COMMISSION

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



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING				
HEARING DATE: February 20, 2024	COMMENT DATE: January 24, 2024			
PETITION NO.: 24-0031	PROPERTY ADDRESS: 12802 Easy Street and 8005, 8007, 8011, 8013 & 11840 Meadowdale Drive,			
EPC REVIEWER: Kelly M. Holland	Tampa			
CONTACT INFORMATION: (813) 627-2600 X 1222	FOLIO #s: 0036010000, 0036120000, 0036130000, 0036140000, 0039310000, 0039320000, 0039320050			
EMAIL: hollandk@epchc.org	and 0039330000			
	STR: 11-28S-17E			

REQUESTED ZONING: Unify all the parcels into a single PD

FINDINGS			
WETLANDS PRESENT	YES		
SITE INSPECTION DATE	NA		
WETLAND LINE VALIDITY	SWFWMD approval pending		
WETLANDS VERIFICATION (AERIAL PHOTO,	Open water features in the eastern half of the		
SOILS SURVEY, EPC FILES)	property; wetlands in the west central portion		

Please allow these comments to supersede and cancel the comments issued to Hillsborough County on November 2, 2023, in their entirety.

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 be reviewed by EPC staff under separate application pursuant to the EPC

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

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The 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 subject property contains wetland/other surface waters (OSW) areas which have been delineated but not formalized with the Southwest Florida Water Management District. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface
 waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters
 are further defined as Conservation Areas or Preservation Areas and these areas must be designated
 as such on all development plans and plats. A minimum setback must be maintained around the
 Conservation/Preservation Area and the setback line must also be shown on all future plan
 submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh /cb

ec: Jacob T. Cremer, Agent – <u>jcremer@stearnsweaver.com</u>
Carol Walden - <u>cwalden@stearnsweaver.com</u>
John Goolsby - John.Goolsby@clearviewland.com

Environmental Excellence in a Changing World



Adequate Facilities Analysis: Rezoning

Date: 3/18/2024 **Acreage**: 53.93 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: 24-0031 Future Land Use: RES-9

HCPS #: RZ 598

Maximum Residential Units: 230

Address: 8004, 8007, 8011, 8013, 11840 N

Meadowview Cir. & 12802 Easy Street Residential Type: Single Family Attached

Parcel Folio Number(s): 003601.0000 003612.0000 003613.0000 003614.0000 003931.0000 003932.0000 003932.0050

003933.0000

003933:0000			
School Data	Westchase Elementary	Smith Middle	Sickles High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1037	1422	2437
2023-24 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	881	581	2395
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	85%	41%	98%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 3/18/2024	6	29	53
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	27	12	17
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	88%	44%	101%

Notes: At this time, adequate capacity exists at Westchase Elementary and Smith Middle schools for the residential impact of the proposed rezoning. Although Sickles 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 Hingone

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



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: 01/03/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: DR Horton **PETITION NO:** 24-0031

LOCATION: various see below

FOLIO NO: multiple (see below)

Estimated Fees:

(Fee estimate is based on a 1,500 square foot, Townhome Units 1-2 story)

Mobility: \$6,661 * 230 units = \$1,532,030 Parks: \$1,957 * 230 units = \$ 450,110 School: \$7,027 * 230 units = \$1,616,210 Fire: \$249 * 230 units = \$ 57,270

Total Multi-Family (1-2 story) = \$3,655,620

Project Summary/Description:

Urban Mobility, Northwest Park/Fire - 230 townhome units

Locations: 12802 Easy St; 11840 Meadowdale Dr; 8005, 8007, 8011, & 8013 N Meadowview Circle

3933.0000

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	ION NO.:	RZ-STD 24-0031	REVIEWED BY:	Clay Walker, E.I.	DATE: <u>10/23/2023</u>	
FOLIO NO.:3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000, 3932.0050, 3933.0000						
			WATER			
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.					
	A 12 inch water main exists (adjacent to the site), (approximately 350 feet from the site) and is located north of the subject property within the west Right-of-Way of Easy Street. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.					
	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			
				stewater Service Are lability of wastewate		
	2000 feet Right-of-W there could	t from the site) <u>an</u> /ay of Citrus Park I d be additional and	d is located north on the order of the order	of the subject prope the likely point-of-co of-connection detern	, (approximately erty within the north onnection, however mined at the time of	
Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.						

COMMENTS: <u>The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems</u>.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management							DATE:	20 Oct. 2023
REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management								
APPLICANT:	Jacob Creamer				PETITI	ON N	O: <u>RZ-PD 24-</u>	<u>-0031</u>
LOCATION:	Tampa, FL 33625							
	3601.000,3612.000 1.0000, 3932.0000,				SEC: _		TWN:	RNG:
\boxtimes								
				d	r	d	d	
		d	d	r	d	d		
MM								

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: 10/11/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 10/18/2023

APPLICANT: D.R. Horton, Inc. PID: 24-0031

LOCATION: 12802 Easy St. Tampa, FL 33625

11840 Meadowdale Dr. Tampa, FL 33625

12802 Easy St. Tampa, FL 33625

8011 N Meadowview Cir. Tampa, FL 33625 8007 N Meadowview Cir. Tampa, FL 33625 8005 N Meadowview Cir. A Tampa, FL 33625 8005 N Meadowview Cir. Tampa, FL 33625

FOLIO NO.: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000,

3932.0050, and 3933.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is located within Wellhead Resource Protection Area (WRPA) Zones 1 and 2; however, the proposed activity is not a prohibited or restricted use, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Based on the most current data, the proposed project is not located within a Surface Water Resource Protection Area (SWRPA) and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.

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

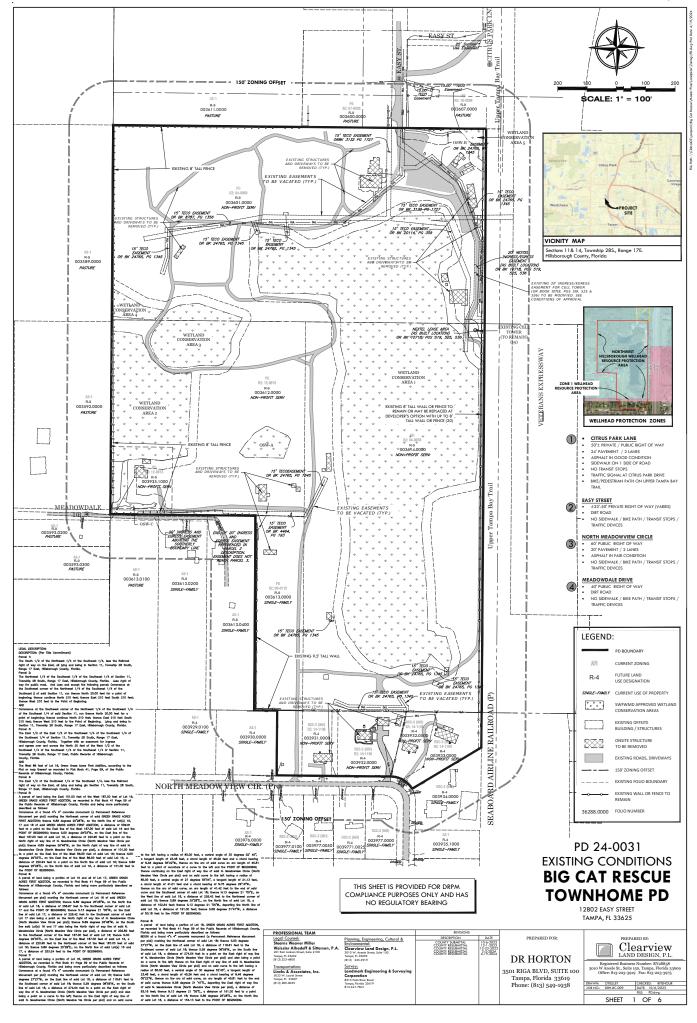
COUNTY INTERNAL AUDITOR

Peggy Caskey

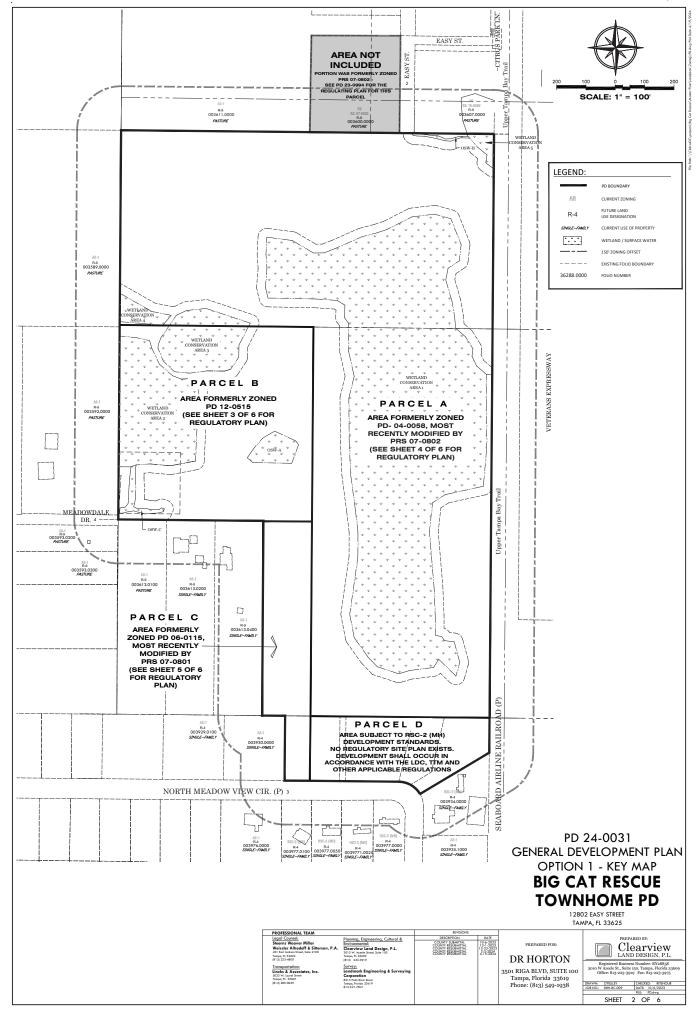
DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

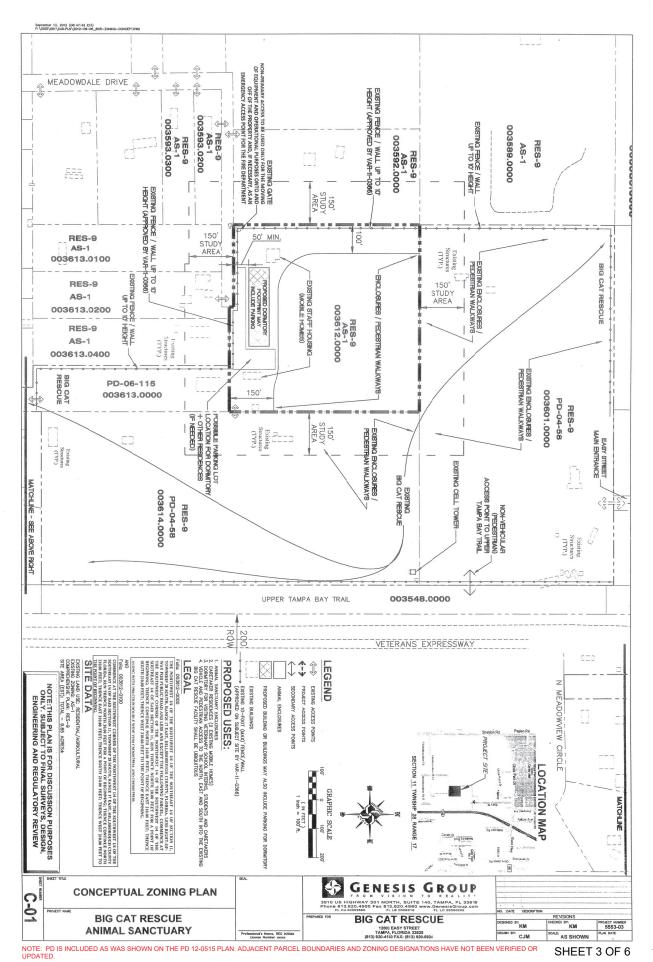
Project Name: Big Cat Rescue Rezoning				
Zoning File: PD 24-0031	Modification: None			
Atlas Page: None	Submitted: 04/22/2024			
To Planner for Review: 04/22/2024	Date Due: ASAP			
Contact Person: Jacob T. Cremer Phone: (813) 223-4800/jcremer@stearnsweaver.com				
Right-Of-Way or Land Required for	Dedication: 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 Heinrich Date: 5/21/24				
Date Agent/Owner notified of Disapp	roval:			



24-0031

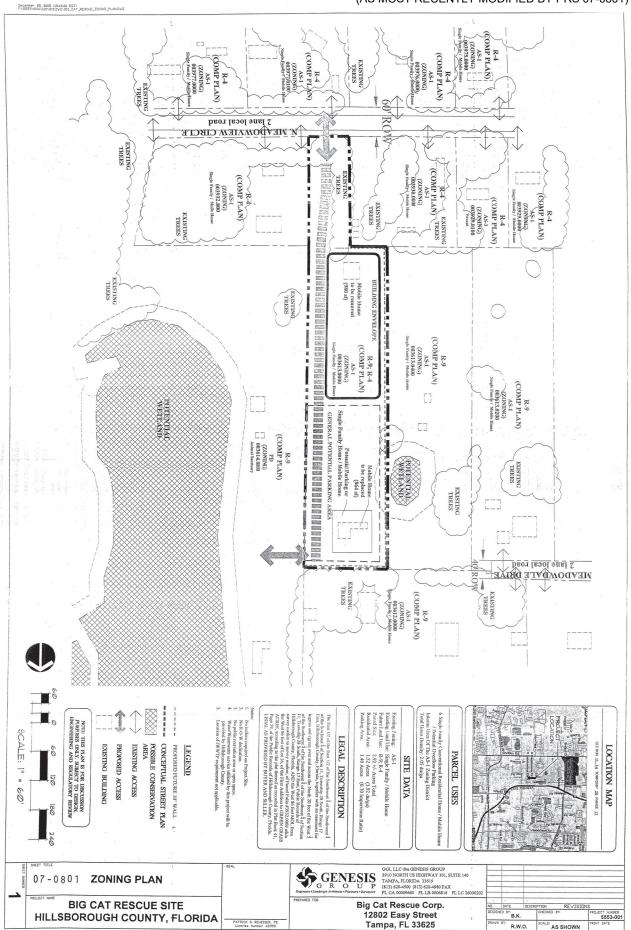


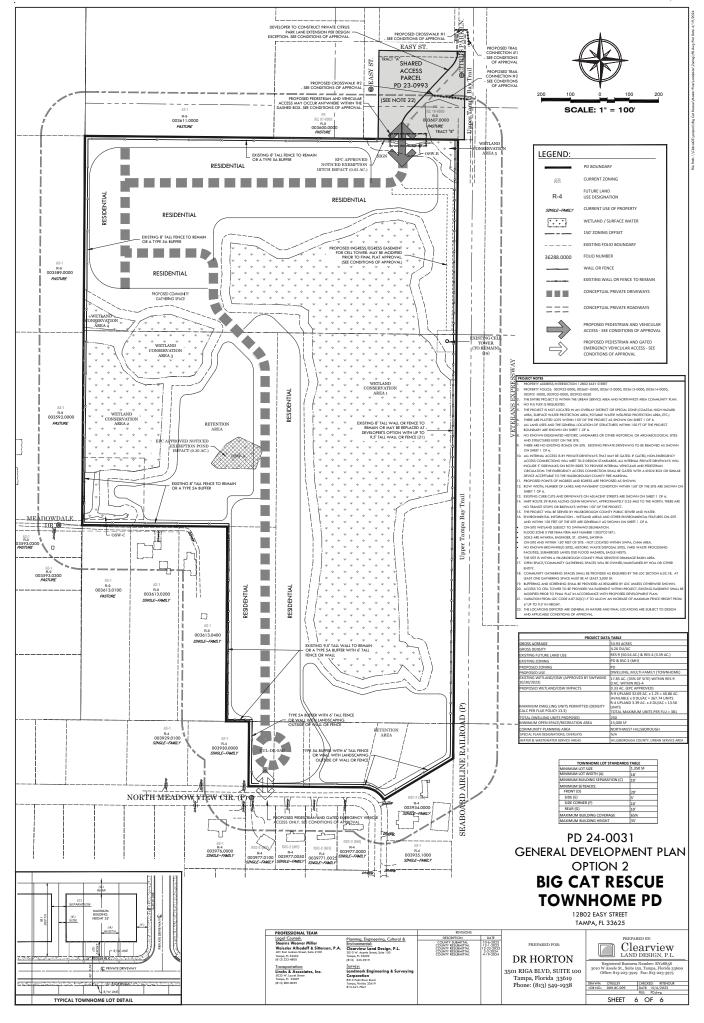
24-0031



PD 04-0058 (AS MOST RECENTLY MODIFIED BY PRS 07-0802) RES-9 AS-1 003592.0000 WESTFIELD SHOPPINGTOWN MALI (CITRUS PARK TOWN CENTER) C _ -RES-9 AS-1 ___ ___ RES-9 AS-1 3613.000 M AS-1 UPPER TAMPA NMU-4 AS-1 RES-9 AS-1 UPPER TAMPA BAY TRAIL VETERANS EXPRESSWAY THIS PD IS INCLUDED AS WAS SHOWN IN PD 04-0058 (AS MOST RECENTLY MODIFIED BY PRS 07-0802), WITH THE EXCEPTION OF THE PORTION WITHIN FOLIO 003600.0000, WHICH WAS EXCLUDED SINCE IT IS BEING INCLUDED WITHIN THE ADJACENT PD 23-0994. ADJACENT PARCEL BOUNDARIES AND ZONING DESIGNATIONS HAVE NOT BEEN VERIFIED OR UPDATED **\$** PROPOSED/EXISTING PEDESTRIAN PATHS LEGEND PROJECT ACCESS POINTS ECONDARY ACCESS POINTS EXISTING ZONING: A
COMPREHENSIVE PLAN:
SITE AREA (EST): TI EXISTING LAND USE: Reda: 002600-0000 TRACT BEC AT SW COR OF NE 1/4 OF NW 1/4 OF SE 1/4 AND RUN N 330.25 FT E 289 FT S 330.33 FT TO S BDRY AND W 288.71 FT TO BEC ROBO: 003601-0000 S 1/2 OF NW 1/4 OF SE 1/4 LESS RR R/W ON E "0150: 003614-0000 : 1/2 OF SW 1/4 OF SE 1/4 LESS RR R/W SECTION 11 TWNSHP 28 RANGE 17 ns (up to a maximum of 20) for overnight guests and hary school interns (previously approved by LUBBE-46) town (previously approved) project identification signs size, location and numbes of project identification signs a determined through a Maxter Sign Plan. PROPOSED USES: LOCATION MAP SITE DATA AS-1 ANIMAL SANCTUARY/RESIDENTIAL/ AGRICULTURAL LEGAL tional night PREPARED FOR: BIG CAT RESCUE AT WILDLIFE ON EASY STREET Wildlife on Easy Street 1 DATE: 07/22/03 DESIGN BY: KLT Sanctuary Expansion 12802 EASY STREET Conceptual Zoning Plan TAMPA, FL 33625 (813) 920-4130 Fax: (813) 920-5924 SHEET 4 OF 6 -

PD 06-0115 (AS MOST RECENTLY MODIFIED BY PRS 07-0801)





24-0031

VERBATIM TRANSCRIPT

И	ZHM Hearing March 25, 2024
	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, March 25, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 10:24 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Second Floor Boardroom Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. 1654 DIGITAL REPORTER

MS. HEINRICH: Our next application is D.7, PD 1 2 24-0031. The applicant is requesting to rezone area zoned PD and RSC-2 to a new PD 24-0031. I've reviewed this for 3 Development Services and will provide Staff findings. HEARING OFFICER: All right. Is the applicant here? 6 Good evening. MR. CREMER: Ms. Finch, are you seeing the full screen presentation? 8 9 HEARING OFFICER: I am. 10 MR. CREMER: There we go. Thank you. 11 Jake Cremer with Stearns, Weaver, Miller, 401 East Jackson Street, Number 2100. 12 13 Ms. Finch, this -- this zoning petition is directly to 14 the south of the petition you just heard. And also south of the 15 petition you heard last month. Just give you context, the developer here is D.R. Horton. Our full team is here for you if 16 you -- if you have questions, but I'd like to ahead and turn it 17 18 over to our land planner, David Smith. Thank you. 19 HEARING OFFICER: Thank you. Good evening. 20 MR. SMITH: Good evening. David Smith, 401 East 21 Jackson Street, 33601. Director of Development and Zoning. 22 Stearns, Weaver, Miller. 23 As indicated by Jake, this is kind of a continuation of a theme that's occurred with the hearing of petition 24 23-90993. And then just the petition before us. We're 25

proposing on a 59 acre, excuse me, 53.93 acre parcel. 1 The redevelopment and zoning of the big cat sanctuary for a townhome development of 230 units. 3 By now you've figured out where all these properties are relative to everything else. I'll skip through that. have split land use. We have RES-9 and a little bit of RES-4 on the south. We have four different zoning categories that are on this property. All of them are within the sanctuary use. the south, we have RSC-2 uses, which are also mobile home overlay. And the rest of them are PDs for various uses and the 10 11 big cat rescue. 12 So what you see on the screen now is the proposed 13 option two. Option one, and -- and to explain why you have so 14 many sheets in your site plan set, is that option one is 15 essentially to keep all the existing uses in place. In order to do that, we have a multiple sheet that shows all the certified 16 17 plans that are in place. And we have specific zoning conditions 18 related to each one of those should this option two not be developed or as you've heard from the prior application, the 993 19 20 selects an option that doesn't provide access. But I'll tie 21 that all together in just a second. 22 So here you have the option one is on the left, which

So here you have the option one is on the left, which basically breaks all the old PDs into parcels A, B, C and D.

And that will correspond to the draft conditions of approval proposed -- proposed by Staff. On the right, you have option

23

24

25

two, which provides for a townhome development with access off 1 the extension to Citrus Park Lane, a private drive would come down on that extension and would go through the development with a cul-de-sac on the southern end of the property. cul-de-sac would be the topic of some discussion here in a few seconds. So here as far as compatibility, to our south is single-family residential. To our east, excuse me, to our west 8 is ASC-1 in agricultural lands. Some of them are developed with mobile homes and other accessory uses associated with 10 11 agricultural. Expressway is to our east. To our north is the 12 proposed multi-family development that's just been heard. And 13 also Citrus Park Lane, several commercial developments that go 14 all the way out to Citrus Park Drive next to the intersection 15 with Veterans. 16 So we're looking at this site. And here's the 17 relationship of all the PDs, just to give context. So this 18 development is clearly compatible with the -- the surrounding 19 neighborhood, the densities and intensities proposed by this 20 project. But actually very -- underneath the -- the allowed. 21 We have the opportunity to develop according to the 22 Comprehensive Plan over 300-plus units. However, due to the 23 environmental factors that exist onsite, significant wetlands, we're only proposing 230. That meets the exception to the 24 75 percent minimum density within the urban service area, that 25

is required by the Comprehensive Plan.

And as you can see here, it gives you a context. A neighborhood to our south, very 1960's subdivision. It has two connection points to Sheldon. But it's really just a big loop road internal to that old subdivision.

We had a neighborhood meeting. In the community meeting, the unanimous concern that we heard was, do not connect your project to our neighborhood streets. The applicant has been sensitive from the beginning. He knew that that would be a concern. And that is why we proposed the cul-de-sac with emergency access only down to Meadow View.

We do have variations, a couple of variations totally relate to the existing walls on the property. Currently, on our west, we have eight-foot high walls on portions of the property. To the north as well. And then also, along the expressway. And have an existing nine and a half foot tall wall on the southern portion of the property as you get around Meadow View. The variation request allows to maintain those walls, keep them or at -- or at our option, to if we remove them, to have a 5A buffer with the ability to put a six-foot fence in.

At this time, the -- the intent is to maintain those existing walls around the property. The only wall that would be returned if we took took it down to an eight-foot potential wall is along the upper Tampa Bay Trail. Speaking of the Upper Tampa Bay Trail, that is one of the concerns that took so long to work

As indicated by the prior applications, all the 1 applications have the same conditions relative to the DEs, design exceptions and the mitigation is all related to additional connectivity to the trail. So these will be identical conditions on each one of the applications. So in reviewing this, the Staff, the County, found 6 that it was compatible. That there was of concerns with proposed variations. And they recommended approval. 8 reviewing the Planning Commission's findings, the Planning Commission Staff found us we're in the urban service area, we're 10 11 consistent, we're compatible, but for one issue. And the issue is the connectivity of policies and the community plan and 12 13 similar policies that are sprinkled throughout the -- the 14 comprehensive plan. 15 We've looked at those. And as we say on the side here, we're requesting that we only have emergency access only 16 17 to protect the 1960's neighborhood to our south. 18 consistent with -- with what the community has looked for. And it talks about in the community plan the minimal use of 19 20 cul-de-sacs and a gridlike a pattern. I think when you look at 21 our particular site, you know, I'll see if I get the aerial 22 back. 23 So you look at this particular site, all along our western side are large wetlands. And there's really no 24 opportunity to get to Sheldon, other than going down to Meadow 25

View Circle and connecting out to Sheldon. It's either 1 developed with an old apartment complex, there's wetlands or there's a townhouse development. All the other drives or connections you see are private. They're actually in TICO Land. And that are providing access to the family -- the family that owns the larger tracks. So we're looking at the -- providing a grid is not realistic estate in this particular situation. And it would not connect to anything but back down to Meadow View Circle. 9 looking at the policies and what the cul-de-sac does, it 10 prevents trips from accessing the single-family residential 11 12 neighborhood to the south. We are only providing for gated 13 vehicle access for emergency purposes only. We will have 14 pedestrian access and bicycle access available to the community 15 come through the -- the property. 16 And if you look at the mobility element. In the 17 context of the Comprehensive Plan, you review all the policies. 18 And so when you review all the policies, is that each one of these policies required you to have connection to adjacent 19 20 neighborhoods, then why would you have Policy 4.1.2? And it says, require pedestrian bicycle interconnections between 21 22 adjacent compatible development and where appropriate, require vehicular access. 23 We believe the word where appropriate is -- is the 24 25 operative term with respect to this particular property.

also when you look at the connectivity goals and objectives of 1 the Community Plan, it's trying to get people to be able to connect to places of work, services. And when you look at this particular situation, the burden of making these interconnections would fall on the neighborhood to the south, but they would have no -- none of the benefits because there are private roads to the north that could be gated, so that they would get all the traffic if we allowed us to have a full access 8 to the south. But they wouldn't get the benefits of any connectivity all the way out to Citrus Park Drive and the 10 services that over there. Not too much in the fact that the 11 neighborhood doesn't want the connection at all. 12 13 So based upon that, we believe that our proposal is consistent with the Comprehensive Plan. We believe the 14 15 Planning Commission has narrowly looked at it, which to their credit, they read the words and they -- I think they're looking 16 to the County Commission and the Zoning Hearing Master to 17 18 balance these policies and make a recommendation for approval. 19 We agree with the Land Development Staff's conditions. And also 20 the requested changes for certification. And we worked very 21 hard with them to come up with those. I'd be glad to answer any 22 questions. 23 HEARING OFFICER: You an -- I had a question about the the plan development variations, about the purpose of them, but 24 you explained that in your presentation --25

1	MR. SMITH: Okay.
2	HEARING OFFICER: as to their existing and so
3	forth. So that that covers that. And then why the
4	cul-de-sac, you covered that. That was a major one. And
5	certainly we'll talk to Ms. Papandrew when we get to that part.
6	And then I did see the letters of support in the
7	record that are conditioned upon emergency gated access only.
8	MR. SMITH: Yes.
9	HEARING OFFICER: That's their one that's their one
10	request
11	MR. SMITH: That
12	HEARING OFFICER: essentially.
13	MR. SMITH: that's the hot button.
14	HEARING OFFICER: I got it.
15	MR. SMITH: And we understood that before we even
16	filed the application. And that's why we reflected the
17	cul-de-sac.
18	HEARING OFFICER: All right. So other than that, I
19	I didn't have any other questions at this time. Thank you.
20	Mr. Cremer.
21	MR. CREMER: Sure. Jake Cremer again. And I'll
22	I'll just add to that. In our in our community meeting, that
23	was really the we heard of other issues and we we talked
24	about a lot of things, but that was really the main thing that
25	each and every resident said, this is our priority as a

neighborhood. And we really need you to work with us to -- to 1 not allow the -- the vehicular access. So, thank you. HEARING OFFICER: Understood. Thank you so much. 3 appreciate it. Development Services. MS. HEINRICH: Michelle Heinrich, Development 6 Services. 8 Staff reviewed a rezoning request for property zoned RSC-2 MH and PD to allow the continuation of existing uses for 9 the development of 230 townhome units. The PD zoned portion is 10 11 the majority of the big cat rescue sanctuary and educational 12 facilities. PD 23-0993 to the north was heard at the 13 February ZHM, as you recall, for two development options. 14 PD 23-0993 under their second development option does 15 provide access to this project. Development of the subject PD will be predicated on which option PD 92 or 23-0993 selects. If 16 17 PD 23-0993 develops under option one, which would be the current 18 entitlements, only option one of the subject PD can be done due 19 to access. If PD 23-0993 redevelops under option two, then 20 option two of the subject PD can be achieved. 21 As you heard under option one, limited access to 22 Meadow View for the existing PD would remain in direct access to 23 Meadow View for the RSC-2 zoned parcels would remain. option two, access is provided on north within PD 23-0993 with 24 25 emergency only access to Meadow View Drive. If developed with

the townhome project, development standards will be those 1 typically found for uses of similar type and the max -- which includes the maximum building height of 35 feet. And and as you might have seen, wetlands are found along the PD boundaries, which will place development in the northwest and central areas required buffering and screening will be provided. The applicant already provided an overview of the two PD variations that are requested having to do with fencing 8 existing in terms of what could be done proposed. And Staff does not have any objections to those requests. We received no 10 objections from reviewing agencies. And we do recommend 11 12 approval subject to proposed conditions. And I'm happy to 13 answer any questions. And as always, there's a revised staff 14 report, which corrects the most significantly some numbering 15 issues with the conditions. And if you -- transportation 16 conditions that -- we're incomplete. So that is all reflected 17 in the staff report in strikethrough underline. 18 HEARING OFFICER: Okay. Perfect. Thank you for that. I appreciate it. 19 Planning Commission. 20 MS. PAPANDREW: Andrea Papandrew, Planning Commission 21 22 Staff. The site is in the Residential-4 and residential-9 23 Future Land Use Categories in the urban service area and within 24 the northwest Hillsborough Community Plan. 25

Planning Commission Staff's Report is based on any information that we received prior to our filing on March 13th.

Policy 1.2 requires that all new residential or mixed use development develop at least 75 percent of the maximum allowable density unless the development meets the criteria of Policy 1.3.

The site contains a large amount of wetlands and meeting this density could have an adverse impact on the site's environmental features. So the requested density meets the environmental features exemption -- exemption under Policy 1.3.

Policy 1.4 requires all new development to be compatible with the surrounding area. The site is located near several single family uses to the south and multi-family uses are located further east and west. Policy 8.8 allows for the densities of Residential-4 and Residential-9 to be blended across the entire project as the site is over the 25 percent wetland area. It also applies for the environmentally sensitive land credit established by Objective 13 and Policy 13.3. So maximum density on site is 381 dwelling units. And the request is to develop over 330 single-family attached units, which is consistent with Objective 8, Objective 13 and associated policies.

Planning Commission Staff acknowledge that the proposed townhome use and density is similar to the surrounding development pattern. However, new developments must also ensure compatibility whenever density increase is proposed. So the

site plan does include buffering, screening on the western,
southwest and southeastern boundaries. However, the proposal
conflicts with Policy 16.7, which requires that residential
neighborhoods be designed to include an efficient system of
internal circulation and street stub outs to connect adjacent
neighborhoods together.

Policy 16.10 considers vehicular traffic circulation and access is factors that impact compatibility. The proposed cul-de-sac in the south end of the site conflicts with these policies. The community design component also encourages new projects to develop in a traditional urban pattern with urban -- urbanizing areas. The site is directly adjacent to the urban mixed use 20, Future Land Use Category, highlighting an importance of this policy direction.

2.4

Objective 13-1 and Policy 13-1.4 required communities to be designed around a modified grid network of streets in order to improve connections between neighborhoods. The proposed cul-de-sac directly conflicts with this policy direction. A trail connection is proposed, the adjacent rezoning application to the north and Staff acknowledges that this helps meet the -- helps to meet the intent. However, given the overall connectivity conflicts with the cul-de-sac, the application is inconsistent.

The mobility section, Goal 4 seeks to provide safe and convenient connection within transportation network and support

multi-mobile access to key destinations. Objective 4 -- 4.1 of
the mobility section encourages communities to be designed
around a grid network streets or a modified grid, which will
improve interconnection between neighborhoods.

All of the site provides multiple opportunities for pedestrian access. The cul-de-sac directly conflicts with the mobility section. Section C of the northwest area community plan seeks to ensure flexible and innovative mobility options to offset the deficient street network. The (indiscernible) to include in connection with the Upper Bay Tampa Bay Trail helps meet the intent of this policy. However, this section also requires new developments to be designed with a contiguous local network of roads characterized by short blocks and minimal use of cul-de-sacs. These measures help separate community base trips from long distance through traffic and provide a variety of alternative routes and itineraries that connect to adjacent neighborhoods as often as possible. The proposed cul-de-sac directly conflicts with the northwest community plan.

Based upon the above considerations, Planning
Commission Staff finds the proposed plan development
inconsistent with the Unincorporated Hillsborough County
Comprehensive Plan.

HEARING OFFICER: Thank you. So let me follow it up with a couple of questions, because this is -- it seems to where this is all the conflict is this cul-de-sac.

```
1
              First, let me get to the issue of the cul-de-sac
    itself. So I've read your report and a number of times the --
    the issue is identified as the cul-de-sac on the south end.
    is it that if they were to -- this is simple, but if they were
    to propose a T-intersection that stops and has that gated
    emergency access, does that satisfy the objection about the grid
    network? Because essentially it's the same. They're -- they're
    limiting access except for pedestrians.
 8
              MS. PAPANDREW: I mean, the intent of the
 9
    comprehensive plan policies is to provide that connectivity,
10
11
    especially interconnections with neighborhoods.
                                                     I'm not sure
12
    that providing just pedestrian access would meet this intent.
13
    You know, it's -- it's not out steps policy to provide our
14
    position on the dais. So I would have to take that -- the
15
    applicant would wish to continue. We would take that -- that
    wish to proceed in that T-intersection direction. We would take
16
    that back into consideration.
17
18
              HEARING OFFICER: All right. Thank you very much.
19
    appreciate it.
20
             All right. We'll ask for anyone that would like to
21
    speak in support, that would like to testify. Anybody in favor?
22
    I'm seeing no one.
23
              Anyone in opposition to this request? No one.
2.4
              Ms. Heinrich, anybody else?
25
              MS. HEINRICH: No, ma'am.
```

HEARING OFFICER: All right. Go back to Mr. Cremer, 1 Mr. Smith. 2 3 MR. SMITH: Thank you. David Smith. Stearns, Weaver, Miller. Just one point. In -- in reviewing the staff report that Development Services, their support for or not objection to having the cul-de-sac in the close connection, basically, it's on a couple of things. One is, historically this property every 8 time it's been rezoned for big cat for the various uses it could have, the Board of County Commissioners restricted the ability 10 11 to put traffic on these local streets. So looking at the pattern of -- of BOCC actions historically on this site, 12 13 protection of this community has been important. So we believe 14 that protection, coupled with the policy that says we're 15 appropriate, make these connections, we believe that is justification for not requiring this connection. 16 17 So with that, unless you have questions. 18 HEARING OFFICER: Just if you want to comment on my 19 question to Ms. Papandrew about the alternative to the cul-de-sac. 20 21 If the -- the -- if the -- the MR. SMITH: Right. 22 reason the cul-de-sac's there is basically for people to be able 23 to -- to turn around. So from what I kind of heard a response to me it was -- technically it's the connectivity period, not 24 the fact that it's actually a cul-de-sac. It just happens to be 25

a cul-de-sac mentioned in some of the policies. But I think you 1 know, whatever would be a safe turnaround at that location and that access would still be emergency. I think that is something -- well before I say, I'll make sure the engineer says we have room. We'd have room. So -- so -- so if it was the -- the style of that connection that would still be gated for emergency only, we would be able to do that. HEARING OFFICER: The reason I bring it up is because it's mentioned so much in the Planning Commission report that it 10 11 just seems that that would be something to look at. MR. SMITH: Yeah. And in conversations that we had 12 13 prior, it seemed like it was just an example of not providing 14 connectivity. And there was even conversations about, you know, we could connect to it, but gate it for -- but if it still had the ability for our residents to exit there, that would be --16 17 that would be conflicting with the community's wishes and -- and 18 what the intent is. So but if it was a different style, we 19 could definitely consider that during site planning and still 20 have it as an emergency only access point. 21 HEARING OFFICER: Understood. 22 MR. SMITH: Thank you. 23 HEARING OFFICER: Okay. Thank you so much. Then with that, we will close Rezoning PD 24-0031 and 24 go to the next case. 25

1 MS. HEINRICH: Our next item is Item D.8, PD 24-0132. 2 The applicant is requesting to rezone property zoned RMC-16 to Jared Follin with Development Services will provide Staff 3 findings after the applicant's presentation. HEARING OFFICER: All right. Is the applicant here. Oh, I understand the applicant is virtual, I believe. MS. HEINRICH: I believe so. MR. MECHANIK: Yes. I'm here. This is David Mechanik 8 for the applicant. 9 HEARING OFFICER: Good evening. Go ahead. 10 11 MR. MECHANIK: Oh, thank you. I'm here on behalf of the applicant and property owner. And with me is Michael Knight 12 13 who is the civil engineer. My client is proposing to build a 30 14 A roof hotel on a one and a half acre track. The site is 15 currently developed with 30 -- I'm sorry, 24 duplex units on the property. Both the Hillsborough County and Planning Commission 16 17 Staff have found the use is compatible with the area. 18 If you look at the zoning map, you will see that the surrounding uses are primarily permitted as multi-family and 19 commercial. And this use would be consistent with the uses 20 21 already in existence in the -- in the area. We have asked for two variations and I'd like to 22 23 discuss those with you. If I can right now. We're asking for an eight-foot reduction in the 28-foot buffer on the east side 24 of the building, which -- with a resulting buffer of 28, I 25

sorry, 20 feet. 1 Can you see -- share the screen, is that on -- on 3 the -- is that present? HEARING OFFICER: I don't see it yet? MR. MECHANIK: Let me. MR. LAMPE: David, are you trying to share your 6 screen? 8 MR. MECHANIK: Yes, sir. Yes. MR. LAMPE: Okay. Do you see the bottom center where 9 it says share? It should be like next to the mute button or 10 11 start video button. There should be like the bottom that says 12 share. 13 MR. MECHANIK: Yeah. 14 MR. LAMPE: You got it. And then just remember when you're done, it's the orange tab on the top. Okay. Thank you. The -- and you can 16 MR. MECHANIK: 17 see on the site configuration that the -- the -- the variations 18 are necessitated by the physical constraints on the property, 19 which is primarily comprised when a large water body and it -it directs the development to occur to the -- the west and south 20 edges of the property. And I'd like to go through the criteria 21 for the variations if I can. 22 23 The -- the reduction is necessitated as I indicated by the fact that the large water body forces the upland development 24 to occur on the western and southern edges of the property. 25

In looking at the effect of that reduction, the configuration is mitigated by the fact that we are proposing typing b screening and the fact that the area adjacent to the building at this location is vacant. And it's not likely to be developed because of the presence of a lake. The -- the same lake on this adjacent parcel. As you can see, the lake is not just on our property, but is a property to the -- to the east of our site as well. And it's not likely that development will be occurring on the, if you will, the -- the eastern edge of our property. So there -- there should be no adverse impact with the results of the small reduction in the buffer.

The variation is also in harmony with the purpose and set intent of the code in that it is allowing this new development to occur largely in compliance with the current applicable codes, such as parking, trash removal, those kinds of things. And the current configuration of the property is not in compliance with very, very many of the codes, including if there are no hookups to water and sewer services. And so we believe that the increase -- the approval of the variation will actually increase the compliance with the code and provide a much better project for the community.

Finally, the variation will not interfere with the rights of others. There are no indication of offsite impacts a result of this development. The traffic generation will be actually slightly less. And again, we don't believe that there

1 are any other adverse offsite impacts to -- which would occur as 2 a result of the variation.

The second variation is a 13-foot varied reduction in the required 28-foot buffer on the north side of the building with the resulting buffer of 15-feet and elimination of screening of the door side of the building. Again, the reduction is necessitated by the fact that the lake occupies such a large portion of the site that it relegates the -- the upland construction to the eastern and southern boundaries of the property.

In this case, the mitigation, I'm sorry, the reduction is mitigated by the the fact that there is actually a buffer of a 300-foot water body between the proposed building at the adjacent property on the north side of the building, which provides more than a significant and adequate buffer against the property, that adjacent property. The variation, again, is in harmony with the purpose, the intent of the code in that allows us to more fully ply with the current codes, including hookup to water and sewer, solid waste pickup, parking, all of these code requirements will be satisfied under the proposed new development.

And finally, the development will not interfere with the rights of others. There are no significant adverse impacts generated by the proposed development. And I would just like to note that both the Planning Commission Staff, I'm sorry, not the

plan -- the Hillsborough Staff found that the variations were 1 acceptable and consistent with the area. I'd also like to point out that we have asked for a waiver of the commercial locational criteria and the factors to be considered are whether or not we are promoting additional strip commercial development or promoting additional development commercial development in this area and the Planning Commission Staff determined that we are not promoting strict commercial, nor are we promoting 8 9 appropriate commercial development in this area. This is a neighborhood serving a commercial use and would not -- contrary 10 to the policies of the commercial locational criteria. 11 12 What I would like to at this point just conclude our 13 presentation. And be happy to answer any questions we have. 14 And I would -- any questions that you may have. 15 And I would just like to point out that we have concurred with all of the conditions of approval being 16 17 recommended by staff. So with that -- that -- we'll conclude 18 our presentation. HEARING OFFICER: All right. Thank you, Mr. Mechanik. 19 20 No further -- no questions at this time. You covered everything 21 thoroughly, so thank you for that. I appreciate it. 22 THE CLERK: Madam Chair, I need his address. 23 HEARING OFFICER: Mr. Mechanik, could you give us your address, please? 24 25 305 South Boulevard, Tampa, MR. MECHANIK: Oh.

Florida. 1 HEARING OFFICER: Thank you so much. We'll go to Development Services. Good evening. 3 MR. FOLLIN: Good evening, Jared Follin with 4 Development Services. So as it's been stated, this is a request to rezone 6 parcel to plan development to allow construction of a three story hotel with a total of -- or a maximum 38 rooms, with the 8 total square footage or gross square footage 23,325. existing property -- or the property currently has seven duplex 10 11 and triplex residential buildings. And these will be demolished to make room for the development. 12 13 So for context, the property is located along North 14 Lois Avenue. And just north of the intersection with West 15 Waters Avenue, which is a commercial corridor. The adjacent zoning districts consists of RMC 16 to the northeast and 16 northwest and commercial neighborhood to the south and west. 17 18 Residential mainly consists of single family and multi-family, with single family being directly adjacent to the north and then 19 commercial neighborhood of those uses, retail, personal services 20 21 and there's also some light industrial to the west and -- and other uses. 22 23 So the applicant has designed the site in a way that diverts diverse most of the activity towards the south end of 24 the property by placing the building footprint ten feet from the 25

southern boundary. As a result, the -- the two to one setback
requirement is not being met. However, we -- we feel that due
to being close to the commercial and this commercial being
oriented facing south away from the proposed development and as
well as the residential to the east, which is undeveloped, we
find that this is acceptable.

And as far as the the rest of the property, it's
all -- it's going to be parking. As for the buffer and
screening standards, I wanted to show real quick just to clarify

all -- it's going to be parking. As for the buffer and screening standards, I wanted to show real quick just to clarify where -- where the variations are located on here. If you could show the projector. So variation one that he was pertaining to, is going to be along -- it's going to be along this boundary right here. So that's normally it'd be 28 feet, but they're reduced it to 20, but they're maintaining and type b buffer yard, I'm sorry, screening.

And in variation two, it applies to entire boundary along the wetland area and the -- and the pond area. So I just wanted to clarify that. Other buffer yards, there's a normal or it meets code buffer yard here, which is a 20-foot type b and they're also going to be providing a six foot PVC fence along the south adjacent to the commercial.

You may also notice that the pool that they're proposing there, it isn't within the wetland setback, but the -- the applicants did acquire a variance from the land use hearing officer, which was approved March 18th, with application number

24-0277. And it's encroaching 15 feet. 1 Given these facts, Development Services finds the 3 proposed plan development to be compatible -- compatible with the surrounding land uses and recommend approval HEARING OFFICER: Thank you so much. I appreciate it. MR. FOLLIN: Thank you. 6 HEARING OFFICER: Planning Commission. MS. PAPANDREW: Andrea Papandrew, Planning Commission 8 Staff. 9 The site is in the residential 12 future Land Use 10 11 Category in the urban service area and is not within the limits 12 of the community plan. Policy 1.4 establishes guidelines on 13 compatibility. The proposal includes several components that 14 ensure compatibility with the commercial uses to the south and 15 the residential uses to the north. It is consistent with objective one and policy 1.4. Objective 9 and Policy 9.2, all 16 17 development proposals must meet or exceed all local, state and federal land development regulations. They're approximately 0.3 18 acres of wetlands on the western boundary. The EPC has issued 19 20 comments verified in the site plan and the proposal is in 21 compliance with objective 13 and policy 13.6. 22 At the time of Planning Commission Staff's report, 23 comments from zoning and transportation were not available and were not taken into consideration for our analysis. Objective 24 16 and the policy 16.1 seek to provide -- seek to protect, 25

excuse me, established items by requiring buffer areas and
screening devices between unlike land uses. There's a 20-foot
type b buffer on the north boundary between the existing single
family and the uses in the parking lot. There are wetlands on
the eastern side to provide a natural buffering between the
property and single family.

In addition to the hotel building, it's located on the southern portion near existing commercial light industrial uses on North Lois Avenue. And this site design provides a gradual transition of intensity from the southern portion to the northern portion of the site and meets policy 16.2. The hotel is also proposing a scale that is appropriate for existing commercial uses located south of the site. And it's consistent with policy 16.3.

The closest qualifying intersection is identified at West Waters Avenue and North Lois Avenue. Approximately 40 percent of the site's front facing boundary falls with the qualifying distance of 300 feet from the intersection. Since this is below the 75 percent requirement, the site does not meet CLC, commercial locational criteria.

The applicant has submitted a waiver request. In their request, the applicant stated that the subject site is an appropriate area for a hotel use and the proposed development would not contribute to district commercial development. The applicant also noted that the proposed use is compatible with

the development pattern. Planning Commission staff concur with 1 the commercial locational criteria waiver and recommend the waiver be granted by the Board of County Commissioners. 3 4 Several goals, sections and policies of the community design component establish guidelines for commercial character, avoiding strict development patterns and design development to be compatible with surrounding neighborhoods. The design of the hotel is intended to be 8 complementary towards the commercial area along the West Waters 9 Avenue and in compatible with the residential uses to the north. 10 11 And it's consistent with section 1.2, goal 9, policy 9-1.2, goal 12, objective 12-1, policy 12-1.4, goal 17, objective 17-1 and 12 13 policy 17-1.4. 14 Based upon the above considerations, Planning 15 Commission Staff finds the proposed plan development consistent 16 with the Unincorporated Hillsborough County Comprehensive Plan subject to conditions proposed by Development Services 17 18 Department. Thank you so much. 19 HEARING OFFICER: 20 Is there anyone in the room or online that would like 21 to speak in support? Anyone in favor? I'm seeing no one. 22 Anyone in opposition? No one. 23 Ms. Heinrich, anything else? MS. HEINRICH: The only thing I would add very quickly 24 25 is, you should have received a revised staff report.

1	HEARING OFFICER: I did.
2	MS. HEINRICH: Okay. Just to let you know, it it
3	appears that there was a a condition change to the fence type
4	from wooden to PVC just to bring that to your attention.
5	HEARING OFFICER: I see that. Perfect. Thank you for
6	that. I appreciate it.
7	All right. Mr. Mechanik, you can have the last word
8	if you'd like it. Mr. Mechanik, are you still online?
9	MR. LAMPE: Yes, I believe he's muted still.
10	MR. MECHANIK: They muted me here. Sorry.
11	Just what quick point. I did not mention it, but we
12	are not proposing any wetland impacts. And as indicated by the
13	staff, this hearing officer approved the variance for an
14	encroachment into the wetland setback, but there are no proposed
15	impacts to the wetland itself. And I just wanted to make that
16	point clear.
17	HEARING OFFICER: All right. Perfect. Thank you for
18	that clarification. I appreciate it.
19	Then with that we'll close Rezoning PD 24-0132 and go
20	to the next case.
21	
22	
23	
24	
25	

ZHM Hearing February 20, 2024

r		<u> </u>	
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
2			
3		X	
4	IN RE:)	
5	ZONE HEARING MASTER HEARINGS)	
6) Y	
7		Λ	
8	ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS		
9			
10	BEFORE:	Susan Finch Land Use Hearing Master	
11		land obe mearing master	
12	DATE:	Tuesday, February 20, 2024	
13	TIME:	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.	1654	
24	DIGITAL REPORTER		
25			

```
1
   continued by the applicant to the March 25, 2024 ZHM Hearing.
              Item A.14, Major Mod 24-0029. This application is out
3
    of order to be heard and is being continued to March 25, 2024,
    ZHM Hearing.
4
5
              Item A.15, PD 24-0031. This application is being
6
    continued by Staff to the March 25 2024, ZHM Hearing.
              Item A.16, Major Mod 24-0034. This application is out
    of order to be heard and is being continued to the March 25,
8
    2024, ZHM Hearing.
9
10
              Item A.17, PD 24-0044. This application is being
    continued by the applicant to the March 25, 2024 ZHM Hearing.
11
12
              Item A.18, PD 24-0124. This application is out of
13
    order to be hear and is being continued to the April 15, 2024
14
    ZHM Hearing.
              Item A.9 -- A.19, PD 24-0132. This application is out
15
    of order to be heard and is bing continued to the March 25, 2024
16
17
    ZHM Hearing.
18
              Item A.20, PD 24-0141. This application is out of
19
    order to be heard and is being continued to the March 25, 2024,
20
    ZHM Hearing.
              Item A.21, PD 24-0147. This application is being
21
22
    withdrawn from the ZHM process.
23
              Item A.22, Standard Rezoning 24-0166. This
24
    application is out of order to be heard and is being continued
25
    to the March 25, 2024 ZHM Hearing.
```

ZHM Hearing January 16, 2024

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
IN RE: ZONE HEARING MASTER HEARINGS))))			
ZONING HEARING MASTER HEARING TRANSCRIPT OF 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

1 Item A.24, Rezoning PD 24-0031. This application is out of order to be heard and is being continued to the February 20, 2024 Zoning Hearing Master Hearing. Item A.25, Rezoning PD 24-0033. This application is being continued by Staff to the February 20, 2024 Zoning Hearing Master Hearing. Item A.26, Major Mod Application 24-0034. application is out of order to be heard and is being continued 8 to the February 20, 2024 Zoning Hearing Master Hearing. 9 And it's noted in the changes for Item A.27, Rezoning 10 11 PD 24-0044. This application -- this application is out of order and is being continued to the February 20, 2024 Zoning 12 13 Hearing Master Hearing. 14 Item A.28, Rezoning Standard 24-0074. 15 application is being continued by the applicant to the February 20, 2024 Zoning Hearing Master Hearing. 16 17 Item A.29, Rezoning Standard 24-0016. This 18 application is out of order to be heard and is being continued 19 to the February 20, 2024 Zoning Hearing Master Hearing. Item A.30, Rezoning Standard 24-0166. 20 This application is being continued by the applicat to the February 21 22 20, 2024 Zoning Hearing Master Hearing. 23 And Item A.31, Rezoning Standard 24-0171. application is being continued by the applicant to the 24 February 20, 2024 Zoning Hearing Master Hearing. 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

Rome, Ashley

From: Hearings

Sent: Friday, December 22, 2023 9:04 AM

To: Timoteo, Rosalina; Rome, Ashley; Krochta, Camille

Subject: FW: Application number RZ_PD 24-0031

From: Soul Light <solite99@aol.com>

Sent: Thursday, December 21, 2023 6:55 PM **To:** Hearings Hearings@HillsboroughCounty.ORG

Subject: Application number RZ_PD 24-0031

External email: Use caution when clicking on links, opening attachments or replying to this email.

Date: 12/21/2023

_

Letter sent To:

DSD - Community Development Division

PO BOX 1110

Tampa FL 33601

RE Application number RZ PD 24-0031

From:

Idalia Morera Trustee (Morera Tomas and Estrella Life Estate)

Email: solite99@aol.com

Folio 003613-0200

11845 Meadowdale Drive

Tampa FL 33625

Hello,

Re: Application number RZ PD 24-0031.

I would like to comment regarding implementation of *proper water drainage* on any potential development on the 12802 Easy Street 8005, 8007, 8011, 8013 N Meadowview and 11840 Meadowdale Dr. Tampa, FL 33625, etc.

My property at 11845 Meadowdale Drive Tampa FL 33625 has remained without flooding or adverse effects of any historical neighboring development; so, please ensure 11845 Meadowdale Drive 33625 and the access to and from my property stay dry and without any adverse effects.

Please ensure proper water drainage to protect my property and its access points.

I regret I cannot attend the hearing; I am working.

Jacob T Cremer-Stearns Weaver Miller was called at 813-223-4800 on 12/21/23 at 12.48 pm. No answer. No return call as-of-yet.

A letter has been sent certified on 12/21/23.

Thank you.

Idalia Morera



Additional / Revised Information Sheet

	Office Use Only	
Application Number: RZ-PD 24-0031	Received Date:	Received By:
The following form is required when submitt must be submitted providing a summary of project size the cover letter must list any nev included indicating the additional/revised defined.	the changes and/or additional in v folio number(s) added. Additio	nformation provided. If there is a change in nally, the second page of this form must be
Application Number: RZ-PD 24-00	D31 Applicant's Name: D .	R. Horton, Inc.
Reviewing Planner's Name: Camille I	Krochta	Date: 02/08/2024
Application Type: Planned Development (PD) Minor Me	odification/Personal Appearance	(PRS) Standard Rezoning (RZ)
☐ Variance (VAR) ☐ Developm	ment of Regional Impact (DRI)	Major Modification (MM)
☐ Special Use (SU) ☐ Condition	nal Use (CU)	Other
Current Hearing Date (if applicable): $02/2$	20/2024	
Important Project Size Change Inform Changes to project size may result in a new he		ubject to the established cut-off dates.
Will this revision add land to the project? If "Yes" is checked on the above please ensure	Yes No you include all items marked with	h * on the last page.
Will this revision remove land from the proje If "Yes" is checked on the above please ensure	ect?	h *on the last page.
Email this form along with all s	submittal items indicated on a oningIntake-DSD@hcflgov.net	the next page in pdf form to:
Files must be in pdf format and minimum titled according to its contents. All items sh included on the subject line. Maximum atta	ould be submitted in one email	m should be submitted as a separate file with application number (including prefix)
For additional help and submittal question	ons, please call (813) 277-1633 o	r email ZoningIntake-DSD@hcflgov.ne <u>t</u> .
I certify that changes described above are the will require an additional submission and co	ne only changes that have been r ertification.	made to the submission. Any further changes
Cand Walds		02/08/2024
Signature		Date



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development Services</u> to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected to Chapter 119 FS? Yes No	ed information submitted with your application pursuant
I hereby confirm that the material submitted with application _ Includes sensitive and/or protected information.	RZ-PD 24-0031
Type of information included and location	
Does not include sensitive and/or protected inform	
Please note: Sensitive/protected information will not be accepted/requested	unless it is required for the processing of the application.
If an exemption is being sought, the request will be reviewed to being held from public view. Also, by signing this form I acknowledge.	determine if the applicant can be processed with the data wledge that any and all information in the submittal will
become public information if not required by law to be protected	ed.
Signature:(Must be signed by applicant or	authorized representative)
Intake Staff Signature:	Date:



Additional / Revised Information Sheet

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

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

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

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

RE: Big Cat Rescue TH PD

RZ-PD 24-0031

Folios: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000,

3932.0050, 3933.0000

On behalf of the property owner located at 11840 Meadowdale Dr, Tampa, FL 33625 (Folio No. 003612-0000), I'm in support of the above referenced zoning application with emergency access only to North Meadowview Circle. I do not support the full transportation connection to North Meadowview Circle proposed by County Staff.

Respectfully submitted,

Jamie Murdock

RE: Big Cat Rescue TH PD

RZ-PD 24-0031

Folios: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000,

3932.0050, 3933.0000

On behalf of the property owner located at 11625 Meadowdale Dr, Tampa, FL 33625 (Folio No. 003970-0000), I'm in support of the above referenced zoning application with emergency access only to North Meadowview Circle. I do not support the full transportation connection to North Meadowview Circle proposed by County Staff.

Respectfully submitted,

Jamie Murdock

RE: Big Cat Rescue TH PD

RZ-PD 24-0031

Folios: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000,

3932.0050, 3933.0000

On behalf of the property owner located at 11708 Meadowdale Dr, Tampa, FL 33625 (Folio No. 003593-5550), I'm in support of the above referenced zoning application with emergency access only to North Meadowview Circle. I do not support the full transportation connection to North Meadowview Circle proposed by County Staff.

Respectfully submitted,

Jamie Murdock

RE: Big Cat Rescue TH PD

RZ-PD 24-0031

Folios: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000,

3932.0050, 3933.0000

On behalf of the property owner located at 8019 N. Meadowview Cir, Tampa, FL 33625 (Folio No. 003929-0100), I'm in support of the above referenced zoning application with emergency access only to North Meadowview Circle. I do not support the full transportation connection to North Meadowview Circle proposed by County Staff.

Respectfully submitted,

Jamie Murdock President

24-0031

RE: Big Cat Rescue TH PD

RZ-PD 24-0031

Folios: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000,

3932.0050, 3933.0000

On behalf of the property owner located at 8005 N. Meadowview Cir, Tampa, FL 33625 (Folio No. 003933-0000), I'm in support of the above referenced zoning application with emergency access only to North Meadowview Circle. I do not support the full transportation connection to North Meadowview Circle proposed by County Staff.

Respectfully submitted,

Jamie Murdock

RE: Big Cat Rescue TH PD

RZ-PD 24-0031

Folios: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000,

3932.0050, 3933.0000

On behalf of the property owner located at 8013 N. Meadowview Cir, Tampa, FL 33625 (Folio No. 003613-0000), I'm in support of the above referenced zoning application with emergency access only to North Meadowview Circle. I do not support the full transportation connection to North Meadowview Circle proposed by County Staff.

Respectfully submitted,

Jamie Murdock

RE: Big Cat Rescue TH PD

RZ-PD 24-0031

Folios: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000,

3932.0050, 3933.0000

On behalf of the property owner located at 8005 N. Meadowview Cir, Unit A, Tampa, FL 33625 (Folio No. 003932-0050), I'm in support of the above referenced zoning application with emergency access only to North Meadowview Circle. I do not support the full transportation connection to North Meadowview Circle proposed by County Staff.

Respectfully submitted,

Jamie Murdock

RE: Big Cat Rescue TH PD

RZ-PD 24-0031

Folios: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000,

3932.0050, 3933.0000

On behalf of the property owner located at 8011 N. Meadowview Cir, Tampa, FL 33625 (Folio No. 003931-0000), I'm in support of the above referenced zoning application with emergency access only to North Meadowview Circle. I do not support the full transportation connection to North Meadowview Circle proposed by County Staff.

Respectfully submitted,

Jamie Murdock

RE:

Big Cat Rescue TH PD

RZ-PD 24-0031

Folios: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000,

3932.0050, 3933.0000

On behalf of the property owner located at 8007 N. Meadowview Cir, Tampa, FL 33625 (Folio No. 003932-0000), I'm in support of the above referenced zoning application with emergency access only to North Meadowview Circle. I do not support the full transportation connection to North Meadowview Circle proposed by County Staff.

Respectfully submitted,

Jamje Murdock

RE: Big Cat Rescue TH PD

RZ-PD 24-0031

Folios: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000,

3932.0050, 3933.0000

On behalf of the property owner located at 8716 N. Meadowview Cir, Tampa, FL 33625 (Folio No. 003968-0100), I'm in support of the above referenced zoning application with emergency access only to North Meadowview Circle. I do not support the full transportation connection to North Meadowview Circle proposed by County Staff.

Respectfully submitted,

Jamie Murdock

RE: Big Cat Rescue TH PD

RZ-PD 24-0031

Folios: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000,

3932.0050, 3933.0000

On behalf of the property owner located at 8019 S. Meadowview Cir, Tampa, FL 33625 (Folio No. 003980-0100), I'm in support of the above referenced zoning application with emergency access only to North Meadowview Circle. I do not support the full transportation connection to North Meadowview Circle proposed by County Staff.

Respectfully submitted,

Jamie Murdock

RE:

Big Cat Rescue TH PD

RZ-PD 24-0031

Folios: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000, 3932.0000,

3932.0050, 3933.0000

On behalf of the property owner located at Gonzalez Lake Dr, Tampa, FL 33625 (Folio No. 003585-0000), I'm in support of the above referenced zoning application with emergency access only to North Meadowview Circle. I do not support the full transportation connection to North Meadowview Circle proposed by County Staff.

Respectfully submitted,

Jamie Murdock

From: <u>Hearings</u>
To: <u>Odell, Clare</u>

Subject: FW: Application number RZ_PD 24-0031

Date: Wednesday, December 27, 2023 7:49:46 AM

From: Soul Light <solite99@aol.com>

Sent: Sunday, December 24, 2023 10:30 PM

To: Hearings < Hearings@HillsboroughCounty.ORG>; Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Fw: Application number RZ_PD 24-0031

External email: Use caution when clicking on links, opening attachments or replying to this email.

Hello,

I would also like to inform that 11840 Meadowdale Dr. Tampa, FL 33625 has issues with flooding - in the past; 11840 Meadowdale Dr property was pumping out flood water from their property onto neighboring property; their pumped flood water was coming into my yard; a complaint is on file with the county.

Please have engineers look at the flooding issues of Big Cat property - as any development can affect neighboring properties.

Thank you,

Idalia Morera neighbor.

-

Date: 12/21/2023

_

Letter sent To:

DSD – Community Development Division

PO BOX 1110

Tampa FL 33601

RE Application number RZ PD 24-0031

From:

Idalia Morera Trustee (Morera Tomas and Estrella Life Estate)

Email: solite99@aol.com

Folio 003613-0200

11845 Meadowdale Drive

Tampa FL 33625

Hello,

Re: Application number RZ PD 24-0031.

I would like to comment regarding implementation of *proper water drainage* on any potential development on the 12802 Easy Street 8005, 8007, 8011, 8013 N Meadowview and 11840 Meadowdale Dr. Tampa, FL 33625, etc.

My property at 11845 Meadowdale Drive Tampa FL 33625 has remained without flooding or adverse effects of any historical neighboring development; so, please ensure 11845 Meadowdale Drive 33625 and the access to and from my property stay dry and without any adverse effects.

Please ensure proper water drainage to protect my property and its access points.

I regret I cannot attend the hearing; I am working.

Jacob T Cremer-Stearns Weaver Miller was called at 813-223-4800 on 12/21/23 at 12.48 pm. No answer. No return call as-of-yet.

A letter has been sent certified on 12/21/23.

Thank you.

Idalia Morera

Jamie Murdock 8031 N. Meadowview Circle Tampa, FL 33625

TO: Hillsborough County BOCC 601 E. Kennedy Boulevard Tampa, FL 33602

RE: Big Cat Rescue TH PD

RZ-PD 24-0031 Folios: 3601.0000, 3612.0000, 3613.0000, 3614.0000, 3931.0000,

3932.0000, 3932.0050, 3933.0000

I am the owner of the property at 8031 N. Meadowview Circle, Tampa, FL 33625. The Folio No. is 003927-0000.

I support of the above referenced zoning application provided that the access to the development from my street, N. Meadowview Circle, is for emergency purposes only. I do not support making N. Meadowview Circle a full access to hundreds of units because it would enormously exacerbate the delays we currently experience in pulling out onto Sheldon Road.

Sincerely,

Jamie Murdock



Additional / Revised Information Sheet

	Office Use Only	
Application Number: RZ-PD 24-0031	Received Date:	Received By:
The following form is required when submitted must be submitted providing a summary of the project size the cover letter must list any new for included indicating the additional/revised documents.	changes and/or additional ir lio number(s) added. Addition	nformation provided. If there is a change in nally, the second page of this form must be
Application Number: RZ-PD 24-003	$\underline{Applicant's Name:}\ \underline{D}.$	R. Horton, Inc.
Reviewing Planner's Name: Camille Kr	rochta	Date: 02/08/2024
Application Type: Planned Development (PD) Minor Modit	fication/Personal Appearance	(PRS) Standard Rezoning (RZ)
☐ Variance (VAR) ☐ Developmen	nt of Regional Impact (DRI)	☐ Major Modification (MM)
☐ Special Use (SU) ☐ Conditional	Use (CU)	Other
Current Hearing Date (if applicable): 02/20	0/2024	
Important Project Size Change Informat Changes to project size may result in a new heari Will this revision add land to the project? If "Yes" is checked on the above please ensure yo	ng date as all reviews will be so	
Will this revision remove land from the project? If "Yes" is checked on the above please ensure yo	Yes No u include all items marked with	n *on the last page.
Email this form along with all sub Zoni	omittal items indicated on t ngIntake-DSD@hcflgov.net	the next page in pdf form to:
Files must be in pdf format and minimum restitled according to its contents. All items shoul included on the subject line. Maximum attachr	d be submitted in one email v	m should be submitted as a separate file with application number (including prefix)
For additional help and submittal questions	, please call (813) 277-1633 or	r email ZoningIntake-DSD@hcflgov.ne <u>t</u> .
I certify that changes described above are the own will require an additional submission and certi	only changes that have been n fication.	nade to the submission. Any further changes
Olone and Mah		02/08/2024
Signature		Date



Identification of Sensitive/Protected Information and Acknowledgement of Public Records

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

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

Additionally, parcels exempt under <u>Florida Statutes §119.071(4)</u> will need to contact <u>Hillsborough County Development Services</u> to obtain a release of exempt parcel information.

Are you seeki to Chapter 11	personal,	om public disclosure of selected No	information submitted with your application pursuant
		I submitted with application	RZ-PD 24-0031
	Type of information	included and location	
		nsitive and/or protected information will not be accepted/requested up	ntion. less it is required for the processing of the application.
If an exemption	on is being sought, t om public view. Also	he request will be reviewed to d o, by signing this form I acknow	etermine if the applicant can be processed with the data ledge that any and all information in the submittal wil
become publi	ic information if not	required by law to be protected	
Signature:	Ca	(Must be signed by applicant or au	thorized representative)
Intake Staff Si	gnature:		Date:

2 of 3 02/2022



Additional / Revised Information Sheet

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

Incl	uded	Submittal Item
1		Cover Letter*+ If adding or removing land from the project site, the final list of folios must be included
2		Revised Application Form*+
3		Copy of Current Deed* Must be provided for any new folio(s) being added
4		Affidavit to Authorize Agent* (If Applicable) Must be provided for any new folio(s) being added
5		Sunbiz Form* (If Applicable) Must be provided for any new folio(s) being added
6		Property Information Sheet*+
7		Legal Description of the Subject Site*+
8		Close Proximity Property Owners List*+
9		Site Plan*+ All changes on the site plan must be listed in detail in the Cover Letter.
10		Survey
11		Wet Zone Survey
12		General Development Plan
13		Project Description/Written Statement
14		Design Exception and Administrative Variance requests/approvals
15		Variance Criteria Response
16		Copy of Code Enforcement or Building Violation
17		Transportation Analysis
18		Sign-off form
19	\boxtimes	Other Documents (please describe):
		Summary of January 2, 2024 Community Meeting and Support Letter from Jeff Stevens, 8000 S. Meadowview Circle, Tampa, Florida.

3 of 3 02/2022

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

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

02/02/2024

Hillsborough County, Florida Attn.: Board of County Commissioners 601 E. Kennedy Blvd. Tampa, FL 33602

> Re: D.R. Horton, Inc. – Big Cat Rescue Planned Development Rezoning Application – RZ-PD 24-0031

Dear Commissioners:

I own property in the vicinity of the D.R. Horton, Inc.'s Planned Development Rezoning Application request for the Big Cat Rescue property. I have met with the Project representatives and have reviewed the proposed Planned Development Site Plan for the proposed residential community.

I am in support of the rezoning request, <u>as long as</u> full vehicular access to Meadowview Circle is <u>not approved</u>. The proposed pedestrian and gated emergency access point along the southern border of the DRH Project on Meadowview Circle should remain a gated access point. Residents in this area do not want quiet and calm Meadowview Circle to become a cut-through for people who do not live in the area.

I have lived here for just over 30 years and one of the main reasons I purchased a home here was the lack of traffic and friendly neighbors. One other thing I would suggest is informing all the people that live on N and S Meadowview Circle and Meadowdale about this new community. The sign about the hearing is posted on the fence at 8007 N Meadowview and I doubt many if any of those up the street have seen it. Having an access point from the 230 townhomes would impact them too.

Thank you for your consideration.

8000 S Meadowview Circle Tampa, FL 33625