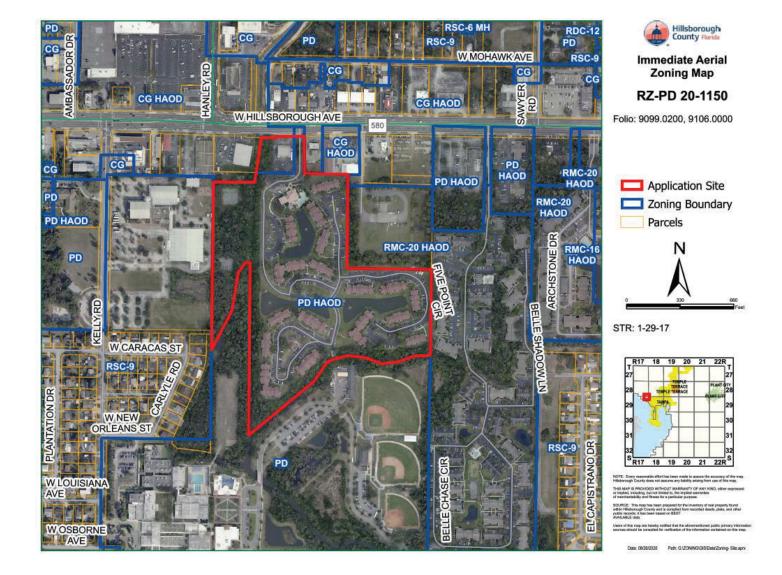


STAFF REPORT

| SUBJECT: | PD 20-1150 TC/NW | PLANNING AREA: | Town and County |
|--|-------------------------------|----------------|-----------------|
| REQUEST: | Rezone to Planned Development | SECTOR | Northwest |
| APPLICANT: Bridgeview Apartments, LLC & Vantage II, Owner, LLC | | | |
| Existing Zoning: Planned Development and Commercial General Comp Plan Category: RES-20 and OC-20 | | | |



Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant seeks to rezone two parcels, currently zoned Commercial General and Planed Development into a new Planned Development. The applicant intends to expand the acreage of an existing apartment complex in order to construct two new buildings. The site is located on the south side of W Hillsborough Ave., 500 feet east of Hanley Rd. in Tampa. The majority of the site has a FLU designation of RES-20, while portions along Hillsborough Ave. are designated under the Office Commercial, OC-20 FLU classification. Total acreage of the project is 30.4.

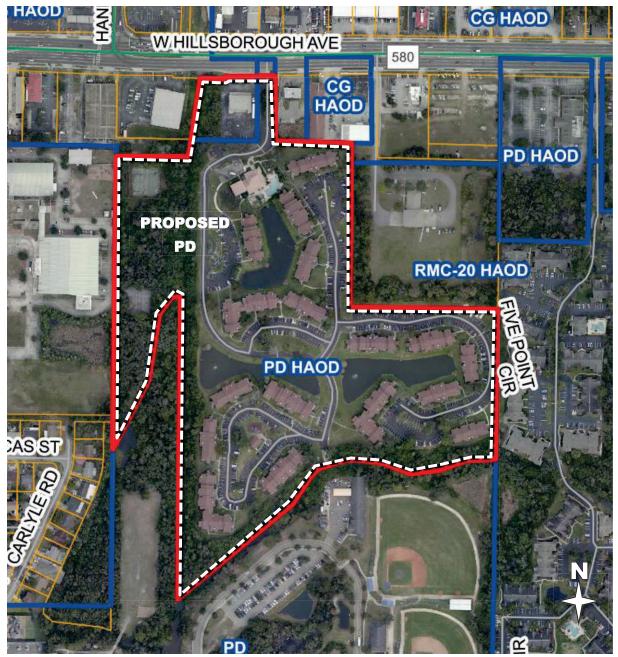


Figure 1 –Subject Site

CASE REVIEWER: Israel Monsanto

Surrounding zoning and uses are:

| LOCATION | ZONING | USE / APPROVED FOR |
|----------|--|----------------------------|
| North | - Commercial General CG | Commercial/retail |
| South | - Planned Development 07-0269 | Private School, playfields |
| East | - Residential Multi-family Conventional RMC 20 | Multi-family Apartments |
| West | - Planned Development 07-0269 | Private School |
| | - Residential Single-family Conventional RSC-9 | Church |

This request for a PD is to add additional land to an existing Planned Development and redevelop the newly added acreage with multi-family residential. Specifically, the applicant is requesting to add +/- 1.1 acres of CG zoned property (Folio: 009099-0200, the "CG Parcel" located at the NW portion of the site) to an existing +/- 29.3 acre apartment complex (Folio: 009106-0000) currently zoned PD-H 84-0320, as modified by MC 10-0302 (the "PD"). The combination of the two parcels would allow the spread of unused, available density, currently permitted under the PD, across to the additional acreage provided by the CG Parcel.

PD 84-0320 was originally permitted for 820 multi-family units over an area more than 60 acres in size. The PD included 35 MF buildings and a clubhouse. Before the PD was fully developed, it was modified in 2001 (PD 01-0208) and approximately half of the property of the original PD was removed (portion south of Sweetwater Creek) and added to a private School site to the south (Berkeley Prep). Today, the remaining area of PD 84-0320 (29.3 acres) is permitted for multi-family development at a density of 13.64 units per acre (which represents the original density of the PD) in multiple buildings with access to Hillsborough Avenue. The PD is currently developed with 348 residential units (17 buildings and a clubhouse). The density of 13.64 dwelling units per acre over the existing PD acreage of 29.3 acres allows for the development of 399 multi-family units, which leaves 51 permitted units that are not yet developed. The CG Parcel contains a closed Pep Boys auto service center with direct frontage on Hillsborough Avenue in an area of strip commercial development.

The Project proposes incorporation of the CG Parcel into the PD (84-0302) and utilization of the additional space provided by the CG Parcel to construct 51 additional multi-family units and their associated parking. As stated above, the PD already allows 51 additional multi-family units. Since the additional units are already permitted, the result of the Project, if approved, would be to relinquish the intensity allowed by the CG Parcel and spread the density of the PD among the additional acreage of the CG Parcel such that the final density of the Project would be 13.12 dwelling units per acre. The additional land will also include improvements to overall access to the Property and improved visibility for the development.

The project is within the Hillsborough Avenue Overlay District (HAOD), regulated by LDC Part 3.15.00. This overlay provides for building placement along Hillsborough Avenue frontages and parking placement requirements. Since the CG parcel being incorporated into the old PD is located along Hillsborough Avenue, future improvements of the project will be subject to the HAOD development standards in accordance with the Code. The proposed General Site Plan (GSP) shows the new MF units within buildings located in along the Hillsborough Ave., north of the project.

Access to the site will remain as approved today with its main access from Hillsborough Avenue and no new access points are proposed since areas surrounding the site are currently fully developed.

APPLICATION: PD 20-1150 TC/NW ZHM HEARING DATE: November 16, 2020 BOCC MEETING DATE: January 12, 2021

CASE REVIEWER: Israel Monsanto

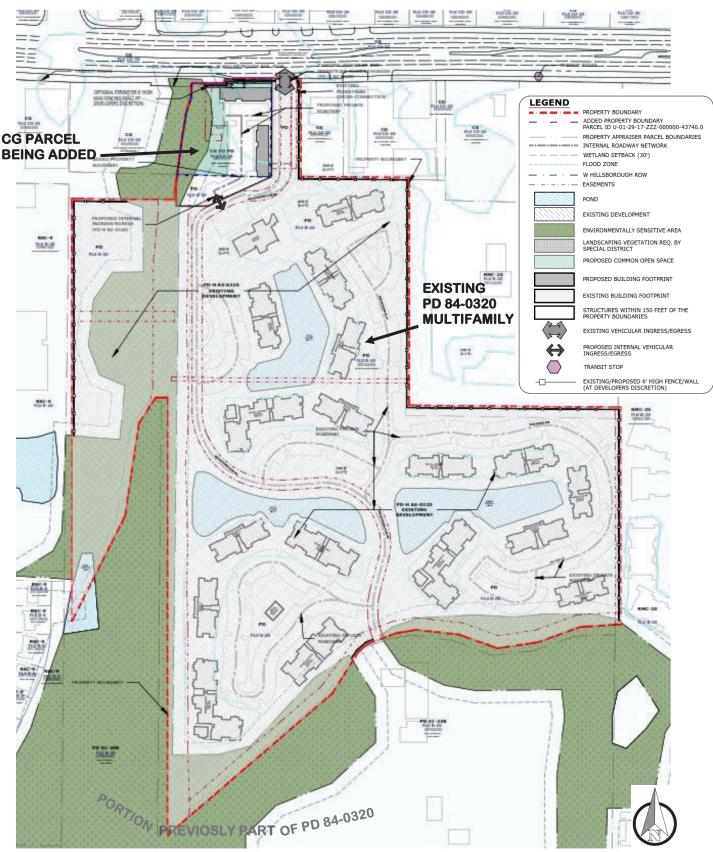


Figure 2 – Proposed PD Plan

CASE REVIEWER: Israel Monsanto

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; Part 6.06.00, Landscaping, Irrigation and Buffering Requirements or 6.07.00, Fences and Walls of the Land Development Code.

1.3 Evaluation of Existing and Planned Public Facilities

Public Utilities

This site is located within the Hillsborough County Urban Wastewater Service Area, therefore the subject property should be served by Hillsborough County Wastewater Service. The site also falls within the City of Tampa Water Service Area. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

School Board

The concurrency service areas currently have capacity for this project. While Dickenson Elementary School is nearing capacity, room exists in adjacent concurrency service areas for students generated by this project at this time. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Transportation

Hillsborough Avenue is a 6-lane, divided, principal arterial roadway maintained by the Florida Department of Transportation (FDOT). The roadway is characterized by 12-foot wide travel lanes in good condition, lying within right-of-way varying from 133 feet to 145 feet wide along the project's boundary. There are +/- 5-foot wide sidewalks along both sides of Hillsborough Avenue in the vicinity of the subject site. There are no bicycle lanes in the vicinity of the proposed project.

Reflections Club Drive is a private road internal to the existing multifamily development (PD 84-0320).

Roadway Level of Service (LOS)

| FDOT Generalized Level of Service | | | |
|-----------------------------------|--------------|--------------|-----|
| Roadway | From | То | LOS |
| HILLSBOROUGH AVE | MEMORIAL HWY | VETERANS HWY | С |

Reflections Club Drive is not considered major county or state roadways and are not included in the 2019 Hillsborough County Level of Service (LOS) Report.

1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and has indicated that the proposed zoning plan is adequate to move forward with the rezoning permit. All required reviews and approvals by the EPC will be conducted at the Site Development Plan review process.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning **consistent** with the *<u>Future of Hillsborough</u>* Comprehensive Plan.

APPLICATION: PD 20-1150 TC/NW ZHM HEARING DATE: November 16, 2020 BOCC MEETING DATE: January 12, 2021

CASE REVIEWER: Israel Monsanto

1.6 Compatibility

Zoning districts in the immediate area of the subject site consist of Multi-family residential, residential support and commercial uses.

The proposed PD is only adding acreage to expand an existing MF project and overall density is being maintained as the originally approved PD (84-0320). The project could potentially be redeveloped with a density up to 20 Du/ac, however, maximum density proposed is below 14.

The future multifamily buildings along Hillsborough Avenue will be constructed in accordance with the HAOD regulations. Parking areas will be place behind the structures and building placement will be subject to the requirements of the overlay standards.

Interconnectivity within the new PD will be provided, and the existing main access point along Hillsborough Avenue will remain in place.



Figure 3 – Nearby Development Pattern

All other standards will be as approved by the PD zoned portion including wetland setbacks, screening and buffers. Parking requirements will remain as approved for the PD portion of the site. New development will provide parking as required by the LDC. Building height for the future MF buildings will

CASE REVIEWER: Israel Monsanto

be capped at 50 feet/4 stories, consistent with surrounding zoning allowing structures with similar height.

Staff finds that the project with the proposed development standards, building design and scale are compatible with the area. Density is not increasing compared to the current PD district and is still below the maximum allowed per the FLU designations of RES-20 and OC-20. New portions of the project will be developed in accordance with the HAOD standards which would make the old PD compliant with new Code regulations. Therefore, based on these considerations, staff recommends approval, with conditions.

1.7 Agency Comments

The following agencies reviewed the application and offer no objections: -Aviation Authority – with conditions -EPC- with conditions -Transportation

1.8 Exhibits

Exhibit 1: Aerial Map Exhibit 2: Future Land Use Map Exhibit 3: Proposed Site Plan PD 20-1150

2.0 Recommendation

Staff recommends approval, subject to the following conditions.

CONDITIONS:

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan:

- The label on the site plan for "W Hillsborough Ave ROW" will be revised to include the right-ofway width for Hillsborough Avenue.
- The location of the existing access to Hillsborough Avenue from the subject site (Folio #9099.0200), will be shown and labeled as "Existing Access to be Removed" on the site plan.

2.1 Recommended Conditions of Approval

APPROVAL - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 22, 2020.

- 1. The project shall be permitted a maximum of 399 multi-family units.
- 2. Development standards shall be as follows:

| Minimum lot size: | 6,540 sq. ft. |
|--------------------------|----------------------------|
| Minimum lot width: | 70 ft. |
| Minimum front setbacks: | 10 ft. |
| Maximum front setbacks: | 20 ft. for new development |
| Minimum rear setbacks: | 20 ft. |
| Minimum side setbacks: | 7 ft. |
| Maximum building height: | 50 feet/4 stories* |

| IEETING DATE: January 12, 2021 | CASE REVIEWER: Israel Monsanto |
|-------------------------------------|--------------------------------|
| Minimum distance between buildings: | 20 ft. |
| Maximum lot coverage: | 40% |
| Maximum impervious surface: | 75% |

*All structures on the western side of Sweetwater Creek shall be restricted to two stories.

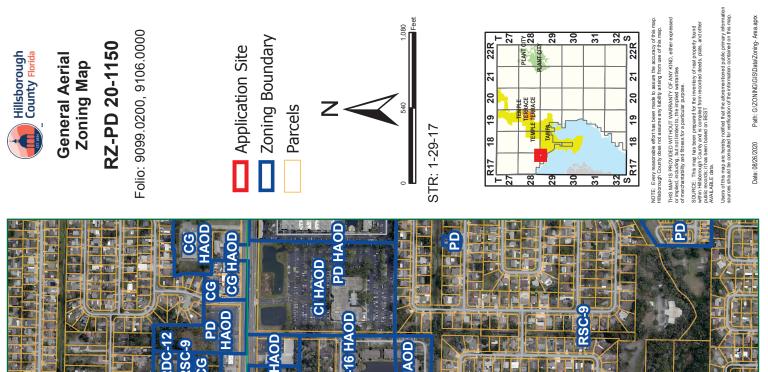
- 3. Development standards for new development shall be in accordance with the Land Development Code Part 3.15.00 Hillsborough Avenue Overlay District.
- 4. The existing apartment complex shall be allowed 577 parking spaces. Parking requirements for new development shall be in accordance with the LDC Section 6.05.00.
- 5. The developer shall provide outdoor lighting internal to the project.
- 6. The developer shall screen service areas, trash receptacles, dumpsters, etc., from view from public places and neighboring properties through the use of features, such as berms, fences, false facades, and dense landscaping.
- 7. The minimum setback from any portion of the site abutting residential single-family zoned land shall be 30 feet.
- 8. The site is within the Coastal High Hazard Area. The project shall be developed in accordance with Federal Emergency Management Agency requirements in addition to all local regulations by the County's Office of Emergency Management.
- 9. A 20-foot drainage easement (measured from the edge of the existing banks, both sides) along Sweetwater Creek shall be dedicated to the County, upon request of the County. Prior to Detailed Site Plan approval, the developer shall submit, to the County Department of Development Coordination, evidence of approval, from the Drainage Services Section of the County Department of Engineering, of the area to be dedicated.
- 10. A 65-foot easement for the canal crossing east to shall he dedicated to the County upon request of the County. It must be aligned with the easement to the east of the site (i.e., Hillsborough Avenue Apartments).
- <u>119</u>. Buffer and screening shall be in accordance with the Land Development Code unless otherwise shown on the General Site Plan.
- <u>1210</u>. All new structures and/or impervious area on site shall be set back a minimum of 30 feet from the boundaries of the on-site conservation area(s).
- <u>1311</u>. Any structure, including construction equipment that exceeds 70' feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.
- 14<u>12</u>. The location is in close proximity to Tampa International Airport and may be subject to aircraft operations. A noise reduction level of at least 25 db is encouraged to be incorporated into the project design for any new development.

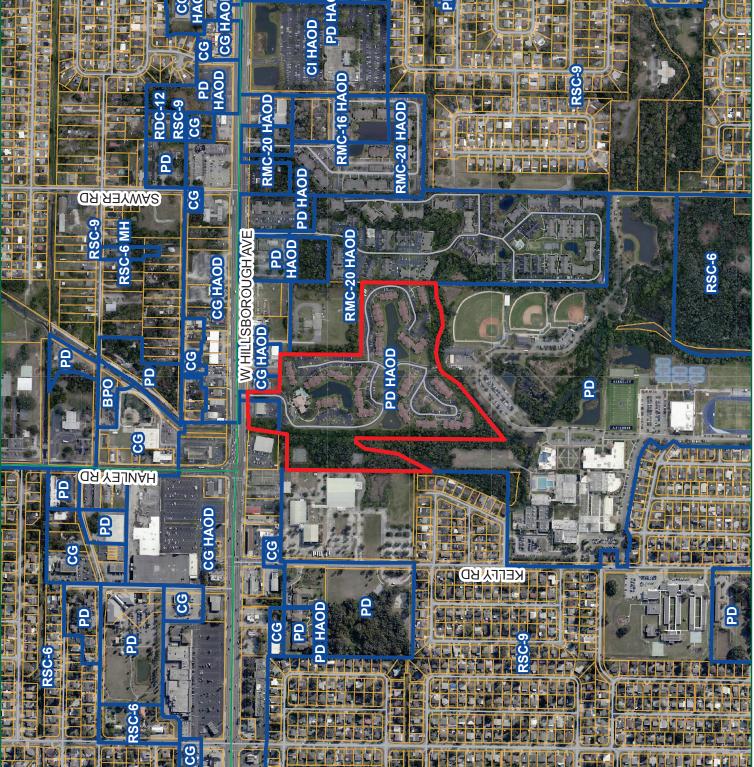
- 1513. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 1614. 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.
- 1715. 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).
- <u>1816</u>. 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.
- <u>1917</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.
- 2018. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

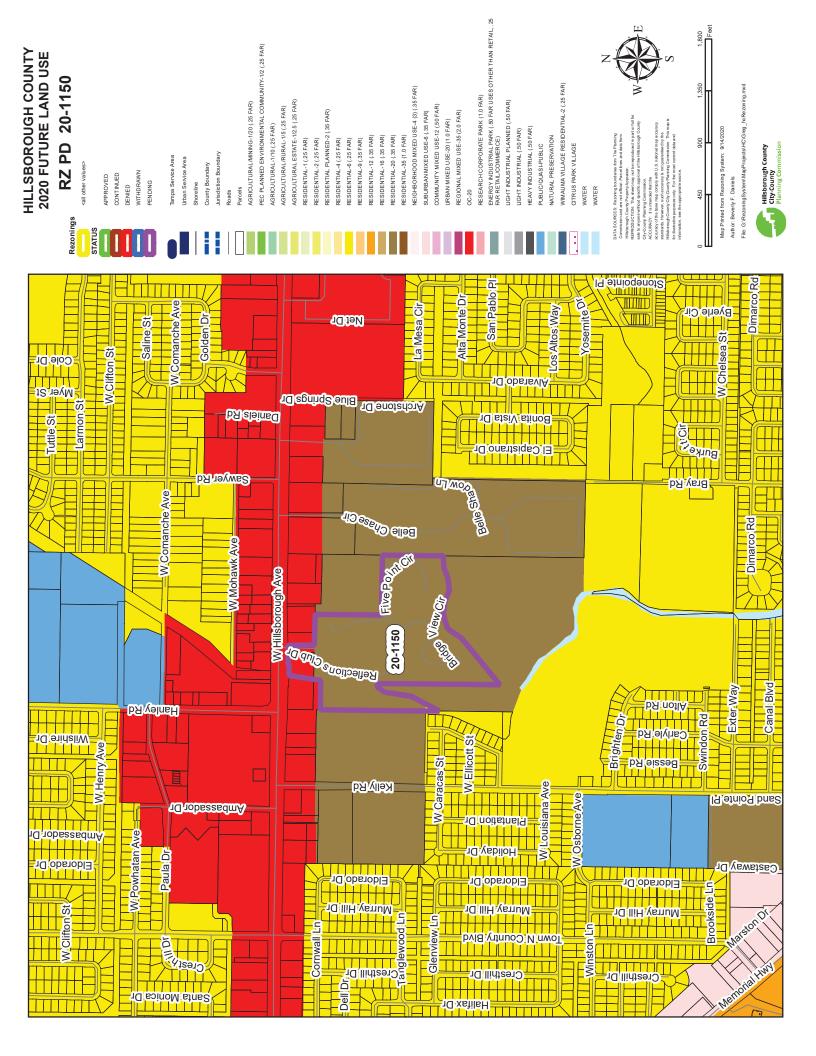
Staff's Recommendation: Approval, subject to conditions

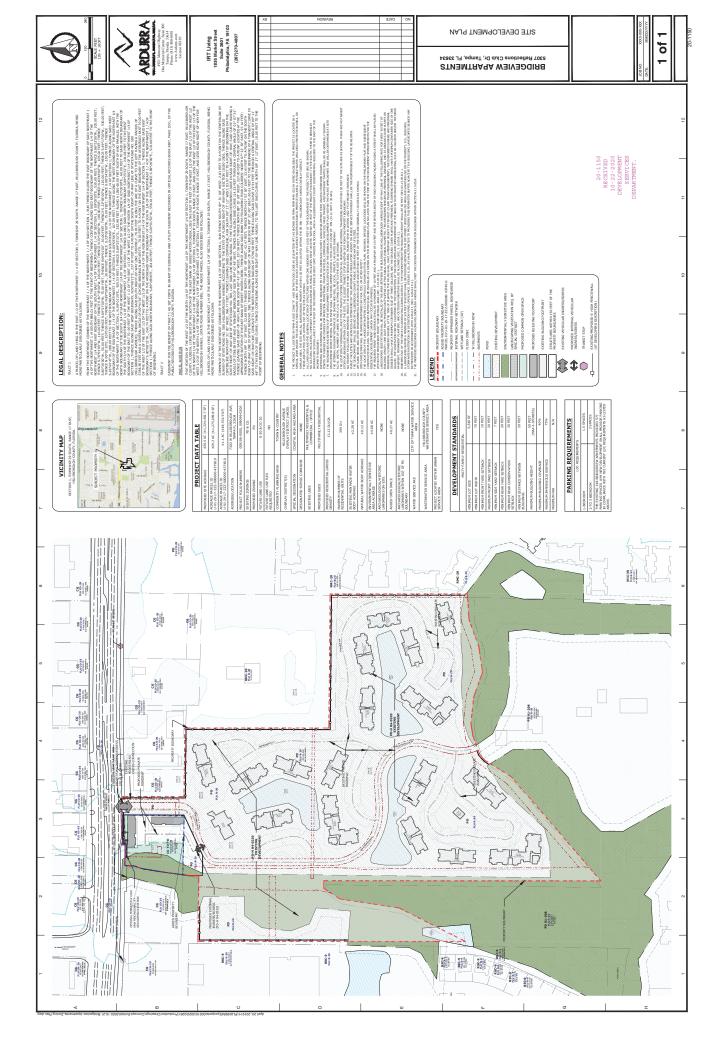
Zoning Administrator

J. Brian Grady Sign-Off: Mon Nov 9 2020 15:13:30









COUNTY OF HILLSBOROUGH RECOMMENDATION OF THE LAND USE HEARING OFFICER

| APPLICATION NUMBER: | RZ-PD 20-1150 |
|---------------------|--|
| DATE OF HEARING: | November 16, 2020 |
| APPLICANT: | Bridgeview Apartments, LLC & Vantage II, Owner, LLC |
| PETITION REQUEST: | The applicant seeks to rezone two parcels, currently zoned Commercial General and Planed Development into a new Planned Development intending to expand the acreage of an existing apartment complex in order to construct two new buildings. |
| LOCATION: | 68' South of Intersection: Hillsborough Ave. / Reflections Club Dr. |
| SIZE OF PROPERTY: | 30.4 Acres± |
| EXISTING ZONING: | CG and PD (84-0320) |
| FUTURE LAND USE: | OC-20 and R-20 |
| SERVICE AREA: | Urban |
| COMMUNITY PLAN: | Town N Country |

APPLICATION REVIEW SUMMARY AND RECOMMENDATION

DEVELOPMENT REVIEW STAFF REPORT

1.0 Summary

1.1 Project Narrative

The applicant seeks to rezone two parcels, currently zoned Commercial General and Planed Development into a new Planned Development. The applicant intends to expand the acreage of an existing apartment complex in order to construct two new buildings. The site is located on the south side of W Hillsborough Ave., 500 feet east of Hanley Rd. in Tampa. The majority of the site has a FLU designation of RES-20, while portions along Hillsborough Ave. are designated under the Office Commercial, OC-20 FLU classification. Total acreage of the project is 30.4.

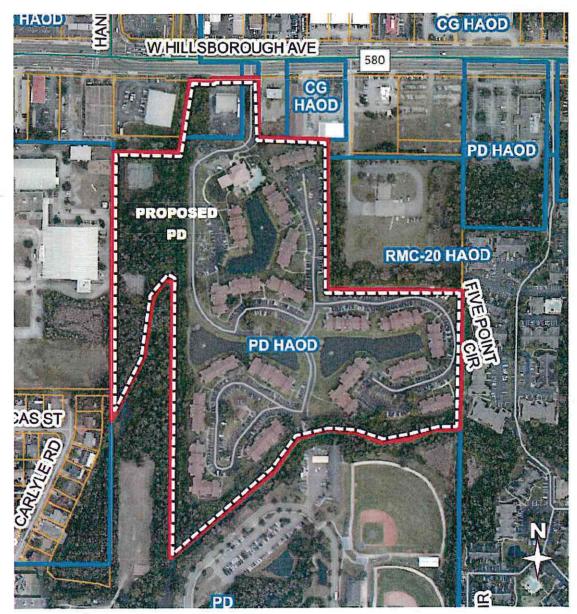


Figure 1 – Subject Site

Surrounding zoning and uses are:

| LOCATION | ZONING | USE / APPROVED FOR |
|----------|---|----------------------------|
| North | - Commercial General CG | Commercial/retail |
| South | - Planned Development 07-0269 | Private School, playfields |
| East | - Residential Multi-family Conventional RMC 20 | Multi-family Apartments |
| West | - Planned Development 07-0269 - Residential Single-family Conventional RSC-9 | Private School Church |

This request for a PD is to add additional land to an existing Planned Development and redevelop the newly added acreage with multi-family residential. Specifically, the applicant is requesting to add +/- 1.1 acres of CG zoned property (Folio: 009099-0200, the "CG Parcel" located at the NW portion of the site) to an existing +/- 29.3 acre apartment complex (Folio: 009106-0000) currently zoned PD-H 84-0320, as modified by MC 10-0302 (the "PD"). The combination of the two parcels would allow the spread of unused, available density, currently permitted under the PD, across to the additional acreage provided by the CG Parcel.

PD 84-0320 was originally permitted for 820 multi-family units over an area more than 60 acres in size. The PD included 35 MF buildings and a clubhouse. Before the PD was fully developed, it was modified in 2001 (PD 01-0208) and approximately half of the property of the original PD was removed (portion south of Sweetwater Creek) and added to a private School site to the south (Berkeley Prep). Today, the remaining area of PD 84-0320 (29.3 acres) is permitted for multi-family development at a density of 13.64 units per acre (which represents the original density of the PD) in multiple buildings with access to Hillsborough Avenue. The PD is currently developed with 348 residential units (17 buildings and a clubhouse). The density of 13.64 dwelling units per acre over the existing PD acreage of 29.3 acres allows for the development of 399 multi-family units, which leaves 51 permitted units that are not yet developed. The CG Parcel contains a closed Pep Boys auto service center with direct frontage on Hillsborough Avenue in an area of strip commercial development.

The Project proposes incorporation of the CG Parcel into the PD (84-0302) and utilization of the additional space provided by the CG Parcel to construct 51 additional multi-family units and their associated parking. As stated above, the PD already allows 51 additional multi-family units. Since the additional units are already permitted, the result of the Project, if approved, would be to relinquish the intensity allowed by the CG Parcel and spread the density of the PD among the additional acreage of the CG Parcel such that the final density of the Project would be 13.12 dwelling units per acre. The additional land will also include improvements to overall access to the Property and improved visibility for the development.

The project is within the Hillsborough Avenue Overlay District (HAOD), regulated by LDC Part 3.15.00. This overlay provides for building placement along Hillsborough Avenue frontages and parking placement requirements. Since the CG parcel being incorporated into the old PD is located along Hillsborough Avenue, future improvements of the project will be subject to the HAOD development standards in accordance with the Code. The proposed General Site Plan (GSP) shows the new MF units within buildings located in along the Hillsborough Ave., north of the project.

Access to the site will remain as approved today with its main access from Hillsborough Avenue and no new access points are proposed since areas surrounding the site are currently fully developed.

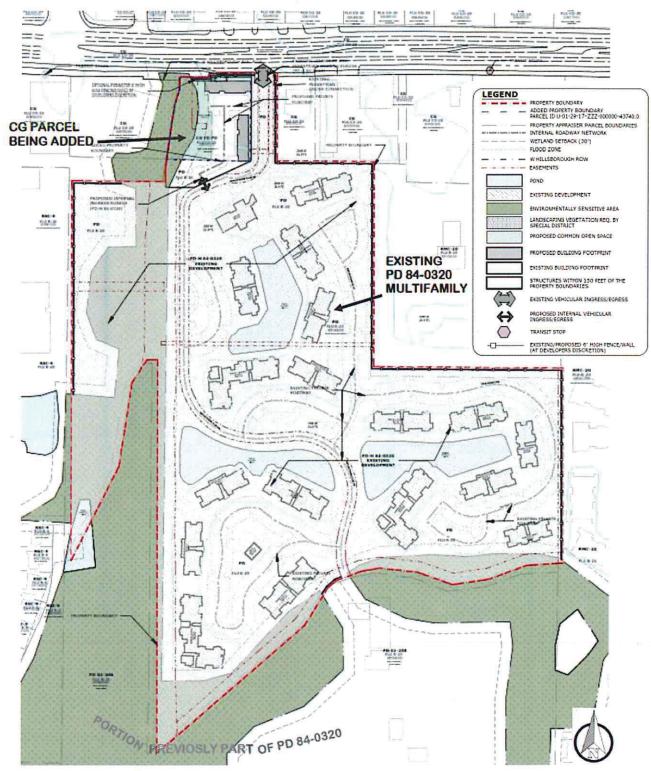


Figure 2 – Proposed PD Plan

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; Part 6.06.00, Landscaping, Irrigation and Buffering Requirements or 6.07.00, Fences and Walls of the Land Development Code.

1.3 Evaluation of Existing and Planned Public Facilities

Public Utilities

This site is located within the Hillsborough County Urban Wastewater Service Area, therefore the subject property should be served by Hillsborough County Wastewater Service. The site also falls within the City of Tampa Water Service Area. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

School Board

The concurrency service areas currently have capacity for this project. While Dickenson Elementary School is nearing capacity, room exists in adjacent concurrency service areas for students generated by this project at this time. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Transportation

Hillsborough Avenue is a 6-lane, divided, principal arterial roadway maintained by the Florida Department of Transportation (FDOT). The roadway is characterized by 12-foot wide travel lanes in good condition, lying within right-of-way varying from 133 feet to 145 feet wide along the project's boundary. There are +/- 5-foot wide sidewalks along both sides of Hillsborough Avenue in the vicinity of the subject site. There are no bicycle lanes in the vicinity of the proposed project.

Reflections Club Drive is a private road internal to the existing multifamily development (PD 84-0320).

| Roadway | Level | of Service | (LOS) |
|---------|-------|------------|-------|
| | | | |

| FDOT Generalized Level of Service | | | | |
|-----------------------------------|--------------|--------------|---|--|
| Roadway From To | | | | |
| HILLSBOROUGH AVE | MEMORIAL HWY | VETERANS HWY | С | |

Reflections Club Drive is not considered major county or state roadways and are not included in the 2019 Hillsborough County Level of Service (LOS) Report.

1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and has indicated that the proposed zoning plan is adequate to move forward with the rezoning permit. All required reviews and approvals by the EPC will be conducted at the Site Development Plan review process.

1.4 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning consistent with the <u>Future of Hillsborough</u> Comprehensive Plan.

1.5 Compatibility

Zoning districts in the immediate area of the subject site consist of Multi-family residential, residential support and commercial uses.

The proposed PD is only adding acreage to expand an existing MF project and overall density is being

maintained as the originally approved PD (84-0320). The project could potentially be redeveloped with a density up to 20 Du/ac, however, maximum density proposed is below 14.

The future multifamily buildings along Hillsborough Avenue will be constructed in accordance with the HAOD regulations. Parking areas will be place behind the structures and building placement will be subject to the requirements of the overlay standards.

Interconnectivity within the new PD will be provided, and the existing main access point along Hillsborough Avenue will remain in place.

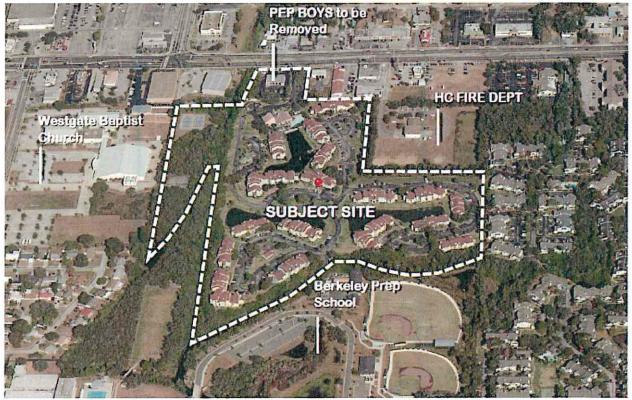


Figure 3 - Nearby Development Pattern

All other standards will be as approved by the PD zoned portion including wetland setbacks, screening and buffers. Parking requirements will remain as approved for the PD portion of the site. New development will provide parking as required by the LDC. Building height for the future MF buildings will be capped at 50 feet/4 stories, consistent with surrounding zoning allowing structures with similar height.

Staff finds that the project with the proposed development standards, building design and scale are compatible with the area. Density is not increasing compared to the current PD district and is still below the maximum allowed per the FLU designations of RES-20 and OC-20. New portions of the project will be developed in accordance with the HAOD standards, which would make the old PD compliant with new Code regulations. Therefore, based on these considerations, staff recommends approval, with conditions.

1.7 Agency Comments

The following agencies reviewed the application and offer no objections:

- Aviation Authority – with conditions

- EPC- with conditions

- Transportation

1.8 Exhibits

Exhibit 1: Aerial Map Exhibit 2: Future Land Use Map Exhibit 3: Proposed Site Plan PD 20-1150

2.0 Recommendation

Approvable, subject to the following conditions:

CONDITIONS:

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan:

- The label on the site plan for "W Hillsborough Ave ROW" will be revised to include the right-ofway width for Hillsborough Avenue.
- The location of the existing access to Hillsborough Avenue from the subject site (Folio #9099.0200), will be shown and labeled as "Existing Access to be Removed" on the site plan.

2.1 Recommended Conditions of Approval

Approvable, subject to the conditions based on the general site plan submitted October 22, 2020.

SUMMARY OF HEARING¹

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 16, 2020. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the Petition.

Elise Batsel with Stearns Weaver Miller, 401 E. Jackson Street, Suite 2100, Tampa, Florida 33602, provided presentation on behalf of the applicant. She testified that the subject property is located on Hillsborough Avenue, west of Tampa International Airport, and contains approximately 30.4 acres. It is part of the Hillsborough Avenue Overlay District and within the Urban Service Area. Surrounding zonings are CG, to the west is CG and RSC-9. There are also wetlands, a church and a school. To the south is Berkeley Prep, a school campus, and to the east, CG and RMC-20. The Future Land Use is a portion of R-20 and a portion is OC-20. These are also the surrounding Future Land Use designations for other parcels. Ms. Batsel displayed the original 1984 site plan and explained that the entire boundary was once approved for 820 multifamily units, but that includes everything within and without the red outline that she depicted. Approximately half of the property was at some point removed to the south and is now Berkeley Prep where the baseball fields have been developed. Hence, currently what is left within the red outline is 29.3 acres developed with 348 residential units. The request is to add, at the very north end of the property, 1.4 acres to what was already the PD. Currently, that is a Pep Boys, a commercial use. They would get rid of that Pep Boys and take the existing entitlements that are still left that were never developed as part of the original PD and spread them over that additional acreage. Hence, the applicant is not asking for any additional increase in intensity or density. They are asking to spread that on to new property; 53 multifamily units would be developed on the new parcel, the existing entitlements. There is existing ingress and egress on West Hillsborough and an interconnection on Reflections Club Drive, a very small drive that goes up to Hillsborough Avenue. Right now that 1.1acre parcel has its own ingress and egress on Hillsborough. That would be closed off, and they would share one access point.

¹ The summary of testimony is intended only to summarize pertinent points of testimony received. For a thorough understanding of testimony the reader is referred to the verbatim transcript made part of the hearing record.

Ms. Batsel stated that the request is compatible with the surrounding uses. Zoning districts in the immediate area consist of already developed multifamily residential, residential support, and commercial uses. This would take away some intense commercial and replace it with residential on the property. There are some connectivity constraints. Ms. Bastel displayed a site map and pointed out Hillsborough Avenue and the current site accesses in yellow, and in red the new property. She pointed out that there would be an interconnection, but because the creek bounds on one side and everything else around it already exists, interconnectivity with adjacent land use is difficult, if not impossible. The request is consistent with the Comprehensive Plan. As the Planning Commission staff would likely address that in detail; she did not go over some of the policies and objectives in the interest of time. Ms. Batsel concluded that Planning Commission staff and Development Services staff have found the project consistent with the Comprehensive Plan and compatible with the existing and surrounding uses. The applicant requested the Hearing Officer's recommendation for approval.

Israel Monsanto with the Development Services Department provided a summary of his previously submitted staff report. He added that Development Services staff provided a revised staff report removing two conditions, No. 9 and 10, that were part of the original rezoning conditions from 1984. The conditions pertain to drainage easements that were required to be dedicated to the County when the apartment complex was rezoned and built. According to the County Real Estate Department, the easements have been dedicated already and the conditions have been satisfied. Hence, staff does not object to the removal from the proposed conditions.

Melissa Lienhard with the Planning Commission staff testified that the subject property is located in the Residential-20 and Office Commercial-20 Future Land Use categories. It is in the Urban Service Area and also within the limits of the Town N Country Community Plan. The applicant proposes an incorporation of the Commercial General parcel into the overall Planned Development and utilization of the additional space provided by the CG parcel to construct 51 additional multifamily units with their associated parking. The Planned Development already permits 53 multifamily units. Since the additional units are already permitted, the result of the project, if approved, would be to relinquish the intensity allowed by the CG parcel, relinquish two dwelling units allowed by the PD and spread the density of the Planned Development among the additional acreage of the Commercial General parcel such that the final density of the project would be 13.12 dwelling units per acre. According to the application, the additional land also will include improvements to the overall access to the property and improve visibility for the development. The intent of the Residential-20 Future Land Use category is to have high-density residential development, as well as urban scale neighborhood commercial, office, multipurpose projects and mixed-use developments. The intent of the Office Commercial-20 category is to recognize existing commercial and office centers and provide for future development opportunities. The site is surrounded by the following uses: Light and heavy commercial, Light Industrial, Public/Quasi-Public, single and multifamily, and a school. The request to add land to an existing Planned Development and develop 51 previously permitted multifamily dwellings units is consistent with both Future Land Use categories and will not disrupt the development pattern in the area. The request is also consistent with the Town N Country Community Plan. The plan recognizes Hanley Road at Waters Avenue as a secondary town center and encourages redevelopment of existing commercial sites within designated town centers. The request will result in the redevelopment of a commercial site that is no longer in use into multifamily residential units with a designated town center. The proposed Planned Development is consistent with and facilitates the vision and the goals of the Town N Country Community Plan. Based upon those considerations, Planning Commission staff found the proposed Planned Development consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County subject to the conditions proposed by the Development Services Department.

The Zoning Hearing Master then asked for any audience members in support of the request. There were none.

The Zoning Hearing Master then asked for any audience members in opposition to the request. There were none.

The hearing was then concluded.

EVIDENCE SUBMITTED

The following evidence was submitted at the hearing:

Brian Grady

1. Revised Staff Report

Elise Batsel

2. Applicant Presentation Packet

PREFACE

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

FINDINGS OF FACT

- 1. The subject site is presently zoned Commercial General (CG) and Planned Development (84-0320). It lies within the RES-20 and OC-20 Future Land Use categories of the Comprehensive Plan within the Urban Service Area, as well as within the limits of the Town 'N Country community Plan Area and the Coastal High Hazard Area.
- 2. The subject site is located on approximately 30.4 acres within the southeast quadrant of the Hillsborough Avenue and Hanley Road intersection.
- 3. The applicant requests to rezone the subject property from Planned Development (PD) and Commercial General (CG) to Planned Development (PD) to add additional land to an existing Planned Development and redevelop the newly added acreage under previously permitted entitlements. Specifically, the applicant is requesting to add +/- 1.1 acres of abutting CG zoned property to a +/- 29.3 acre apartment complex currently zoned PD-H 84-0320, as modified by MC 10-0302 and spread unused, available density, currently permitted under the PD, across to the additional acreage provided by the CG Parcel.
- 4. PD 84-0320 was originally permitted for 820 multi-family units over an area more than 60 acres in size. The PD included 35 MF buildings and a clubhouse. Before the PD was fully developed, it was modified in 2001 (PD 01-0208) and approximately half of the property of the original PD was removed (portion south of Sweetwater Creek) and added to a private School site to the south (Berkeley Prep).
- Today, the remaining area of PD 84-0320 (29.3 acres) is permitted for multi-family development at a density of 13.64 units per acre (which represents the original density of the PD) in multiple buildings with access to Hillsborough Avenue. The PD is currently developed with 348 residential units (17 buildings and a clubhouse).
- The approved density of 13.64 dwelling units per acre over the existing PD acreage of 29.3 acres allows for the development of 399 multi-family units, which leaves 51 permitted units that are not yet developed.

- The applicant proposes incorporation of the CG Parcel into the PD (84-0302) and utilization of the additional space provided by the CG Parcel to construct 51 additional multi-family units and associated parking.
- Since the additional units are already permitted, the result of the request, if approved, would be to relinquish the intensity allowed by the CG Parcel and spread the density of the PD to the additional acreage of the CG Parcel such that the final density of the Project would be 13.12 dwelling units per acre.
- 9. The request is consistent with the Town N Country Community Plan. The plan recognizes Hanley Road at Waters Avenue as a secondary town center and encourages redevelopment of existing commercial sites within designated town centers. The proposed Planned Development is consistent with and facilitates the vision and the goals of the Town N Country Community Plan.
- 10. Overall the subject request will result in development that is compatible with the surrounding development pattern.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Concept Plan and 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 competent substantial 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 applicant requests to rezone the subject property from Planned Development (PD) and Commercial General (CG) to Planned Development (PD) to add additional land to an existing Planned Development and redevelop the newly added acreage under previously permitted entitlements. The approved density of 13.64 dwelling units per acre over the existing PD acreage of 29.3 acres allows for the development of 399 multi-family units, which leaves 51 permitted units that are not yet developed. The applicant proposes incorporation of the CG Parcel into the PD (84-0302) and utilization of the additional space provided by the CG Parcel to construct 51 additional multi-family units and associated parking.

Overall the subject request will result in development that is compatible with the surrounding development pattern.

RECOMMENDATION

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

12/9/20

James A. Scarola Land Use Hearing Officer Date



Hillsborough County City-County Planning Commission

| Unincorporated Hillsborough County Rezoning | | | |
|---|--|--|--|
| Hearing Date: November 16, 2020 | Petition: PD 20-1150 | | |
| Report Prepared: November 6, 2020 | Southeast quadrant of the Hillsborough Avenue and Hanley Road intersection | | |
| Summary Data: | | | |
| Comprehensive Plan Finding: | CONSISTENT | | |
| Adopted Future Land Use: | Residential-20 (20 du/ac; 0.35 FAR) and Office Commercial-20 (20 du/ac; 0.35 FAR) | | |
| Service Area: | Urban | | |
| Community Plan: | Town and Country | | |
| Rezoning Request: | Planned Development (PD) and Commercial General (CG) to Planned Development (PD) to add an additional 1.1 acres of land to an existing Planned Development (PD) | | |
| Parcel Size (Approx.): | 30.4 +/- acres | | |
| Street Functional Classification: | Hillsborough Avenue – Arterial Hanley Road – Collector | | |
| Locational Criteria: | N/A | | |
| Evacuation Zone: | The subject property is located within Evacuation Zone A. | | |



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

Context

- The subject site is located on approximately 30.4 acres within the southeast quadrant of the Hillsborough Avenue and Hanley Road intersection. The site is located within the limits of the Town and Country Community Plan and the Coastal High Hazard Area (CHHA). The site is located within the Urban Service Area (USA).
- The majority of the site is designated Residential-20 on the Future Land Use Map while the northern portion of the site is designated Office Commercial-20. Residential-20 is located to the east, west and the south of the property. Residential-6 is located to the southwest of the site. Office Commercial-20 is located to the north.
- Typical uses in the Residential-20 (RES-20) Future Land Use Category include residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- Typical uses in the Office Commercial-20 (OC-20) Future Land Use Category include community commercial type uses, office uses, mixed use developments, and compatible residential uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is classified as multi-family and heavy commercial with Planned Development and Commercial General (CG) zoning. Across Hillsborough Avenue to the north are light commercial, public/quasi-public and single-family properties with Commercial General (CG) zoning. Immediately to the south is a school with Planned Development zoning. Immediately to the east of the subject site are heavy commercial, public/quasi-public and multi-family properties with Commercial General (CG), Planned Development (PD) and Residential Multi-Family Conventional-20 (RMC-20) zoning. To the west are public/quasi-public and single-family lots with Residential Single-Family Conventional-9 (RSC-9)
- Wetlands are located on the property.
- The applicant requests to rezone the subject property from Planned Development (PD) and Commercial General (CG) to Planned Development (PD) to add additional land to an existing Planned Development and redevelop the newly added acreage under previously permitted entitlements. Specifically, the applicant is requesting to add +/- 1.1 acres of abutting CG zoned property to a +/- 29.3 acre apartment complex currently zoned PD-H 84-0320, as modified by MC 10-0302 and spread unused, available density, currently permitted under the PD, across to the additional acreage provided by the CG Parcel.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area (USA)

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

Policy 1.2: *Minimum Density* All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.3: 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.

Objective 6: The concept plan is the overall, conceptual basis for the long range, Comprehensive Plan, and all plan amendments must be consistent with, and further the intent of the concept plan, which advocates focused clusters of growth connected by corridors that efficiently move goods and people between each of the activity centers.

Neighborhood/Community Development

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

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

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

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

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

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

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

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

Conservation and Aquifer Recharge Element

Wetlands and Floodplain Resources

Objective 4: The County shall continue to apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and other surface waters authorized for projects in Hillsborough County, consistent with the Uniform Mitigation Assessment Method. The County shall work with the Environmental Protection Commission, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and the Tampa Bay Estuary Program to achieve a measurable annual increase in ecological values provided by the functions performed by wetlands and other surface waters. It shall be the County's intent to maintain optimum wetland functions as well as acreage.

Policy 4.1: The County shall, through the land use planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.

Policy 4.3: The County shall, through the land planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to prohibit unmitigated encroachment into wetlands.

Policy 4.12: Priority shall be given to avoiding the disturbance of wetlands in the County and to encourage their use only for purposes which are compatible with their natural functions and environmental benefits.

Policy 4.13: Development which impacts wetlands may be deemed appropriate only as a last resort; where:

- 1. reasonable use of the property is otherwise unavailable and/or onsite preservation of a functioning wetland system is deemed unsustainable, and
- 2. the adverse impact is offset by the benefit of the development to the public such that it is reasonable, in the public interest and an acceptable mitigation plan is proposed.

This determination shall be made by Hillsborough County and/or the Environmental Protection Commission of Hillsborough County.

Policy 4.14: The development review process, part of a comprehensive program for the protection of wetlands, shall make every effort to maintain natural undisturbed wetlands by way of a sequential review process that first evaluates all means of avoiding wetland impacts in regard to a particular project; if necessary, secondly, evaluates and requires measures to minimize wetland impacts; and if necessary, thirdly, evaluates and requires the mitigation of wetland impacts.

Livable Communities Element

Town and Country Community Plan

III. Vision Statement

We, the People of Town 'N Country, cherish our location next to Tampa Bay, and advocate the creation of town centers that serve as a community gathering places. We support the expansion of protected lands, seek better connectivity in our trail networks, and endorse the creation of recreational opportunities for young and old alike.

We encourage redevelopment of our older commercial centers and desire a strong business sector that contributes to the community and provides meaningful employment opportunities. We support non-residential construction in a pedestrian friendly, new urban design that contributes to the community's sense of place. We would like to see a reduction in traffic congestion, an increase in transit service and will take steps to improve the appearance and safety of our primary roadways.

We want the property values of our homes and businesses to increase. We desire proactive enforcement of housing and commercial codes. We are committed to strengthening our community and business associations to work together on furthering our common goals.

We will continue to be an urban community with citizens who have a strong sense of civic pride and are committed to improving our way of life.

IV. Goals

The plan's vision is supported by the following ten goals which are listed in priority order:

- 1. Develop a Town Center
- 2. Improve the Appearance of Roadway Corridors
- 3. Strengthen Code Enforcement Efforts
- 4. Relieve Traffic Congestion and Improve Transit
- 5. Improve Sidewalk, Bicycle Lane and Trail Connectivity
- 6. Maintain Drainage Facilities
- 7. Encourage the Renovation and Retrofitting of Residences
- 8. Improve Traffic Calming Methods
- 9. Strengthen/Empower Community and Business Associations
- 10. Encourage Neighborhood Squares

V. Strategies

The citizens of Town 'N Country have outlined the following strategies to accomplish their goals:

- 1. Develop A Town Center
 - Develop the Hillsborough Avenue/Ambassador Drive area as the primary Town Center
 - Develop new public facilities and town square within the West Gate Park site along Paula Drive
 - Recognize Hanley Road, at Waters Avenue, as a secondary Town Center
 - Encourage redevelopment of existing commercial sites within the designated town centers
- 2. Improve the Appearance of Roadway Corridors
 - Develop design guidelines for major roadway corridors and adjacent properties
 - Develop and implement a plan for Hillsborough Avenue that improves the corridor's appearance
 - Increase commercial sign code education and enforcement
 - Seek streetlights on major corridors
- 3. Strengthen Code Enforcement Efforts
 - Educate homeowners associations and residents on home maintenance codes
 - A high level of code enforcement is desired within Town 'N Country
 - Financial assistance programs to aid residents who cannot afford to comply with home maintenance codes is desired
 - Re-establishment of expired homeowner association regulations
 - Consider special districts to establish additional home maintenance regulations and funding support for additional enforcement
 - Outdoor storage of merchandise should be strongly discouraged
- 4. Relieve Traffic Congestion and Improve Transit
 - Encourage alternative modes of transportation including transit, bicycle and pedestrian modes
 - Expand transit service
 - Discourage cul-de-sacs in new subdivisions and require connections to streets within adjacent subdivisions, community facilities and land uses
 - Improve Hillsborough/Memorial intersection

- Encourage mixed-use town centers and creating "park once" environments that decrease vehicular trips
- If a light rail system is designed, support a station to serve Town 'N Country
- Restrict access points from individual properties along major roads
- Encourage the use of shared access points, cross easements and entry from side streets
- 5. Improve Sidewalk, Bicycle Lane and Trail Connectivity
 - Identify and prioritize sidewalk, pedestrian crossing, bicycle/pedestrian bridges, bicycle lane and trail connection projects
 - Advocate funding for projects identified and schedule projects into the Capital Improvement Program
 - Provide a safe, off-street route from the Town 'N Country Greenway to the Upper Tampa Bay Trail
- 6. Maintain Drainage Facilities
 - Advocate increased maintenance of canals, ditches, channels and water catchment areas
 - Pursue grants to maintain drainage facilities and restore canals and channels
 - Secure funding to clean/maintain the ditch located at the Paula and Ambassador
 - Consider special taxing districts to maintain non-County owned canals
- 7. Encourage the Renovation and Retrofitting of Residences
 - Allow residential renovations beyond the front building line under strict design guidelines
- 8. Improve Traffic Calming Methods
 - Encourage homeowners' associations to participate in the County's traffic calming program and to match County funds
 - Allow on-street parking on specified residential streets
 - Support a neighborhood-wide calming project in Town 'N Country
- 9. Strengthen/Empower Community and Business Associations
 - Encourage creation of new associations in unrepresented area
 - Strengthen existing associations by providing greater support and responsibility
 - Encourage homeowners' associations to educate residents on residential codes
 - Strengthen the Greater Town 'N Country Chamber of Commerce
 - Encourage the Chamber to use the County's Economic Development Department and Small Business Resource Center for assistance
 - Establish a Community Advisory Committee to support plan implementation
- 10. Encourage Neighborhood Squares
 - Encourage homeowner associations to identify, plan and develop neighborhood squares when and where appropriate

Staff Analysis of Goals, Objectives, and Policies:

The subject site is located on approximately 30.4 acres within the southeast quadrant of the Hillsborough Avenue and Hanley Road intersection. The site is located within the limits of the Town and Country Community Plan and the Coastal High Hazard Area (CHHA). The site is located within the Urban Service Area (USA). The applicant requests to rezone the subject property from Planned Development (PD) and Commercial General (CG) to Planned Development (PD) to add additional 1.1 acres of land to an existing Planned Development

and redevelop the newly added acreage under previously permitted entitlements. Specifically, the applicant is requesting to add +/- 1.1 acres of the abutting Commercial General (CG) zoned property to a +/- 29.3 acre apartment complex currently zoned PD-H 84-0320, as modified by MC 10-0302 and spread unused, available density, currently permitted under the Planned Development, across to the additional acreage provided by the Commercial General (CG) parcel.

The applicant proposes incorporation of the Commercial General (CG) parcel into the Planned Development (PD) and utilization of the additional space provided by the Commercial General (CG) parcel to construct 51 additional multi-family units and their associated parking. The Planned Development (PD) already permits 53 multi-family units. Since the additional units are already permitted, the result of the project, if approved, would be to relinquish the intensity allowed by the CG Parcel, relinquish two dwelling units allowed by the Planned Development (PD), and spread the density of the Planned Development (PD) among the additional acreage of the Commercial General (CG) parcel such that the final density of the project would be 13.12 dwelling units per acre. According to the application, the additional land also will include improvements to overall access to the property and improved visibility for the development.

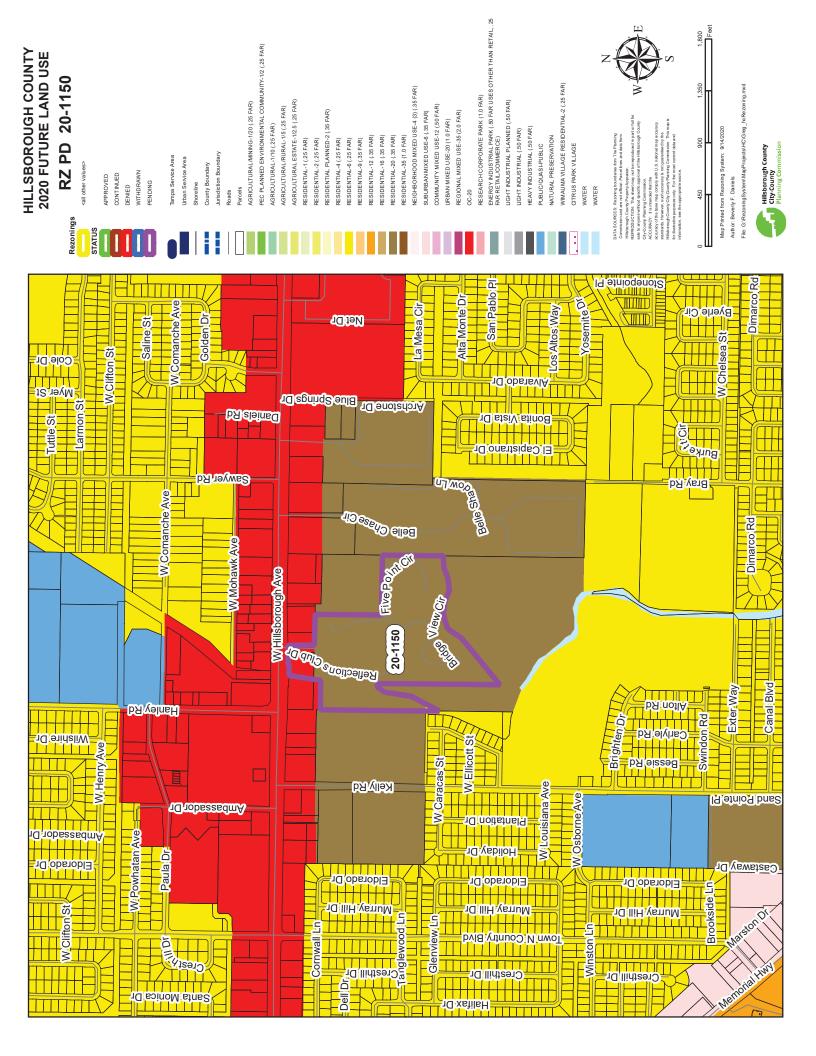
The intent of the Residential-20 (RES-20) Future Land Use category is to have high density residential development, as well as urban scale neighborhood commercial, office, multipurpose projects, and mixed-use developments. The intent of the Office Commercial-20 (OC-20) category is to recognize existing commercial and office centers and provide for future development opportunities. The site is surrounded by the following uses: light and heavy commercial, light industrial, public/quasi-public, single- and multi-family and a school. The request to add land to an existing Planned Development and develop 51 previously permitted multi-family dwelling units is consistent with both categories and will not disrupt the development pattern in the area. The applicant is not requesting additional entitlements. The request is consistent with Policies 16.1, 16.2 and 16.3 (FLUE). The request is also consistent with Objective 1 (FLUE) which directs the majority of growth into the Urban Service Area within Hillsborough County.

The request is also consistent with the Town and Country Community Plan. The Plan recognizes Hanley Road, at Waters Avenue, as a secondary Town Center and encourages redevelopment of existing commercial sites within the designated town centers. The request will result in the redevelopment of a commercial site that is no longer in use into multi-family residential units within a designated Town Center. The proposed Planned Development is consistent with and facilitates the vision and goals of the Town and Country Community Plan.

Overall, Planning Commission staff finds the request is compatible with the surrounding area. The request would encourage development that complements the surrounding character and promotes housing diversity in the Town and Country Community Plan area. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

Recommendation

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



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GENERAL SITE PLAN FOR CERTIFICATION

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DEVELOPMENT SERVICES PO Box 1110, Tampa, FL 33601-1110

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Kimberly Overman Mariella Smith Stacy R. White COUNTY ADMINISTRATOR Bonnie M. Wise COUNTY ATTORNEY Christine M. Beck INTERNAL AUDITOR Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR Lucia E. Garsys

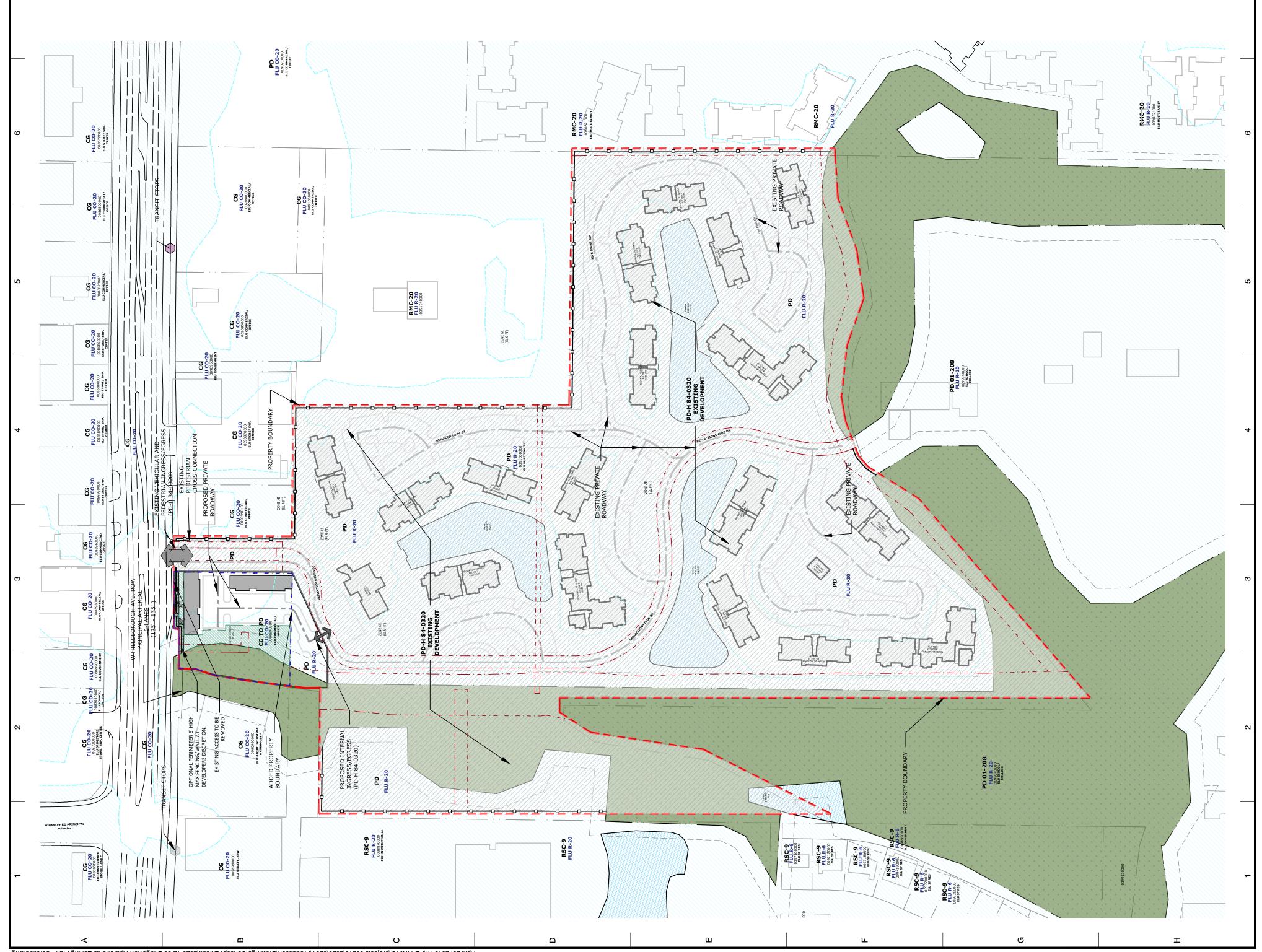
Plan for the

| Project Name: | |
|--|---|
| Zoning File: | Modification: |
| Atlas Page: | Submitted: |
| To Planner for Review: | Date Due: |
| Contact Person: | Phone: |
| Right-Of-Way or Land Required for I | Dedication: Yes No |
| () The Development Services Departm | ent HAS NO OBJECTION to this General Site Plan. |
| () The Development Services Departm following reasons: | ent RECOMMENDS DISAPPROVAL of this General Site |

| Reviewed by: | Date: |
|--------------|-------|
|--------------|-------|

Date Agent/Owner notified of Disapproval:_____

| 0 120 240 SCALE: FEET 11N = 100FT | ARDURRA COLABORATE. INNOVATE. CEEATE. 4921 Memorial Highway One Memorial Center, Suite 300 Tampa, Florida 33634 Phone: (813) 880-8881 www.Andurra.com License #2610 | IRT Living 1835 Market Street Suite 2601 Philadelphia, PA 19103 (267)270-4807 | NO. DATE REVISION BY NO. DATE REVISION BY | BRIDGEVIEW APARTMEUTS 5307 Reflections Club Dr, Tampa, FL 33634 SITE DEVELOPMENT PLAN | JOB NO: 00210-2020-0261 DATE: 12/30/2020 10f1 |
|---|---|---|--|---|---|
| BC BC | ET; THENCE S. G8° 34'00"W, ZB, NELNCE ALONG RTHWEST 1 /4 OF SECTION 1; THENCE ALONG HENCE ALONG THE WEST BOUNDARY OF THE N ONG A LINE 60.00 FEET SOUTH OF AND PARALL VCE N.01°00'00"E., 60.00 FEET TO SAID NORTH 4 OF SAID NORTHEAST 1/4 OF ROAD NO. 580 THE ARC OF A CURVE TO THE LEFT HAVING A R. ON THE EAST BOUNDARY OF THE AFORESAID E THWEST 1/4 OF SECTION 1; THENCE ALONG S. 6.61 FEET; THENCE S.89°28'00"E., 518.00 FEE 6.61 FEET; THENCE S.89°28'00"E., 518.00 FEE CORDED IN OFFICIAL RECORDS BOOK 4897, PAC | THAT PORTION OF THE WART HAY OF THE NORTH-HAST TAY OF THE MORTH-HAST TAY OF THE WART HANGE 17 EAST, HILZBOROUGH COUNTY, FLORIDA, VITNG EAST OF THE BORTH-HAST TAY OF THE MORTH-HAST TAY OF THE WAST 1/2 OF THE WAST 1/3 OF THE WEST 1/3 OF THE WEST 1/3 OF THE WAST 1/3 OF WAS | Definition of the control of the contr | 21. The Reportson Buildings Acroide Hill-Specified Friedunds Fore Buildings Within Sections 11.0.0.6. Image: Ima | Image: Specific Specie |



ACCELENCE LAC **VICINITY MAD** SECTION 1, TOWNSHIP 29 SOUTH, RANGE HILLSBOROUGH COUNTY, FLORIDA JBJECT PROPERTY pyla / anna 'a'

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| | ATA TABLE |
|--|--|
| PROJECT DAT | |
| PROPOSED SITE ACREAGE | ±30.4 AC (±1,324,402.7 SF) |
| ACREAGE PARCEL ID U-01-29-17-ZZZ-000000-43790.0 | ±29.3 AC (±1,275,699.8 SF) |
| ACREAGE PARCEL ID U-01-29-17-ZZZ-000000-43740.0 | ±1.1 AC (±48,702.9 SF) |
| ADDRESS/LOCATION | 7302 W HILLSBOROUGH AVE, TAMPA FL 33634 |
| PROJECT FOLIO NUMBERS | 009106-0000, 009099-0200 |
| EXISTING ZONINGS | PD & CG |
| PROPOSED ZONING | DD |
| FUTURE LAND USE | R-20 & OC-20 |
| FUTURE LAND USE FLEX REQUESTED | NO |
| COMMUNITY PLANNING AREA | TOWN N COUNTRY |
| OVERLAY DISTRICT(S) | HILLSBOROUGH AVENUE OVERLAY DISTRICT (HAOD). |
| SPECIAL DESIGNATION | COASTAL HIGH HAZARD AREA |
| DESIGNATED SCENIC CORRIDOR | NONE |
| EXISTING USES | MULTIFAMILY RESIDENTIAL & COMMERCIAL / OFFICE |
| PROPOSED USES | MULTIFAMILY RESIDENTIAL |
| PROPOSED RESIDENTIAL GROSS DENSITY | 13.12 DU/GA |
| MAXIMUM NUMBER OF RESIDENTIAL UNITS | NG 66E |
| EXISTING MAN MADE WATER BODY ACREAGE | ±2.28 AC |
| NATURAL WATER BODY ACREAGE | ±0.12 AC |
| ENVIRONMENTALLY SENSITIVE AREA ACREAGE | ±4.68 AC |
| ARCHAEOLOGICAL/HISTORIC LANDMARKS ON-SITE | NONE |
| ADDED OPEN SPACE | ±0.27 AC |
| ARCHAEOLOGICAL/HISTORIC LANDMARKS WITHIN 150' OF PD BOUNDARY | NONE |
| WATER SERVICE ARE | CITY OF TAMPA WATER SERVICE AREA |
| WASTEWATER SERVICE AREA | HILLSBOROUGH COUNTY WASTEWATER SERVICE AREA |
| PROJECT LOCATED WITHIN URBAN SERVICE AREA | YES |
| | |
| DEVELOPMENT | STANDARDS |
| MULTY-FAMILY RESIDENTIAL | RESIDENTIAL |
| MINIMUM LOT SIZE | 6,540 SF |

| MULTY-FAMILY RESIDENTIAL | NTIAL |
|---------------------------------------|----------------------------|
| MINIMUM LOT SIZE | 6,540 SF |
| MINIMUM LOT WIDTH | 70 FEET |
| MINIMUM FRONT YARD SETBACK | 10 FEET |
| MAXIMUM FRONT YARD SETBACK | 20 FEET |
| MINIMUM SIDE YARD SETBACK | 7 FEET |
| MINIMUM REAR YARD SETBACK | 20 FEET |
| MINIMUM REAR CONSERVATION SETBACK | 30 FEET |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 20 FEET |
| MAXIMUM BUILDING HEIGHT | 50 FEET (MAX 4-STORIES) |
| MAXIMUM BUILDING COVERAGE | 40% |
| MAXIMUM IMPERVIOUS SURFACE | 75% |
| MAXIMUM FAR | N/A |

| REMENTS | JTS | 1.5 SPACES | 2 SPACES | NTS PROVIDED 577 T SHALL PROVIDE PARKING REQUIREMENTS AS LISTED |
|----------------------|------------------|------------|----------------|---|
| PARKING REQUIREMENTS | LDC REQUIREMENTS | 1-BEDROOM | 2-TO 3 BEDROOM | THE EXISTING 348 BRIDGEVIEW APARTMENTS PROVIDED 577 PARKING SPACES. ANY NEW DEVELOPMENT SHALL PROVIDE PARKING IN COMPLIANCE WITH THE CURRENT LDC REQUIREMENTS AS LISTED ABOVE. |

April 23, 2019 H:/PLANNING/projects/00210/2020/0261/Production/Drawings/Concept-Exhibit/2020-12-30 Bridgeview Apartments-Zoning Plan - Certified.dwg

AGENCY COMMNENTS

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services DepartmentDATE: 11/09/2020REVIEWER: Sofia Garantiva, Senior PlannerAGENCY/DEPT: TransportationPLANNING AREA/SECTOR: Town N Country (TNC)PETITION NO: PD 20-1150

This agency has no comments.

This agency has no objection.

Х

This agency has no objection, subject to listed or attached conditions.

This agency objects, based on the listed or attached conditions.

REPORT HIGHLIGHTS AND CONCLUSIONS

- The proposed rezoning could result in an increase of 213 daily trips, 9 AM peak hour trips, and 11 PM peak hour trips from the current approved use.
- Per FDOT, existing eastbound right turn length is hampered by existing bridge and will not require improvements.
- Transportation Review Section staff has no objection to this request, subject to the conditions provided herein below.

CONDITIONS

Other Conditions

- Prior to certification, the label on the site plan for "W Hillsborough Ave ROW" will be revised to include the right-of-way width for Hillsborough Avenue.
- Prior to certification, the location of the existing access to Hillsborough Avenue from the subject site (Folio #9099.0200), will be shown and labeled as "Existing Access to be Removed" on the site plan.

PROJECT OVERVIEW & TRIP GENERATION

The applicant is requesting to add land are to an existing PD and develop the new land area with 51 multifamily dwelling units. The applicant is proposing is to add +/- 1.1 acres of abutting CG zoned property (Folio #9099.0200), the was previously used as an Auto Repair/Service use to a +/- 29.3-acre apartment complex (Folio #9106.0000) currently zoned PD 84-0320, most recently modified by MM-10-0302.

As Hillsborough Avenue is under the jurisdiction of the Florida Department of Transportation (FDOT), any improvements to Hillsborough Avenue are subject to the review of FDOT. Per the pre-application notes issued by FDOT dated September 15, 2020, as provided by the applicant, FDOT had the following comments regarding improvements to Hillsborough Avenue:

- Existing eastbound right turn length is hampered by existing bridge and will not require improvements.
- FDOT has plans to directionalize median opening at Reflections Club Drive to eliminate outbound left movement.
- FOOT recommends looking into converting two outbound (left turn and right turn) lanes into a wide single lane on Reflections Club Drive by adding yellow striping to direct vehicles away from wanting to turn left and extend stop bar all the way across the width of the outbound driveway.

Per the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, generally consistent with the applicant's trip generation analysis and based upon a generalized worst-case scenario. Information shown was developed using Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Existing Use:

| Land Use/Size | 24 Hour Two- | Total Peak Hour Trips | |
|---|--------------|-----------------------|-----|
| | Way Volume | AM | PM |
| CG: 4,011 SF of Auto Repair Center (ITE LUC 943) | 65 | 8 | 9 |
| PD: 348 Multifamily DU's (ITE LUC 221) | 1,895 | 116 | 147 |
| Total | 1,960 | 124 | 156 |

Proposed Use:

| Land Use/Size | 24 Hour Two- | Total Peak Hour Trips | |
|---|--------------|-----------------------|-----|
| | Way Volume | AM | PM |
| PD: 399 Multifamily DU's (ITE LUC 221) | 2,173 | 133 | 167 |

Trip Generation Difference:

| Land Use/Size | 24 Hour Two- | Total Peak Hour Trips | |
|---------------|--------------|-----------------------|--------|
| Land Use/Size | Way Volume | AM | PM |
| Difference | (+) 213 | (+) 9 | (+) 11 |

The proposed rezoning could result in an **increase** of 213 daily trips, 9 AM peak hour trips, and 11 PM peak hour trips from the current approved use.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Hillsborough Avenue is a 6-lane, divided, principal arterial roadway maintained by the Florida Department of Transportation (FDOT). The roadway is characterized by 12-foot wide travel lanes in good condition, lying within right-of-way varying from 133 feet to 145 feet wide along the project's boundary. There are +/- 5-foot wide sidewalks along both sides of Hillsborough Avenue in the vicinity of the subject site. There are no bicycle lanes in the vicinity of the proposed project.

Reflections Club Drive is a private road internal to the existing multifamily development (PD 84-0320).

SITE ACCESS AND CONNECTIVITY

Access to the subject is proposed from Reflections Club Drive, a private ungated roadway internal to the existing PD. Reflections Club Drive connects to Hillsborough Avenue to the north. The existing access to the subject site from Hillsborough Avenue will be eliminated as part of this request.

ROADWAY LEVEL OF SERVICE (LOS)

| FDOT Generalized Level of Service | | | |
|-----------------------------------|--------------|--------------|-----|
| Roadway From | | То | LOS |
| HILLSBOROUGH AVE | MEMORIAL HWY | VETERANS HWY | С |

Reflections Club Drive is not considered major county or state roadways and are not included in the <u>2019</u> <u>Hillsborough County Level of Service (LOS) Report.</u>



KEVIN J. THIBAULT, P.E. SECRETARY

MEMORANDUM

RON DESANTIS

GOVERNOR

DATE: September 1, 2020

TO: Rosa Timoteo, Hillsborough County

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT Mecale' Roth, FDOT Glen Shopmyer, Hillsborough County Elise Batsel, Stearns Weaver Miller

SUBJECT: RZ-PD 20-1150

This project is on a state road, Hillsborough Avenue.

The applicant is advised that permits for access to state highways are required, and approval is not guaranteed. The applicant is reminded that zoning application and site development plan approvals by the local government do not guarantee acceptance of external project driveway location(s) on state roads.

It is recommended that the applicant meet with FDOT before zoning approval. Virtual pre-application meetings may be made through Ms. Mecale' Roth at the District Seven Tampa Operations offices of the Florida Department of Transportation.

Contact info: Mecale' Roth <u>Mecale.Roth@dot.state.fl.us</u> 813-612-3237

Also for your information, FDOT has incorporated context-based design into how we plan, design and operate our state transportation system. We have embarked on a new

20-1150 September 1, 2020 Page 2

direction - one that fosters community building by creating a context sensitive system of Complete Streets. Complete Streets will promote safety, quality of life, and economic development by serving the transportation needs of transportation system users of all ages and abilities. This can help local governments to maintain their existing or proposed land use contexts of areas served consistent with their transportation projects (e.g. Hillsborough Avenue) during project development. A hyperlink to the guidelines is attached to provide technical assistance: https://www.fdot.gov/roadway/csi/default.shtm

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

Mariella Smith CHAIR Pat Kemp VICE-CHAIR Ken Hagan Lesley "Les" Miller, Jr. Sandra L. Murman Kimberly Overman Stacy White



DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR

Hooshang Boostani, P.E. WASTE DIVISION Elaine S. DeLeeuw, ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Rick Muratti, Esq. LEGAL DEPT Andy Schipfer, P.E. WETLANDS DIVISION Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

| REZONING | | |
|--|---|--|
| HEARING DATE: November 16, 2020 | COMMENT DATE: September 30, 2020 | |
| PETITION NO.: 20-1150 | PROPERTY ADDRESSES: 5307 Reflections Club | |
| EPC REVIEWER: Kelly M. Holland | Drive and 7302 West Hillsborough Avenue, Tampa | |
| CONTACT INFORMATION: (813) 627-2600 X 1222 | FOLIO #s: 0090990200 and 0091060000 | |
| EMAIL: <u>hollandk@epchc.org</u> | STR: 01-29S-17E | |

REQUESTED ZONING: Rezoning to Planned Development

| FINDINGS | | |
|--------------------------------------|---|--|
| WETLANDS PRESENT | YES | |
| SITE INSPECTION DATE | September 18, 2020 | |
| WETLAND LINE VALIDITY | | |
| WETLANDS VERIFICATION (AERIAL PHOTO, | Along the western and southern property | |
| SOILS SURVEY, EPC FILES) | boundaries | |

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/OSW areas, which have not been delineated. 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 / mst

ec: S. Elise Batsel, Esq./Agent - <u>ebatsel@stearnsweaver.com</u> or <u>swalker@stearnsweaver.com</u> Bianca Vazquez, Hillsborough County Zoning - <u>vazquezb@hillsboroughcounty.org</u> File - 70901



Adequate Facilities Analysis: Rezoning

| Date: Sept. 2, 2020 | Acreage: 30.4 (+/- acres) |
|---|--------------------------------------|
| Jurisdiction: Hillsborough County | Proposed Zoning: Planned Development |
| Case Number: RZ-PD 20-1150 | Future Land Use: R-20 and OC-20 |
| HCPS #: RZ-324 | Maximum Residential Units: 399 |
| Address: 5307 Reflections Club Dr. and 7302 W. Hillsborough Ave., Tampa, FL 33634 | Residential Type: Multifamily |
| | |

Parcel Folio Number(s): 0091060000, 0090990200

| School Data | Dickenson Elementary | Webb Middle | Jefferson High |
|--------------------------|-------------------------|----------------|-------------------|
| FISH Capacity | 703 | 1,014 | 2,075 |
| 2019-20 Enrollment | 588 | 774 | 1,681 |
| Current Utilization | 84% | 76% | 81% |
| Concurrency Reservations | 20 | 5 | 43 |
| Students Generated | 46 | 17 | 21 |
| Proposed Utilization | 93% | 79% | 84% |

Source: 2019-20 40th Day Enrollment Count with Updated Concurrency Reservations.

NOTE: The concurrency service areas currently have capacity for this project. While Dickenson Elementary School is nearing capacity, room exists in adjacent concurrency service areas for students generated by this project at this time.

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

Matthew Pleasant Department Manager, Planning & Siting Growth Management Department Hillsborough County Public Schools E: <u>matthew.pleasant@hcps.net</u> P: 813.272.4429

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

| PETI | FION NO.: PD20-1150REVIEWED BY: Randy RochelleDATE: 10/26/2020 |
|-------------|---|
| FOLI | O NO.: <u>9099.0200</u> |
| | |
| \square | This agency would \Box (support), $oxed{k}$ (conditionally support) the proposal. |
| | WATER |
| \boxtimes | The property lies within the <u>City of Tampa</u> Water Service Area. The applicant should contact the provider to determine the availability of water service. |
| | No Hillsborough County water line of adequate capacity is presently available. |
| | A inch water main exists 🗌 (adjacent to the site), 🗌 (approximately feet from the site) |
| | Water distribution improvements may be needed prior to connection to the County's water system. |
| | No CIP water line is planned that may provide service to the proposed development. |
| | The nearest CIP water main (inches), will be located 🗌 (adjacent to the site), 🗌 (feet from the site at). Expected completion date is |
| | WASTEWATER |
| \square | The property lies within the <u>Hillsborough County</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service. |
| | No Hillsborough County wastewater line of adequate capacity is presently available. |
| | A <u>4</u> inch wastewater force main exists 🛛 (adjacent to the site), 🗌 (approximately <u></u> feet from the site) <u>and is located within the south Right-of-Way of W. Hillsborough</u> <u>Avenue</u> . |
| | Wastewater distribution improvements may be needed prior to connection to the County's wastewater system. |
| | No CIP wastewater line is planned that may provide service to the proposed development. |
| | The nearest CIP wastewater main (inches), will be located 🗌 (adjacent to the site), 🔲 (feet from the site at). Expected completion date is |
| COM | MENTS: This site is located within the Hillsborough County Urban Wastewater Service |
| | Area, therefore the subject property should be served by Hillsborough County |
| | <u>Wastewater Service. The site also falls within the City of Tampa Water Service Area.</u> This comment sheet does not guarantee water or wastewater service or a point of |
| | connection. Developer is responsible for submitting a utility service request at the time |
| | of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements. |



AVIATION AUTHORITY LAND USE REVIEW

Hillsborough County - OPTIX

DATE: September 22, 2020

PROPOSED USE INFORMATION:

Case No.: 20-1150 Reviewer: Tony Mantegna

Location: 5307 Reflections Club Dr.

Folio: <u>9099.0200</u>

Current use of Land: Commercial

Zoning: CG

REQUEST: Add current parcel to an existing PD (parcel 9106.0000)

COMMENTS:

<u>The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure</u> <u>including construction equipment that exceeds 70' feet Above Mean Sea Level may require an</u> <u>Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.</u>

Compatible without conditions (see comments above) - _____

Not compatible (comments) - _____

Compatible with conditions (see comments above) – <u>The applicant should be informed that</u> the property falls outside of the 65 dnl noise contour around the airport and is a compatible use but the location is in close proximity to Tampa International Airport and may be subject to aircraft operations. The Aviation Authority suggests a noise reduction level of at least 25 db be incorporated into design.

cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records



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

| TO: | Zoning Review, Development Services | DATE: 10/15/2020 |
|------------------|--|-----------------------------|
| REVIEWER: | Ron Barnes, Impact & Mobility Fee Coordinator | |
| APPLICANT: | Bridgeview Apartments LLC, Vantage II, Owner LLC | PETITION NO: 20-1150 |
| LOCATION: | 5307 Reflections Club Dr & 7302 W Hillsborough Ave | |
| FOLIO NO: | 9106.0000 9099.0200 | |

Estimated Fees:

(Fee estimate is based on a 1,200 square foot, 2 bedroom, Multi-Family Units 1-2 story) Mobility: \$3,294.00 * 53 units = \$174,582.00 Parks: \$274.30 * 53 units = \$ 14,537.90 School: \$3,891.00 * 53 units = \$206,223.00 Fire: \$249.00 * 53 units = \$ 13,197.00 Total Multi-Family (1-2 story) = \$408,539.90

Project Summary/Description:

Urban Mobility, Northwest Park/Fire - 53 Multi-Family Units

AGENCY REVIEW COMMENT SHEET

| TO: ZONING TECHN | ICIAN, Planning Growth Manag | ement | DATE: <u>4 Sep. 2020</u> |
|----------------------------|----------------------------------|------------------------------|---------------------------------|
| REVIEWER: Bernard | W. Kaiser, Conservation and En | vironmental Land | s Management |
| APPLICANT: Elise Ba | tsel | PETITION NO: | RZ-PD 20-1150 |
| LOCATION: 5307 Ref | lections Club Dr, Tampa, FL 3361 | <u>5</u> | |
| FOLIO NO: <u>9106.0000</u> | and 9099.0200 | SEC: <u>01</u> TWN: <u>2</u> | <u>29</u> RNG: <u>17</u> |

 \square This agency has no comments.

This agency has no objection.

This agency has no objection, subject to listed or attached conditions.

This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

VERBATIM TRANSCRIPT

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| | Page 1 SBOROUGH COUNTY, FLORIDA D OF COUNTY COMMISSIONERS |
|--|---|
| IN RE: ZONE HEARING MASTE HEARINGS | X))) ER)))) |
| | NG HEARING MASTER HEARING I OF TESTIMONY AND PROCEEDINGS |
| BEFORE: | JAMES SCAROLA and SUSAN FINCH Land Use Hearing Masters |
| DATE: | Monday, November 16, 2020 |
| TIME: | Commencing at 6:00 p.m. Concluding at 11:38 p.m. |
| PLACE: | Appeared via Webex Videoconference |
| Exec Uln 13555 <i>A</i> | Reported By: nristina M. Walsh, RPR cutive Reporting Service merton Business Center Automobile Blvd., Suite 100 Clearwater, FL 33762 (800) 337-7740 |
| | |

| | Page 297 |
|----|---|
| 1 | HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS |
| 2 | ZONING HEARING MASTER HEARINGS |
| 3 | November 16, 2020 |
| 4 | ZONING HEARING MASTER: JAMES SCAROLA |
| 5 | |
| 6 | D6: Application Number: RZ-PD 20-1150 |
| 7 | Applicant: Bridgeview Apartments, LLC & Vantage II, Owner, LLC |
| 8 | Location: 68' South of Inter: Hillsborough Ave., Reflections |
| 9 | Club Dr. Folio Number: 009099.0200 and 009106.0000 |
| 10 | Acreage: 30.4 acres, more or less Comprehensive Plan: 0C-20, R-20, and R-6 |
| 11 | Service Area: Urban Existing Zoning: CG and PD (84-0320) |
| 12 | Request: Rezone to Planned Development |
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Page 298 MR. GRADY: The final item is agenda item 1 2 D-6, Rezoning PD 20-1150. The applicant is 3 Bridgeview Apartments. The request is to rezone 4 from CG and PD to a Planned Development. 5 Israel Monsanto will provide staff 6 recommendation after presentation by the applicant. 7 HEARING MASTER SCAROLA: Okay. Good 8 evening. 9 MS. BATSEL: Good evening. Elise Batsel with Stearns Weaver. 10 11 Can you put up the presentation, please. 12 Thank you. The property is located on Hillsborough 13 Avenue and it contains approximately 30.4 acres. 14 It is west of the international airport. It is 15 part of the Hillsborough Avenue Overlay District 16 and within the Urban Service Area. 17 Surrounding zonings are CG, to the west CG 18 and RSC-9. There's also wetlands and a church and 19 a school. To the south is Berkeley Prep, a school 20 campus, and to the east, CG and RMC-20. 21 A Future Land Use, as you can see, is a 22 portion is in R-20 and a portion is OC-20. These 23 are also the surrounding Future Land Use 24 designations for other parcels. 25 So this was originally -- if you look to the

Page 299 original 1984 plan there, the entire boundary was 1 2 once approved for 820 multifamily, but that includes everything within and without the red. 3 4 So approximately half of this property was 5 at some point removed to the south and is now 6 Berkeley Prep. You can see to -- the baseball 7 fields and where that's been developed. 8 So currently what is left within the red outline is 29.3 acres developed with 348 9 residential units. The request is to add -- and 10 this is a little bit of an awkward graphic, but at 11 the very north end of the property, we just want to 12 13 add in 1.4 acres to what was already the PD. 14 Currently, that's a Pep Boys, commercial 15 use. We would get rid of that Pep Boys and we 16 would take the existing entitlements that are still 17 left that were never developed as part of that 18 original PD, and we'd spread them over that 19 additional acreage. 20 So we are not asking for any additional 21 increase in intensity or density. We are just 22 asking to spread that on to new property. 23 Very quickly, 53 multifamily units. 24 Multifamily units would be developed on the new 25 parcel, existing entitlements. There's existing

ingress and egress on West Hillsborough. 1 There is 2 an interconnection on Reflections Club Drive. That is the very small drive that goes up to 3 4 Hillsborough. Right now that 1.1-acre parcel has 5 its own ingress and egress on Hillsborough. That would be closed off, and they would share one 6 access point. 7

8 From a compatibility standpoint, it is compatible with the surrounding uses. 9 Zoning 10 districts in the immediate area consist of already multifamily residential, residential support, and 11 12 commercial uses. And this would take away some 13 commercial property -- intense commercial and put 14 residential on that property.

15 There are some connectivity constraints. As 16 you can see, Hillsborough Avenue, which is on the 17 right of your screen, the yellow is where this site 18 currently accesses. The red, of course, is the new 19 property.

20 There will be an interconnection there, but 21 because the creek bounds on one side and everything 22 else around it is already existing, 23 interconnectivity with adjacent land use is 24 difficult, if not impossible. 25

Executive Reporting Service

It is consistent with the Comprehensive

Page 300

Page 301 Plan. I'm sure Planning Commission will talk more 1 2 about that, but we have listed some of the policies and objectives. I won't go over those tonight in 3 the interest of time. 4 5 In conclusion, Planning Commission staff and 6 Development Services staff have found this project 7 consistent with the Comprehensive Plan, compatible 8 with the existing and surrounding uses. We would ask for your recommendation of approval, and we're 9 here with our consultants as well as to answer 10 questions. Thank you. 11 12 HEARING MASTER SCAROLA: Thank you. 13 And with that, how about Development 14 Services. 15 MR. MONSANTO: Israel Monsanto, Development 16 Services. 17 The applicant intends to expand the acreage 18 of an existing apartment complex zoned PD in order 19 to construct two new buildings. The site is 20 located on the south side of Hillsborough Avenue, 500 feet east of Hanley Road in Tampa. 21 22 Most of the site has official land use 23 designation of RES-20, while a portion along 24 Hillsborough Avenue are designated under the 25 commercial -- the Office Commercial, I'm sorry,

Page 302 OC-20 Future Land Use classification. 1 Total 2 acreage of the project is 30 acres. 3 The request for a PD is to add, again, land to the existing PD and redevelop the newly added 4 5 acreage with multifamily residential. 6 Specifically, the applicant's requesting to add more or less 1.1 acres of CG zoned property to an 7 8 existing 29.3 acres of apartment complex. That apartment complex is zoned today PD 9 84-0320. The combination of the two parcels will 10 11 allow the spread of unused available density as 12 stated by the applicant currently permitted under 13 the PD across the additional acreage provided by 14 the CG zoned parcel. 15 That parcel contains a closed Pep Boys Auto 16 Service Center with direct frontage on Hillsborough 17 Avenue in an area of stripped commercial 18 development. 19 As the applicant has stated, the original PD 20 was approved for 820 multifamily units over an area more than 60 acres in size. The PD included 35 21 22 multifamily buildings and a clubhouse. 23 Before the PD was fully developed, it was 24 modified in 2001 and approximately half of the 25 property of that original PD was removed portions

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south of the Sweetwater Creek and added to a
 private school site to the south, the Berkeley
 Prep.

4 Today, the remaining area of the PD, which 5 is 29.3 acres is permitted for multifamily 6 development at a density of 13.64 units per the 7 acre, which represents the original density of the 8 PD. The multifamily units are distributed in 9 multiple buildings with access on Hillsborough 10 Avenue.

11 The PD currently is developed with 348 12 units. Total of 17 buildings and a clubhouse. The 13 density of 13.64 dwelling units per the acre over 14 the existing PD acreage of 29.3 acres would allow 15 for the redevelopment of a total of 399 multifamily 16 units.

17 The prices within the Hillsborough Avenue 18 Overlay District regulated by Land Development Code 19 part 3.15.00 and this overlay provides for building 20 placement along Hillsborough Avenue frontages and 21 parking placement requirements.

22 Since the CG parcel being incorporated into 23 the PD is located along this road, future 24 improvements of the project will be subject to the 25 overlay requirements and development standards.

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The proposed general site plan shows the new multifamily units within buildings located along Hillsborough Avenue north of the project. Zoning districts in the immediate area of the subject site consists of multifamily residential, residential support such as schools and churches and commercial uses.

8 Proposed PD is only adding acreage to expand 9 an existing multifamily project and the overall 10 density is being maintained as originally approved 11 PD. The project could potentially be developed 12 with a density of up to 20 dwelling units per the 13 acre. However, the maximum density proposed is 14 below 14.

Future multifamily buildings along Hillsborough Avenue will be constructed in accordance with the Hillsborough Avenue Overlay regulations, and all other standards will be as approved by the PD zoned portion, including wetland setbacks, screening, and buffers.

21 New development will provide parking as 22 required by Code and building high for the future 23 multifamily buildings will be consistent with 24 surrounding zoning allowing the structures with 25 similar height.

Executive Reporting Service

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Page 305 No objections were received from reviewing 1 2 agencies, and based on all these considerations, 3 the staff recommends approval with conditions. We 4 have provided a revised staff report removing two 5 conditions, No. 9 and 10, that were part of the original rezoning conditions from 1984. 6 These conditions pertain to drainage 7 8 easements that were required to be dedicated to the 9 county when the apartment complex was rezoned and built, and according to the county real estate 10 11 department, these easements have been dedicated 12 already and the conditions have been satisfied. 13 So staff does not object to the removal from the proposed conditions, and you will have the 14 15 revised staff report. And I'm available if you 16 have any questions. Thanks. 17 HEARING MASTER SCAROLA: No. But thank you, 18 Mr. Monsanto. 19 And the Planning Commission, please. 20 MS. LIENHARD: Thank you. Melissa Lienhard, Planning Commission staff. 21 22 The subject property is located in the 23 Residential-20 and Office Commercial-20 Future Land 24 Use categories. It is in the Urban Service Area 25 and also within the limits of the Town N Country

Page 306

1 Community Plan.

The applicant proposes an incorporation of the Commercial General parcel into the overall Planned Development and utilization of the additional space provided by the CG parcel to construct 51 additional multifamily units with their associated parking.

8 The Planned Development already permits 53 multifamily units. Since the additional units are 9 10 already permitted, the result of the project if 11 approved would be to relinquish the intensity 12 allowed by the CG parcel, relinquish two dwelling 13 units allowed by the PD and spread the density of 14 the Planned Development among the additional 15 acreage of the Commercial General parcel such that 16 the final density of the project would be 13.12 17 dwelling units per acre.

According to the application, the additional land also will include improvements to the overall access to the property and improve visibility for the development.

The intent of the Residential-20 Future Land Use category is to have high density residential development, as well as urban scale neighborhood, commercial, office, multipurpose projects, and

Page 307

mixed-use developments.

1

2 The intent of the Office Commercial-20 3 category is to recognize existing commercial and 4 office centers and provide for future development 5 opportunities. The site is surrounded by the 6 following uses: Light and heavy commercial, Light 7 Industrial, Public/Quasi-Public, single and 8 multifamily, and a school.

9 The request to add land to an existing land 10 Planned Development and develop 51 previously 11 permitted multifamily dwellings units is consistent 12 with both Future Land Use categories and will not 13 disrupt the development pattern in the area.

14The request is also consistent with the Town15N Country Community Plan. The plan recognizes16Hanley Road at Waters Avenue as a secondary town17center and encourages redevelopment of existing18commercial sites within designated town centers.

19The request will result in the redevelopment20of a commercial site that is no longer in use into21a multifamily residential unit -- units with a22designated town center.

The proposed Planned Development is consistent with and facilitates the vision and the goals of the Town N Country Community Plan. And

| | Page 308 |
|----|--|
| 1 | based upon those considerations, Planning |
| 2 | Commission staff finds the proposed Planned |
| 3 | Development consistent with the Future of |
| 4 | Hillsborough Comprehensive Plan for unincorporated |
| 5 | Hillsborough County subject to the conditions |
| 6 | proposed by the Development Services Department. |
| 7 | Thank you. |
| 8 | HEARING MASTER SCAROLA: Thank you, Melissa. |
| 9 | And so is anybody here tonight in support of |
| 10 | this request? |
| 11 | Seeing none, is there any opposition to the |
| 12 | request? |
| 13 | Anything else from the applicant? |
| 14 | With that, we'll close Rezoning PD 20-1150, |
| 15 | and that'll do it for the evening. Thanks, |
| 16 | everybody, for your assistance. |
| 17 | (Hearing was concluded at 11:38 p.m.) |
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Executive Reporting Service

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EXHIBITS SUBMITTED DURING THE ZHM HEARING

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SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: <u>11612020 6 pM</u> HEARING MASTER: <u>James Scandla Sosan Fino</u>

PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE NAME Millian A. Molly **APPLICATION #** 12 MAILING ADDRESS 325 5 BL. 1 19-1344 STATE FL ZIP336 PHONE 8:42A-52752 CITY/ anna NAME 12) 11 JAN Sollivan **APPLICATION #** RZ 19-1344 MAILING ADDRESS 350 ORANGAIR STE22(CITY Winter Averestate FL ZIP 32/0 PHONE 407-463 3/32 PLEASE PRIN **APPLICATION #** NAME Koren Sue Coggins Powel MAILING ADDRESS 5949 Lock hast Rd 82 19-1344 CITY BROOKSY ILE STATE A ZIP 34602 PHONE 352 754-2454 PLEASE PRINT **APPLICATION #** NAME MARGARET JAMSKY MAILING ADDRESS 4406 LOMA VISTE DR 19-1344 CITY VALRICO STATE FL ZIP 33546 PHONE 215-8862 NAME TYLEF HUDSON **APPLICATION #** MW MAILING ADDRESS 400 N. ASHLOY DE. # 1100 19-1462 CITY TAMPA STATE PL ZIP 33602 PHONE TH - 9600 NAME Elise Batsul **APPLICATION #**

MAILING ADDRESS 607 Superior Ave.

CITY Tampa STATE FL ZIP 33 Lab PHONE \$13-222-

H:\groups\wpodocs\zoning\signin.frm

MM

20-0310

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: <u>III (2026 6pm)</u> HEARING MASTER: <u>James Scarolq</u> /Susan Finch

| PLEASE PRINT CLEARLY , THIS INFORMATION WILL BE USED FOR MAILING | | | |
|---|---|--|--|
| APPLICATION # | NAME TOM AUDA | | |
| MM 20-03/0 | MAILING ADDRESS 6727 SIMMONS LOOP | | |
| | CITY RIVERVIEW STATE IN ZIP PHONE 317-698-SITE | | |
| APPLICATION # | PLEASE PRINT NAME Beverly Aude | | |
| MM 20-0310 | MAILING ADDRESS 6727 Simmons Loop | | |
| | CITY <u>Biverview</u> STATE F]. ZIP <u>33578</u> PHONE <u>317) 919-3996</u> | | |
| APPLICATION # | NAME THE HENRY | | |
| mm | MAILING ADDRESS 5023 W. LAVRELST | | |
| 20-0310 | CITY AMPA STATE L ZIP 3360 PHONE E13-2E9 | | |
| APPLICATION # | PLEASE PRINT Elise Batsel | | |
| mm | MAILING ADDRESS 401 E- Jacking St. Since 2100 | | |
| 20.031 | CITY Tampe STATE FL ZIP 33606 813-222- 5057 | | |
| APPLICATION # | PLEASE PRINT TOM AUDA | | |
| mm | MAILING ADDRESS 6 227 SFMMONS LOOP | | |
| 20.0311 | MAILING ADDRESS 6727 SFM ONS LOOP CITY FUEN WHEN STATE FL ZIP33518 PHONE 3/1688-5572 | | |
| APPLICATION # | NAME Beverly Anda | | |
| MM | MAILING ADDRESS 6727 Simmons Loop | | |
| 00.0311 | CITY <u>Biverview</u> STATE <u>F</u>]. ZIP <u>33578</u> PHONE (317) 919-2996 | | |

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 3 OF DATE/TIME: Ulic 2000 6pm HEARING MASTER: James Scarolq

| PLEASE PRINT CLEARLY , THIS INFORMATION WILL BE USED FOR MAILING | | | |
|---|--|--|--|
| APPLICATION # | PLEASE PRINT STEVE LUCE | | |
| mar | ADDRESS III S. ARMENING | | |
| 2081/ | CITY TAMPA STATE FL ZIP PHONE PB-767.5763 | | |
| APPLICATION # | NAME Jerome APeirano | | |
| 29 | ADDRESS 270) N ESSEX CH | | |
| 00-1078 | CITY TPA STATE FL ZIP 33602 PHONE 813 7586706 | | |
| APPLICATION # | NAME Johnthan Waysmah | | |
| 20-117 | | | |
| | ADDRESS 1562 Valrico RD CITY Valrico STATE PL ZIPPHONE 812-331-9756 | | |
| APPLICATION # | PLEASE PRINT ALAN KAdesky | | |
| 22-1170 | ADDRESS 1520 Booth Dr. | | |
| 20-1170 | CITY ValRICO STATE F/ ZIP 3359PHONE | | |
| APPLICATION # | PLEASE PRINT KEVIN MCKNIG HE | | |
| | ADDRESS 1450 BOOTH Dr | | |
| 20-1170 | CITY Valaico STATE FI ZIP 3359 PHONE | | |
| APPLICATION # | NAME Deborah Mcknight | | |
| NS S | ADDRESS 1450 BOOTH Dr | | |
| 20-1170 | CITY Valaico STATE FL ZIP 33594HONE | | |

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 4 OF 2 DATE/TIME: 1116 2020 6 M HEARING MASTER: James Scarolg

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Keith Laplant **APPLICATION #** 127 ADDRESS 1509 Booth Dr 20 - 1170CITY Valrico STATE FL ZIP 33594 PHONE 8139282734 PLEASE PRINT **APPLICATION #** NAME KPN' Kennoso Amador Reynoso ADDRESS 14/54 Montaune Aue 0-1269 CITY DOVEN STATE FL ZIP 33522 PHONE 813 14-9162 NAME Cherry Hallback PLEASE PRINT APPLICATION # ADDRESS 1404 Holloman Rd CITY Plant City STATE F/ ZIP 3356PHONE NAME Jeveny Couch **APPLICATION #** ADDRESS 17937 HUNTING BOW. CINCLE -1274CITY LUTZ STATE FL ZIP 3355 PHONE PLEASE PRINT **APPLICATION #** NAME Michael Horner ALS MARRY ADDRESS / 26 - 6154STATE ZIP ZIP PHONE 760-2375 CITY ADDRESS 607 S. Alexanter St # Eng **APPLICATION #** CITYPIANT CITYSTATE FI ZIP 33563 PHONE

SIGN-IN SHEET: RFR, ZHM) PHM, LUHO PAGE S OF D DATE/TIME: 111610000 ppm HEARING MASTER: Scarola

| PLEASE PRINT CLE | ARLY, THIS INFORMATION WILL BE USED FOR MAILING |
|---|---|
| $\frac{\text{APPLICATION} \#}{\text{RZ}}$ | PLEASE PRINT NAME WC Smith ADDRESS <u>13437</u> EUS Hurf 92 CITY DOW STATE FL ZIP <u>335</u> PHONE <u>813-401-2395</u> |
| APPLICATION # | NAME Ran ashen |
| PZ 20-0330 | ADDRESS 13825. Test Blud, Ste 605 CITY Clearwater STATE PL ZIP 3376 PHONE 524-1818 |
| $\frac{\text{APPLICATION #}}{20.0330}$ | PLEASE PRINT NAME |
| APPLICATION # | PLEASE PRINT Matt Camps NAME |
| 20-0392 | CITY Jappen STATE TZIP 356 PHONE 8/3-215 |
| APPLICATION # | PLEASE PRINT Matthew Wey |
| RZ | ADDRESS 238 E. DAVIS BIND |
| 000390 | CITY TAMPA STATE FL ZIP 3360 HONE 8/39246910 |
| APPLICATION # P-2 QO-0690 | PLEASE PRINT Kami Corle H NAME Kami Corle H ADDRESS 101 E Kennedy Blod, Ste 3700 CITY March STATEFL ZIP 33602 PHONE 227 - 8421 |

SIGN-IN SHEET: RFR, CHM, PHM, LUHO PAGE 6 OF 6 DATE/TIME: 111612020 60 MHEARING MASTER: James Scarolq

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME -0690 ZIP336 PHONE STATE CITY PLEASE PRINT **APPLICATION #** FRIGHEMSER NAME WW stres 1-ADDRESS 601 AMPA STATES ZIP 336° PHONE (813) 229 CITY 7700 PLEASE PRINT **APPLICATION #** Elise Batsel NAME ADDRESS HOIE Jackson SA. 3-1150 CITY TAMPA STATE FL ZIP 3360 PHONE 813. 222.505 PLEASE PRINT **APPLICATION #** NAME ADDRESS CITY_____ STATE____ ZIP____ PHONE PLEASE PRINT **APPLICATION #** NAME ADDRESS CITY _____ STATE ____ ZIP ___PHONE _____ PLEASE PRINT **APPLICATION #** NAME ADDRESS

CITY_____ STATE____ZIP____PHONE_____

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: 11/16/2020

HEARING MASTER: James Scarola/Susan Finch

PAGE: <u>1 of 1</u>

| APPLICATION # | TURNED IN BY | EXHIBITS ENTERED | HRG. MASTER YES or NO |
|---------------|------------------------|-------------------------------------|--------------------------|
| RZ 19-1344 | MARGARET JAMSKY | 1. OPPONENT PRESENTATION PACKET | NO |
| MM 19-1462 | TYLER HUDSON | 1. APPLICANT PRESENTATION PACKET | NO |
| MM 20-0310 | BRIAN GRADY | 1. REVISED STAFF REPORT | NO |
| MM 20-0310 | ELISE BATSEL | 2. APPLICANT PRESENTATION PACKET | NO |
| MM 20-0311 | BRIAN GRADY | 1. REVISED STAFF REPORT | NO |
| MM 20-0311 | ELISE BATSEL | 2. APPLICANT PRESENTATION PACKET | NO |
| RZ 20-1078 | JEROME PEIRANO | 1. APPLICANT PRESENTATION PACKET | NO |
| RZ 20-0154 | MICHAEL HORNER | 1. APPLICANT PRESENTATION PACKET | NO |
| RZ 20-0690 | BRIAN GRADY | 1. REVISED STAFF REPORT | NO |
| RZ 20-0690 | KAMI CORBETT | 2. APPLICANT PRESENTATION PACKET | NO |
| MM 20-1070 | BRIAN GRADY | 1. REVISED STAFF REPORT | NO |
| MM 20-1070 | CLAYTON BRICKLEMYER | 2. APPLICANT PRESENTATION PACKET | NO |
| RZ 20-1150 | BRIAN GRADY | 1. REVISED STAFF REPORT | NO |
| RZ 20-1150 | ELISE BATSEL | 2. APPLICANT PRESENTATION PACKET | NO |
| | | | |

- Start Recording 5:14:02 PM -5:14:04 PM - AUDIO TEST 5:14:33 PM -'- Stop Recording - Start Recording 5:15:23 PM -- Stop Recording 5:15:53 PM -5:49:01 PM -- Start Recording 5:49:06 PM - AUDIO TEST . – - HEARING MASTER (HM) CALLED ZHM HEARING TO 6:00:03 PM - JAMES SCAROLA ORDER - HM PLEDGE OF ALLEGIANCE 6:00:11 PM - JAMES SCAROLA 6:00:40 PM - JAMES SCAROLA 6:01:25 PM - BRIAN GRADY - HM OVERVIEW - DEVELOPMENT SERVICES STAFF/ CHANGES/WITHDRAWALS/CONTINUANCE 6:05:14 PM - JAMES SCAROLA 6:08:41 PM - CAMERON CLARK - HM OVERVIEW OF ZHM PROCEDURES - HM OVERVIEW OF ZHM PROCEDURES - ASSISTANT COUNTY ATTORNEY PROVIDED AN OVERVIEW OF EVIDENCE/ORAL ARGUMENT/ZHM PROCESS - HM OATH 6:12:21 PM - JAMES SCAROLA 6:12:42 PM - BRIAN GRADY 6:13:08 PM - WILLIAM MOLLOY 6:13:36 PM - JAMES SCAROLA 6:13:45 PM - WILLIAM MOLLOY - DEVELOPMENT SERVICES STAFF CALLS RZ 19-1344 - APPLICANT REP PRESENTED TESTIMONY RZ 19-1344 - HM QUESTIONS TO APPLICANT REP - HM QUESTIONS TO APPLICANT REP - APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES WITH TECHNOLOGY CONTINUES WITH TESTIMONY 6:14:41 PM - JAMES SCAROLA - HM QUESTIONS TO APPLICANT REP - APPLICANT REP ANSWERS HM QUESTIONS AND 6:14:58 PM - WILLIAM MOLLOY CONTINUES TESTIMONY - HM QUESTIONS TO APPLICANT REP 6:15:36 PM - JAMES SCAROLA 6:15:48 PM - WILLIAM MOLLOY - APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY 6:16:20 PM - JAMES SCAROLA - HM OUESTIONS TO APPLICANT REP 6:16:27 PM - WILLIAM MOLLOY - APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY 6:17:02 PM - JAMES SCAROLA - HM QUESTIONS TO APPLICANT REP 6:17:13 PM - WILLIAM MOLLOY - APPLICANT REP ANSWERS HM QUESTIONS - APPLICANT REP PRESENTS TESTIMONY RZ 19-1344 6:19:04 PM - WILLIAM SULLIVAN 6:19:19 PM - CAMERON CLARK - ASSISTANT COUNTY ATTORNEY STATEMENT REGARDING PRESENTATION 6:20:00 PM - WILLIAM SULLIVAN - APPLICANT REP CONTINUES TESTIMONY 6:21:11 PM - JAMES SCAROLA - HM QUESTIONS TO APPLICANT REP - APPLICANT REP ANSWERS HM QUESTIONS AND 6:21:22 PM - WILLIAM SULLIVAN CONTINUES TESTIMONY - DEVELOPMENT SERVICES STAFF REPORT RZ 19-1344 6:27:19 PM - STEVE BEACHY 6:28:10 PM - JAMES SCAROLA 6:28:22 PM - STEVE BEACHY - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF - HM QUESTIONS TO DEVELOPMENT SERVICES , - DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS - PLANNING COMMISSION STAFF REPORT RZ 19-1344 6:28:31 PM - MELISSA LIENHARD 6:29:45 PM - JAMES SCAROLA 6:30:04 PM - KAREN SUE - HM CALLS PROPONENTS - PROPONENT PRESENTS TESTIMONY RZ 19-1344 COGGINS-POWELL 6:30:41 PM - JAMES SCAROLA - HM STATEMENT FOR THE RECORD 6:30:48 PM - KAREN SUE - PROPONENT CONTINUES TESTIMONY COGGINS-POWELL - HM CALLS OPPONENTS - OPPONENT PRESENTS TESTIMONY RZ 19-1344 6:31:54 PM - JAMES SCAROLA 6:32:10 PM - MARGARET JAMSKY 6:33:38 PM - JAMES SCAROLA - HM QUESTIONS TO OPPONENT 6:33:50 PM - MARGARET JAMSKY - OPPONENT ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY - HM QUESTIONS TO OPPONENT 6:35:13 PM - JAMES SCAROLA - OPPONENT ANSWERS HM QUESTIONS/CONTINUES TESTIMONY/SUBMITS EXHIBITS 6:35:20 PM - MARGARET JAMSKY - DEVELOPMENT SERVICES STAFF STATEMENT FOR THE 6:47:29 PM - BRIAN GRADY RECORD 6:48:08 PM - WILLIAM MOLLOY - APPLICANT REP PRESENTS REBUTTAL TESTIMONY RZ

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| | 19-1344 |
|--|--|
| 6:49:25 PM - WILLIAM SULLIVAN | - APPLICANT REP PRESENTS REBUTTAL TESTIMONY RZ |
| | 19-1344 |
| 6:49:53 PM - JAMES SCAROLA | - HM CALLS PLANNING COMMISSION/DEVELOPMENT |
| | SERVICES STAFF/CLOSES RZ 19-1344 |
| 6:50:03 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF CALLS MM 19-1462 |
| 6:50:41 PM - TYLER HUDSON | - APPLICANT REP PRESENTS TESTIMONY MM |
| | 19-1462/SUBMITS EXHIBITS |
| 6:51:50 PM - SUSAN FINCH | - HEARING MASTER (HM) QUESTIONS TO APPLICANT REP |
| 6:52:29 PM - TYLER HUDSON | - APPLICANT REP ANSWERS HM QUESTIONS AND |
| 0:52:29 FM - TILER HODSON | CONTINUES TESTIMONY |
| 6:54:12 PM - ISRAEL MONSANTO | - DEVELOPMENT SERVICES STAFF REPORT MM 19-1462 |
| 6:56:36 PM - MELISSA LIENHARD | - PLANNING COMMISSION STAFF REPORT MM 19-1462 |
| 6:57:38 PM - SUSAN FINCH | - HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT |
| | SERVICES STAFF/APPLICANT/CLOSES MM 19-1462 |
| 6:58:19 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF CALLS MM 20-0310 |
| | AND STATEMENT FOR THE RECORD |
| 6:59:02 PM - ELISE BATSEL | - APPLICANT REP PRESENTS TESTIMONY MM 20-0310 |
| 7:00:47 PM - CAMERON CLARK | - ASSISTANT COUNTY ATTORNEY STATEMENT FOR THE |
| | RECORD |
| 7:01:15 PM - ELISE BATSEL | - APPLICANT REP CONTINUES TESTIMONY AND |
| | SUBMITS EXHIBITS |
| 7:09:23 PM - SUSAN FINCH | - HM QUESTIONS TO APPLICANT REP |
| 7:09:34 PM - ELISE BATSEL | - APPLICANT REP ANSWERS HM QUESTIONS |
| 7:09:47 PM - STEVE BEACHY | - DEVELOPMENT SERVICES STAFF REPORT MM 20-0310 |
| 7:11:08 PM - SUSAN FINCH 7:11:40 PM - CAMERON CLARK | - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF - ASSISTANT COUNTY ATTORNEY ANSWERS HM |
| 7:11:40 PM - CAMERON CLARK | - ASSISTANT COUNTY ATTORNEY ANSWERS HM QUESTIONS |
| 7:12:06 PM - SUSAN FINCH | - HM STATEMENT FOR THE RECORD AND QUESTIONS TO |
| 7.12.00 PM - BOSAN FINCH | DEVELOPMENT SERVICES STAFF |
| 7:12:38 PM - STEVE BEACHY | - DEVELOPMENT SERVICES STAFF ANSWERS HM |
| State Danoni | OUESTIONS |
| 7:13:11 PM - CAMERON CLARK | - ASSISTANT COUNTY ATTORNEY ANSWERS HM |
| | QUESTIONS |
| 7:13:36 PM - SUSAN FINCH | - HM QUESTIONS TO ASSISTANT COUNTY ATTORNEY |
| 7:13:49 PM - CAMERON CLARK | - ASSISTANT COUNTY ATTORNEY ANSWERS HM |
| | |
| | QUESTIONS |
| 7:14:04 PM - JAMES RATLIFF | QUESTIONS - DEVELOPMENT SERVICES STAFF TRANSPORTATION |
| 7:14:04 PM - JAMES RATLIFF | QUESTIONS - DEVELOPMENT SERVICES STAFF TRANSPORTATION PROVIDES TESTIMONY MM 20-0310 |
| 7:14:04 PM - JAMES RATLIFF 7:16:06 PM - SUSAN FINCH | QUESTIONS - DEVELOPMENT SERVICES STAFF TRANSPORTATION PROVIDES TESTIMONY MM 20-0310 - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF |
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| 7:14:04 PM - JAMES RATLIFF 7:16:06 PM - SUSAN FINCH | QUESTIONS - DEVELOPMENT SERVICES STAFF TRANSPORTATION PROVIDES TESTIMONY MM 20-0310 - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF - DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF |
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| 7:14:04 PM - JAMES RATLIFF 7:16:06 PM - SUSAN FINCH 7:16:14 PM - JAMES RATLIFF 7:17:29 PM - SUSAN FINCH 7:17:42 PM - JAMES RATLIFF 7:18:39 PM - MELISSA LIENHARD | QUESTIONS DEVELOPMENT SERVICES STAFF TRANSPORTATION PROVIDES TESTIMONY MM 20-0310 HM QUESTIONS TO DEVELOPMENT SERVICES STAFF DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY HM QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY PLANNING COMMISSION STAFF REPORT MM 20-0310 |
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| 7:14:04 PM - JAMES RATLIFF 7:16:06 PM - SUSAN FINCH 7:16:14 PM - JAMES RATLIFF 7:17:29 PM - SUSAN FINCH 7:17:42 PM - JAMES RATLIFF 7:18:39 PM - MELISSA LIENHARD 7:19:54 PM - SUSAN FINCH 7:20:09 PM - MELISSA LIENHARD 7:20:50 PM - SUSAN FINCH 7:21:43 PM - MELISSA LIENHARD | QUESTIONS DEVELOPMENT SERVICES STAFF TRANSPORTATION PROVIDES TESTIMONY MM 20-0310 HM QUESTIONS TO DEVELOPMENT SERVICES STAFF DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY HM QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY PLANNING COMMISSION STAFF REPORT MM 20-0310 HM QUESTIONS TO PLANNING COMMISSION PLANNING COMMISSION ANSWERS HM QUESTIONS HM CALLS PROPONENTS/OPPONENTS PLANNING COMMISSION CONTINUES TESTIMONY |
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| <pre>7:14:04 PM - JAMES RATLIFF 7:16:06 PM - SUSAN FINCH 7:16:14 PM - JAMES RATLIFF 7:17:29 PM - SUSAN FINCH 7:17:42 PM - JAMES RATLIFF 7:17:42 PM - JAMES RATLIFF 7:18:39 PM - MELISSA LIENHARD 7:19:54 PM - SUSAN FINCH 7:20:09 PM - MELISSA LIENHARD 7:20:50 PM - MELISSA LIENHARD 7:22:45 PM - SUSAN FINCH 7:22:45 PM - SUSAN FINCH 7:22:56 PM - MELISSA LIENHARD 7:23:24 PM - TOM AUDA 7:36:45 PM - SUSAN FINCH AND BRIAN GRADY 7:37:25 PM - BEVERLY AUDA 7:37:42 PM - TOM AUDA</pre> | QUESTIONS DEVELOPMENT SERVICES STAFF TRANSPORTATION PROVIDES TESTIMONY MM 20-0310 HM QUESTIONS TO DEVELOPMENT SERVICES STAFF DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY HM QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY PLANNING COMMISSION STAFF REPORT MM 20-0310 HM QUESTIONS TO PLANNING COMMISSION PLANNING COMMISSION ANSWERS HM QUESTIONS HM CALLS PROPONENTS/OPPONENTS PLANNING COMMISSION CONTINUES TESTIMONY HM QUESTIONS TO PLANNING COMMISSION PLANNING COMMISSION ANSWERS HM QUESTIONS OPPONENT PRESENTS TESTIMONY MM 20-0310 OPPONENT PRESENTS TESTIMONY MM 20-0310 HM AND DEVELOPMENT SERVICES STAFF STATEMENT FOR THE RECORD OPPONENT CONTINUES TESTIMONY |
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20-0310

| 7:39:35 PM - ELISE BATSEL | - APPLICANT REP PROVIDES REBUTTAL TESTIMONY |
|-------------------------------|--|
| 1.09.05 IM LIEB DAIDE | AND QUESTIONS TO PLANNING COMMISSION MM 20-0310 |
| 7:42:53 PM - MELISSA LIENHARD | - PLANNING COMMISSION ANSWERS APPLICANT REP OUESTIONS |
| 7:43:50 PM - ELISE BATSEL | - APPLICANT REP. CONTINUES TESTIMONY |
| 7:44:46 PM - SUSAN FINCH | - HM CLOSES MM 20-0310 |
| 7:44:59 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF CALLS MM 20-0311 |
| | |
| | - APPLICANT PRESENTS TESTIMONY MM 20-0311 |
| 7:52:21 PM - SUSAN FINCH | - HM QUESTIONS TO APPLICANT REP |
| 7:52:37 PM - ELISE BATSEL | - APPLICANT REP ANSWERS HM QUESTIONS |
| 7:53:05 PM - STEVE BEACHY | - DEVELOPMENT SERVICES STAFF REPORT MM 20-0311 |
| 7:53:36 PM - SUSAN FINCH | - HM STATEMENT TO DEVELOPMENT SERVICES STAFF AND QUESTIONS |
| 7:54:11 PM - STEVE BEACHY | - DEVELOPMENT SERVICES STAFF ANSWERS HM |
| 7:54:30 PM - BRIAN GRADY | QUESTIONS - DEVELOPMENT SERVICES STAFF ANSWERS HM |
| , | QUESTIONS |
| 7:54:44 PM - MELISSA LIENHARD | - PLANNING COMMISSION STAFF REPORT MM 20-0311 |
| 7:56:04 PM - SUSAN FINCH | - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF |
| | TRANSPORTATION |
| 7:56:20 PM - JAMES RATLIFF | - DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS AND PROVIDES TESTIMONY |
| 8:01:29 PM - SUSAN FINCH | - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF |
| 0.01.29 FM - BOBAN FINCH | TRANSPORTATION |
| 8:01:47 PM - JAMES RATLIFF | |
| 8:01:47 PM - JAMES RATLIFF | - DEVELOPMENT SERVICES STAFF TRANSPORTATION |
| | ANSWERS HM QUESTIONS |
| 8:02:34 PM - BRAIN GRADY | - DEVELOPMENT SERVICES STAFF ANSWERS HM QUESTIONS |
| 8:03:15 PM - SUSAN FINCH | - HM CALLS PROPONENTS/OPPONENTS |
| 8:03:32 PM - TOM AUDA | - OPPONENT PRESENTS TESTIMONY MM 20-0311 |
| 8:07:00 PM - CAMERON CLARK | - ASSISTANT COUNTY ATTORNEY STATEMENT FOR THE |
| | RECORD |
| 8:07:48 PM - TOM AUDA | - OPPONENT CONTINUES TESTIMONY |
| 8:11:15 PM - BEVERLY AUDA | - OPPONENT CONTINUES TESTIMONT - OPPONENT PRESENTS TESTIMONY MM 20-0311 |
| | |
| 8:15:38 PM - SUSAN FINCH | - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION |
| 8:15:54 PM - JAMES RATLIFF | - DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS |
| 8:18:04 PM - SUSAN FINCH | - HM CONTINUES QUESTIONS TO DEVELOPMENT |
| | SERVICES STAFF TRANSPORTATION |
| 8:18:22 PM - JAMES RATLIFF | - DEVELOPMENT SERVICES STAFF ANSWERS HM |
| | QUESTIONS |
| 8:18:34 PM - ELISE BATSEL | - APPLICANT REP PROVIDES REBUTTAL TESTIMONY |
| 0.10.34 IM HIDD DRIDE | AND QUESTIONS TO DEVELOPMENT SERVICES STAFF |
| | TRANSPORTATION |
| | |
| 8:20:44 PM - JAMES RATLIFF | - DEVELOPMENT SERVICES STAFF ANSWERS APPLICANT |
| | REP QUESTIONS |
| 8:20:56 PM - ELISE BATSEL | - APPLICANT REP CONTINUES TESTIMONY/SUBMITS |
| | EXHIBITS |
| 8:24:05 PM - SUSAN FINCH | - HM QUESTIONS TO APPLICANT REP AND |
| | DEVELOPMENT SERVICES STAFF |
| 8:24:13 PM - ELISE BATSEL | - APPLICANT REP ANSWERS HM QUESTIONS |
| 8:24:28 PM - STEVE LUCE | - APPLICANT REP ANSWERS HM QUESTIONS - APPLICANT REP PROVIDES REBUTTAL TESTIMONY MM |
| | 20-0311 |
| 8:24:57 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF ANSWERS HM |
| | QUESTIONS |
| 8:25:23 PM - SUSAN FINCH | - HM CLOSES MM 20-0311 |
| 8:25:41 PM - | - Pause |
| 8:31:08 PM - | - Resume |
| 8:31:11 PM - JAMES SCAROLA | - UM DECIMEC LEADING |
| 0.21.22 DM DITAN CRADUA | - HM RESOMES HEARING - DEVELOPMENT SERVICES STAFF CALLS RZ 20-1078 |
| 0:51:22 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF CALLS RZ 20-1078 |
| 8:31:39 PM - JEROME PEIRANO | - APPLICANT PRESENTS TESTIMONY RZ 20-1078 |

- DEVELOPMENT SERVICES STAFF REPORT RZ 20-1078 8:32:08 PM - ISIS BROWN - PLANNING COMMISSION STAFF REPORT RZ 20-1078 8:33:20 PM - MELISSA LIENHARD 8:36:01 PM - JAMES SCAROLA I- HM CALLS PROPONENTS/OPPONENTS/APPLICANT - APPLICANT REP PROVIDES EXHIBITS AND REBUTTAL 8:36:17 PM - JEROME PEIRANO TESTIMONY 8:36:29 PM - JAMES SCAROLA - HM CLOSES RZ 20-1078 - DEVELOPMENT SERVICES STAFF CALLS RZ 20-1170 8:36:36 PM - BRIAN GRADY 8:36:58 PM - JONATHAN WAYSMAN - APPLICANT PRESENTS TESTIMONY RZ 20-1170 8:36:58 PM- JONATHAN WAYSMAN- APPLICANT PRESENTS TESTIMONY RZ 20-11708:37:54 PM- CHRIS GRANDLIENARD- DEVELOPMENT SERVICES STAFF REPORT RZ 20-11708:40:01 PM- MELISSA LIENHARD- PLANNING COMMISSION STAFF REPORT RZ 20-11708:41:38 PM- JAMES SCAROLA- HM CALLS PROPONENTS/OPPONENTS8:42:39 PM- ALAN KADESKY- OPPONENT PRESENTS TESTIMONY RZ 20-11708:43:56 PM- JAMES SCAROLA- HM STATEMENT TO OPPONENT8:44:27 PM- ALAN KADESKY- OPPONENT CONTINUES TESTIMONY8:44:27 PM- ALAN KADESKY- OPPONENT CONTINUES TESTIMONY8:45:14 PM- KEVIN MCKNIGHT- OPPONENT PRESENTS TESTIMONY RZ 20-11708:47:05 PM- LAMES SCAPOLA- HM OUESTIONS TO DEVELOPMENT GEDUICES STAFF 8:47:05 PM - JAMES SCAROLA - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION - DEVELOPMENT SERVICES STAFF TRANSPORTATION 8:47:38 PM - JAMES RATLIFF ANSWERS HM QUESTIONS - DEVELOPMENT SERVICES STAFF ANSWERS HM 8:47:48 PM - BRIAN GRADY OUESTIONS - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF 8:48:11 PM - JAMES SCAROLA TRANSPORTATION 8:48:35 PM - JAMES RATLIFF - DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS - DEVELOPMENT SERVICES STAFF ANSWERS HM 8:49:04 PM - BRIAN GRADY QUESTIONS 8:49:18 PM - KEVIN MCKNIGHT - OPPONENT CONTINUES TESTIMONY - HM STATEMENT FOR THE RECORD 8:49:48 PM - JAMES SCAROLA - DEVELOPMENT SERVICES STAFF TRANSPORTATION 8:49:58 PM - JAMES RATLIFF . CONTINUES TESTIMONY 8:50:22 PM - JAMES SCAROLA - HM CONTINUES QUESTIONS TO DEVELOPMENT SERVICES STAFF TRANSPORTATION 8:50:39 PM - JAMES RATLIFF - DEVELOPMENT SERVICES STAFF TRANSPORTATION ANSWERS HM QUESTIONS 0.51:13 PM- JAMES SCAROLA- HM STATEMENT TO OPPONENT8:51:32 PM- KEVIN MCKNIGHT- OPPONENT CONTINUES TESTIMONY8:52:33 PM- DEBORAH MCKNIGHT- OPPONENT PRESENTS TESTIMONY F8:53:33 PM- KEITH LAPLANT- OPPONENT PRESENTS TESTIMONY F8:54:15 PM- JAMES SCAROLA- HM STATEMENT TO DEVELOPMENT8:54:27 PM- PDTAN CONTY - OPPONENT PRESENTS TESTIMONY RZ 20-1170 - OPPONENT PRESENTS TESTIMONY RZ 20-1170 - HM STATEMENT TO DEVELOPMENT SERVICES STAFF - DEVELOPMENT SERVICES STAFF PROVIDES 8:54:27 PM - BRIAN GRADY TESTIMONY RZ 20-1170 - HM QUESTIONS TO DEVELOPMENT SERVICES STAFF 8:55:19 PM - JAMES SCAROLA - DEVELOPMENT SERVICES STAFF ANSWERS HM 8:55:50 PM - BRIAN GRADY QUESTIONS - HM CALLS PLANNING COMMISSION/APPLICANT 8:55:57 PM - JAMES SCAROLA 8:56:19 PM - JONATHAN WAYSMAN - APPLICANT PROVIDES REBUTTAL TESTIMONY RZ 20 - 1170- HM CLOSES RZ 20-1170 8:56:36 PM - JAMES SCAROLA 8:56:44 PM - BRIAN GRADY - DEVELOPMENT SERVICES STAFF CALLS RZ 20-1269 8:57:02 PM - KERI REYNOSO - APPLICANT REP PRESENTS TESTIMONY RZ 20-1269 8:59:38 PM - ISIS BROWN - DEVELOPMENT SERVICES STAFF REPORT RZ 20-1269 9:01:12 PM - MELISSA LIENHARD - PLANNING COMMISSION STAFF REPORT RZ 20-1269 9:03:49 PM - JAMES SCAROLA - HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT SERVICES STAFF/APPLICANT/CLOSES RZ 20-1269 - DEVELOPMENT SERVICES STAFF CALLS RZ 20-1271 9:04:13 PM - BRIAN GRADY - APPLICANT PROVIDES TESTIMONY RZ 20-1271 9:04:35 PM - CHERRY HALLBACK - DEVELOPMENT SERVICES STAFF/STAFF REPORT RZ 9:09:15 PM - KEVIE DEFRANC 20-1271 - PLANNING COMMISSION STAFF REPORT RZ 20-1271 9:10:57 PM - MELISSA LIENHARD 9:14:07 PM - JAMES SCAROLA - PLANNING COMMISSION ANSWERS HM QUESTIONS - HM QUESTIONS TO PLANNING COMMISSION 9:14:23 PM - MELISSA LIENHARD 9:14:36 PM - JAMES SCAROLA - HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT

| | SERVICES STAFF/APPLICANT |
|---------------------------------|---|
| 9:15:07 PM - CHERRY HALLBACK | - APPLICANT PROVIDES REBUTTAL TESTIMONY RZ 20-1271 |
| 9:15:59 PM - JAMES SCAROLA | - HM CLOSES RZ 20-1271 |
| 9:16:10 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF CALLS RZ 20-1274 |
| 9:16:24 PM - JEREMY COUCH | - APPLICANT REP PRESENTS TESTIMONY RZ 20-1274 |
| 9:17:38 PM - CHRIS GRANDLIENARD | - DEVELOPMENT SERVICES STAFF REPORT RZ 20-1274 |
| 9:19:33 PM - MELISSA LIENHARD | - PLANNING COMMISSION STAFF REPORT RZ 20-1274 |
| 9:21:34 PM - JAMES SCAROLA | - HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT |
| | SERVICES STAFF/APPLICANT/CLOSES RZ 20-1274 |
| 9:21:55 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF CALLS RZ 20-0154 |
| 9:22:20 PM - MICHAEL HORNER | - APPLICANT REP PRESENTS TESTIMONY RZ 20-0154 |
| 9:25:49 PM - JAMES SCAROLA | - HM QUESTIONS TO APPLICANT REP |
| 9:26:01 PM - MICHAEL HORNER | - APPLICANT REP ANSWERS HM QUESTIONS AND CONTINUES TESTIMONY |
| 9:38:54 PM - JAMES SCAROLA | - HM QUESTIONS TO APPLICANT REP |
| 9:39:11 PM - MICHAEL HORNER | - APPLICANT REP ANSWERS HM QUESTIONS AND |
| | CONTINUES TESTIMONY |
| 9:40:36 PM - MATTHEW NORMAN | - APPLICANT REP PROVIDES TESTIMONY RZ 20-0154 |
| 9:41:33 PM - MICHAEL HORNER | - APPLICANT REP CONTINUES TESTIMONY |
| 9:42:04 PM - ISRAEL MONSANTO | - DEVELOPMENT SERVICES STAFF REPORT RZ 20-0154 |
| 9:50:52 PM - MELISSA LIENHARD | - PLANNING COMMISSION STAFF REPORT RZ 20-0154 |
| 9:57:41 PM - JAMES SCAROLA | - HM CALLS PROPONENTS/OPPONENTS/APPLICANT |
| 9:58:08 PM - MICHAEL HORNER | - APPLICANT REP PRESENTS REBUTTAL TESTIMONY RZ |
| 10:01:01 PM - JAMES SCAROLA | 20-0154 - HM QUESTIONS TO APPLICANT REP |
| 10:01:12 PM - MICHAEL HORNER | - APPLICANT REP ANSWERS HM QUESTIONS AND |
| 10:01:12 PM - MICHAEL HORNER | CONTINUES TESTIMONY |
| 10:02:05 PM - JAMES SCAROLA | - HM QUESTIONS TO APPLICANT REP |
| 10:02:13 PM - MICHAEL HORNER | - APPLICANT REP ANSWERS HM QUESTIONS/CONTINUES |
| 10.02.15 IM MICHAEL HORWER | TESTIMONY/SUBMITS EXHIBITS |
| 10:03:06 PM - W. C. SMITH | - APPLICANT REP PRESENTS REBUTTAL TESTIMONY RZ |
| | 20-0154 |
| 10:04:33 PM - JAMES SCAROLA | - HM CLOSES RZ 20-0154 |
| 10:04:36 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF CALLS RZ 20-0330 |
| 10:04:48 PM - SEAN CASHEN | - APPLICANT REP PRESENTS TESTIMONY RZ 20-0330 |
| 10:11:28 PM - WILLIAM SULLIVAN | - APPLICANT REP PRESENTS TESTIMONY RZ 20-0330 |
| 10:15:20 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF REPORT RZ 20-0330 |
| 10:17:02 PM - MELISSA LIENHARD | - PLANNING COMMISSION STAFF REPORT RZ 20-0330 |
| 10:20:17 PM - JAMES SCAROLA | - HM CALLS |
| | PROPONENTS/OPPONENTS/APPLICANT/DEVELOPMENT |
| | SERVICES STAFF/CLOSES RZ 20-0330 |
| | - DEVELOPMENT SERVICES STAFF CALLS RZ 20-0392 |
| 10:20:53 PM - MATT CAMPO | - APPLICANT REP PRESENTS TESTIMONY RZ 20-0392 |
| 10:24:03 PM - MATTHEW WEY | |
| 10:25:30 PM - MATT CAMPO | - APPLICANT REP CONTINUES TESTIMONY |
| 10:26:27 PM - MICHELLE HEINRICH | - DEVELOPMENT SERVICES STAFF REPORT RZ 20-0392 |
| 10:29:50 PM - MELISSA LIENHARD | - PLANNING COMMISSION STAFF REPORT RZ 20-0392 |
| 10:33:15 PM - JAMES SCAROLA | - HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT SERVICES STAFF/APPLICANT/CLOSES RZ 20-0392 |
| 10:33:37 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF CALLS RZ 20-0592 |
| 10:34:31 PM - KAMI CORBETT | - APPLICANT REP PRESENTS TESTIMONY RZ 20-0690 |
| 10:37:59 PM - STEVE HENRY | - APPLICANT REP PRESENTS TESTIMONY RZ 20-0690 |
| 10:42:58 PM - KAMI CORBETT | - APPLICANT REP CONTINUES TESTIMONY/SUBMITS |
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| 10:44:31 PM - ISRAEL MONSANTO | - DEVELOPMENT SERVICES STAFF REPORT RZ 20-0690 |
| 10:49:03 PM - MELISSA LIENHARD | - PLANNING COMMISSION STAFF REPORT RZ 20-0690 |
| 10:51:22 PM - JAMES SCAROLA | - HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT |
| | SERVICES STAFF/APPLICANT |
| 10:51:44 PM - KAMI CORBETT | - APPLICANT REP QUESTIONS TO PLANNING |
| | COMMISSION |
| 10:52:04 PM ~ MELISSA LIENHARD | - PLANNING COMMISSION ANSWERS APPLICANT REP |
| | QUESTIONS |
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| 10:52:27 PM - JAMES SCAROLA | - HM QUESTIONS TO APPLICANT REP |
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| 10:52:34 PM - KAMI CORBETT | - APPLICANT REP ANSWERS HM QUESTIONS |
| 10:53:55 PM - JAMES SCAROLA | - HM CLOSES RZ 20-0690 |
| 10:54:03 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF CALLS MM 20-1070 |
| 10:54:20 PM - CLAYTON | - APPLICANT REP PRESENTS TESTIMONY MM 20-1070 |
| BRICKLEMYER | |
| 10:58:47 PM - JAMES SCAROLA | - HM QUESTIONS TO APPLICANT REP |
| 10:58:58 PM - CLAYTON | - APPLICANT REP ANSWERS HM QUESTIONS AND |
| BRICKLEMYER | CONTINUES TESTIMONY |
| 11:07:21 PM - TANIA CHAPELA | - DEVELOPMENT SERVICES STAFF REPORT MM 20-1070 |
| 11:12:53 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF STATEMENT FOR THE RECORD |
| 11:13:10 PM - JAMES SCAROLA | - HM OUESTIONS TO DEVELOPMENT SERVICES STAFF |
| 11:13:23 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF ANSWERS HM |
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| 11:13:25 PM - MELISSA LIENHARD` | - PLANNING COMMISSION STAFF REPORT MM 20-1070 |
| 11:21:14 PM - JAMES SCAROLA | - HM QUESTIONS TO PLANNING COMMISSION |
| 11:21:28 PM - MELISSA LIENHARD | - PLANNING COMMISSION ANSWERS HM QUESTIONS |
| 11:23:26 PM - JAMES SCAROLA | - HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT |
| | SERVICES STAFF/APPLICANT |
| 11:23:39 PM - CLAYTON | - APPLICANT REP PRESENTS REBUTTAL |
| BRICKLEMYER | TESTIMONY/SUBMITS EXHIBITS MM 20-1070 |
| 11:25:39 PM - JAMES SCAROLA | - HM CLOSES MM 20-1070 |
| 11:25:45 PM - BRIAN GRADY | - DEVELOPMENT SERVICES STAFF CALLS RZ 20-1150 |
| 11:26:01 PM - ELISE BATSEL | - APPLICANT REP PRESENTS TESTIMONY/SUBMITS |
| | EXHIBITS RZ 20-1150 |
| 11:30:11 PM - ISRAEL MONSANTO | - DEVELOPMENT SERVICES STAFF REPORT RZ 20-1150 |
| 11:34:48 PM - MELISSA LIENHARD | - PLANNING COMMISSION STAFF REPORT RZ 20-1150 |
| 11:37:35 PM - JAMES SCAROLA | - HM CALLS PROPONENTS/OPPONENTS/DEVELOPMENT |
| | SERVICES STAFF/APPLICANT/CLOSES RZ 20-1150 |
| 11:37:46 PM - JAMES SCAROLA | - HM CLOSES ZHM 11/16/2020 |
| 11:38:04 PM - | - Stop Recording |

v.



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STAFF REPORT

| SUBJECT: | PD 20-1150 TC/NW | PLANNING AREA: | Town and County |
|------------------|--|---------------------|------------------|
| REQUEST: | Rezone to Planned Development | SECTOR | Northwest |
| APPLICANT: | Bridgeview Apartments, LLC & Vantage II, O | wner, LLC | |
| Existing Zoning: | Planned Development and Commercial General | Comp Plan Category: | RES-20 and OC-20 |



Application No. <u>20-1150</u> Name: <u>Brian Grady</u> Entered at Public Hearing: <u>ZHM</u> Exhibit # ____ Date: 1116 2 620

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant seeks to rezone two parcels, currently zoned Commercial General and Planed Development into a new Planned Development. The applicant intends to expand the acreage of an existing apartment complex in order to construct two new buildings. The site is located on the south side of W Hillsborough Ave., S00 feet east of Hanley Rd. in Tampa. The majority of the site has a FLU designation of RES-20, while portions along Hillsborough Ave. are designated under the Office Commercial, OC-20 FLU classification. Total acreage of the project is 30.4.



Figure 1 – Subject Site

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Surrounding zoning and uses are:

| t | LOCATION | ZONING | USE / APPROVED FOR |
|-----|----------|--|----------------------------|
| | North | - Commercial General CG | Commercial/retail |
| | South | - Planned Development 07-0269 | Private School, playfields |
| : • | East | - Residential Multi-family Conventional RMC 20 | Multi-family Apartments |
| | West | - Planned Development 07-0269 | Private School |
| | _ | - Residential Single-family Conventional RSC-9 | Church |

This request for a PD is to add additional land to an existing Planned Development and redevelop the newly added acreage with multi-family residential. Specifically, the applicant is requesting to add +/- 1.1 acres of CG zoned property (Folio: 009099-0200, the "CG Parcel" located at the NW portion of the site) to an existing +/- 29.3 acre apartment complex (Folio: 009106-0000) currently zoned PD-H 84-0320, as modified by MC 10-0302 (the "PD"). The combination of the two parcels would allow the spread of unused, available density, currently permitted under the PD, across to the additional acreage provided by the CG Parcel.

PD 84-0320 was originally permitted for 820 multi-family units over an area more than 60 acres in size. The PD included 35 MF buildings and a clubhouse. Before the PD was fully developed, it was modified in 2001 (PD 01-0208) and approximately half of the property of the original PD was removed (portion south of Sweetwater Creek) and added to a private School site to the south (Berkeley Prep). Today, the remaining area of PD 84-0320 (29.3 acres) is permitted for multi-family development at a density of 13.64 units per acre (which represents the original density of the PD) in multiple buildings with access to Hillsborough Avenue. The PD is currently developed with 348 residential units (17 buildings and a clubhouse). The density of 13.64 dwelling units per acre over the existing PD acreage of 29.3 acres allows for the development of 399 multi-family units, which leaves 51 permitted units that are not yet developed. The CG Parcel contains a closed Pep Boys auto service center with direct frontage on Hillsborough Avenue in an area of strip commercial development.

The Project proposes incorporation of the CG Parcel into the PD (84-0302) and utilization of the additional space provided by the CG Parcel to construct 51 additional multi-family units and their associated parking. As stated above, the PD already allows 51 additional multi-family units. Since the additional units are already permitted, the result of the Project, if approved, would be to relinquish the intensity allowed by the CG Parcel and spread the density of the PD among the additional acreage of the CG Parcel such that the final density of the Project would be 13.12 dwelling units per acre. The additional land will also include improvements to overall access to the Property and improved visibility for the development.

The project is within the Hillsborough Avenue Overlay District (HAOD), regulated by LDC Part 3.15.00. This overlay provides for building placement along Hillsborough Avenue frontages and parking placement requirements. Since the CG parcel being incorporated into the old PD is located along Hillsborough Avenue, future improvements of the project will be subject to the HAOD development standards in accordance with the Code. The proposed General Site Plan (GSP) shows the new MF units within buildings located in along the Hillsborough Ave., north of the project.

Access to the site will remain as approved today with its main access from Hillsborough Avenue and no new access points are proposed since areas surrounding the site are currently fully developed.

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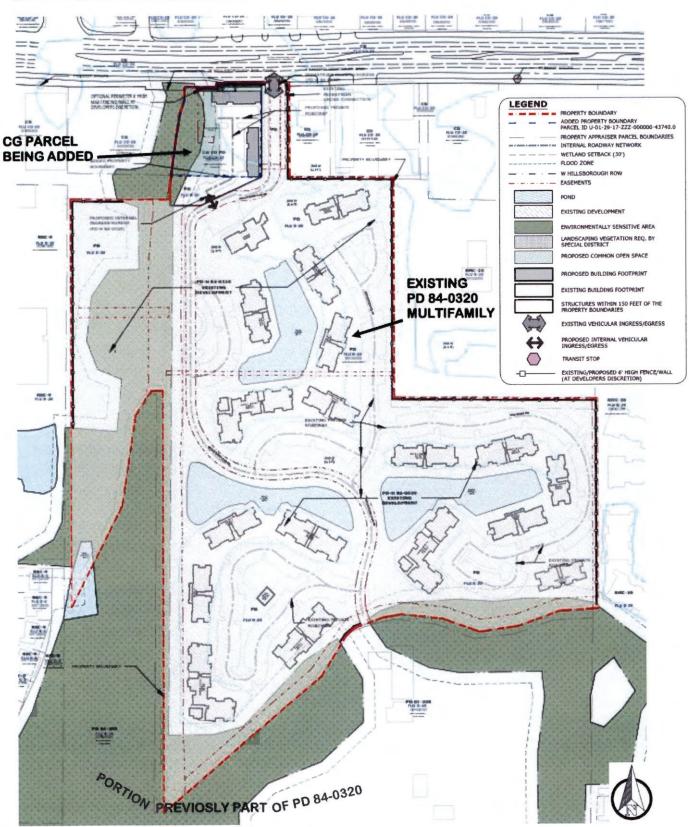


Figure 2 – Proposed PD Plan

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1.2 Compliance Overview with Land Development Code and Technical Manuals The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; Part 6.06.00, Landscaping, Irrigation and Buffering Requirements or 6.07.00, Fences and Walls of the Land Development Code.

1.3 Evaluation of Existing and Planned Public Facilities

Public Utilities

This site is located within the Hillsborough County Urban Wastewater Service Area, therefore the subject property should be served by Hillsborough County Wastewater Service. The site also falls within the City of Tampa Water Service Area. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

School Board

The concurrency service areas currently have capacity for this project. While Dickenson Elementary School is nearing capacity, room exists in adjacent concurrency service areas for students generated by this project at this time. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Transportation .

Hillsborough Avenue is a 6-lane, divided, principal arterial roadway maintained by the Florida Department of Transportation (FDOT). The roadway is characterized by 12-foot wide travel lanes in good condition, lying within right-of-way varying from 133 feet to 145 feet wide along the project's boundary. There are +/- 5-foot wide sidewalks along both sides of Hillsborough Avenue in the vicinity of the subject site. There are no bicycle lanes in the vicinity of the proposed project.

Reflections Club Drive is a private road internal to the existing multifamily development (PD 84-0320).

| | FDOT Generalized Level | of Service | | | |
|------------------|------------------------|------------|-----|-----|-----|
| Roadway | From | | То | LOS | , s |
| HILLSBOROUGH AVE | MEMORIAL HWY | VETERANS | HWY | С | |

Roadway Level of Service (LOS)

Reflections Club Drive is not considered major county or state roadways and are not included in the 2019 Hillsborough County Level of Service (LOS) Report.

1.4 Natural Resources/Environmental

The Environmental Protection Commission, EPC, reviewed the application and has indicated that the proposed zoning plan is adequate to move forward with the rezoning permit. All required reviews and approvals by the EPC will be conducted at the Site Development Plan review process.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning **consistent** with the <u>Future of Hillsborough</u> Comprehensive Plan.

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1.6 Compatibility

Zoning districts in the immediate area of the subject site consist of Multi-family residential, residential support and commercial uses.

The proposed PD is only adding acreage to expand an existing MF project and overall density is being maintained as the originally approved PD (84-0320). The project could potentially be redeveloped with a density up to 20 Du/ac, however, maximum density proposed is below 14.

The future multifamily buildings along Hillsborough Avenue will be constructed in accordance with the HAOD regulations. Parking areas will be place behind the structures and building placement will be subject to the requirements of the overlay standards.

Interconnectivity within the new PD will be provided, and the existing main access point along Hillsborough Avenue will remain in place.



Figure 3 - Nearby Development Pattern

All other standards will be as approved by the PD zoned portion including wetland setbacks, screening and buffers. Parking requirements will remain as approved for the PD portion of the site. New development will provide parking as required by the LDC. Building height for the future MF buildings will

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be capped at 50 feet/4 stories, consistent with surrounding zoning allowing structures with similar height.

Staff finds that the project with the proposed development standards, building design and scale are compatible with the area. Density is not increasing compared to the current PD district and is still below the maximum allowed per the FLU designations of RES-20 and OC-20. New portions of the project will be developed in accordance with the HAOD standards which would make the old PD compliant with new Code regulations. Therefore, based on these considerations, staff recommends approval, with conditions.

1.7 Agency Comments

The following agencies reviewed the application and offer no objections: -Aviation Authority – with conditions -EPC- with conditions -Transportation

1.8 Exhibits

Exhibit 1: Aerial Map Exhibit 2: Future Land Use Map Exhibit 3: Proposed Site Plan PD 20-1150

2.0 Recommendation

Staff recommends approval, subject to the following conditions.

CONDITIONS:

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan:

- The label on the site plan for "W Hillsborough Ave ROW" will be revised to include the right-ofway width for Hillsborough Avenue.
- The location of the existing access to Hillsborough Avenue from the subject site (Folio #9099.0200), will be shown and labeled as "Existing Access to be Removed" on the site plan.

2.1 Recommended Conditions of Approval

APPROVAL - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 22, 2020.

1. The project shall be permitted a maximum of 399 multi-family units.

Development standards shall be as follows:

Minimum lot size: Minimum lot width: Minimum front setbacks: Maximum front setbacks: Minimum rear setbacks: Minimum side setbacks: Maximum building height: 6,540 sq. ft. 70 ft. 10 ft. 20 ft. for new development 20 ft. 7 ft. 50 feet/4 stories*

| | EARING DATE: November 16, 2020 | | | |
|---|---|---|--|--|
| BOCC | MEETING DATE: January 12, 2021 | CASE REVIEW | /ER: Israel Monsanto | |
| | Minimum distance between buildings: | 20 ft. | · | |
| | Maximum lot coverage: | 40% | | · . |
| | Maximum impervious surface: | 75% | i se i tra i | |
| ÷ | *All structures on the western side of Swee | etwater Creek shall be | restricted to two stori | es. |
| | · Development stendards for both development | ant chall be in echarde. | and with the Level Day | alaminan |
| 3 | Development standards for new developm Code Part 3.15.00 Hillsborough Avenue Ov | | ice with the Land Dev | elopmen |
| 1. | The existing apartment complex shall be a new development shall be in accordance w | | | ments fo |
| 5. | The developer shall provide outdoor lightir | ng internal to the proje | ct. | · . |
| | The developer shall care on somiles areas, tre | seb recentedes, dumps | tore ato from viou fr | om nubli |
| ô. · | The developer shall screen service areas, tra places and neighboring properties throug | | | |
| ۰. | facades, and dense landscaping. | · · · · | | · · |
| , | The minimum setback from any portion o | fthe site abutting resi | dential single-family a | oned lan |
| • | shall be 30 feet. | T the site abutting resi | dential single-failing z | |
| · . | | | | · |
| | Federal Emergency Management Agency r | equirements in additio | n to all local regulation | ins by th |
| | County's Office of Emergency Managemen | | | |
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CASE REVIEWER: Israel Monsanto

1513. 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.

1614: 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).

<u>1816</u>. 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.

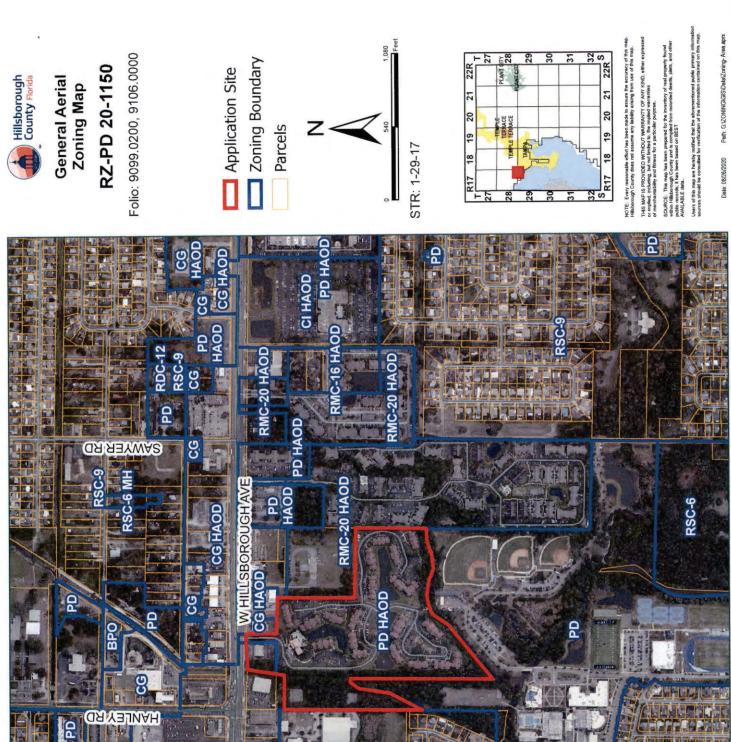
1917. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

20<u>18</u>.

1715.

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

Staff's Recommendation: Approval, subject to conditions Zoning Administrator Sign-off: Mon Nov 92020151330

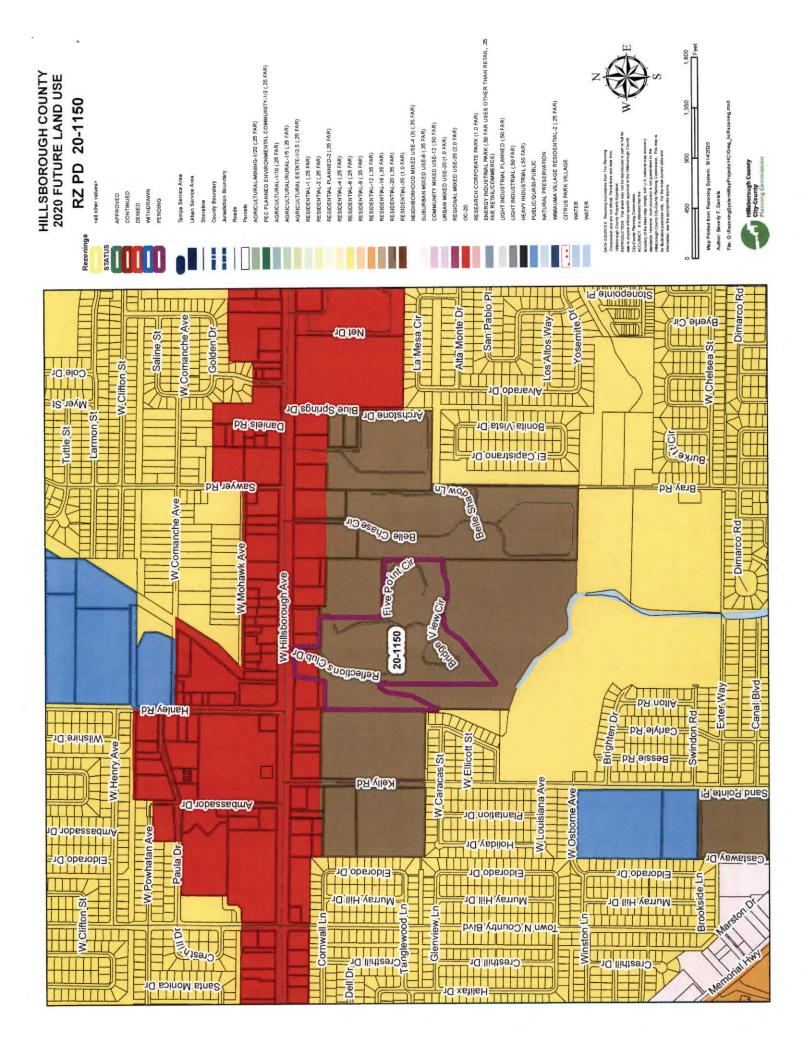


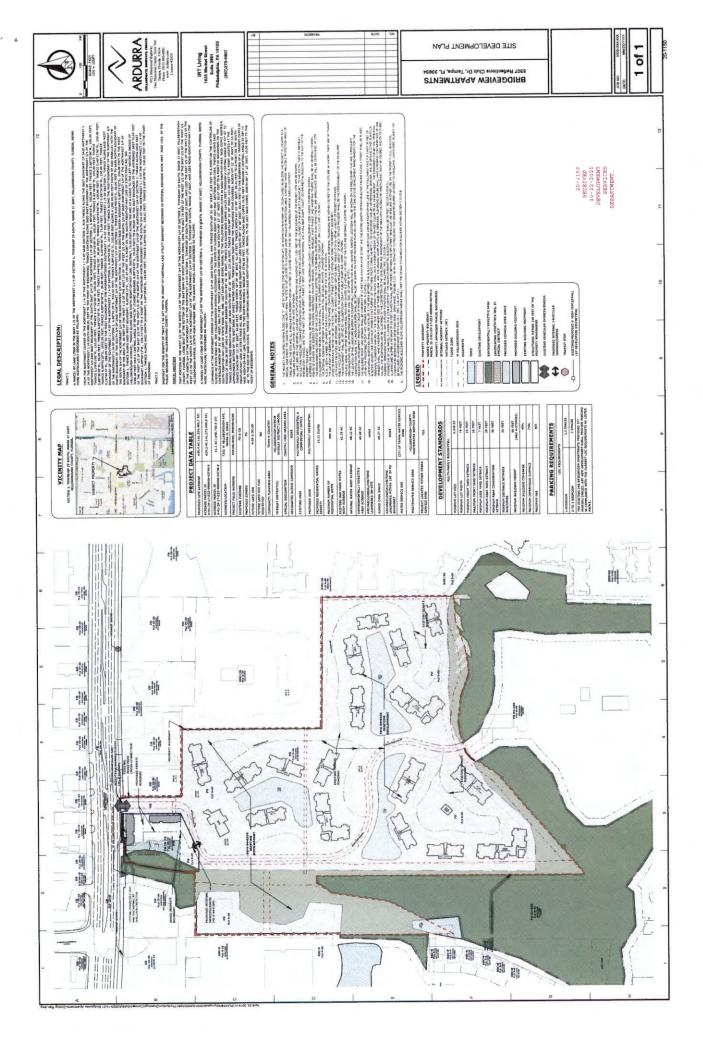
SC-6 PD PD CG HAOD

S

CG H

KETTA KO







STEARNS WEAVER MILLER



ARDURRA

COLLABORATE. INNOVATE. CREATE.

PD Rezoning Application 20-1150

Property Location

- Property is +/- 30.4 acres
- On Hillsborough Avenue
- West of Tampa International Airport
- Hillsborough Avenue
 Overlay District
- Urban Service Area

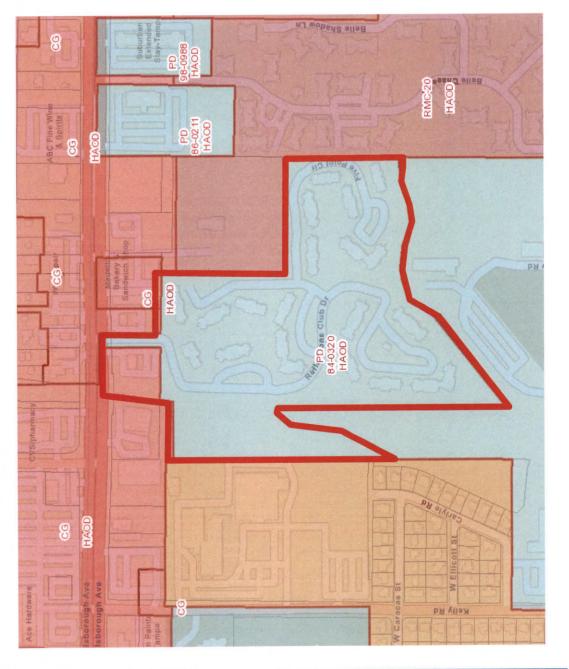


Current Zoning

PD-H 84 and CG

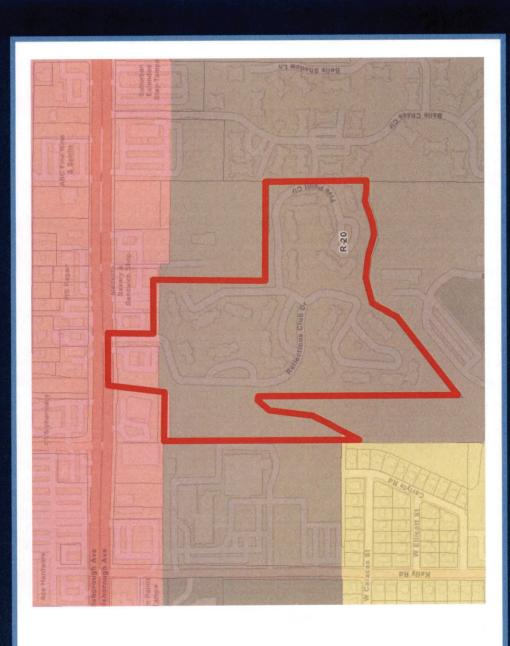
Surrounding Zoning

- North: CG
- (Hillsborough Ave Corridor)
 - West: CG and RSC-9 (Wetlands, West Gate Church/School, SFR)
 - South: PD (Berkeley Prep)
- East: CG and RMC-20 (Apartments)



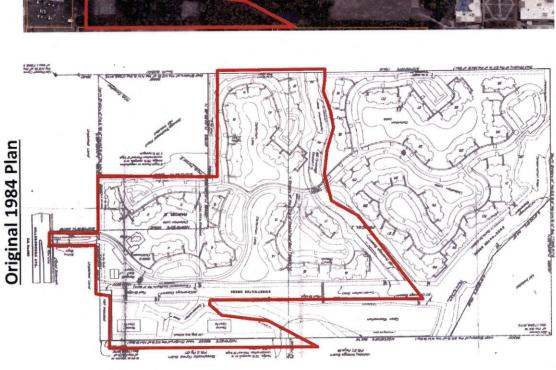
Future Land Use

Subject Parcels R-20 and OC-20 Surrounding Parcels R-20 and OC-20



Background

- Originally approved for 820 multi-family units over 60 acres
- and is now Berkeley Prep Approximately ½ of the property was removed
- with 348 residential units Currently +/- 29.30 acres (area in red) developed

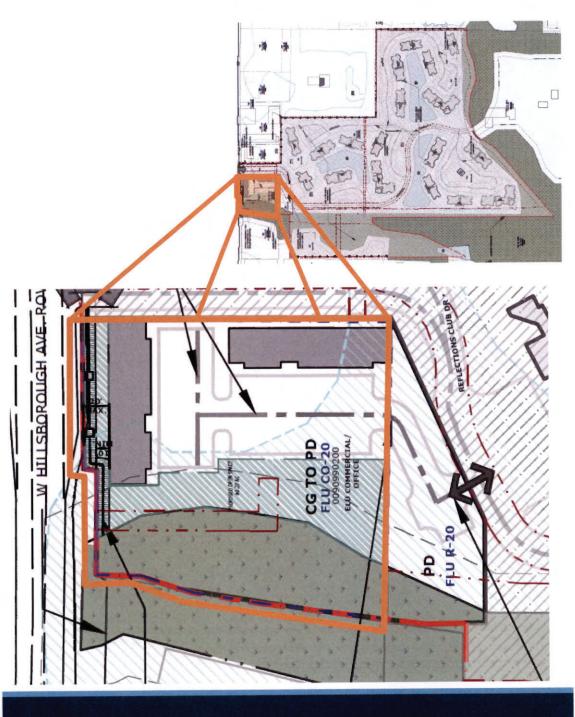


Actual Development



Request

- Add +/- 1.1 acres of abutting property to the existing PD
- Current entitlements based on a permitted density of 13.64 dwelling units per acre; allows 401 multifamily units
- An additional 53 units are permitted under current PD
- Spread additional entitlements over new acreage
- No increase in density



Project Overview

- 53 multi-family units
- Existing ingress/egress
 on W. Hillsborough Ave.
- Inter-Connection to Reflections Club Dr.
- Interior Private Roadways
- No Variations

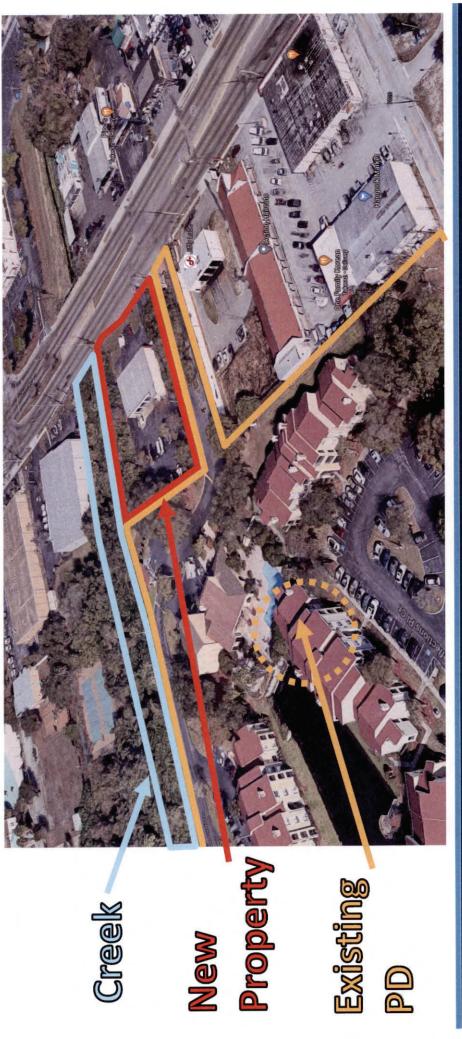


Compatibility

- Compatible with surrounding uses and zonings
- Zoning districts in the immediate area consist of multi-family residential, residential support and commercial uses.
- Replacement of a former Pep Boys site with expansion of unused residential entitlements



Connectivity Constraints



| Comprehensive Plan Consistent with the goals, The Hillsborough County Planning Commission found the project consistent with the goals, objectives and policies of the Comprehensive Plan based upon, among others: •Objective 1 and related policies: directing population growth within the Urban Service Area |
|--|
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| Objective 1 and related policies: directing population growth within the Urban Service Area |
| |
| Objective 6: clustering growth along corridors |
| Objective 16: develop density consistent with the surrounding area together with transitions in intensities and densities between surrounding densities and intensities |

Conclusion

- Planning staff and the Planning Commission have found this project:
- Consistent with the Comprehensive Plan
- Compatible with existing and proposed developments in the area
- Development Services:
- Recommendation of APPROVAL
- Request recommendation of approval

PARTY OF RECORD

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