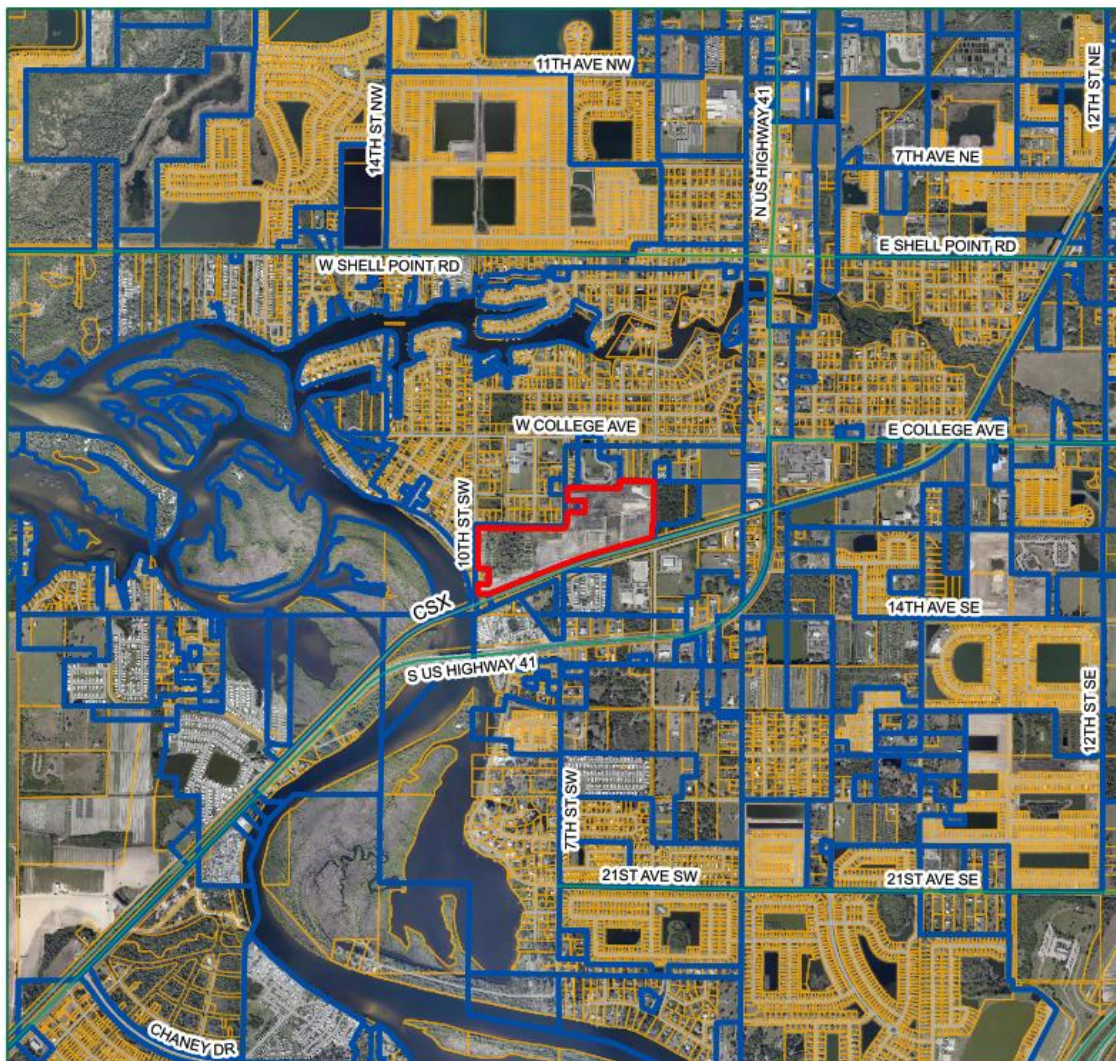




Hillsborough County Florida

STAFF REPORT

SUBJECT:	PRS 21-0160 RU/S	PLANNING AREA:	Ruskin
REQUEST:	Minor Modification to a Planned Development	SECTOR	South
APPLICANT:	Jacob T. Cramer, Stearns Weaver Miller		
Existing Zoning : PD 16-1336		Comp Plan Category: SMU-6	

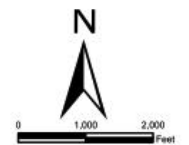


General Aerial Zoning Map

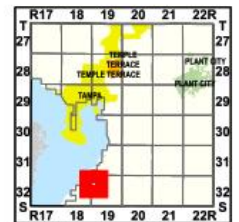
PRS 21-0160

Folio: 56418.0000

- Application Site
- Zoning Boundary
- Parcels



STR: 7-32-19



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

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Date: 02/19/2021 Plot: G:\CONNING\GIS\Data\Zoning_Area.aprx

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant seeks to modify a Planned Development (PD) 16-1336 to modify condition #5.1 in regard to screening requirements along the PD boundary. The site is located at 1112 SW 10th St. in Ruskin. The site is within the Ruskin Community Plan and has a FLU designation of Suburban Mixed Use, SMU-6.

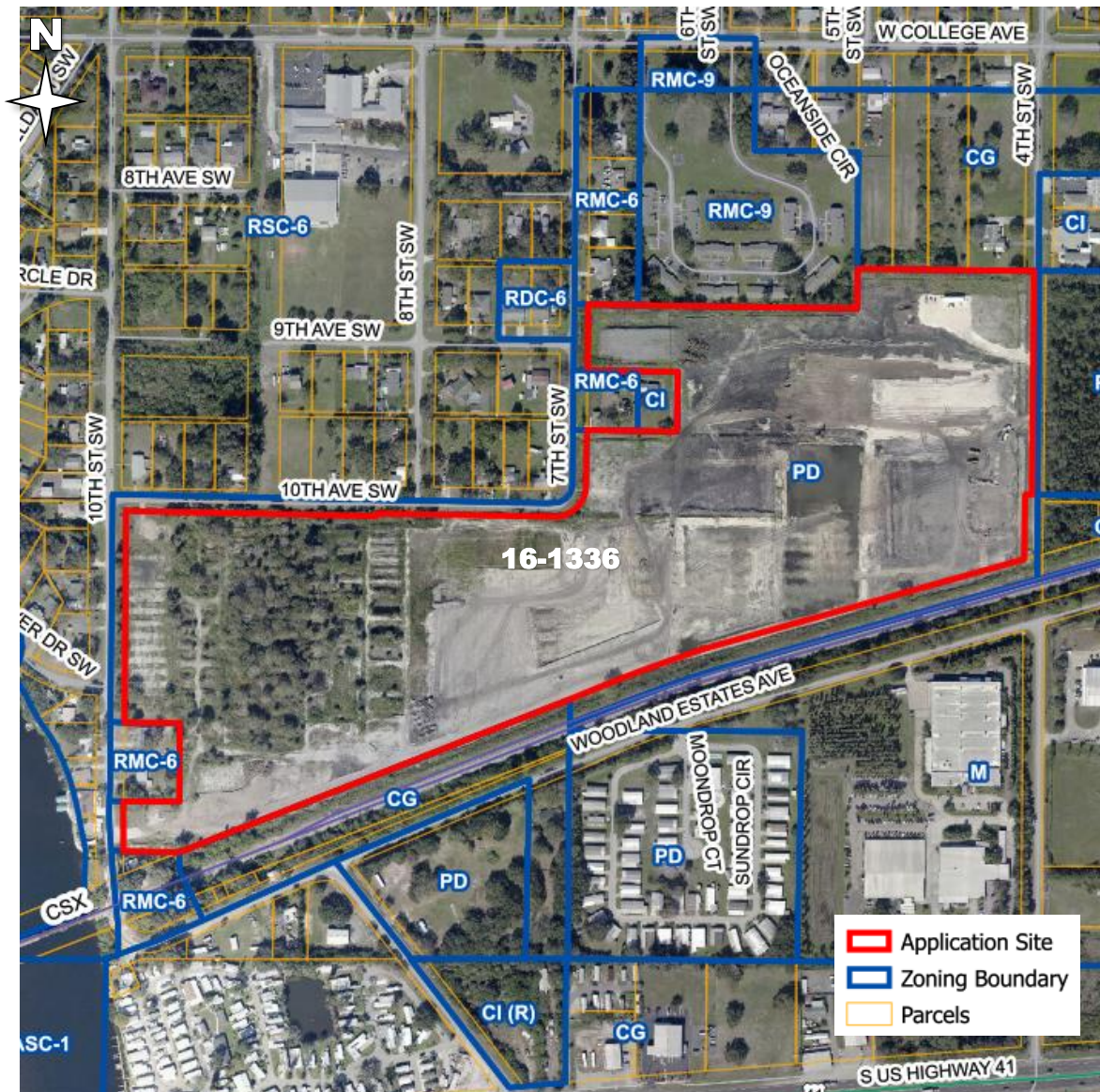


Figure 1 –Subject Site

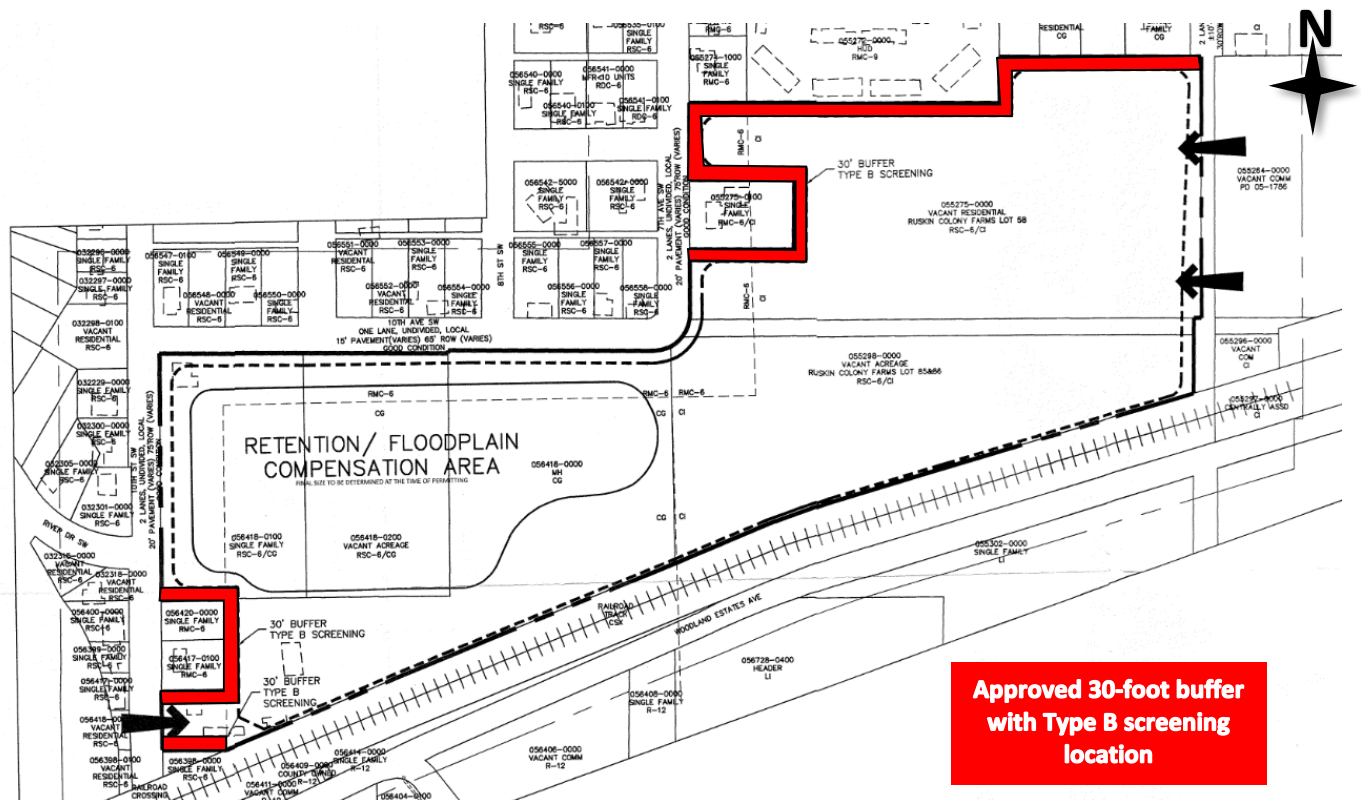
Condition 5.1 requires a 30-foot buffer with Type B screening adjacent to ten parcels occupied by residential uses. It allows the use of existing vegetation (excluding hazardous and non-invasive species) in lieu of required trees.

The applicant seeks to modify this condition in order to allow an alternative screening. The proposed alternative screening is being depicted in Sheet 2 of 2 of the General Site Plan (GSP). The landscaping with planting proposed in the GSP would not strictly meet the Type B screening per the currently approved condition or LDC in certain buffer areas. Since the proposed landscaping does not meet the Type B requirements, a minor modification is needed.

Sheet 2 of 2 of the GSP details the type, number and location of the proposed planting and trees to be placed in the 30' Buffer Screening area abutting each of the listed folio numbers. The Sheet also identifies existing trees (to remain) on and off site in the area of the Alternative Screening area that impact the proposed buffer.

The width of the buffer (30 feet) and location, as well as the solid PVC fence, are not being changed with this minor modification.

The site is substantially complete with the required 6-foot PVC fence in place, buildings and drives/parking/loading areas and stormwater ponds constructed.



- A plant farm. (The applicant currently operates a similar industrial facility (folio # 55302.0000, zoned Manufacturing), south of the subject PD across the railway line, which includes an on-site plant farm).

Development standards are those of the Commercial Intensive (CI) zoning district, with the exception that maximum building coverage is 40%.

The applicant is not requesting any other changes to the currently approved entitlements or conditions.

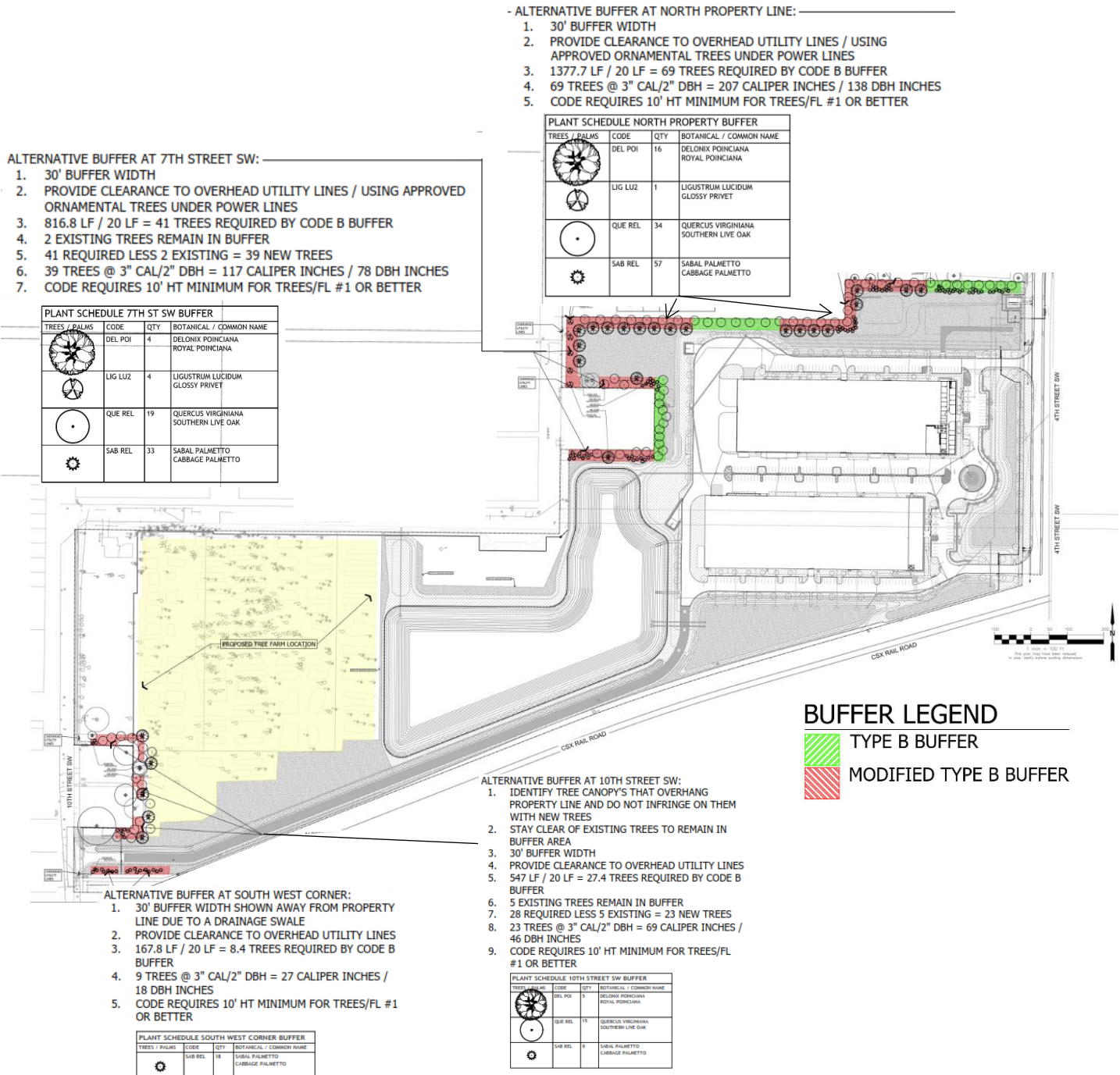


Figure 3 – Sheet 2 of 2 PD Plan – BUFFERS - PROPOSED PLANTINGS AND LOCATION

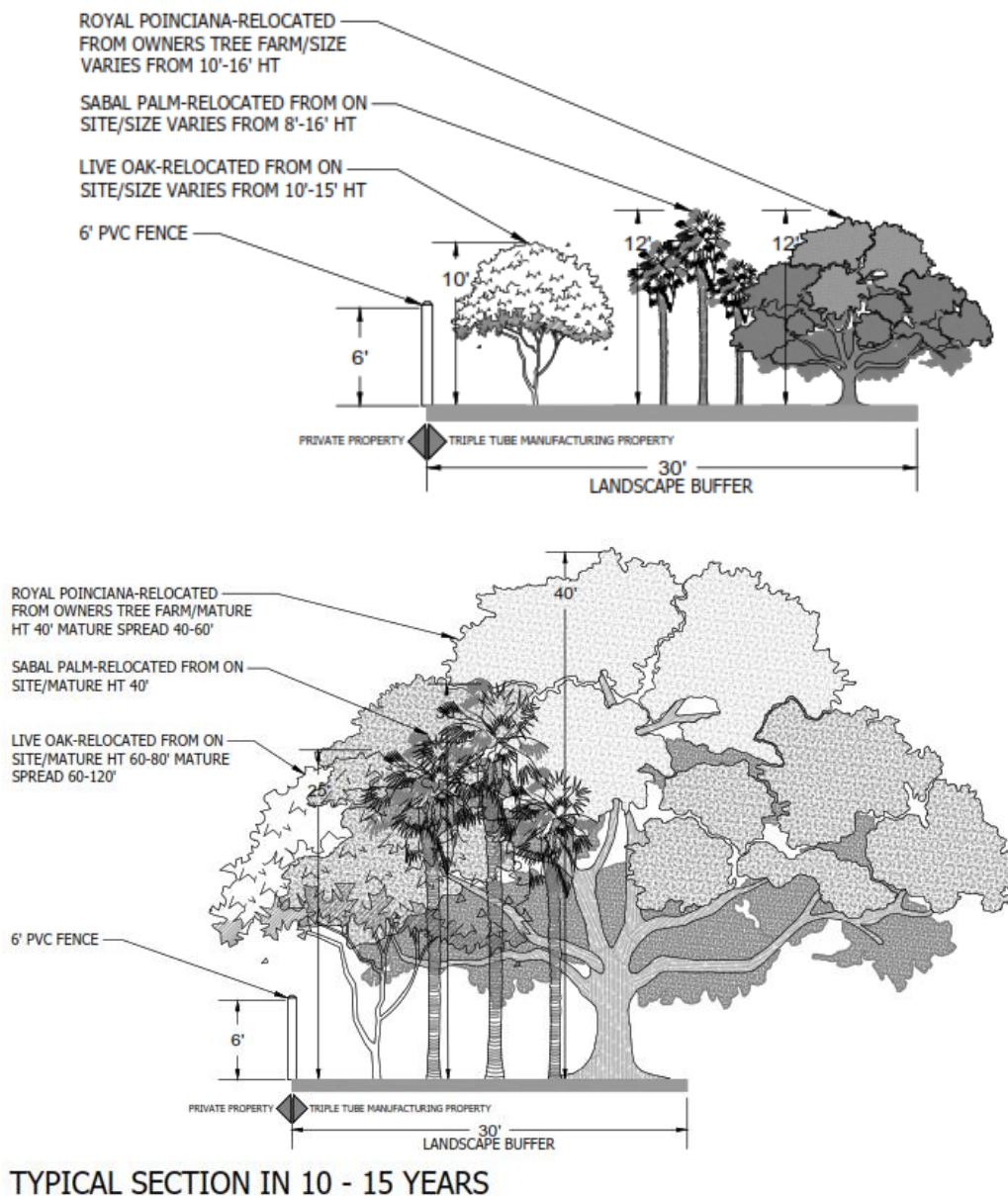


Figure 4 – Sheet 2 of 2 PD Plan – PROPOSED PLANTINGS IN THE BUFFER – TYPICAL SECTIONS

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; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code.

The PD has an approved 30-foot buffer with a Type B screening indicated in specific areas as shown in the PD Plan. The applicant had requested a PD variation to modify the required Type C screening per the Code as part of the original rezoning application 16-1336 based on the use of the site. The PD variation was granted and a solid fence in lieu of a masonry wall adjacent to parcels with residential uses with Type B plantings instead of the plantings stipulated for Type C screening were approved.

Other perimeter areas of the PD were not required to provide buffers/screening. Per the Land Development Code Sec 6.06.06.A, Buffering requirements apply to parcels separated from the proposed development by a public or private right-of-way less than 50 feet in width. Roadways surrounding the project (10th St SW, 10 Ave. SW, and 7th St SW) consist of public rights-of-way with a width of 65 feet or more.

As indicated before, the applicant is requesting to modify the currently approved screening noted in condition 5.1 of the PD. Natural Resources staff reviewed the Alternative Plan and has provided comments (summarized in the Natural Resources section of this report) and found the proposed landscaping with the location and number of the planing as appropriate. The proposed vegetation design and placement shown on the Alternative Screening Plan would meet the intent of the landscaping requirements of the Land Development Code. The required solid fence is being provided and is not being modified as part of this request.

Sheet 2 of 2 of the GSP shows the areas where the approved Type B landscaping is being provided (green) and the areas where the alternative landscaping (red) is proposed as part of this minor modification.

1.3 Analysis of Recommended Conditions

Condition #5.1 is being amended to reflect the proposed alternative landscaping within the 30-foot buffer. The new landscaping requirements will be specified in Sheet 2 of 2 of the General Development Site Plan. Two new conditions are being incorporated by Natural Resources addressing future site development reviews and approvals.

1.4 Evaluation of Existing and Planned Public Facilities

No public facilities issues are posed by the requested modification.

Transportation

Staff reviewed this request and does not have any objection. The project was required road improvements as part of the original rezoning petition. The transportation report (attached) provides a background of the conditions related to road improvements as well as the Design Exceptions and Administrative Variances approved for the project.

1.5 Natural Resources/Environmental

Natural Resources staff reviewed the request and does not object. The proposed Alternative Screening Plan for the required Type B buffer does not meet the Land Development Code requirements of Section 6.06.06.B.4. Type B screening trees must be evergreen shade species spaced not more than 20 feet apart within the buffer.

The Alternative Screening Plan proposes a row of live oaks, which are evergreen shade trees, spaced at 40 feet apart, with areas of royal poinciana trees and clusters of sabal palm trees in a second row with the trees staggered between the live oaks. The proposed royal poinciana trees are not considered evergreen, and the proposed sabal palms are not shade species.

However, the applicant has revised the Alternative Screening Plan to provide live oaks at the required 20 feet on center in the areas where a single-family residence will have a direct view of the commercial buildings. The areas of the buffer where the royal poinciana trees and sabal palms are proposed are

limited to areas where there is dense vegetation existing on the neighboring property, or the neighboring property has a view of a pond or other vegetation on the subject commercial property.

Therefore, Natural Resources staff feels the Alternative Screening Plan meets the intent of the screening requirement in Section 6.06.06.B.4 of the Land Development Code.

1.6 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed minor modification **consistent** with the Future of Hillsborough Comprehensive Plan.

1.7 Compatibility

The proposed change requested by this Minor Modification would not affect the integrity of the Planned Development. The proposed alternative screening with the landscaping depicted in GSP would provide a level of landscaping equal to the Type B screening approved today. The buffer width is not being modified and the required 6-foot solid fence is currently provided.

No changes to intensity or other standards are being requested. Staff finds that the applicant would be providing a comparable amount of landscaping and type of plantings within the buffer areas of the project, that meets the intent of the Type B screening required by the PD and LDC. Based on these considerations, staff finds the request approvable, with conditions.



Figure 5 – Site Aerial

1.7 Agency Comments

No objections were received from reviewing agencies.

1.8 Exhibits

Exhibit 1: Transportation Report

Exhibit 2: General Aerial Map

Exhibit 3: Immediate Aerial Map

Exhibit 4: Existing Certified Site Plan PD 16-1336

Exhibit 5: Proposed PD Plan (PRS 21-0160)

2.0 Recommendation

Staff recommends approval, subject to the following conditions.

2.1 Recommended Conditions of Approval

APPROVAL -

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~November 23, 2016~~ February 18, 2021.

1. The site shall be limited to the following:
 - 1.1 A maximum of 600,000 sq. ft. for Light Manufacturing, processing and assembly uses of which a minimum of 2,500 sq. ft. shall be for the child care use. The maximum square footage for the child care shall not exceed 10,000 square feet.
 - 1.2 A plant farm may be permitted within the site and shall be in accordance with Section 6.11.108.B of the Land Development Code.
2. Development standards shall be those of the Commercial Intensive (CI) zoning district, with the exception that maximum building coverage will be 40%.
3. Prior to approval of any Site Development Plan for more than 250,000 sq. ft. of building space, a Certificate of Occupancy for a child care, with a minimum square footage of 2,500 square feet, shall be issued for an area within one of the buildings to be developed for Light Manufacturing, Processing, Assembly and Office uses.
4. The general location of building envelope, parking and retention areas shall be as shown on the General Site Plan.
5. Buffering and screening shall be in accordance with the Land Development Code unless otherwise indicated herein or in the General Site Plan.
 - 5.1 ~~A 30-foot buffer, Type B screening shall be provided along the following folio numbers: 55275.0100, 55272.0000, 55271.0100, 55271.0000, 55271.0050, 55270.0000, 56420.0000, 55274.1000, 56398.0000 and 56417.0100. Existing vegetation, excluded hazardous and non-native invasive species, may be used in lieu of required trees, subject to review and approval by Hillsborough County Natural Resources section.~~

Unless otherwise specified herein, a 30-foot buffer, Type B screening shall be provided along the following folio numbers: 55275.0100, 55272.0000, 55271.0100, 55271.0000, 55271.0050, 55270.0000, 56420.0000, 55274.1000, 56398.0000 and 56417.0100. Trees shown in the Alternative Plan Sheet 2 of 2 of the General Site Plan in lieu of required trees plantings for Type B screening shall be permitted, subject to review and approval by Hillsborough County Natural Resources section. Planting not specified in the 30-foot buffer, shall be allowed as long as the species installed are in addition to the ones shown on the Alternative Plan and are not invasive or hazardous, subject to approval by the Hillsborough County Natural Resources section.

6. Accessory open storage shall be permitted and shall be screened in accordance with the Land Development Code.
7. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 7.1 Ground Signs shall be limited to Monument Signs.
 - 7.2 Billboards, pennants and banners shall be prohibited.
8. The project shall be limited to two (2) vehicular access connections to 4th St. SW and one (1) vehicular access connection to 10th Ave St. SW. Notwithstanding anything on the site plan to the contrary, pedestrian connections shall be permitted anywhere along the project's frontage.
9. Unless otherwise approved by Hillsborough County Public Works, the northernmost project driveway on 4th St. SW shall align with the access driveway within PD 05-1786. As such, access locations on 4th St. SW may be slightly adjusted at the time of development plan review as necessary to accommodate driveway spacing or other site access requirements per the Hillsborough County Land Development Code.
10. As 4th St. SW is a substandard collector roadway, the developer shall improve 4th St. SW (between the southernmost project entrance and College Ave.) to current County standards or otherwise obtain a variance. Design exceptions may be considered through the Public Works Design Exception process. This may necessitate the developer dedicating or otherwise acquiring additional right-of-way at its expense.
11. As College Ave. is a substandard collector roadway, the developer shall improve College Ave. (between 4th St. SW and US 41) to current County standards or otherwise obtain a variance. Design exceptions may be considered through the Public Works Design Exception process.
12. As 10th St. SW is a substandard collector roadway, the developer shall improve 10th Ave St. SW (between the project driveway and the nearest roadway meeting County standards) to current County standards or otherwise obtain a variance. Design exceptions may be considered through the Public Works Design Exception process.
13. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct a southbound right turn lane into each project driveway on 4th Street SW.

APPLICATION: PRS 21-0160 RU/S

ZHM HEARING DATE: N/A

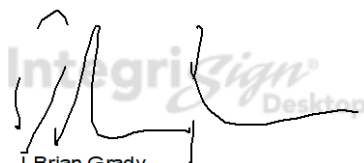
BOCC MEETING DATE: March 9, 2021

CASE REVIEWER: Israel Monsanto

14. The developer shall submit a revised trip generation and site access analysis for any development exceeding the equivalent of 468 a.m. peak hour trips or 452 p.m. peak hour trips. Such analysis will be used to determine whether a westbound left turn lane, at the intersection of College Ave. and 4th St. SW, shall be constructed for operational or safety considerations.
15. Approval of this petition by Hillsborough County does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
16. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- ~~15~~17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.
- ~~16~~18. 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.
19. Within ninety days of the rezoning approval by Hillsborough County Board of County Commissioners, the developer shall submit to the County's Development Services Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

Staff's Recommendation: Approvable, Subject to Conditions

Zoning
Administrator


J. Brian Grady

Sign-off: Wed Feb 24 2021 09:04:38

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 02/18/2021

REVIEWERS: Sofia Garativa, AICP &
Sheida Tirado, PE

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: USF/ Northwest

PETITION NO: PRS 21-0160

- ☐ 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.

BACKGROUND/ PREVIOUS APPROVALS

Previous approved PD 16-1336, included the following Transportation/ Access conditions:

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 16-1336 RU
MEETING DATE: February 7, 2017
DATE TYPED: February 8, 2017

8. The project shall be limited to two (2) vehicular access connections to 4th St. SW and one (1) vehicular access connection to 10th St. SW. Notwithstanding anything on the site plan to the contrary, pedestrian connections shall be permitted anywhere along the project's frontage.
 - 8.1 Tractor-trailer trucks shall be prohibited from using the 10th Street SW access.
9. Unless otherwise approved by Hillsborough County Public Works, the northernmost project driveway on 4th St. SW shall align with the access driveway within PD 05-1786. As such, access locations on 4th St. SW may be slightly adjusted at the time of development plan review as necessary to accommodate driveway spacing or other site access requirements per the Hillsborough County Land Development Code.
10. As 4th St. SW is a substandard collector roadway, the developer shall improve 4th St. SW (between the southernmost project entrance and College Ave.) to current County standards or otherwise obtain a variance. Design exceptions may be considered through the Public Works Design Exception process. This may necessitate the developer dedicating or otherwise acquiring additional right-of-way at its expense.
11. As College Ave. is a substandard collector roadway, the developer shall improve College Ave. (between 4th St. SW and US 41) to current County standards or otherwise obtain a variance. Design exceptions may be considered through the Public Works Design Exception process.
12. As 10th St. SW is a substandard collector roadway, the developer shall improve 10th St. SW (between the project driveway and the nearest roadway meeting County standards) to current County standards or otherwise obtain a variance. Design exceptions may be considered through the Public Works Design Exception process.
13. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct a southbound right turn lane into each project driveway on 4th Street SW.
14. The developer shall submit a revised trip generation and site access analysis for any development exceeding the equivalent of 468 a.m. peak hour trips or 452 p.m. peak hour trips. Such analysis will be used to determine whether a westbound left turn lane, at the intersection of College Ave. and 4th St. SW, shall be constructed for operational or safety considerations.

Approved Construction Plans for PI: 4799, this project construction included the following roadway improvements:

1. Improvements to 4th Street SW: Proposed improvements begin at the southern intersection of 4th Street and West College Avenue, run south and terminate just north of the CSX Railroad right-of-way. The approved typical section for the road improvements includes two 11 ft lanes, 5ft paved shoulders, roadside ditches and 5 ft sidewalks along the west side of 4th Street SW.
2. Improvements to 10th Street SW: Proposed improvements begin at the southern intersection of 10th Street and 10th Avenue, run south and terminate just north of the CSX Railroad right-of-way. Improvements includes the construction of 5 ft. sidewalks along the east side of 10th Street SW, excluding areas where there is no property frontage.

DESIGN EXCEPTION AND VARIANCE APPROVALS

1. A Design Exception was approved for the roadway improvements of 4th Street SW on June 28, 2019 (Condition #10). The design exception was required in order to modify TTM's typical section TS-7 due to rights-of-way constraints, below highlights of the approved modifications:
 - Reduction of lane width from 12 ft. to 11 ft.
 - Reduction of shoulders from 8 ft. to 6 ft (5 ft. paved).
 - Reduce the side slopes of roadside ditches from 1:4 to 1:3.
 - Reduce the ditch bottom width.
 - Provide 5 ft. sidewalks along the West side only (the applicant does not have the authority to dedicate a 10 ft. easement within private property).

The approved Design Exception allows for roadway improvements to include all design elements of TS-7 while the constraints of the ROW didn't allow for the full 96 ft width required by the Transportation Technical Manual.

2. An Administrative Variance was approved on January 26, 2017 to waive/condition road improvements:
 - College Avenue will not be improved until development exceeds 250,000 square feet of development or addition of a child care (Condition #11)
 - 10th Street will not be improved, sidewalks will be constructed along east side (Condition #12)
 - Southbound right turn lane on 4th Street SW will not be necessary considering traffic counts (Condition #13)
 - A Sidewalk Determination was approved in August 18, 2017 to construct sidewalks along 4th Street SW and 10th Street SW (Condition #12).

PROJECT SUMMARY AND CONCLUSIONS

The applicant is requesting a minor modification to PD 16-1336 to modify Condition 5.1 as it relates to the alternative Buffer and Screening. The intensity of the approved uses will not be changing from original approval and conditions.

As this change will have no impact on the adjacent transportation network, Transportation Review Section staff has no objection to this request.



General Aerial Zoning Map

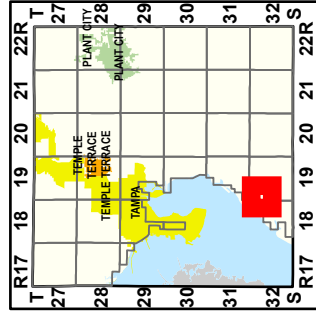
PRS 21-0160

Folio: 56418.0000

- Application Site
- Zoning Boundary
- Parcels



STR: 7-32-19



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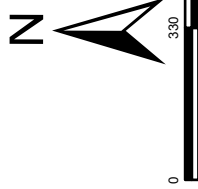


Immediate Aerial Zoning Map

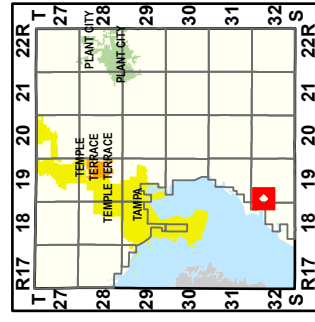
PRS 21-0160

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**CURRENTLY
APPROVED**

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Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

February 8, 2017

Reference: RZ-PD 16-1336 RU
USA Flex Coat, LLC & Triple M Tube

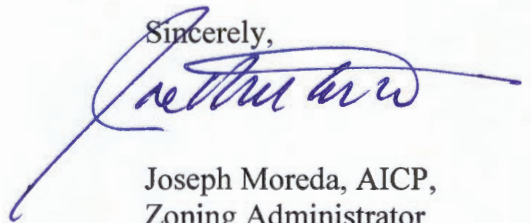
Vincent A. Marchetti
Stearns Weaver Miller
402 E. Jackson St., Ste. 2200
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on February 7, 2017, the Board of County Commissioners **approved** your request for rezoning the tract of land described in your application from CI (Commercial, Intensive), CG (Commercial, General) and RMC-6 (Residential, Multi-Family Conventional) to PD (Planned Development) with the attached conditions. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP,
Zoning Administrator

BOARD OF COUNTY COMMISSIONERS

Victor D. Crist
Ken Hagan
Al Higginbotham
Pat Kemp
Lesley "Les" Miller, Jr.
Sandra L. Murman
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Chip Fletcher

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES ADMINISTRATOR

Lucia E. Garsys

JM/ml

Attachment

HCFLGOV.NET

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 16-1336 RU
MEETING DATE: February 7, 2017
DATE TYPED: February 8, 2017

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted November 23, 2016.

1. The site shall be limited to the following:
 - 1.1 A maximum of 600,000 sq. ft. for Light Manufacturing, processing and assembly uses of which a minimum of 2,500 sq. ft. shall be for the child care use. The maximum square footage for the child care shall not exceed 10,000 square feet.
 - 1.2 A plant farm may be permitted within the site and shall be in accordance with Section 6.11.108.B of the Land Development Code.
2. Development standards shall be those of the Commercial Intensive (CI) zoning district, with the exception that maximum building coverage will be 40%.
3. Prior to approval of any Site Development Plan for more than 250,000 sq. ft. of building space, a Certificate of Occupancy for a child care, with a minimum square footage of 2,500 square feet, shall be issued for an area within one of the buildings to be developed for Light Manufacturing, Processing, Assembly and Office uses.
4. The general location of building envelope, parking and retention areas shall be as shown on the General Site Plan.
5. Buffering and screening shall be in accordance with the Land Development Code unless otherwise indicated herein or in the General Site Plan.
 - 5.1 A 30-foot buffer, Type B screening shall be provided along the following folio numbers: 55275.0100, 55272.0000, 55271.0100, 55271.0000, 55271.0050, 55270.0000, 56420.0000, 55274.1000, 56398.0000 and 56417.0100. Existing vegetation, excluded hazardous and non-native invasive species, may be used in lieu of required trees, subject to review and approval by Hillsborough County Natural Resources section.
6. Accessory open storage shall be permitted and shall be screened in accordance with the Land Development Code.
7. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):
 - 7.1 Ground Signs shall be limited to Monument Signs.
 - 7.2 Billboards, pennants and banners shall be prohibited.

FINAL CONDITIONS
OF APPROVAL

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8. The project shall be limited to two (2) vehicular access connections to 4th St. SW and one (1) vehicular access connection to 10th St. SW. Notwithstanding anything on the site plan to the contrary, pedestrian connections shall be permitted anywhere along the project's frontage.
 - 8.1 Tractor-trailer trucks shall be prohibited from using the 10th Street SW access.
9. Unless otherwise approved by Hillsborough County Public Works, the northernmost project driveway on 4th St. SW shall align with the access driveway within PD 05-1786. As such, access locations on 4th St. SW may be slightly adjusted at the time of development plan review as necessary to accommodate driveway spacing or other site access requirements per the Hillsborough County Land Development Code.
10. As 4th St. SW is a substandard collector roadway, the developer shall improve 4th St. SW (between the southernmost project entrance and College Ave.) to current County standards or otherwise obtain a variance. Design exceptions may be considered through the Public Works Design Exception process. This may necessitate the developer dedicating or otherwise acquiring additional right-of-way at its expense.
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15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as regulations in effect at the time of preliminary plan/plat approval.
16. 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.

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AGENCY COMMENTS

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 02/18/2021

REVIEWERS: Sofia Garativa, AICP &
Sheida Tirado, PE

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: USF/ Northwest

PETITION NO: PRS 21-0160

- ☐ 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.

BACKGROUND/ PREVIOUS APPROVALS

Previous approved PD 16-1336, included the following Transportation/ Access conditions:

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 16-1336 RU
MEETING DATE: February 7, 2017
DATE TYPED: February 8, 2017

8. The project shall be limited to two (2) vehicular access connections to 4th St. SW and one (1) vehicular access connection to 10th St. SW. Notwithstanding anything on the site plan to the contrary, pedestrian connections shall be permitted anywhere along the project's frontage.
 - 8.1 Tractor-trailer trucks shall be prohibited from using the 10th Street SW access.
9. Unless otherwise approved by Hillsborough County Public Works, the northernmost project driveway on 4th St. SW shall align with the access driveway within PD 05-1786. As such, access locations on 4th St. SW may be slightly adjusted at the time of development plan review as necessary to accommodate driveway spacing or other site access requirements per the Hillsborough County Land Development Code.
10. As 4th St. SW is a substandard collector roadway, the developer shall improve 4th St. SW (between the southernmost project entrance and College Ave.) to current County standards or otherwise obtain a variance. Design exceptions may be considered through the Public Works Design Exception process. This may necessitate the developer dedicating or otherwise acquiring additional right-of-way at its expense.
11. As College Ave. is a substandard collector roadway, the developer shall improve College Ave. (between 4th St. SW and US 41) to current County standards or otherwise obtain a variance. Design exceptions may be considered through the Public Works Design Exception process.
12. As 10th St. SW is a substandard collector roadway, the developer shall improve 10th St. SW (between the project driveway and the nearest roadway meeting County standards) to current County standards or otherwise obtain a variance. Design exceptions may be considered through the Public Works Design Exception process.
13. Unless otherwise approved by Hillsborough County Public Works, the developer shall construct a southbound right turn lane into each project driveway on 4th Street SW.
14. The developer shall submit a revised trip generation and site access analysis for any development exceeding the equivalent of 468 a.m. peak hour trips or 452 p.m. peak hour trips. Such analysis will be used to determine whether a westbound left turn lane, at the intersection of College Ave. and 4th St. SW, shall be constructed for operational or safety considerations.

Approved Construction Plans for PI: 4799, this project construction included the following roadway improvements:

1. Improvements to 4th Street SW: Proposed improvements begin at the southern intersection of 4th Street and West College Avenue, run south and terminate just north of the CSX Railroad right-of-way. The approved typical section for the road improvements includes two 11 ft lanes, 5ft paved shoulders, roadside ditches and 5 ft sidewalks along the west side of 4th Street SW.
2. Improvements to 10th Street SW: Proposed improvements begin at the southern intersection of 10th Street and 10th Avenue, run south and terminate just north of the CSX Railroad right-of-way. Improvements includes the construction of 5 ft. sidewalks along the east side of 10th Street SW, excluding areas where there is no property frontage.

DESIGN EXCEPTION AND VARIANCE APPROVALS

1. A Design Exception was approved for the roadway improvements of 4th Street SW on June 28, 2019 (Condition #10). The design exception was required in order to modify TTM's typical section TS-7 due to rights-of-way constraints, below highlights of the approved modifications:
 - Reduction of lane width from 12 ft. to 11 ft.
 - Reduction of shoulders from 8 ft. to 6 ft (5 ft. paved).
 - Reduce the side slopes of roadside ditches from 1:4 to 1:3.
 - Reduce the ditch bottom width.
 - Provide 5 ft. sidewalks along the West side only (the applicant does not have the authority to dedicate a 10 ft. easement within private property).

The approved Design Exception allows for roadway improvements to include all design elements of TS-7 while the constraints of the ROW didn't allow for the full 96 ft width required by the Transportation Technical Manual.

2. An Administrative Variance was approved on January 26, 2017 to waive/condition road improvements:
 - College Avenue will not be improved until development exceeds 250,000 square feet of development or addition of a child care (Condition #11)
 - 10th Street will not be improved, sidewalks will be constructed along east side (Condition #12)
 - Southbound right turn lane on 4th Street SW will not be necessary considering traffic counts (Condition #13)
 - A Sidewalk Determination was approved in August 18, 2017 to construct sidewalks along 4th Street SW and 10th Street SW (Condition #12).

PROJECT SUMMARY AND CONCLUSIONS

The applicant is requesting a minor modification to PD 16-1336 to modify Condition 5.1 as it relates to the alternative Buffer and Screening. The intensity of the approved uses will not be changing from original approval and conditions.

As this change will have no impact on the adjacent transportation network, Transportation Review Section staff has no objection to this request.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: February 9, 2021	COMMENT DATE: January 29, 2021
PETITION NO.: 21-0160	PROPERTY ADDRESS: 1112 10th St SW, 912 SW 7th Street, 910 10th Street Dr, Ruskin
EPC REVIEWER: Abbie Weeks	FOLIO #: 055275.0000, 055298.0000, 056418.0000, 056418.0100, 056418.0200
CONTACT INFORMATION: (813) 627-2600 X1101	STR: 07-32S-19E
EMAIL: weeksa@epchc.org	
REQUESTED ZONING: Minor Modification to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	8/18/2016
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Remaining onsite Fishponds previously determined to qualify for EPC Noticed Exemption
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters (OSW) pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters, except the OSWs previously determined to qualify for EPC Noticed Exemption, exist within the above referenced parcel. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

aow/kmt

cc: jcremer@stearnsweaver.com
cwalden@stearnsweaver.com

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: PD21-0160

REVIEWED BY: Randy Rochelle

DATE: 1/8/2021

FOLIO NO.: 56418.0000

☒ This agency would ☐ (support), ☒ (conditionally support) the proposal.

WATER

☒ The property lies within the Hillsborough County 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 12 inch water main exists ☐ (adjacent to the site), ☒ (approximately 65 feet from the site) and is located north of the subject property within the north Right-of-Way of College Avenue.

☐ 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

☒ The property lies within the Hillsborough County 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 8 inch wastewater force main exists ☐ (adjacent to the site), ☒ (approximately 640 feet from the site) and is located north of the subject property within the south Right-of-Way of College Avenue.

☐ 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 .

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