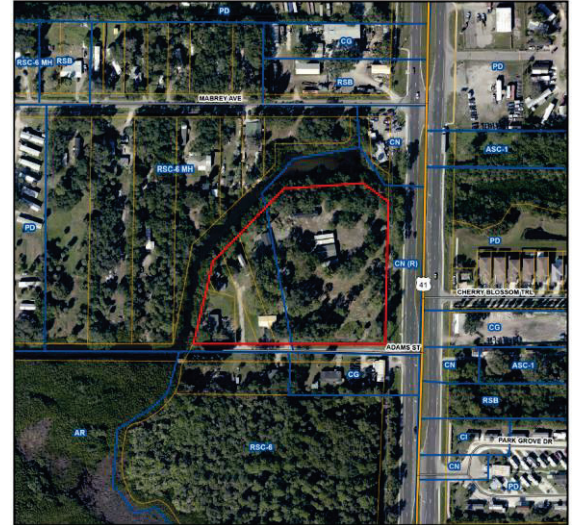


Rezoning Application: PD-22-0222
Zoning Hearing Master Date: February 14, 2022
BOCC Land Use Meeting Date: April 12, 2022

1.0 APPLICATION SUMMARY

Applicant: Isabelle Albert, AICP
 Halff Associates, Inc.
FLU Category: RES-6
Service Area: Urban
Site Acreage: 4.53
Community Plan Area: Gibsonton
Overlay: None
Request: Rezone from CN (16-1099) / RSC-6 to Planned Development (22-0222)



| Zoning: | Current CN (16-1099) | Current RSC-6 Zoning | Proposed PD |
|---------|---|----------------------|---|
| Uses | Neighborhood Commercial Following uses prohibited: 1. Fast food with drive thru; 2. Convenience store with gas | Single Family Home | 45 Recreational Vehicle Park Spaces & Storm Shelter (RV Park) |

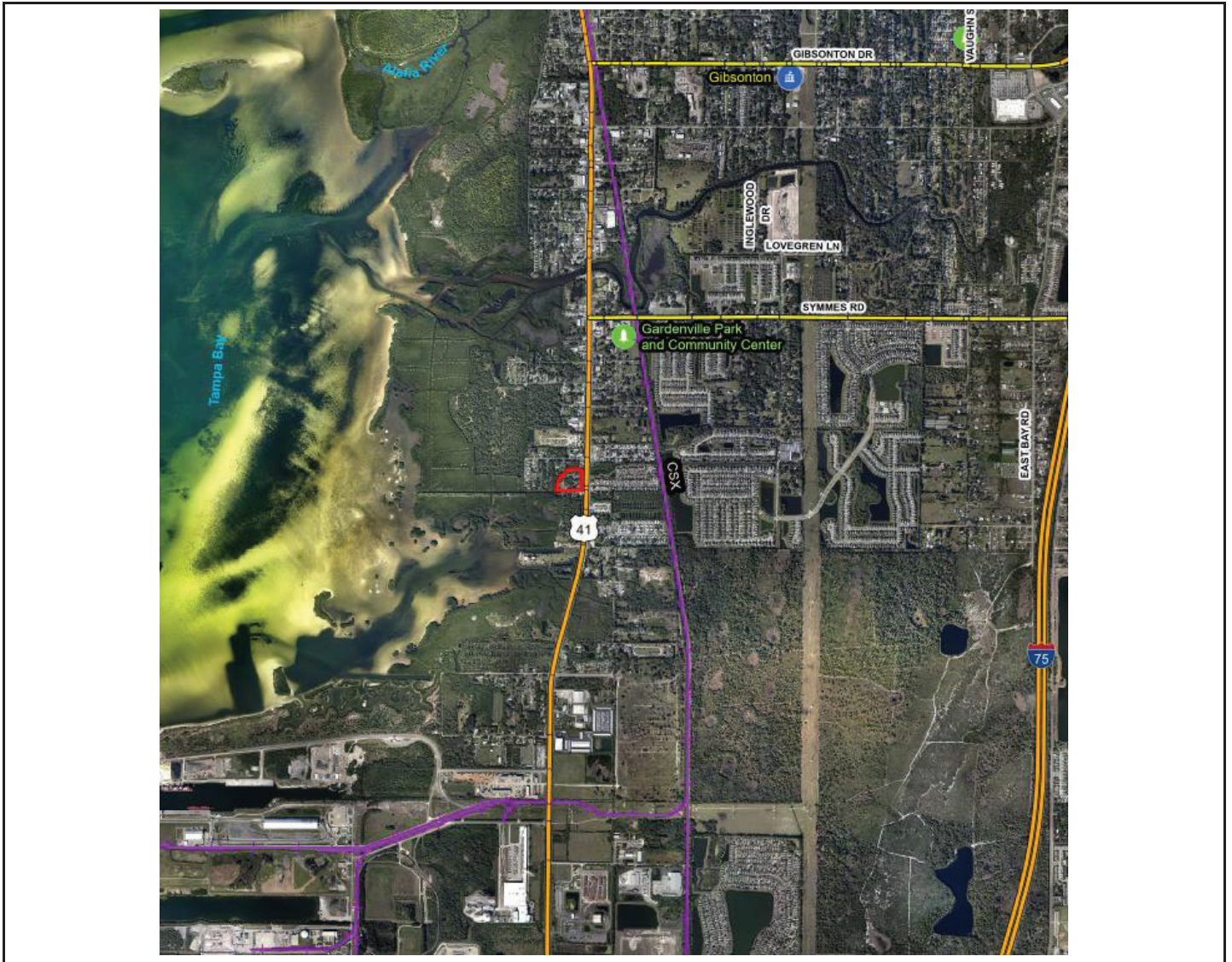
| Development Standards: | Current CN (16-1099) | Current RSC-6 Zoning | Proposed PD Zoning |
|----------------------------------|--|--|--|
| Density/ Intensity | 0.20 FAR | Min. 7,000 sf lot | 10 RV units per acre |
| Lot Size / Lot Width | Min. 7,000 sf lot 70 ft. min. lot width | 70 ft. min. lot width | 4.53 acres |
| Setbacks/Buffering and Screening | Front: 30' | Front: 25' Side: 7' 6" Rear: 25' | West/North/South/East : 25' PD Boundary Setback |
| Height (Maximum) | 35' | 35' | 35' (Shelter Structure) |

| Additional Information: | |
|-------------------------|---|
| PD Variations | The applicant did not request any variations. |

| | |
|--|---|
| Waivers | The applicant has requested a waiver of 6.11.110.1.5 to reduce the required setback of (fifty) 50 feet in depth along U.S. 41 to (forty) 40 feet abutting a mobile home or recreational vehicle park. |
| Planning Commission Recommendation | Consistent with the Comprehensive Plan and the Gibsonton Community Plan. |
| Development Services Department Recommendation | Approvable, with conditions. |

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



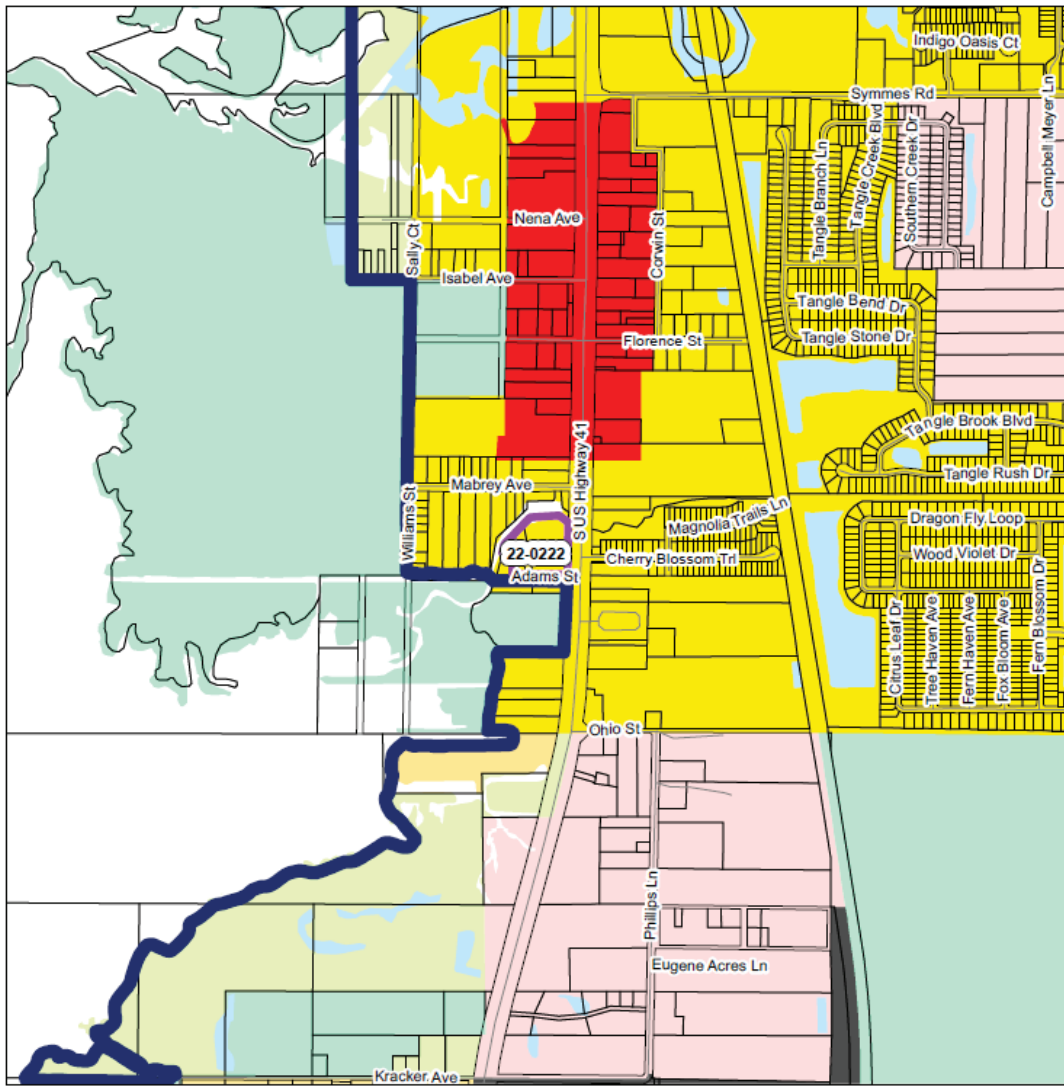
Context of Surrounding Area:

The 4.53-acre site is located on the north side of Adams Road, west of US Highway 41 North. The subject site is entirely within the Coastal High Hazard Area. The subject property is primarily zoned as Commercial Neighborhood (CN) and Residential Single-Family Conventional-6 (RSC-6). The RSC-6 parcels are located on the west side of the site. Farther southwest is Agricultural Rural (AR). Directly south across Adams Street are (Commercial General) CG zoned parcels. North and south along both side of U.S. 41 is a mix of zoning districts, including RSC-6, (CN) Commercial Neighborhood, (CG) Commercial General, (CI) Commercial Intensive and Agricultural Single Family.

Existing land uses on site include a single-family residential dwelling. Uses nearby along US Highway 41 South include a mix of light commercial, heavy commercial, and light industrial interspersed with single-family residential dwellings on the western side of US Highway 41 South. On the eastern side of US Highway 41 South, there are mobile home parks as well as single-family residential dwellings.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category Description:

Maximum FAR: 0.25

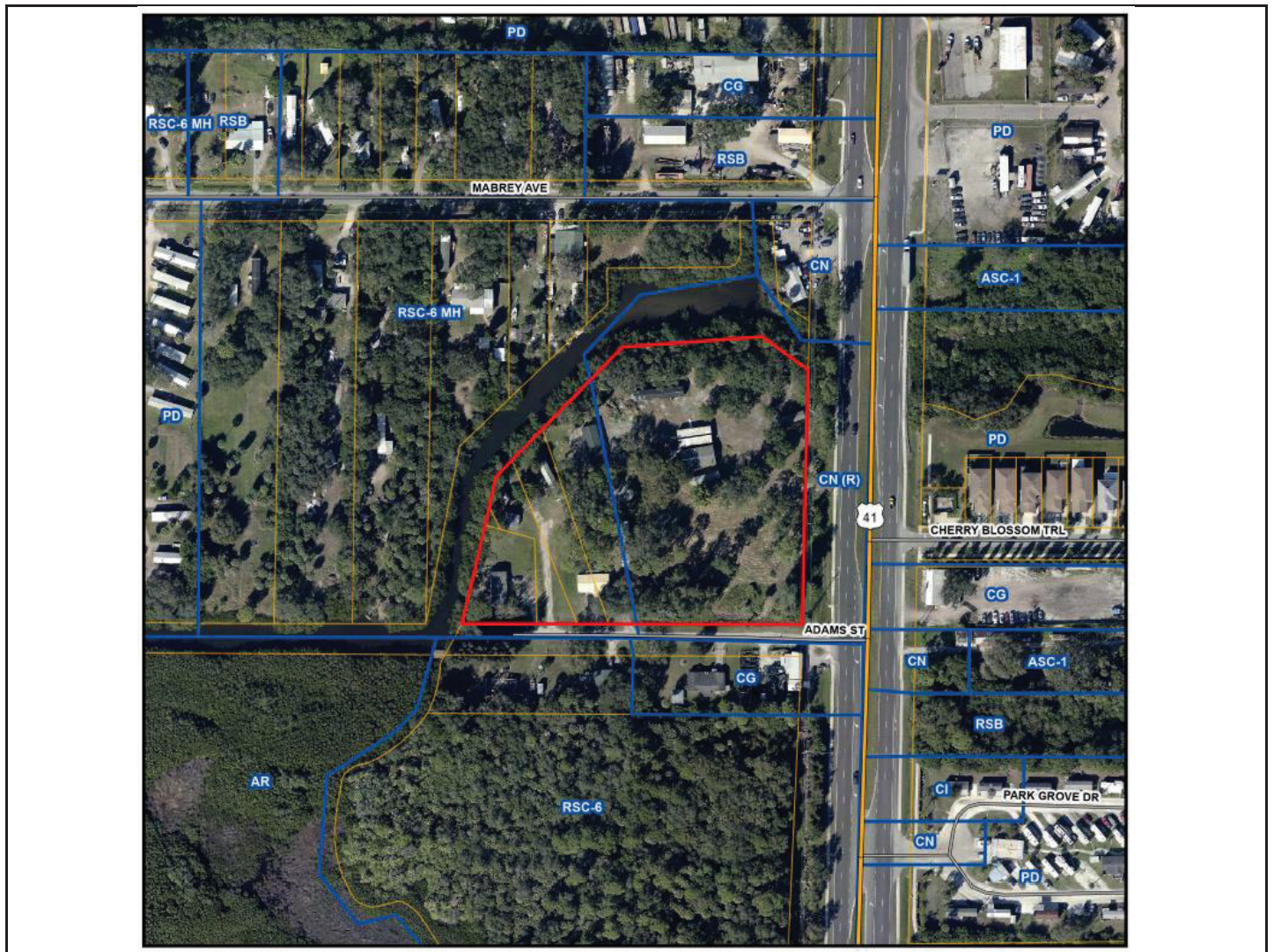
Maximum Density: 6 dwelling units per acre

The subject property's Future Land Use designation is Residential-6. The property is located in the Urban Service Area and is within the limits of the Gibsonton and Southshore Community Plans. The subject site is entirely within the Coastal High Hazard Area. The immediately surrounding properties are also designated Residential-6 on the FLU Map on all sides.

Typical uses of the Residential-6, Future Land Use category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. (OC-20) Office Commercial-20 is located further north and Natural Preservation (N) is located further south.

2.0 LAND USE MAP SET AND SUMMARY DATA

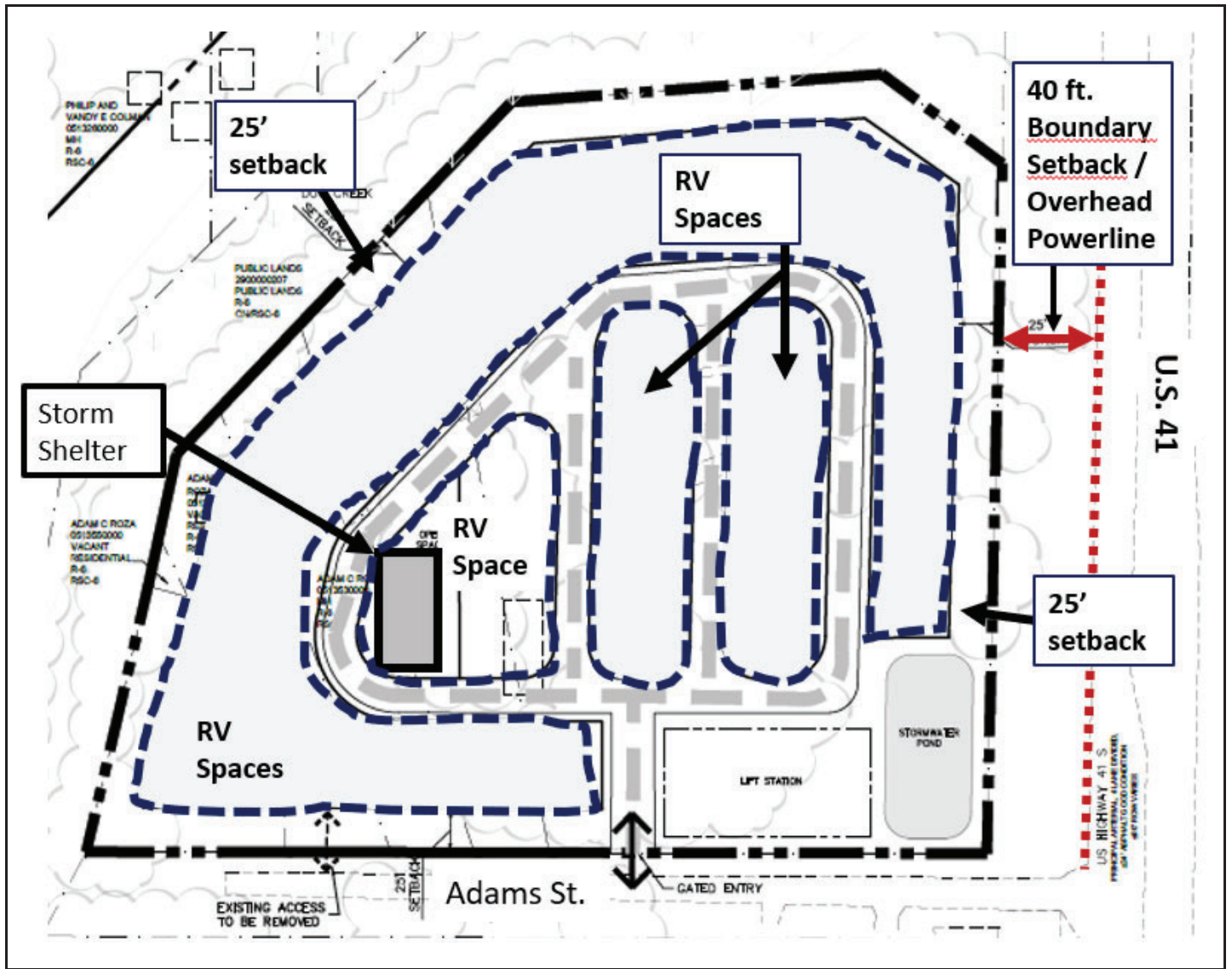
2.3 Immediate Area Map



| Adjacent Zonings and Uses | | | | | |
|---------------------------|-------------------------|------------------|-------------------------------------|---|---|
| Location: | Zoning: | Future Land Use: | Density/F.A.R. | Permitted Use: | Existing Use: |
| North | RSC-6 MH & CN | Residential-6 | FAR: 0.25 Density: 6 units / ac. | SF/Mobile Home/Commercial | SF/Mobile/Commercial |
| South | (Commercial General) CG | Residential-6 | FAR: 0.25 Density: 6 units / ac. | Commercial | Commercial |
| West | RSC-6 MH | Residential-6 | FAR: 0.25 Density: 6 units / ac. | SF/Mobile Home | SF/Mobile Home |
| East | PD, CG, CN | Residential-6 | FAR: 0.25 Density: 6 units / ac. | Mobile home park, Single-family, Commercial | Mobile home park, Single-family, Commercial |

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan



The subject site is 4.53 acres and will have one full access on Adams Street. In compliance with Section 6.11.110 of the Land Development Code, RV (“Recreational Vehicle”) Park Requirements, the site plan shows a 25-foot setback along the perimeter of the subject property.

A conversion provision in the Land Development Code for Recreational Vehicle Parking spaces permits a maximum of 12 RV Parking Spaces per acre in the Residential-6 Future Land Use Category which equates to a maximum of 54 RV spaces for this site. However, the applicant is proposing to limit the maximum number of RV spaces to 45 spaces. The applicant also shows a Storm Shelter, providing a shelter size of 20 square feet per resident based on 2 residents per RV. The storm shelter shall be in compliance with information provided from the Florida Association of RV Parks and Campgrounds (FARVC) at the time of site and development, based on the number of RV unit spaces up to a maximum of 45 RV spaces.

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

| Road Name | Classification | Current Conditions | Select Future Improvements |
|--------------|----------------------|--|---|
| Adams Street | County Local - Urban | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input checked="" type="checkbox"/> Substandard Road Improvement <input type="checkbox"/> Other |

Project Trip Generation

| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
|------------------|----------------------------|----------------------|----------------------|
| Existing | 2,926 | 149 | 106 |
| Proposed | 120 | 9 | 12 |
| Difference (+/-) | -2,806 | -140 | -94 |

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

Connectivity and Cross Access Not applicable for this request

| Project Boundary | Primary Access | Additional Connectivity/Access | Cross Access | Finding |
|------------------|----------------|--------------------------------|--------------|-----------|
| North | | None | None | Meets LDC |
| South | X | None | None | Meets LDC |
| East | | None | None | Meets LDC |
| West | | None | None | Meets LDC |

Notes: FDOT would not allow access to the US Hwy 41 (eastern project boundary).

Design Exception/Administrative Variance Not applicable for this request

| Road Name/Nature of Request | Type | Finding |
|-------------------------------|----------------------------|------------|
| Adams St./Substandard Roadway | Design Exception Requested | Approvable |

Notes: Applicant is proffering ROW dedication to complete improvements.

| INFORMATION/REVIEWING AGENCY | OBJECTIONS | CONDITIONS REQUESTED | ADDITIONAL INFORMATION/COMMENTS |
|--|--|--|---------------------------------|
| Transportation <input checked="" type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | See Report. |

4.0 AGENCY COMMENTS SUMMARY

| AGENCY (Check Applicable Information) | OBJECTIONS | CONDITIONS REQUESTED | INFORMATION/COMMENTS |
|--|--|--|--|
| Environmental Protection Commission <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 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. See EPC Report for complete analysis. |
| Natural Resources <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Other _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Conservation & Environmental Lands Management <input type="checkbox"/> Adjacent to ELAPP property | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Transportation <input checked="" type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | See Transportation Report. |
| Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban Service Area <input type="checkbox"/> Tampa Service Area <input type="checkbox"/> Rural Service Area | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

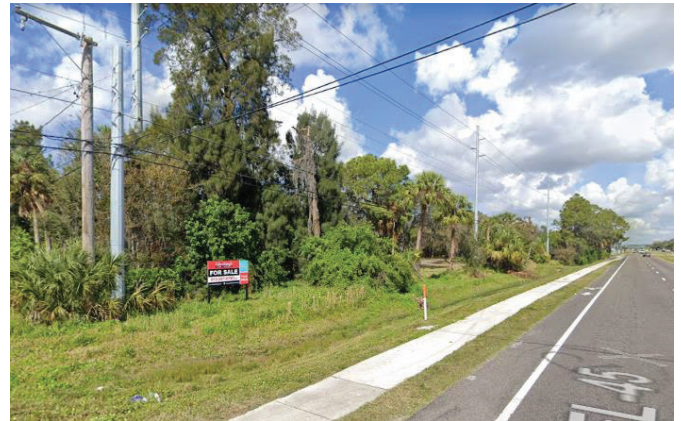
| | | | |
|--|---|---|------------------------|
| <p>Hillsborough County School Board</p> <p>Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A</p> <p>Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A</p> | <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> | <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> | <p>Not applicable.</p> |
| <p>Impact/Mobility Fees: NA</p> <p>RV Space (Per Site) Mobility: \$1,232 * 45 = \$55,440 Fire: \$299 * 45 = \$13,455</p> <p>Urban Mobility, South Fire - 45 RV spaces Folios: 51354.0000, 51354.0500, 51354.0000, 51353.0000, 51352.0000, 51355.0000, 51338.0000</p> | | | |

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The applicant seeks to rezone a parcel, currently zoned RSC-6 and Commercial Neighborhood (16-1099) to Planned Development. The request for a PD is to allow a 45-space RV park. The 4.53-acre site is located on the north side of Adams Road, west of US Highway 41 North. The subject property is primarily zoned as Commercial Neighborhood (CN) and Residential Single-Family Conventional-6 (RSC-6). The RSC-6 parcels are located on the west side of the site. Along the western and northern property boundary is Dug Creek, which is approximately 70 feet wide and heavily vegetated, creating a natural buffer between the proposed RV park and residents to the northwest. To the south across Adams Street, there is residential with RSC-6 zoning and an auto repair shop with CG zoning.

The applicant has requested a waiver of Section 6.11.110.I.5 of the Land Development Code to reduce the required setback of (fifty) 50 feet in depth along U.S. 41 to (forty) 40 feet abutting a mobile home or recreational vehicle park. The Applicant notes that the overhead power line provides 40 ft. An additional 10 feet is required along the proposed eastern property boundary where it abuts U.S. 41. The intent of the 50-foot setback is to provide sufficient separation between major roadways and an RV park to address potential negative roadway impacts to the park. The applicant notes that the RV park is separated from US 41 by a 40-foot electrical wire corridor adjacent to the road, which better functions as a buffer by greater reducing roadway impacts versus an open 50-foot buffer, as shown.



The subject site is entirely within the Coastal High Hazard Area. The Land Development Code requires that all new RV parks, containing a minimum of 25 spaces to include a building or buildings to be used for sheltering purposes for RV tenants during severe storms and storm warnings. The minimum shelter size is 20 square feet per resident with the provision of kitchen facilities, emergency lighting, water storage, toilets and showers, a telephone and first aid equipment. The number of residents per RV is not specified in the Land Development Code. Based upon information provided from the Florida Association of RV Parks and Campgrounds (FARVC), the majority of RV travelers in the state of Florida are retirees and snowbirds, as opposed to larger families or groups. Therefore, the proposed number of 2 residents per RV is appropriate. FARVC also notes that there is also an increasing trend for single-occupant RVs. The applicant's request for a 45-space RV park, with an average of 2 person per RV equates to a maximum of 90 residents and a required minimum 1,800-square-foot shelter. The Hazard Mitigation Manager, in consultation with the Office of Emergency Management, has reviewed this request and does not object to the proposal, as the proposal is reasonable and reflective of an RV park population.

A 6-inch water main exists approximately 40 feet from the site and is located south of the subject property within the north right-of-way of Adams Street. An 8-inch wastewater force main exists approximately 170 feet from the site and is located east of the subject site within the east right-of-way of S. U.S. Highway 41.

The application does not request any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences and Walls). The site will comply with and conform to all other applicable

policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The applicant has requested a Design Exception (revised January 25, 2022) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03.L for Adams St. from the project access to U.S. Highway 41. The Design Exception, which was found approvable by the County Engineer. Additional information may be found in the Transportation Review.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. 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 and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Based upon the above, staff finds the request approvable.

Prior to Site Plan Certification the applicant shall:

1. Revise PD site plan to show the 25 feet along Adams Street is proposed to be dedicated.
2. Revise PD site plan "Site Note" #13 remove the following incorrect information: There are no sidewalks, bikeways and types of traffic control devices on all roadways adjoining, traversing, and within 150 feet of the site plan are shown.
3. Revise PD site plan to show sidewalks, bike ways, and traffic control devices consistent with the Hills borough County Development Review Procedures Manual minimum site plan requirements. [There are sidewalks, bicycle lanes and at least one traffic control device (i.e. stop sign) within 150 feet of the project boundary.]

6.0 PROPOSED CONDITIONS

Approvable, subject to the following conditions.

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


1. The recreational vehicle park shall be limited to a maximum of 45 RV spaces and storm shelter.
2. Development shall be in substantial conformance with the site plan, stamped received November 23, 2021.
3. Screening and buffering requirements for the development shall be required according to all applicable sections of the Hillsborough County Land Development Code.
 - a. The required setback in depth along U.S. 41 shall be (forty) 40 feet on the eastern PD boundary.
 - b. The RV spaces shall be setback 25 feet from the PD boundary. Pursuant to Section 4.01.00, the RV space setbacks shall be a minimum of 30 feet for Conservation Areas. At the time of site and development review, wider setbacks may be required by the EPC depending on the environmental sensitivity of the area.
4. Development shall comply with the requirements of Section 6.11.110 and other applicable sections of the of the Hillsborough County Land Development Code. For purposes of compliance with Section 6.11.110.E.1.b. (20 square feet of shelter space per resident), the number of residents for the RV park, so as to calculate maximum shelter space, shall be based on 2 persons per RV space. As such, the project shall provide 40 square feet of shelter space per RV space. The number of RV spaces will be determined during site & development review and shall not be greater than 45 RV spaces. The shelters shall be developed where generally depicted on the general site plan.
5. The project shall have one full access connection on Adams St.
6. If the PD 22-0222 is approved, the County Engineer will approve a Design Exception (dated November 20, 2021 and revised January 25, 2022) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03.L for Adams St. from the project access to US Hwy 41. The Design Exception, which was found approvable by the County Engineer on January 27, 2022, will result in the following improvements to be constructed by the developer:
 - a. Two (2) 10-foot travel lanes per TS-9, Typical Section.
 - b. 6-foot shoulder, 19-foot open drainage and 5-foot sidewalk on the north side of the roadway only.
 - c. Dedicate 25 feet of right of way along the project boundary on Adams St. to complete the improvements.

7. ADA sidewalks shall be required to access the site from Adams St. and internally shall connect the RV spaces, storm shelter, visitor and employee parking, and any amenities.
8. Notwithstanding anything shown on the PD site plan, bicycle and pedestrian access may be provided anywhere along the PD boundary.
9. 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.
10. 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.
11. 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).
12. 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.
13. 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 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. Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.
14. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.

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

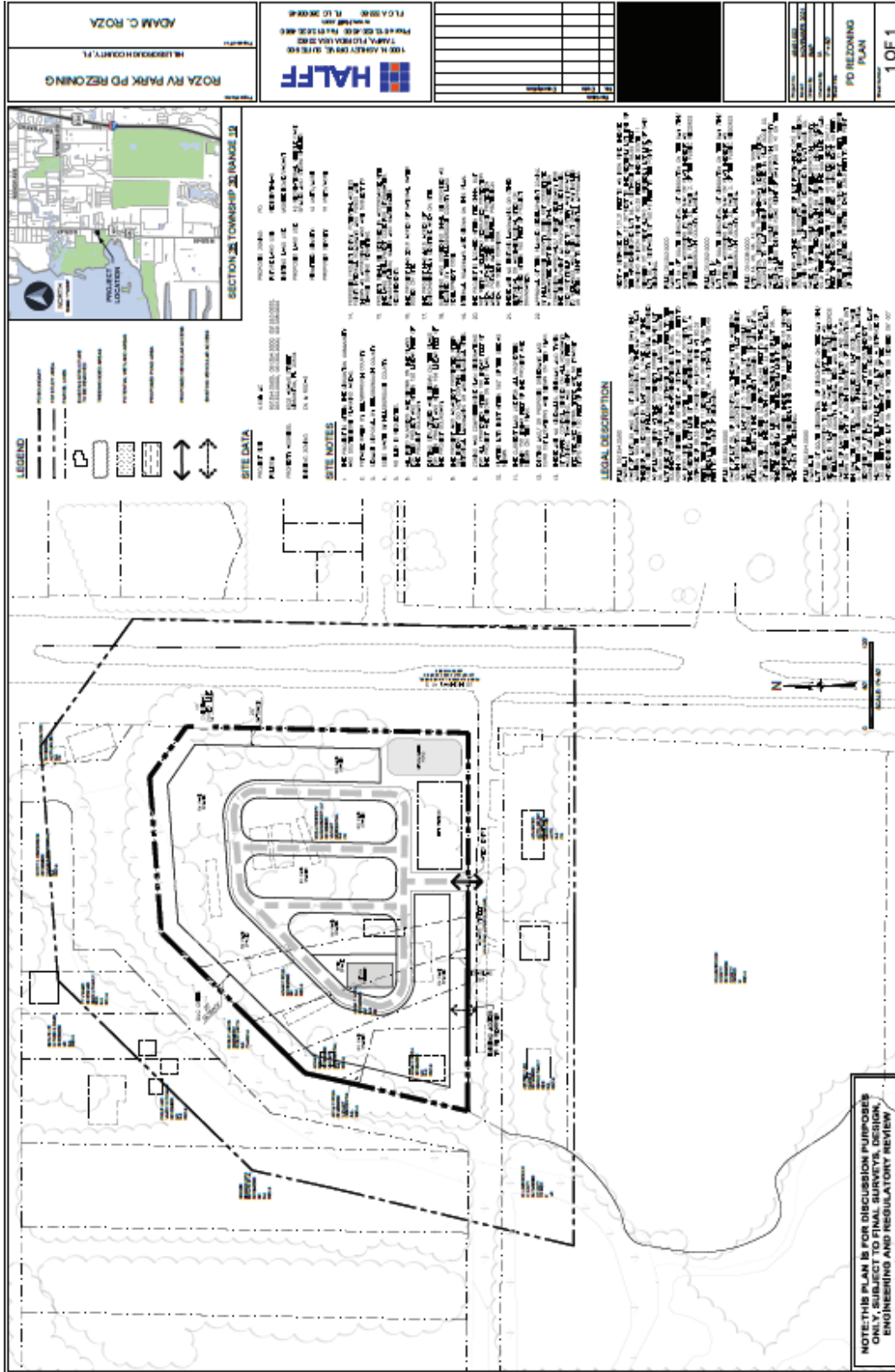
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

Zoning Administrator Sign Off:



IntegriSign Desktop
J. Brian Grady
Mon Feb 7 2022 10:02:12

7.0 ADDITIONAL INFORMATION: Full Site Plan



8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/1/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Gibsonton/South

PETITION NO: RZ PD 22-0222

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- The project shall have one full access connection on Adams St.
- If the PD 22-0222 is approved, the County Engineer will approve a Design (dated November 20, 2021 and revised January 25, 2022) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for Adams St. from the project access to US Hwy 41. The Design Exception, which was found approvable by the County Engineer on January 27, 2022, will result in the following improvements to be constructed by the developer:
 - a. Two (2) 10-foot travel lanes per TS-9, Typical Section.
 - b. 6-foot shoulder, 19-foot open drainage and 5-foot sidewalk on the north side of the roadway only.
 - c. Dedicate 25 feet of right of way along the project boundary on Adams St. to complete the improvements.
- ADA sidewalks shall be required to access the site from Adams St. and internally shall connect the RV spaces, storm shelter, visitor and employee parking, and any amenities.
- Notwithstanding anything shown on the PD site plan, bicycle and pedestrian access may be provided anywhere along the PD boundary.

OTHER CONDITIONS:

- Prior to certification the applicant shall:
 - A. Revise PD site plan to show the 25 feet along Adams Street is proposed to be dedicated.
 - b. Revise PD site plan "Site Note" #13 remove the following incorrect information:
THERE ARE NO SIDEWALKS, BIKE WAYS AND TYPES OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING, AND WITHIN 150 FEET OF THE SITE ARE SHOWN.

[There are sidewalks, bicycle lanes and at least one traffic control device (i.e. stop sign) within 150 feet of the project boundary.]
 - c. Revise PD site plan to sidewalks, bike ways, and traffic control devices consistent with the Hillsborough County Development Review Procedures Manual minimum site plan requirements.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the +/- 4.53-acre subject property from Commercial Neighborhood Restricted (CN-R #16-1099) and Residential Suburban Conventional 6 (RSC-6) with a Mobile Home Overlay to Planned Development (PD) zoning to allow a 45-space RV Park. The subject property is located northwest corner of US Highway 41 and Adams St. The Future Land Use designation of the site is Residential 6 (R-6).

As required by 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. Utilizing data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, staff has prepared a comparison of the trips generated by development under the existing approvals and proposed modifications, utilizing a generalized worst-case scenario.

Existing Use:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak hour Trips | |
|---|------------------------|-----------------------|-----|
| | | AM | PM |
| CN-R: 16,109 sf Pharmacy w/ Drive-thru (ITE LUC 881) | 1,759 | 62 | 166 |
| CN-R: 10,000 sf High Turnover Sit-down Restaurant (ITE LUC 932) | 1,122 | 99 | 98 |
| RSC-6/MH Overlay: 9 Mobile Homes (ITE LUC 240) | 45 | 2 | 4 |
| Pass-by Trips | N/A | 0 | 92 |
| Internal Capture | N/A | 14 | 70 |
| Net trips | 2,926 | 149 | 106 |

Proposed Use:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|------------------------------------|------------------------|-----------------------|----|
| | | AM | PM |
| PD, 45 space RV Park (ITE LUC 416) | 120 | 9 | 12 |

Trip Generation Difference:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-------------------------|------------------------|-----------------------|------------|
| | | AM | PM |
| Difference (+/-) | -2,806 | -140 | -94 |

The proposed rezoning will result in a decrease in potential trip generation by 2,806 daily trips, 140 AM peak hour and 94 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US Hwy 41 is a FDOT maintained, 4-lane, divided, arterial roadway characterized by +/- 12-foot wide travel lanes in good condition within +/- 182 feet of right-of-way. There are +/- 5-foot wide sidewalks on the south side of the roadway and +/- 5-foot bike lanes on both sides within the vicinity of the project.

US Hwy 41 is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) for future improvements for a 6-lane roadway. FDOT has completed a PD&E Study (WPI Seg. No. 430056-1) and

identified no need for additional right-of-way along the applicant's property to accommodate the future 6-lane facility. As such, no preservation is needed.

Adams St. is a 2-lane, substandard, dead-end roadway characterized pavement width varying between +/- 12 and 16-feet and open drainage within a +/- 45-foot wide right-of-way. There are no sidewalks and no paved shoulders along the roadway.

Pursuant to the Hillsborough County Transportation Technical Manual and determination made by the County Engineer, a typical section TS-9, Low Volume Public Road standard, is most appropriate for a relatively short dead-end roadway (+/- 600 ft), to discourage speeding and, when the PD is developed, will have 3-parcels accessing it. TS-9 typical standard includes 10 to 12-foot-wide lanes, 6-foot shoulders, 19 feet wide open drainage swales and 5-foot wide sidewalks on both sides within a minimum of 84 feet of right-of-way.

The applicant is requesting a design exception to make certain improvements to Adams St. along the project frontage, as further discussed in the design exception section of the report below. As part of the proposed design exception the applicant is proffering a 25-foot right-of-way dedication along the project boundary on Adams St.

SITE ACCESS AND CONNECTIVITY

A full access connection is proposed on Adams St. FDOT disapproved an earlier concept plan with access proposed to US Hwy 41. Given the trip generation of the proposed project, site access turn lanes will not be required.

The site access is proposed to be gated consistent with the TTM, TD-9 typical standard.

The internal driveways shall be designed consistent with the LDC, Sec. 6.11.110, B.1. requirements for Recreational Vehicle Parks. More specifically, this requires a minimum of 25-foot roadways with 20 feet of pavement.

Additionally, ADA sidewalks shall be required to access the site from Adams St. and internally shall connect the RV spaces, storm shelter, visitor and employee parking, and any amenities consistent with LDC, Sec. 6.03.02. Notwithstanding anything shown on the PD site plan, bicycle and pedestrian access may be provided anywhere along the PD boundary.

REQUESTED DESIGN EXCEPTION

Adams St. is a substandard low volume public roadway. The applicant's Engineer of Record (EOR) submitted a Design Exception Request (dated November 20, 2021 and revised January 25, 2022) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for Adams St. from the project access to US Hwy 41. Based on factors presented in the Design Exception Request, the County Engineer found the request approvable on January 27, 2022. If this rezoning is approved, the County Engineer will approve the Design Exception request. The Design Exception will result in the following improvements to be constructed by the developer:

- a. Two (2) 10-foot travel lanes per TS-9, Typical Section.
- b. 6-foot shoulder, 19-foot open drainage and 5-foot sidewalk on the north side of the roadway only.
- c. Dedicate 25 feet of right of way along the project boundary on Adams St. to complete the improvements.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Note, Adams St. is not a regulated roadway.

| Roadway | From | To | LOS Standard | Peak Hour Directional LOS |
|-------------|-------------|-----------|--------------|---------------------------|
| US HWY 41 N | BIG BEND RD | SYMMES RD | D | C |

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

| Adjoining Roadways (check if applicable) | | | |
|--|----------------------|--|---|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| Adams St. | County Local - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |

| Project Trip Generation <input type="checkbox"/> Not applicable for this request | | | |
|--|----------------------------|----------------------|----------------------|
| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing | 2,926 | 149 | 106 |
| Proposed | 120 | 9 | 12 |
| Difference (+/-) | -2,806 | -140 | -94 |

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

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

Notes: FDOT would not allow access to the US Hwy 41 (eastern project boundary).

| Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request | | |
|---|----------------------------|------------|
| Road Name/Nature of Request | Type | Finding |
| Adams St./Substandard Roadway | Design Exception Requested | Approvable |

Notes: Applicant is proffering ROW dedication to complete improvements.

| 4.0 Additional Site Information & Agency Comments Summary | | | |
|---|---|--|---------------------------------|
| Transportation | Objections | Conditions Requested | Additional Information/Comments |
| <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided | <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | See report. |

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 22-0222

DATE OF HEARING: February 14, 2022

APPLICANT: Adam C. Roza

PETITION REQUEST: A request to rezone property from RSC-6 and CN to PD to permit 45 Recreational Vehicle Units and Storm Shelter

LOCATION: Northwest corner of Adams Street and S. US Hwy 41

SIZE OF PROPERTY: 4.53 acres, m.o.l.

EXISTING ZONING DISTRICT: RSC-6 and CN

FUTURE LAND USE CATEGORY: RP-2 and RES-4

SERVICE AREA: Urban

COMMUNITY PLAN: Gibsonton

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY

Applicant: Isabelle Albert, AICP Halff Associates, Inc.

FLU Category: RES-6

Service Area: Urban

Site Acreage: 4.53

Community Plan Area: Gibsonton

Overlay: None

Request: Rezone from CN (16-1099) / RSC-6 to Planned Development (22-0222)

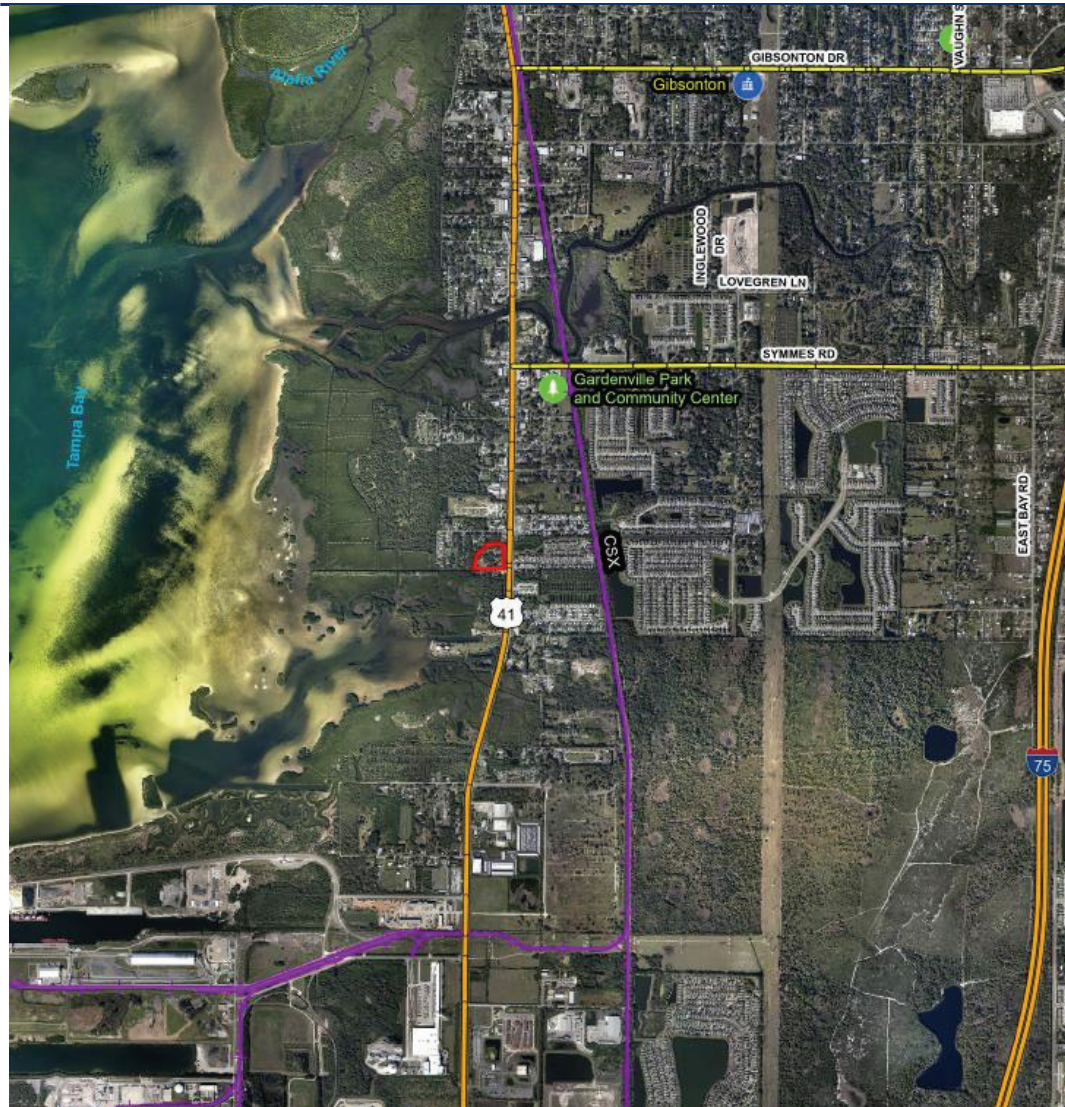
| | | | |
|------|--|----------------------|---|
| | | | |
| Uses | Current CN (16-1099) | Current RSC-6 Zoning | Proposed PD |
| | Neighborhood Commercial Following uses prohibited: 1. Fast food with drive thru; 2. Convenience store with gas | Single Family Home | 45 Recreational Vehicle Park Spaces & Storm Shelter (RV Park) |

| | | | |
|----------------------------------|---|--|--|
| | | | |
| | Current CN (16-1099) | Current RSC-6 Zoning | Proposed PD Zoning |
| Density / Intensity | 0.20FAR | Min. 7,000 sf lot | 10 RV units per acre |
| Lot Size / Lot Width | Min. 7,000 sf lot 70 ft. min. lot width | 70 ft. min. lot width | 4.53 acres |
| Setbacks/Buffering and Screening | Front: 30' | Front: 25' Side: 7' 6" Rear: 25' | West/North/South/East : 25' PD Boundary Setback |
| Height (Maximum) | 35' | 35' | 35' (Shelter Structure) |

Additional Information:
 PD Variations | The applicant did not request any variations.

| | |
|--|---|
| Waivers | The applicant has requested a waiver of 6.11.110.I.5 to reduce the required setback of (fifty) 50 feet in depth along U.S. 41 to (forty) 40 feet abutting a mobile home or recreational vehicle park. |
| Planning Commission Recommendation | Consistent with the Comprehensive Plan and the Gibsonton Community Plan. |
| Development Services Department Recommendation | Approvable, with conditions. |

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

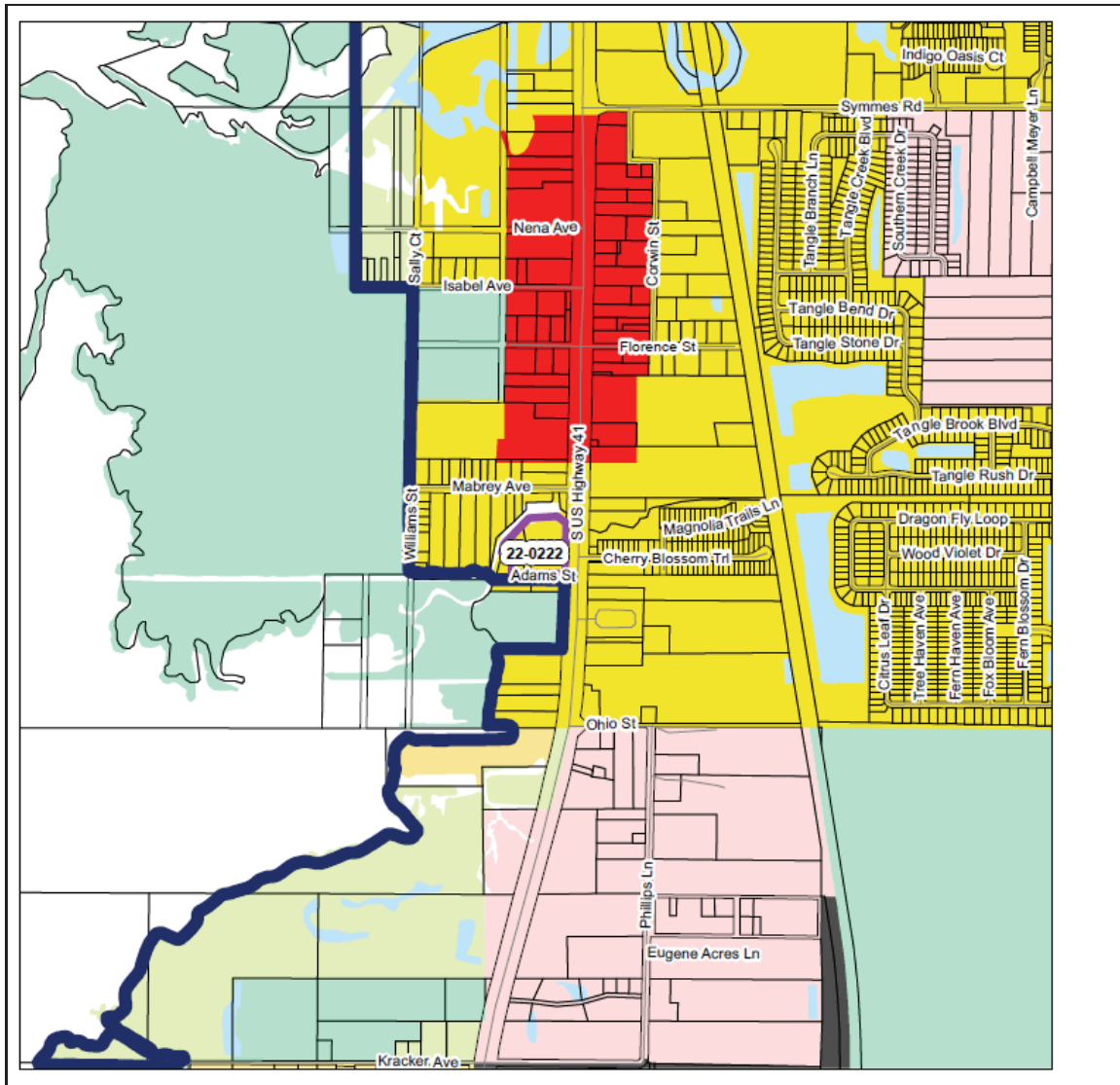


Context of Surrounding Area:

The 4.53-acre site is located on the north side of Adams Road, west of US Highway 41 North. The subject site is entirely within the Coastal High Hazard Area. The subject property is primarily zoned as Commercial Neighborhood (CN) and Residential Single-Family Conventional-6 (RSC-6). The RSC-6 parcels are located on the west side of the site. Farther southwest is Agricultural Rural (AR). Directly south across Adams Street are (Commercial General) CG zoned parcels. North and south along both side of U.S. 41 is a mix of zoning districts, including RSC-6, (CN) Commercial Neighborhood, (CG) Commercial General, (CI) Commercial Intensive and Agricultural Single Family.

Existing land uses on site include a single-family residential dwelling. Uses nearby along US Highway 41 South include a mix of light commercial, heavy commercial, and light industrial interspersed with single-family residential dwellings on the western side of US Highway 41 South. On the eastern side of US Highway 41 South, there are mobile home parks as well as single-family residential dwellings.

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



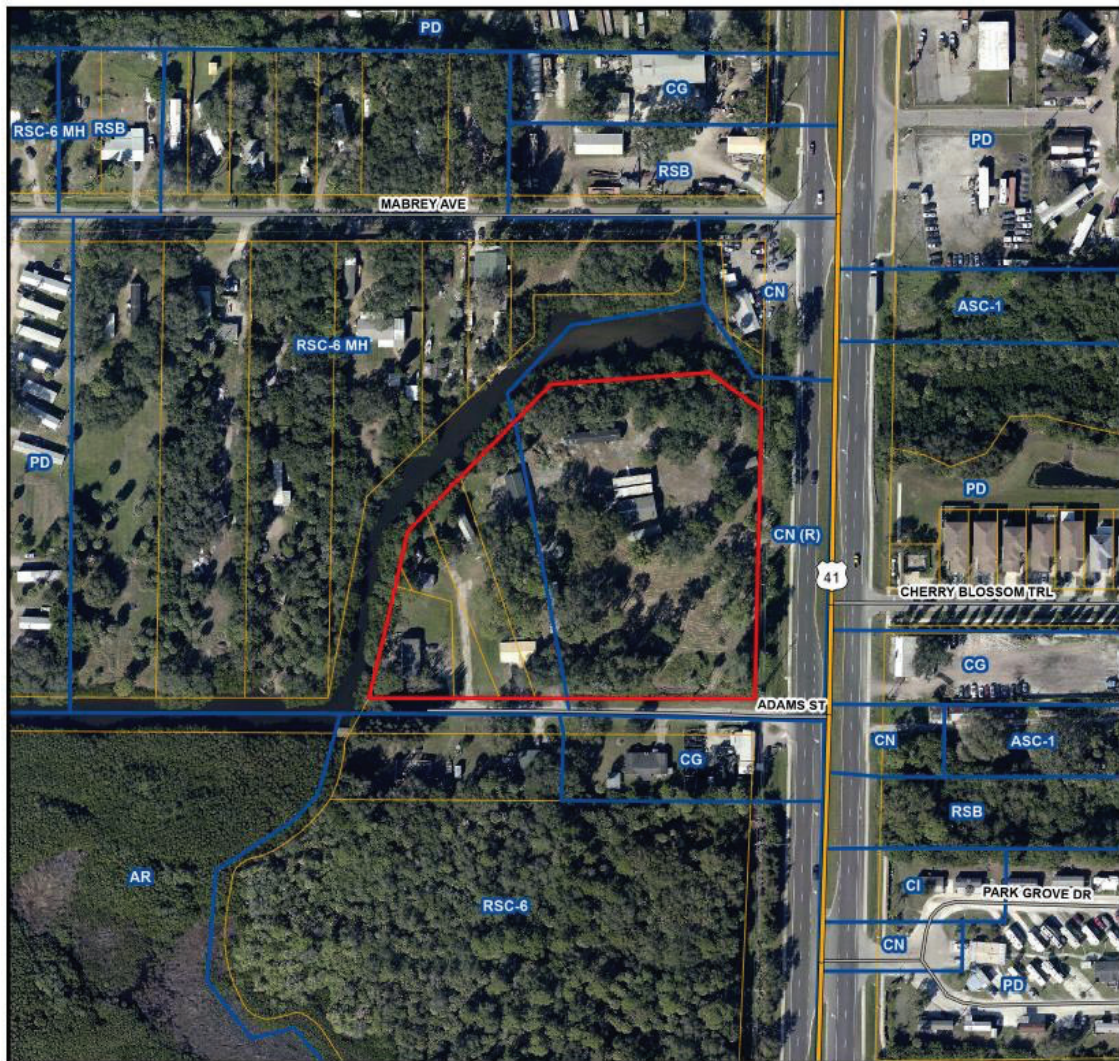
Future Land Use Category Description:

Maximum FAR: 0.25
 Maximum Density: 6 dwelling units per acre

The subject property's Future Land Use designation is Residential-6. The property is located in the Urban Service Area and is within the limits of the Gibsonton and Southshore Community Plans. The subject site is entirely within the Coastal High Hazard Area. The immediately surrounding properties are also designated Residential-6 on the FLU Map on all sides.

Typical uses of the Residential-6, Future Land Use category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. (OC-20) Office Commercial-20 is located further north and Natural Preservation (N) is located further south.

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

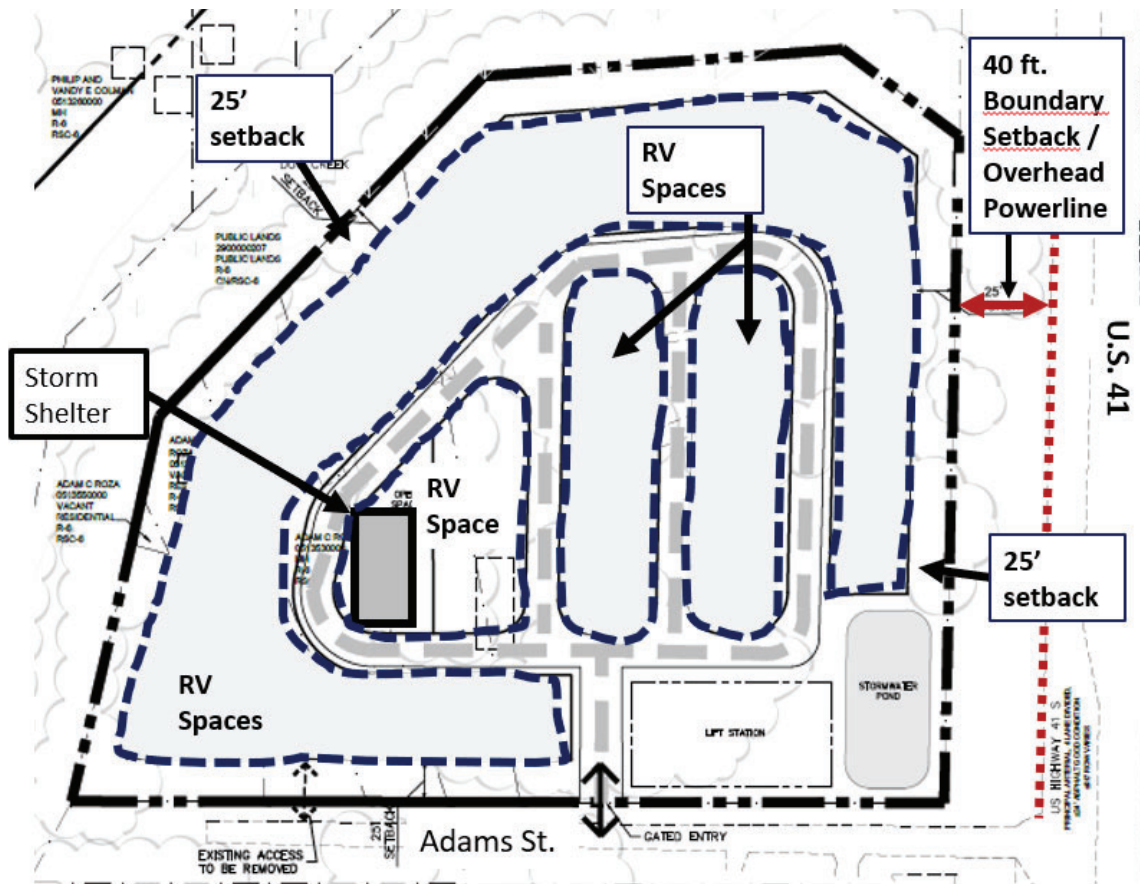


| Adjacent Zonings and Uses | | | | | |
|----------------------------------|-------------------------|-------------------------|-------------------------------------|---|---|
| Location: | Zoning: | Future Land Use: | Density/F.A.R. | Permitted Use: | Existing Use: |
| North | RSC-6MH & CN | Residential-6 | FAR: 0.25 Density: 6 units / ac. | SF/Mobile Home/Commercial | SF/Mobile/Commercial |
| South | (Commercial General) CG | Residential-6 | FAR: 0.25 Density: 6 units / ac. | Commercial | Commercial |
| West | RSC-6MH | Residential-6 | FAR: 0.25 Density: 6 units / ac. | SF/Mobile Home | SF/Mobile Home |
| East | PD, CG, CN | Residential-6 | FAR: 0.25 Density: 6 units / ac. | Mobile home park, Single-family, Commercial | Mobile home park, Single-family, Commercial |

2.0 LAND USE MAP SET AND SUMMARY DATA 2.4 Proposed Site Plan

The subject site is 4.53 acres and will have one full access on Adams Street. In compliance with Section 6.11.110 of the Land Development Code, RV (“Recreational Vehicle”) Park Requirements, the site plan shows a 25-foot setback along the perimeter of the subject property.

A conversion provision in the Land Development Code for Recreational Vehicle Parking spaces permits a maximum of 12 RV Parking Spaces per acre in the Residential-6 Future Land Use Category which equates to a maximum of 54 RV spaces for this site. However, the applicant is proposing to limit the maximum number of RV spaces to 45 spaces. The applicant also shows a Storm Shelter, providing a shelter size of 20 square feet per resident based on 2 residents per RV. The storm shelter shall be in compliance with information provided from the Florida Association of RV Parks and Campgrounds (FARVC) at the time of site and development, based on the number of RV unit spaces up to a maximum of 45 RV spaces.



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

| Adjoining Roadways (check if applicable) | | | |
|--|----------------------------|--|---|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| Adams Street | County Local - Urban | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input checked="" type="checkbox"/> Substandard Road Improvement <input type="checkbox"/> Other |
| Project Trip Generation | | | |
| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing | 2,926 | 149 | 106 |
| Proposed | 120 | 9 | |

| | | | |
|------------------|--------|------|-----|
| | | | 12 |
| Difference (+/-) | -2,806 | -140 | -94 |

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

| Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request | | | | |
|--|----------------|--------------------------------|--------------|-----------|
| Project Boundary | Primary Access | Additional Connectivity/Access | Cross Access | Finding |
| North | | None | None | Meets LDC |
| South | X | None | None | Meets LDC |
| East | | None | None | Meets LDC |
| West | | None | None | Meets LDC |
| Notes: FDOT would not allow access to the US Hwy 41 (eastern project boundary). | | | | |

| Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request | | |
|---|----------------------------|------------|
| Road Name/Nature of Request | Type | Finding |
| Adams St./Substandard Roadway | Design Exception Requested | Approvable |
| Notes: Applicant is proffering ROW dedication to complete improvements. | | |

Transportation

- Design Exception Requested
- Off-site Improvements Required

4.0 AGENCY COMMENTS SUMMARY

Environmental Protection Commission

- Wetlands/Other Surface Waters
- Use of Environmentally Sensitive Land Credit

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. See EPC Report for complete analysis.

Natural Resources

- Wellhead Protection Area
- Surface Water Resource Protection Area Potable Water Wellfield Protection Area
- Significant Wildlife Habitat
- Coastal High Hazard Area Urban/Suburban/Rural Scenic Corridor Other

Conservation & Environmental Lands Management

- Adjacent to ELAPP property

Transportation

- Design Exception Requested
- Off-site Improvements Required

See Transportation Report.

Utilities Service Area/ Water & Wastewater

- Urban Service Area Tampa Service Area
- Rural Service Area

Planning Commission

- Meets Locational Criteria N/A Locational Criteria Waiver Requested
- Minimum Density Met N/A Density Bonus Requested Consistent
- Inconsistent .

| | | | |
|--|---|---|------------------------|
| <p>Hillsborough County School Board</p> <p>Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate</p> <p><input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A</p> | <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> | <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> | <p>Not applicable.</p> |
| <p>Impact/Mobility Fees: NA</p> <p>RV Space (Per Site) Mobility: \$1,232 * 45 = \$55,440 Fire: \$299 * 45 = \$13,455</p> <p>Urban Mobility, South Fire - 45 RV spaces Folios: 51354.0000, 51354.0500, 51354.0000, 51353.0000, 51352.0000, 51355.0000, 51338.0000</p> | | | |

5.0 IMPLEMENTATIONRECOMMENDATION

5.1 Compatibility

The applicant seeks to rezone a parcel, currently zoned RSC -6 and Commercial Neighborhood (16-1099) to Planned Development. The request for a PD is to allow a 45-space RV park. The 4.53-acre site is located on the north side of Adams Road, west of US Highway 41 North. The subject property is primarily zoned as Commercial Neighborhood (CN) and Residential Single-Family Conventional-6 (RSC-6). The RSC-6 parcels are located on the west side of the site. Along the western and northern property boundary is Dug Creek, which is approximately 70 feet wide and heavily vegetated, creating a natural buffer between the proposed RV park and residents to the northwest. To the south across Adams Street, there is residential with RSC-6 zoning and an auto repair shop with CG zoning.

The applicant has requested a waiver of Section 6.11.110.1.5 of the Land Development Code to reduce the required setback of (fifty) 50 feet in depth along U.S. 41 to (forty) 40 feet abutting a mobile home or recreational vehicle park. The Applicant notes that the overhead power line provides 40 ft. An additional 10 feet is required along the proposed eastern property boundary where it abuts U.S. 41. The intent of the 50- foot setback is to provide sufficient separation between major roadways and an RV park to address potential negative roadway impacts to the park. The applicant notes that the RV park is separated from US 41 by a 40- foot electrical wire corridor adjacent to the road, which better functions as a buffer by greater reducing roadway impacts versus an open 50-foot buffer, as shown.

The subject site is entirely within the Coastal High Hazard Area. The Land Development Code requires that all new RV parks, containing a minimum of 25 spaces to include a building or buildings to be used for sheltering purposes for RV tenants during severe storms and storm warnings. The minimum shelter size is 20 square feet per resident with the provision of kitchen facilities, emergency lighting, water storage, toilets and showers, a telephone and first aid equipment. The number of residents per RV is not specified in the Land Development Code. Based upon information provided from the Florida Association of RV Parks and Campgrounds (FARVC), the majority of RV travelers in the state of Florida are retirees and snowbirds, as opposed to larger families or groups. Therefore, the proposed number of 2 residents per RV is appropriate. FARVC also notes that there is also an increasing trend for single-occupant RVs. The applicant's request for a 45-space RV park, with an average of 2 person per RV equates to a maximum of 90 residents and a required minimum 1,800-square-foot shelter. The Hazard Mitigation Manager, in consultation with the Office of Emergency Management, has reviewed this request and does not object to the proposal, as the proposal is reasonable and reflective of an RV park population.

A 6-inch water main exists approximately 40 feet from the site and is located south of the subject property within the north right-of-way of Adams Street. An 8-inch wastewater force main exists approximately 170 feet from the site and is located east of the subject site within the east right-of-way of S. U.S. Highway 41.

The application does not request any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences and Walls). The site will comply with and conform to all other applicable



policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The applicant has requested a Design Exception (revised January 25, 2022) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03.L for Adams St. from the project access to U.S. Highway 41. The Design Exception, which was found approvable by the County Engineer. Additional information may be found in the Transportation Review.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. 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 and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Based upon the above, staff finds the request approvable.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 14, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Isabelle Albert 1000 North Ashley Drive testified on behalf of the applicant. Ms. Albert stated that the site is 4.53 acres in size and located on US 41 and Adams Street. She showed a graphic to discuss the location as well as the property's RES-6 Future Land Use category. The site is located within the Urban Service Area and the Coastal High Hazard Area. She described the surrounding zoning districts and land uses and stated that the request is for 45 Recreational Vehicle spaces. A waiver is requested to the required 50 foot buffer due to the existence of a 40 foot heavily vegetated electrical pole corridor. The applicant is requesting a waiver of 10 feet to permit the existing 40 foot buffer.

Mr. Tim Lampkin, Development Services Department testified regarding the County's staff report. Mr. Lampkin described the location of the site as well as the surrounding land uses and zoning districts. He showed a copy of the site plan to point out the proposed access on Adams Street. 45 RV spaces are requested. A waiver to the required 50 foot buffer along US 41 is requested. Specifically, the applicant requests to provide 40 feet due to existing overhead power lines. Staff does not object to the 10 foot waiver.

Hearing Master Finch asked Mr. Lampkin about the mention in his staff report of a PD Variation. Mr. Lampkin replied that staff would like to revise the staff report to correct that error.

Ms. Andrea Papandrew of the Planning Commission staff testified that the property is within the Residential-6 Future Land Use category and located in the Urban Service Area and the Gibsonton Community Planning Area and SouthShore Areawide Systems Community Plan as well as the Coastal High Hazard Area. She state that the requested number of RV units is consistent with the RES-6 density. The request is consistent with Policy 1.4 regarding compatibility. The proposed RV Park is consistent with the SouthShore Areawide Community Plan as it encourages development of tourism in the area. She concluded her remarks by stating that the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

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

Hearing Master Finch asked audience members if there were any opponents of

the application. None replied.

County staff did not have additional comments.

Ms. Albert testified during the rebuttal period that the Planning Commission staff report cites a 41 foot buffer but the request is to provide a 40 foot wide buffer.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Grady submitted a revised staff report into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject site is 4.53 acres in size and is zoned Residential Single-Family-6 (RSC-6) and Commercial Neighborhood (CN) The property is designated Residential-6 (RES-6) by the Comprehensive Plan and located in the Urban Service Area and the Gibsonton Community Planning Area.
2. The purpose of the rezoning from RSC-6 and CN to PD is to develop a 45 space Recreational Vehicle (RV) Park.
3. The Planning Commission found the request is consistent with the surrounding development pattern. Further, staff stated that the request is consistent with Policy 1.4 regarding compatibility. The proposed RV Park is consistent with the Future of Hillsborough Comprehensive Plan.
4. A waiver is requested to the required 50 foot buffer along the US Highway 41 frontage. The applicant requests to reduce the buffer by 10 feet resulting in a 40 foot buffer adjacent to the RV Park frontage. The waiver is justified by the existence of an existing 40 foot buffer with overhead power lines and heavy vegetation.
5. County staff testified that the property is located within the Coastal High Hazard. The RV Park will comply with the applicable storm shelter standards.
4. The rezoning to Planned Development for a 45 space RV park is consistent with the Comprehensive Plan and Land Development Code and serves to provide a compatible land use given the surrounding development pattern.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 4.53 acres from RSC-6 and CN to PD to permit a 45 space RV Park.

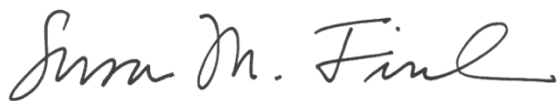
A waiver is requested to the required 50 foot buffer along the US Highway 41 frontage. The 10-foot waiver is justified by the existence of the overhead power lines and existing vegetation resulting in a buffer of 40 feet.

The Planning Commission found the request compatible with the surrounding land uses and the Future of Hillsborough Comprehensive Plan.

The rezoning to Planned Development for a 45 space RV Park is consistent with the Comprehensive Plan and the Land Development Code and serves to provide a compatible land use given the surrounding development pattern.

RECOMMENDATION

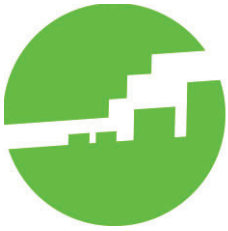
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



March 6, 2022

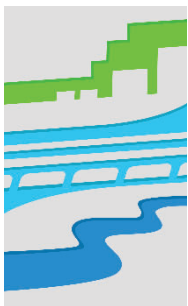
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

| Unincorporated Hillsborough County Rezoning | |
|--|---|
| Hearing Date: February 14, 2022 | Petition: PD 22-0222 |
| Report Prepared: February 2, 2022 | 6102 Adams Street <i>North side of Adams Street, west of US Highway 41 South.</i> |
| Summary Data: | |
| Comprehensive Plan Finding: | CONSISTENT |
| Adopted Future Land Use: | Residential-6 (6 du/ga; 0.25 FAR) |
| Service Area | Urban |
| Community Plan: | Gibsonton, Southshore |
| Requested Zoning: | Commercial Neighborhood (CN) and Residential Single-Family Conventional-6 (RSC-6) and a Planned Development (PD) to permit the development of a Recreational Vehicle Park (RV Park) with 45 parking spaces and a storm shelter. |
| Parcel Size (Approx.): | 4.53+/- acres (197 326.8 sq. ft.) |
| Street Functional Classification: | Adams Street – Local US Highway 41 South – State Principal Arterial |
| Locational Criteria | Not Applicable |
| Evacuation Zone | Evacuation Zone A |



Context

- The 4.53+/- acre site is located on the north side of Adams Road, west of US Highway 41 North. It is located in the Urban Service Area and is within the limits of the Gibsonton and Southshore Community Plans. The subject site is entirely within the Coastal High Hazard Area.
- The subject site's Future Land Use designation is Residential-6 (RES-6). Typical uses of RES-6 include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use. RES-6 surrounds the site on all sides. Office-Commercial – 20 is located further north and Natural Preservation (N) is located to the west and south.
- The subject property is primarily zoned as Commercial Neighborhood (CN) and Residential Single-Family Conventional-6 (RSC-6). RSC-6 is located to the west. Agricultural Rural (AR) is located to the west. There is a mix of parcels with RSC-6, CN, Commercial General (CG), Commercial Intensive (CI) and Agricultural Single-Family Conventional-1 (ASC-1) and Agricultural Single-Family-1 (AS-1) zoning districts and Planned Development (PD) zoning districts on both sides of US Highway 41 South.
- Existing land uses on site include a single-family residential dwelling. Uses along this portion of US Highway 41 South include a mix of light commercial, heavy commercial, and light industrial interspersed with single-family residential dwellings on the western side of US Highway 41 South. On the eastern side of US Highway 41 South, there are mobile home parks as well as single-family residential dwellings.
- The applicant is requesting to rezone the subject site from Commercial Neighborhood (CN) and Residential Single-Family Conventional-6 (RSC-6) and a Planned Development (PD) to permit the development of a Recreational Vehicle Park (RV Park) with 45 RV Parking Spaces and a 1800 square foot storm shelter.

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

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

Policy 1.2: Minimum Density

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

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

Policy 1.3:

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

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

Policy 1.4:

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

Relationship to Land Development Regulations

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

Policy 9.1:

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

Policy 9.2:

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

Neighborhood/Community Development

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

Policy 16.2:

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

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.

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Coastal Management Element

Objective 6: Residential land uses within the coastal high hazard area shall be limited to those areas which are planned to accommodate such development through the provision of adequate public facilities and services. Such development must meet storm velocity standards and be provided with adequate hurricane evacuation capability.

Policy 6.1: The Coastal High Hazard Area is the area below the elevation of the category 1 storm surge line as established by the Tampa Bay Regional Planning Council utilizing the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Where this definition and any graphic representation of this area are not consistent, the definition shall govern.

Policy 6.2: *New development within the coastal high hazard area shall continue to be subject to the applicable site plan review process. As a component of the review process, the property owner shall provide adequate data to assess the impacts of the proposed development upon existing infrastructure within the coastal high hazard area, as well as level of service standards established for shelter capacity and clearance times.*

Policy 6.3: *New development and substantial expansions of existing uses within the coastal high hazard area, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:*

1. *Commercial or industrial development on more than five acres of land; and*
2. *Residential subdivision development requiring platting.*

For those developments within both the coastal high hazard area and the I-75 Corridor, the more restrictive requirements shall apply.

Livable Communities Element

Southshore Areawide Systems Community Plan

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas:

1. ***Land Use/ Transportation***
 - b.*** *Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*
3. ***Tourism***

Develop the SouthShore tourism industry based on the areas of strength:

 - a.*** *Ecotourism – Capitalize on this expanding industry.*
 - b.*** *Agritourism – Promote and develop community and educational programs. Where appropriate seek marketing guidance from the Department of Agriculture and Consumer Services.*

Gibsonton Community Plan

2.NEIGHBORHOODS

Goal 2: Gibsonton will improve and enhance its neighborhoods by:

- Revitalizing older residential areas;***
- Revitalizing outdated mobile home parks; and***
- Incorporating new single-family and rental units offering a range of housing choices.***

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the property from Commercial Neighborhood (CN) and Residential Single Family Conventional-6 (RSC-6) to a Planned Development for the development of a Recreational Vehicle Park with 45 recreational vehicle parking spaces and an 1800 square foot storm shelter. The subject site is in the Coastal High Hazard Area (CHHA). The subject site's Future Land Use Classification on the Future Land Use Map is Residential-6 (RES-6). The subject site is also within the limits of the Urban Service Area and is within the limits of the Southshore Areawide Systems Community Plan and the Gibsonton Community Plan.

The proposed rezoning meets the intent of Objective 1 and Policy 1.2 that requires 80 percent of the future growth in Hillsborough County to be in the Urban Service Area. Although the site would qualify for an exception to minimum density (Policy 1.2) as per Policy 1.3 because it is in the CHHA, the proposed use will develop at 83% of the total density. A conversion provision in the Land Development Code for Recreational Vehicle Parking spaces permits a maximum of 12 Recreational Vehicle Parking Spaces per acre in the RES-6 Future Land Use Category which would be a maximum of 54 spaces for this site. The applicant is proposing 45 parking spaces which is consistent with the density for the RES-6 Future Land Use Category. The proposed development meets the intent of Policy 1.4. Policy 1.4 states that "Compatibility does not mean 'the same as'. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." In this case, the subject site is already located in an area with similar uses as there are three mobile home parks in the vicinity of the subject site to the west, the northeast and southeast of the subject site across U.S. Highway 41 South.

The subject site meets the intent of Objective 9 and Policy 9.2 of the FLUE that require all new development to be in compliance with all local, state and federal land development regulations. The applicant will comply with all necessary Land Development Code regulations inclusive of those that apply to Recreational Vehicle Parks and the Coastal High Hazard Area. Gated access to the site will be moved further east from its current position on Adams Street. The applicant has requested a design exception to the LDC to reduce the required 50-foot setback from U.S. Highway 41 South to 41 feet due to the presence of an electrical wire corridor.

The subject site is in an area that includes a mix of residential uses that include mobile home parks, single-family residential dwellings, commercial uses, as well as some industrial uses along US Highway 41 South. Although an RV Park is not a permanent housing option when compared to a mobile home park in terms of duration of residence, it provides a temporary housing option as well as opportunities for tourism. The site therefore meets compatibility requirements of Objective 16 and policies 16.2, 16.3, 16.8, 16.10 of the FLUE. The subject site is located in an area with large natural preservation lands to the west and a mix of single-family residential and mobile home parks towards the east. The proposed RV Park provides a compatible use for those visitors inclined to take advantage of the environmental features of the surrounding area.

Goal 12 and Objective 12-1 of The Community Design Component (CDC) in the FLUE provides policy direction about designing neighborhoods that are related to the predominant character of the area. The subject site and the surrounding area include a mix of commercial, public and residential uses. The placement of a Recreational Vehicle Park close to natural preservation areas on the west provides a compatibility of uses in terms of tourism.

The subject site is consistent with Objective 6, Policy 6.2, Policy 6.3 of the Coastal Management Element of the Comprehensive Plan. The subject site is in the Coastal High Hazard Area and is within Evacuation Zone A. The proposed rezoning is through a site-planned controlled zoning district as noted in Policy 6.2 and Policy 6.3 as it is a Planned Development (PD). The applicant is complying with all necessary requirements in the Land Development Code and is also providing a 1800 square foot storm shelter on site.

The request is consistent with the Southshore Areawide Systems Community Plan Economic Objective, specifically Goals 1 and 3 that encourage the development of a tourism industry within its boundary and also recognizes and supports the preferred land use patterns that are developed in greater detail in the individual community plans that are within the Southshore Area. The site is located within the limits of the Gibsonton Community Plan. Goal 2 of the Community Plan states that Gibsonton will improve and enhance its neighborhoods through revitalization and the incorporation of single-family housing as well as rental options. Although an RV Park is not considered to be a permanent housing, it provides a temporary rental option for those looking to enjoy the environmental recreational benefits of the surrounding area.

Overall, the proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and that is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds 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.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0222

<all other values>

Rezoning

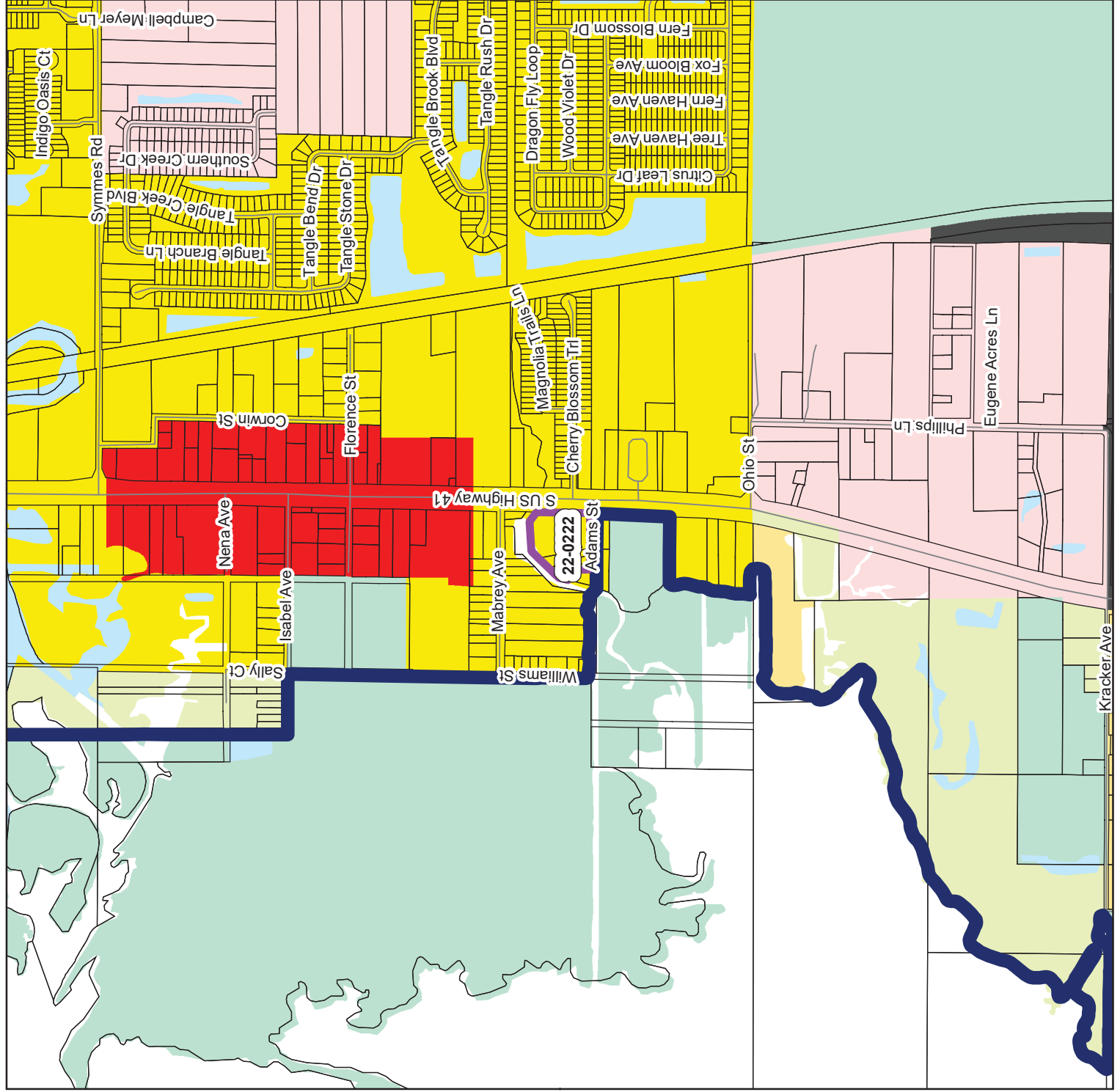
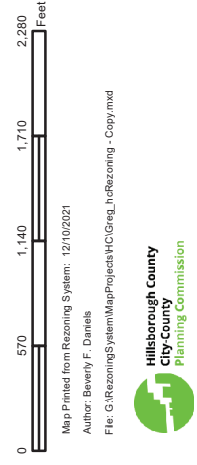
| STATUS | Color |
|-----------|-------------|
| APPROVED | Yellow |
| CONTINUED | Light Green |
| DENIED | Red |
| WITHDRAWN | Blue |
| PENDING | Purple |

| | |
|--|-------------|
| Tampa Service Area | Dark Blue |
| Urban Service Area | Medium Blue |
| Shoreline | Light Blue |
| County Boundary | Blue Dashed |
| Jurisdiction Boundary | Blue Dotted |
| Reads | White |
| Parcels | Light Green |
| Wm NATURAL LULC, Wet Poly | Light Green |
| AGRICULTURAL/MINING-120 (.25 FAR) | Light Green |
| PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) | Light Green |
| AGRICULTURAL-1/10 (.25 FAR) | Light Green |
| AGRICULTURAL-RURAL-1/5 (.25 FAR) | Light Green |
| AGRICULTURAL-ESTATE-1/2.5 (.25 FAR) | Light Green |
| RESIDENTIAL-1 (.25 FAR) | Light Green |
| RESIDENTIAL-2 (.25 FAR) | Light Green |
| RESIDENTIAL-PLANNED-2 (.35 FAR) | Light Green |
| RESIDENTIAL-4 (.25 FAR) | Light Green |
| RESIDENTIAL-6 (.25 FAR) | Light Green |
| RESIDENTIAL-9 (.35 FAR) | Light Green |
| RESIDENTIAL-12 (.35 FAR) | Light Green |
| RESIDENTIAL-16 (.35 FAR) | Light Green |
| RESIDENTIAL-20 (.35 FAR) | Light Green |
| RESIDENTIAL-35 (1.0 FAR) | Light Green |
| NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) | Light Green |
| SUBURBAN MIXED USE-6 (.35 FAR) | Light Green |
| COMMUNITY MIXED USE-12 (.50 FAR) | Light Green |
| URBAN MIXED USE-20 (1.0 FAR) | Light Green |
| REGIONAL MIXED USE-35 (2.0 FAR) | Light Green |
| OC-20 | Light Green |
| RESEARCH CORPORATE PARK (1.0 FAR) | Light Green |
| ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) | Light Green |
| LIGHT INDUSTRIAL PLANNED (.50 FAR) | Light Green |
| LIGHT INDUSTRIAL (.50 FAR) | Light Green |
| HEAVY INDUSTRIAL (.50 FAR) | Light Green |
| PUBLIC/QUASIPUBLIC | Light Green |
| NATURAL PRESERVATION | Light Green |
| WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) | Light Green |
| CITRUS PARK VILLAGE | Light Green |

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the City-County Planning Commission. ACCURACY: It is intended that the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 12/10/2021
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\GReg_Ln\Rezoning - Copy.mxd

Hillsborough County
City-County
Planning Commission





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
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COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: RZ-PD (22-0222)

Zoning File: RZ-PD (22-0222) Modification: None

Atlas Page: None Submitted: 03/24/22

To Planner for Review: 03/24/22 Date Due: ASAP

Contact Person: Isabelle Albert Phone: 813-331-0976/ ialbert@halff.com

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tim Lampkin Date: 3-24-22

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/1/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Gibsonton/South

PETITION NO: RZ PD 22-0222

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- The project shall have one full access connection on Adams St.
- If the PD 22-0222 is approved, the County Engineer will approve a Design (dated November 20, 2021 and revised January 25, 2022) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for Adams St. from the project access to US Hwy 41. The Design Exception, which was found approvable by the County Engineer on January 27, 2022, will result in the following improvements to be constructed by the developer:
 - a. Two (2) 10-foot travel lanes per TS-9, Typical Section.
 - b. 6-foot shoulder, 19-foot open drainage and 5-foot sidewalk on the north side of the roadway only.
 - c. Dedicate 25 feet of right of way along the project boundary on Adams St. to complete the improvements.
- ADA sidewalks shall be required to access the site from Adams St. and internally shall connect the RV spaces, storm shelter, visitor and employee parking, and any amenities.
- Notwithstanding anything shown on the PD site plan, bicycle and pedestrian access may be provided anywhere along the PD boundary.

OTHER CONDITIONS:

- Prior to certification the applicant shall:
 - A. Revise PD site plan to show the 25 feet along Adams Street is proposed to be dedicated.
 - b. Revise PD site plan "Site Note" #13 remove the following incorrect information:
THERE ARE NO SIDEWALKS, BIKE WAYS AND TYPES OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING, AND WITHIN 150 FEET OF THE SITE ARE SHOWN.

[There are sidewalks, bicycle lanes and at least one traffic control device (i.e. stop sign) within 150 feet of the project boundary.]
 - c. Revise PD site plan to sidewalks, bike ways, and traffic control devices consistent with the Hillsborough County Development Review Procedures Manual minimum site plan requirements.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the +/- 4.53-acre subject property from Commercial Neighborhood Restricted (CN-R #16-1099) and Residential Suburban Conventional 6 (RSC-6) with a Mobile Home Overlay to Planned Development (PD) zoning to allow a 45-space RV Park. The subject property is located northwest corner of US Highway 41 and Adams St. The Future Land Use designation of the site is Residential 6 (R-6).

As required by 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. Utilizing data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, staff has prepared a comparison of the trips generated by development under the existing approvals and proposed modifications, utilizing a generalized worst-case scenario.

Existing Use:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak hour Trips | |
|---|------------------------|-----------------------|-----|
| | | AM | PM |
| CN-R: 16,109 sf Pharmacy w/ Drive-thru (ITE LUC 881) | 1,759 | 62 | 166 |
| CN-R: 10,000 sf High Turnover Sit-down Restaurant (ITE LUC 932) | 1,122 | 99 | 98 |
| RSC-6/MH Overlay: 9 Mobile Homes (ITE LUC 240) | 45 | 2 | 4 |
| Pass-by Trips | N/A | 0 | 92 |
| Internal Capture | N/A | 14 | 70 |
| Net trips | 2,926 | 149 | 106 |

Proposed Use:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|------------------------------------|------------------------|-----------------------|----|
| | | AM | PM |
| PD, 45 space RV Park (ITE LUC 416) | 120 | 9 | 12 |

Trip Generation Difference:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-------------------------|------------------------|-----------------------|------------|
| | | AM | PM |
| Difference (+/-) | -2,806 | -140 | -94 |

The proposed rezoning will result in a decrease in potential trip generation by 2,806 daily trips, 140 AM peak hour and 94 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US Hwy 41 is a FDOT maintained, 4-lane, divided, arterial roadway characterized by +/- 12-foot wide travel lanes in good condition within +/- 182 feet of right-of-way. There are +/- 5-foot wide sidewalks on the south side of the roadway and +/- 5-foot bike lanes on both sides within the vicinity of the project.

US Hwy 41 is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) for future improvements for a 6-lane roadway. FDOT has completed a PD&E Study (WPI Seg. No. 430056-1) and

identified no need for additional right-of-way along the applicant's property to accommodate the future 6-lane facility. As such, no preservation is needed.

Adams St. is a 2-lane, substandard, dead-end roadway characterized pavement width varying between +/- 12 and 16-feet and open drainage within a +/- 45-foot wide right-of-way. There are no sidewalks and no paved shoulders along the roadway.

Pursuant to the Hillsborough County Transportation Technical Manual and determination made by the County Engineer, a typical section TS-9, Low Volume Public Road standard, is most appropriate for a relatively short dead-end roadway (+/- 600 ft), to discourage speeding and, when the PD is developed, will have 3-parcels accessing it. TS-9 typical standard includes 10 to 12-foot-wide lanes, 6-foot shoulders, 19 feet wide open drainage swales and 5-foot wide sidewalks on both sides within a minimum of 84 feet of right-of-way.

The applicant is requesting a design exception to make certain improvements to Adams St. along the project frontage, as further discussed in the design exception section of the report below. As part of the proposed design exception the applicant is proffering a 25-foot right-of-way dedication along the project boundary on Adams St.

SITE ACCESS AND CONNECTIVITY

A full access connection is proposed on Adams St. FDOT disapproved an earlier concept plan with access proposed to US Hwy 41. Given the trip generation of the proposed project, site access turn lanes will not be required.

The site access is proposed to be gated consistent with the TTM, TD-9 typical standard.

The internal driveways shall be designed consistent with the LDC, Sec. 6.11.110, B.1. requirements for Recreational Vehicle Parks. More specifically, this requires a minimum of 25-foot roadways with 20 feet of pavement.

Additionally, ADA sidewalks shall be required to access the site from Adams St. and internally shall connect the RV spaces, storm shelter, visitor and employee parking, and any amenities consistent with LDC, Sec. 6.03.02. Notwithstanding anything shown on the PD site plan, bicycle and pedestrian access may be provided anywhere along the PD boundary.

REQUESTED DESIGN EXCEPTION

Adams St. is a substandard low volume public roadway. The applicant's Engineer of Record (EOR) submitted a Design Exception Request (dated November 20, 2021 and revised January 25, 2022) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for Adams St. from the project access to US Hwy 41. Based on factors presented in the Design Exception Request, the County Engineer found the request approvable on January 27, 2022. If this rezoning is approved, the County Engineer will approve the Design Exception request. The Design Exception will result in the following improvements to be constructed by the developer:

- a. Two (2) 10-foot travel lanes per TS-9, Typical Section.
- b. 6-foot shoulder, 19-foot open drainage and 5-foot sidewalk on the north side of the roadway only.
- c. Dedicate 25 feet of right of way along the project boundary on Adams St. to complete the improvements.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Note, Adams St. is not a regulated roadway.

| Roadway | From | To | LOS Standard | Peak Hour Directional LOS |
|-------------|-------------|-----------|--------------|---------------------------|
| US HWY 41 N | BIG BEND RD | SYMMES RD | D | C |

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

| Adjoining Roadways (check if applicable) | | | |
|--|----------------------|--|---|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| Adams St. | County Local - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |

| Project Trip Generation <input type="checkbox"/> Not applicable for this request | | | |
|--|----------------------------|----------------------|----------------------|
| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing | 2,926 | 149 | 106 |
| Proposed | 120 | 9 | 12 |
| Difference (+/-) | -2,806 | -140 | -94 |

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

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

Notes: FDOT would not allow access to the US Hwy 41 (eastern project boundary).

| Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request | | |
|---|----------------------------|------------|
| Road Name/Nature of Request | Type | Finding |
| Adams St./Substandard Roadway | Design Exception Requested | Approvable |

Notes: Applicant is proffering ROW dedication to complete improvements.

| 4.0 Additional Site Information & Agency Comments Summary | | | |
|---|---|--|---------------------------------|
| Transportation | Objections | Conditions Requested | Additional Information/Comments |
| <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided | <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | See report. |



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33619

KEVIN J. THIBAUT, P.E.
SECRETARY

May 18, 2021

**THIS DOCUMENT IS NOT A PERMIT APPROVAL.
THIS PRE-APPLICATION FINDING MAY NOT BE USED AS A BASIS FOR PERMIT APPROVAL AFTER
11/18/2021.**

Re: PRE-APPLICATION REVIEW FOR ACCESS CONNECTION PERMIT REQUEST

| | |
|---|--------------------------------------|
| Date: May 18, 2021 | State Road#: 45 |
| Time: 9:30 AM | Section ID #: 10 060 000 |
| Applicant: John LaRocca | Mile Post: 16.521 |
| Project: RV Park | Road Class: 3 |
| Location: NW Corner, US-41 & Adams St. | MPH: 55 MPH |
| County: Hillsborough | DW/Sig Spacing: 660' / 2640' |
| Folio#: 051338-0000 | Median Spacing: 1320' / 2640' |

Dear Mr. La Rocca,

The Pre-application review of the subject project was conducted by your request. The purpose of the Pre-application review is to educate both the applicant and the Department of the project, the scope of work being proposed, and the requirements to obtain a permit for allowed development or modification to connections within the state Right of Way. After discussing the project and doing a thorough review of the documentation presented, the following comments are to be considered in the final design and we have determined that

- We disapprove the concept as presented with the following considerations.
- We approve the concept as presented with the following conditions/considerations.
- We approve of the concept as submitted and we invite you to submit a permit application package to the Permit Office with engineering drawings that reflect the concept proposed in this meeting.
- We are prepared to continue the review of the concept with the District Variance Committee.
- We are prepared to continue the review of the concept as presented with the following considerations.

Conditions and Comments:

This project proposes new access to SR 45, a class 3 roadway, with a posted speed limit of 55 MPH. Florida Administrative Code, Rule Chapter 14-97, requires 660' driveway spacing, 1320' directional, 2640' full median opening spacing, and 2640' signal spacing requirements. Therefore, connections would be considered non-conforming in accordance with the rule chapters 1996/97 for connection spacing.

FDOT Recommendations,

1. Density not to exceed 54 recreational vehicles.
2. The Department is not in favor of the proposed access and recommends access be taken from Adams Street.
3. Adams to be reconstructed (min 24' wide) up to the project's entrance location.
4. Where Adams meets US 41 construct 50' radii and wrap paved shoulders around to R/W line
5. Construct new sidewalk along Adams and connect to front door of office and connect to existing state road sidewalk per ADA requirements.
6. A basic traffic study will be required, verify turn lane warrant.
7. A right turn lane on US-41 would be challenging given the existing creek and culvert to the north of the property.
8. An accompanying drainage permit would be required as well.
9. US 41 currently has a resurfacing project going on, project # 44387-1. Be sure to coordinate any construction activities with the project manager, Charlie Xie. Office: 813-975-6287 or email: charlie.xie@dot.state.fl.us or go to this link for project information: <https://www.fdottpabay.com/project/479/441387-1-52-01>
10. Maintain 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. (See example below)
11. All typical driveway details to be placed properly:
 - a. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats.
 - b. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk.
 - c. 36" stop sign mounted on a 3" round post, aligned with the stop bar.
 - d. If applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06).
 - e. Double yellow 6" lane separation lines.
 - f. Directional arrow(s) 25' behind the stop bar.
 - g. Warning mats to be red in color unless specified otherwise.
 - h. All markings on concrete are to be high contrast (white with black border).
 - i. All striping within and approaching FDOT R/W shall be thermoplastic.
12. **Make a note in the plans** stating that vegetation control, maintenance and restoration is the responsibility of the UAO or Contractor for the duration of the work being done in the ROW for six months after after work is complete or until restored vegetation is well established.
13. **Include a copy of this letter in the application submittal.**
14. **Plans shall be per the current Standard Plans and FDM.**



15. **Lighting of sidewalks and/or shared paths must be to current standards** (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lighted per FDOT FDM standards. Reference the following link for details: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35fbf_2
16. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
17. Any project that falls within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Contact the Permits Department for more details and contact information.
18. **All the following project identification information must be on the Cover Sheet of the plans:**
 - a. **All Associated FDOT Permit #'s**
 - b. **SR # (& Local Road Name) and Road Section ID #**
 - c. **Mile Post # and Lt or Rt Roadway**
 - d. **Roadway Classification # and Speed Limit (MPH)**
19. All Plans and Documents submitted in OSP need to be **signed and sealed**.
20. The following FDOT Permits may additionally be required:
 - a. Access Permit / Construction Agreement
 - b. Drainage Permit or Exemption
 - c. Utility Permit – for any utility connections within the FDOT R/W (Except those that are exempt from permitting by the 2017 FDOT Utility Accommodation Manual).
 - d. Temporary Driveway Permit

If you do not have access to a computer, and are unable to apply through our One Stop Permitting website, you must submit your application to,

**Florida Department of Transportation
2822 Leslie Rd.
Tampa, Fl. 33619
Attn: Mecale' Roth**

Favorable review of the proposed generally means that you may develop plans that comply with the review comments and submit them with a permit application, within six months, to the Department for permit processing and further review. The Pre-application is for the applicant to discuss, with Department staff, the proposed site design for compliance and constructability in relation to the Standard Plans, and look at options, potential obstacles, or unforeseen issues. The review findings are not binding and are subject to change. The applicant's Engineer of Record is responsible for the technical accuracy of the plans. In keeping with the intent of the Rule, the Department will attempt to abide with the review comments to the extent that necessary judgment is available to the Permits Engineer. Unfavorable review generally means that a permit application, based on the design proposal, would likely be

denied.

If you do not agree with Pre-Application meeting results and would like to schedule an AMRC meeting, contact Traffic Ops, David Ayala at 813-975-6717.

For any other questions or assistance, please feel free to contact me.

Sincerely,

Mecale' Roth

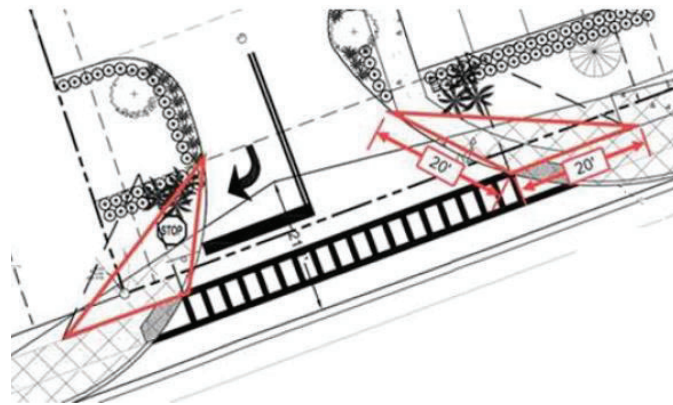
Permit Coordinator II
Tampa Operations
Office - 813-612-3237
Cell- 813-460-1121

Meeting Attendees:

| | | |
|----------------|-----------------|--|
| Guests- | Adam Roza | |
| | John LaRocca | john.larocca@murphylarocca.com |
| FDOT- | Matt Campbell | matthew.campbell@dot.state.fl.us |
| | Mecale' Roth | mecale.roth@dot.state.fl.us |
| | Holly Champion | holly.champion@dot.state.fl.us |
| | Ryan Bogan | ryan.bogan@dot.state.fl.us |
| | Lindsey Mineer | lindsey.miner@dot.state.fl.us |
| | Dan Santos | daniel.santos@dot.state.fl.us |
| | Antonius Lebrun | antonius.lebrun@dot.state.fl.us |
| | Amanda Serra | amanda.serra@dot.state.fl.us |

Pedestrian Sight Triangle Example:

Driveways leading onto state roads need to have min. 20' x 20' clear 'pedestrian sight triangles' on each side of the driveway, at the edge of the sidewalk. It should be measured as 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Nothing above 2' in height from the pavement elevation (except for the stop sign post) should be placed in these triangles. Also, no parking spaces should be in these triangles, not even partially. Please draw in and label these 'pedestrian sight triangles' on the plans. Here is an example of what these triangles look like and how they are positioned (see red triangles in the attached example)





Property Location:
 NW Corner of US Hwy 41 and Adams Street
 (Gibsonston Area)

Folio No's:
 051338-0000
 051352-0000
 051353-0000
 051354-0000
 051355-0000
 051354-0500

Land Area:
 4.53 acres

Future Land Use:
 Residential 6 (R-6)

Current Zoning:
 CN(R): (prohibited uses-fast food with drive thru and convenience store with gas)
 RSC-6 MH

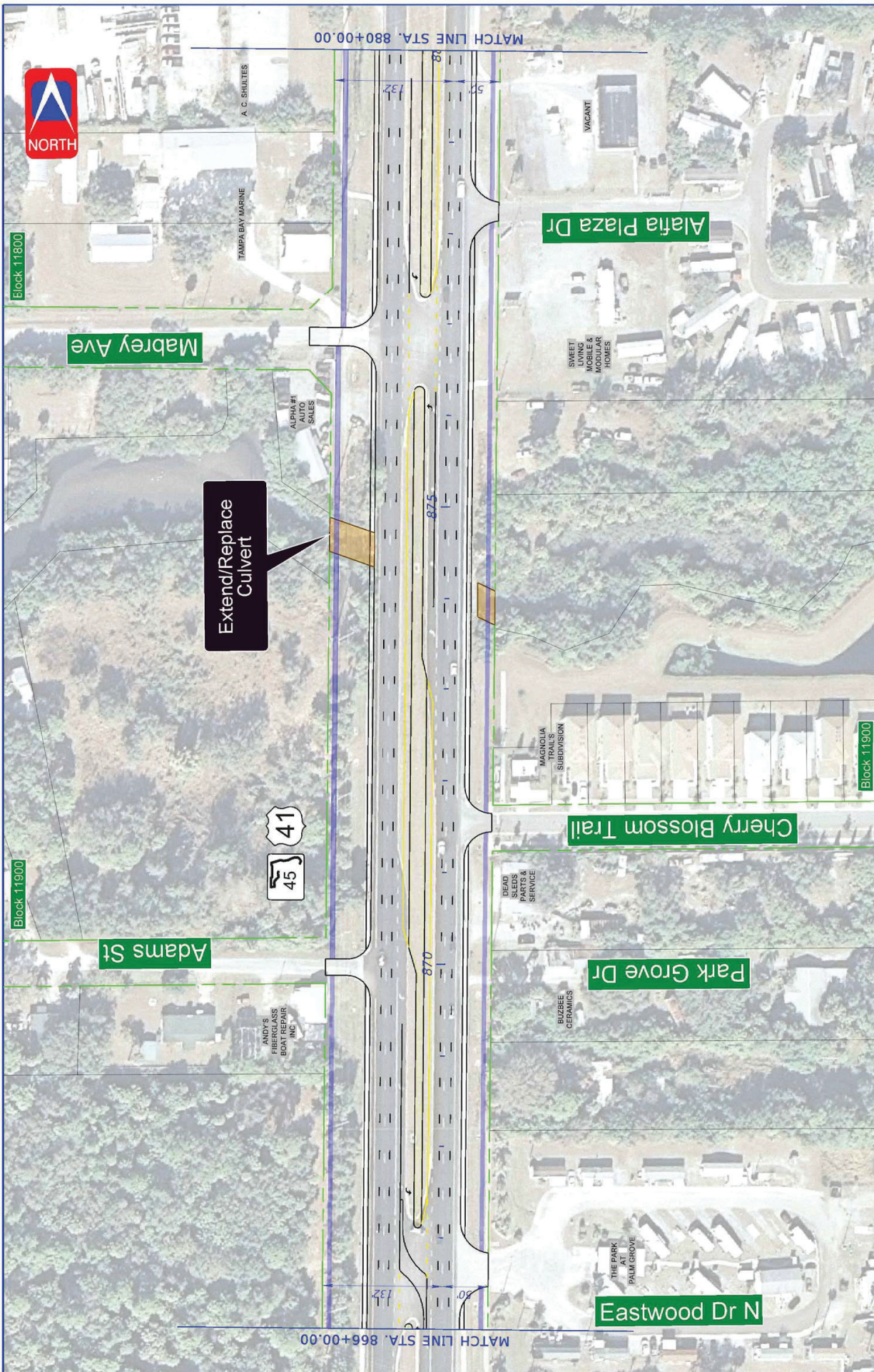
Current Land Use:
 Vacant / Mobile Homes

Proposed Use:
 Recreational Vehicle Park



SKETCH PLAN
 NOT TO SCALE

Flood AE EL-10d
 Parcel 12057 CP 424H



LEGEND

- WETLANDS OR OTHER SURFACE
- POTENTIAL BUSINESS RELOCATION
- POTENTIAL RESIDENTIAL RELOCATION
- PROPERTY LINES
- EXISTING ROW
- PROPOSED ROW
- PROPOSED BRIDGEWALL
- CULVERT EXTENSION
- PROPOSED ROADWAY
- SIDEWALK / PATH
- DATE OF AERIAL: OCTOBER 2011

US41 PD & E STUDY
Kracker Ave to South of Causway Blvd (SR676)
CONCEPT PLANS
 WPI SEGMENT No. 430056-1

AMERICAN CONSULTING ENGINEERS OF FLORIDA, LLC
 2818 Cypress Ridge Blvd, Suite 200
 Wesley Chapel, Florida 33544
 Phone: (813) 435-2600 Fax: (813) 435-2601
 C. Jeffrey S. Novotny, P.E. No. 51083

11/21/2016 4:13:37 PM F:\PROJECT\312704\430056\4220\ roadway_VPLA01074.DWG

SHEET NO. 4

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn "Gwen" W. Myers
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 Reginald Sanford, MPH AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

| REZONING | |
|---|---|
| <p>HEARING DATE: 2/14/2022</p> <p>PETITION NO.: 22-0222</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X1360</p> <p>EMAIL: Yanezm@epchc.org</p> | <p>COMMENT DATE: 12/29/2021</p> <p>PROPERTY ADDRESS: 6102, 6104, 6106, 6108 Adams St, Gibsonton, FL 33534</p> <p>FOLIO #: 0513380000, 0513520000, 0513530000, 0513540000, 0513540500, 0513550000</p> <p>STR: 35-30S-19E</p> |
| <p>REQUESTED ZONING: From CN and RSC-6 to PD</p> | |
| FINDINGS | |
| <p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p> | <p>YES</p> <p>NA</p> <p>NA</p> <p>Dug Creek is located in the northern portion of property.</p> |
| <p>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:</p> <ul style="list-style-type: none"> • 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 | |

Environmental Excellence in a Changing World

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.

My/dc

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

PETITION NO.: PD22-0222 REVIEWED BY: Randy Rochelle DATE: 12/20/2021

FOLIO NO.: 51354.0500 & Multiple More

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A 6 inch water main exists (adjacent to the site), (approximately 40 feet from the site) and is located south of the subject property within the south Right-of-Way of Adams Street. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A 8 inch wastewater force main exists (adjacent to the site), (approximately 170 feet from the site) and is located east of the subject property within the east Right-of-Way of S. US Highway 41. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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

Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 3 Jan. 2022

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Isabelle Albert

PETITION NO: RZ-PD 22-0222

LOCATION: 6102 Adams St. Gibsonton, FL 33534

**FOLIO NO: 51354.0500, 51354.0000, 51353.0000,
51352.0000, 51355.0000, 51338.0000**

SEC: 35 TWN: 30 RNG: 19

- 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: _____.



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services

DATE: 02/03/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Adam C Roza

PETITION NO: 22-0222

LOCATION: US Hwy 41 & Adams St

FOLIO NO: see below

Estimated Fees:

RV Space

(Per Site)

Mobility: $\$1,232 * 45 = \$55,440$

Fire: $\$299 * 45 = \$13,455$

Project Summary/Description:

Urban Mobility, South Fire - 45 RV spaces

Folios: 51354.0000, 51354.0500, 51354.0000, 51353.0000, 51352.0000, 51355.0000, 51338.0000



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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-----X
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IN RE: )
)
ZONE HEARING MASTER )
HEARINGS )
)
-----X

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, February 14, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 8:48 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
February 14, 2022
ZONING HEARING MASTER: SUSAN FINCH

D7:

Application Number: RZ-PD 22-0222
Applicant: Adam C. Roza
Location: NW corner of Adams St. & S US
Hwy 41
Folio Number: 051338.0000, 051352.0000,
051353.0000, 051354.0500 &
051355.0000
Acreage: 4.53 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-6, MH & CN
Request: Rezone to Planned Development

1 MR. GRADY: At the beginning of the agenda,
2 D-6 was continued to April. So we're on to agenda
3 item D-7. It's Rezoning-PD 22-0222. The request
4 is to rezone from RSC-6 and CN to Planned
5 Development.

6 Tim Lampkin will provide staff
7 recommendation after presentation by the applicant.

8 HEARING MASTER FINCH: All right. Good
9 evening.

10 Okay. If there's anyone in the room or
11 online that's going to speak tonight, if you could
12 please raise your right hand.

13 Do you solemnly swear to tell the truth, the
14 whole truth, and nothing but the truth so help you
15 God?

16 MS. ALBERT: I do.

17 HEARING MASTER FINCH: Please proceed.

18 MS. ALBERT: Again, for the record, Isabelle
19 Albert with Halff, 1000 North Ashley Drive. I'm
20 here representing the applicant, and Michael Yates,
21 our traffic engineer, is online. I also have a
22 presentation for you.

23 HEARING MASTER FINCH: All right.

24 MS. ALBERT: We can start from the second --
25 page 2, please. So what we have for you tonight is

1 a 4.53-acre site. It is located on U.S. 41 and
2 Adams Street, and you'll see when we zoom in closer
3 on the next slide. And it's also located in the
4 Urban Service Area, and it's in the Gibsonton area.
5 Next, please.

6 Future Land Use is Residential-6, which
7 allows six units to the acre. As I stated, it's
8 Urban Service Area. It's in the Gibsonton
9 Southshore planning and as well as in the Coastal
10 High-Hazard Area. Next, please.

11 The zoning, there's a mix of zonings.
12 There's Commercial Neighborhood and Commercial
13 General in the area. The site is zoned commercial
14 and residential, and then we have some residential
15 with a Mobile Home Overlay to the west and with a
16 couple of mobile homes park to the south and show
17 business residential as well in this area. Next.

18 This is the site plan. What we have is 54
19 RV spaces. The Comprehensive Plan -- or actually,
20 the Land Development Code allows for 12 units to --
21 or 12 spaces per acre if you're located in the
22 Residential-6. So that gives us 54 spaces.

23 We will meet all the Section 6.11.1.10.
24 However, we are waiving the setback for the major
25 roadway, and we shall go forward -- I'll explain

1 further for the next slide.

2 And we're also asking a design exception for
3 Adams Street, which staff has reviewed and found it
4 supportable. Next.

5 So here's the area in question. It is
6 required to have a 50-foot setback from a major
7 roadway for a 50-foot buffer. In this case we have
8 a 40-foot heavily vegetated corridor -- electrical
9 pole corridor.

10 And therefore, we felt like that was pretty
11 sufficient in lieu of an open space of 50 feet. So
12 that's why we're requesting a waiver of 10 feet in
13 order to allow this 40 feet. Next.

14 So staff recommendation, Development
15 Services found the request approvable. The
16 Planning Commission staff found the request
17 consistent with the Comprehensive Plan. All
18 reviewing agencies found the request approvable.

19 The design exception did recommend -- staff
20 did recommend approval. And I'm here requesting
21 for approval. I'm here if you have any questions.

22 HEARING MASTER FINCH: I don't have any
23 questions for the applicant. Thank you. I
24 appreciate it. If you could please sign in.

25 Development Services.

1 MR. LAMPKIN: Hello. Tim Lampkin,
2 Development Services.

3 I am going to share my screen. This -- the
4 22-0222 is located in the Gibsonton community.
5 It's 4 1/2 acres. It's located on the north side
6 of Adams road, west of U.S. Highway 41 North.

7 It's -- the subject property is primarily
8 zoned as Commercial Neighborhood and Residential
9 Single-Family Conventional-6. It is two zonings,
10 multiple parcels. The RSC-6 parcels are located on
11 the west side of the site.

12 The property is in the Residential-6 Future
13 Land Use Category. Immediately surrounding it is
14 also Residential-6. Typical uses include
15 residential, suburban scale neighborhood
16 commercial, office uses, multipurpose projects, and
17 mixed-use development.

18 The current zoning -- and, again, is CN and
19 R-6 are directly south across Adams Street is CG,
20 Commercial General. North and south along both
21 sides of U.S. 41 is a mix of zoning districts. As
22 you can see here, there's PD, CG, CN, CI;
23 Commercial Intensive, Commercial General.

24 Here's the proposed general development site
25 plan. They're proposing to have one full access on

1 Adams Street in compliance with 6.11 -- 6.11.1.10
2 of the Land Development Code. They are showing a
3 20-foot -- 25-foot setback along the perimeter of
4 the subject property.

5 They also are going to provide -- this will
6 be the conditions -- a storm shelter size of
7 20 square feet per residence based upon two
8 residence per RV. And they're proposing 45 RV
9 spaces.

10 The applicant is requesting a waiver of
11 section 6.11.1.10.i.5, basically, to reduce the
12 required setback of 50 feet along U.S. 41 to
13 40 feet, abutting a mobile home or recreational
14 vehicle park.

15 The applicant does note that the overhead
16 power lines provide 40 feet and an additional
17 10 feet is -- would normally be required along the
18 eastern boundary where it abuts 41. Staff does not
19 object to the requested variation.

20 The applicant does not request any other
21 variations to the Land Development Code regarding
22 6.06.06. The proposed project along with the
23 proposed development standards scale the
24 restrictions that may be found in the conditions
25 are compatible with nearby development patterns.

1 It also satisfies the intent of the goals,
2 objectives, and policies of the FLU Element of the
3 unincorporated Hillsborough County Comprehensive
4 Plan. And therefore, staff finds the request
5 approvable.

6 That concludes staff's presentation unless
7 there are any questions.

8 HEARING MASTER FINCH: I do have one
9 question pertaining to that requested waiver. In
10 the -- your staff report, 5.1, it talks that it's a
11 waiver, and then it describes it later as a
12 variation that requires the Hearing Master's
13 recommendation to include a finding subject in
14 Section 5, as you know.

15 MR. LAMPKIN: Yes.

16 HEARING MASTER FINCH: So my question is:
17 Is it a waiver or is it a variation? And then I
18 will point you back to the beginning of your staff
19 report. In the summary tables, where it talks
20 about PD variations, it says, The applicant is not
21 requesting any variations, and you call it a waiver
22 in that section.

23 So the only reason I'm asking is the waiver
24 does not require that specific finding; the
25 variation does.

1 MR. LAMPKIN: It is -- thank you for
2 pointing that out. Staff would like to correct
3 that in the report. And the correct request is a
4 waiver to 6.11.1.10.i.5. Thank you for pointing
5 that out.

6 HEARING MASTER FINCH: No problem. Okay.
7 Thank you very much. That was my only question. I
8 appreciate it.

9 Planning Commission, please.

10 MS. PAPANDREW: Andrea Papandrew, Planning
11 Commission staff.

12 Subject property is within the Residential-6
13 Future Land Use Category. It is within the Urban
14 Service Area, and is located within the Gibsonton
15 and Southshore Systems Areawide Community Plans.
16 The site is also in the Coastal High-Hazard Area.

17 The proposed rezoning meets the intent of
18 Objective 1 and Policy 1.2 that requires 80 percent
19 of the future growth to be in the Urban Service
20 Area. Although the site will qualify for an
21 exemption of minimum density per Policy 1.3, the
22 proposed use will develop at 83 percent of the
23 total density.

24 The conversion provision of the Land
25 Development Code for recreational vehicle parking

1 spaces permits a maximum of 12 spaces per acre,
2 which will be maximum 54 spaces for the site. And
3 the applicant is proposing 45 parking spaces, which
4 is consistent with the density.

5 The proposed development meets the intent of
6 Policy 1.4. Policy 1.4 states that compatibility
7 does not mean the same as. Rather, it refers to
8 the sensitivity of development proposals in
9 maintaining the character of existing development.

10 In this case, the subject site is already
11 located in the area with similar uses as there are
12 three mobile home parks in the vicinity of the
13 subject site. So the west, northeast, and
14 southeast.

15 The subject site meets the intents of
16 Objective 9 and Policy 9.2 that requires all new
17 development to be in compliance with all local,
18 state, and federal land development regulations.

19 The applicant will comply with all necessary
20 Land Development Code regulations inclusive of
21 those that apply to recreational vehicle parks in
22 the Coastal High-Hazard Area.

23 Gated access to the site will move further
24 east from its current position on Adams Street, and
25 the applicant is requesting a design exception to

1 reduce the required 50-foot setback from U.S.
2 Highway 41 South to 41 feet due to the presence of
3 an electrical wire corridor.

4 The subject site is in an area that includes
5 a mix of residential uses. That includes mobile
6 home parks, single-family residential dwellings,
7 commercial uses, as well as some industrial uses
8 along U.S. Highway 41 south.

9 Although an RV park, it's not a permanent
10 housing option, when compared to mobile home park
11 in terms of duration of residence, provides a
12 temporary housing option as well as opportunities
13 for tourism.

14 The site, therefore, meets compatibility
15 requirements of Objective 16 and Policy 16.2, 16.3,
16 16.8 and 16.10 of the Future Land Use Element.

17 The site is located in an area with large,
18 natural preservation lands to the west, and a mix
19 of the single-family mobile home parks to the east.
20 The proposed RV park provides compatible use for
21 those visitors inclined to take advantage of the
22 environmental features of the surrounding area.

23 Goal 12 and Objective 12-1 of the Community
24 Design Component provides policy direction about
25 design neighborhoods that are related to the

1 predominant character of the area, either placement
2 of recreational vehicle park close to natural
3 preservation areas in the west provides a
4 compatibility of uses in terms of tourism.

5 The subject site is consistent with
6 Objective 6, Policy 6.2, and Policy 6.3 of the
7 Coastal Management Element of the Comprehensive
8 Plan. The site is within the Coastal High-Hazard
9 Area and it is within evacuation Zone A.

10 The proposed rezoning is through a site plan
11 controlled zoning district, and applicant complies
12 with all the necessary requirements of Land
13 Development Code, as well as providing an
14 1800-square-foot storm shelter to the site.

15 The request is consistent with the
16 Southshore Areawide Community Plan economic
17 objective. Specifically, Goals 1 and 3 that
18 encourage development of tourism industry within
19 this boundary.

20 And also recognizes and the preferred land
21 use patterns that developed in greater detail in
22 individual community plans. The site is located
23 within the limits of the Gibsonton Community Plan.
24 Goal 2 of the plan states that Gibsonton will
25 improve and enhance the neighborhoods through

1 revitalization the incorporation of single-family
2 housing as well as rental options.

3 The proposed provides a temporary rental
4 option for those looking to enjoy the environmental
5 recreational developments of the surrounding area.

6 Based upon the above considerations,
7 Planning Commission staff finds the proposed
8 Planned Development consistent with the Future of
9 Hillsborough Comprehensive Plan for unincorporated
10 Hillsborough County subject to the conditions
11 proposed by the Development Services Department.
12 Thank you.

13 HEARING MASTER FINCH: Thank you. I
14 appreciate it.

15 Is there anyone in the room or online that
16 would like to speak in support? Anyone in favor?

17 Seeing no one, anyone in opposition to this
18 request? No one. All right.

19 Mr. Grady, anything else?

20 MR. GRADY: Nothing further.

21 HEARING MASTER FINCH: Ms. Albert, you can
22 have the last word if you'd like it.

23 MS. ALBERT: For the record, Isabelle
24 Albert.

25 I just wanted to clarify. The Planning

1 Commission staff report refers to a 41 buffer, but
2 we're really asking for 40. I just wanted to
3 clarify. That's it.

4 HEARING MASTER FINCH: Okay. Thank you so
5 much. I appreciate it.

6 Then with that, we're close Rezoning 22-0222
7 and go to the next case.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 2/14/22 6pm HEARING MASTER: Sosam Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

| | |
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| APPLICATION # MM 22-0102 | PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>3300 101 E. KENNEDY BLVD. #2800</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-727-4026</u> |
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| APPLICATION # MM 22-0169 | PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>J. Wesley</u> STATE <u>FL</u> ZIP <u>33606 33701</u> PHONE <u>813-284-1760</u> |
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| APPLICATION # RZ 22-0077 | PLEASE PRINT NAME <u>Michael Horner</u> MAILING ADDRESS <u>14502 N. Dale Mabry Hwy.</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962-237</u> |
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| APPLICATION # RZ 22-0330 | PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>J. Wesley</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-284-1760</u> |
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| APPLICATION # MM 21-1108 | PLEASE PRINT NAME <u>Dallas Evans</u> MAILING ADDRESS <u>3610 Northdale Blvd Ste 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7440</u> |
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| APPLICATION # RZ 21-1329 | PLEASE PRINT NAME <u>Nick Brackin</u> MAILING ADDRESS <u>3211 Stonebridge Tr.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-453-7597</u> |
|-----------------------------|---|

DATE/TIME: 2/14/22 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

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| APPLICATION # <u>RZ</u> <u>21-1329</u> <u>VS</u> | PLEASE PRINT NAME <u>Jennifer Grissom</u> MAILING ADDRESS <u>12406 Pony Court</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE _____ |
| APPLICATION # <u>RZ</u> <u>21-1335</u> | PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u> |
| APPLICATION # <u>RZ</u> <u>21-1335</u> | PLEASE PRINT NAME <u>Alexis Crespo</u> MAILING ADDRESS <u>10401 Highland Manor Dr.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>235 850 8525</u> |
| APPLICATION # <u>RZ</u> <u>21-1335</u> | PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>503 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0639</u> |
| APPLICATION # <u>MM</u> <u>VS 21-1339</u> | PLEASE PRINT NAME <u>Truett Gardner</u> MAILING ADDRESS <u>400 N. Ashley Dr. 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____ |
| APPLICATION # <u>RZ</u> <u>21-1340</u> | PLEASE PRINT NAME <u>William H. Kelly</u> MAILING ADDRESS <u>325 S. Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>254-7157</u> |

DATE/TIME: 2/14/22 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

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| APPLICATION # <u>RZ</u> <u>22-0222</u> | PLEASE PRINT NAME <u>Isabelle Olsch</u> MAILING ADDRESS <u>1000 N Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620-4500</u> |
| APPLICATION # <u>MM</u> <u>22-0224</u> | PLEASE PRINT NAME <u>Nicole Neugebauer</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-407-1686</u> |
| APPLICATION # <u>MM</u> <u>22-0224</u> | PLEASE PRINT NAME <u>David Smith</u> MAILING ADDRESS <u>401 E. Jackson St Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u> |
| APPLICATION # | PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____ |
| APPLICATION # | PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____ |
| APPLICATION # | PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____ |

HEARING TYPE: **ZHM, PHM, VRH, LUHO**

DATE: **02/14/2022**

HEARING MASTER: **Susan Finch**

PAGE: **1 OF 1**

| APPLICATION # | SUBMITTED BY | EXHIBITS SUBMITTED | HRG. MASTER YES OR NO |
|----------------------|---------------------|----------------------------------|------------------------------|
| RZ 21-1335 | Brian Grady | 1. Revised staff report | Yes (Copy) |
| RZ 21-1335 | Alexis Crespo | 2. Applicant presentation packet | No |
| RZ 21-1335 | Steve Henry | 3. Applicant presentation packet | No |
| MM 21-1108 | Brian Grady | 1. Revised staff report | Yes (Copy) |
| MM 21-1108 | Dallas Evans | 2. Applicant presentation packet | No |
| RZ 22-0222 | Brian Grady | 1. Revised staff report | Yes (Copy) |
| MM 21-1339 | Brian Grady | 1. Revised staff report | Yes (Copy) |
| MM 21-0169 | Todd Pressman | 1. Applicant presentation packet | No |
| RZ 22-0077 | Michael Horner | 1. Applicant presentation packet | No |
| RZ 22-0224 | Nicole Neugebauer | 1. Applicant presentation packet | Yes (copy) |
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FEBRUARY 14, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, February 14, 2022, at 6:00 p.m., held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

☐ Brian Grady, Development Services, introduction/reviewed the changes/withdrawals/continuances.

D.6. MM 22-0102

☐ Brian Grady, Development Services, calls MM 22-0102.

☐ Matthew Newton, applicant rep, presents testimony.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues to April 18, 2022.

☐ Brian Grady, Development Services, continues the changes/withdrawals/continuances.

☐ Susan Finch, ZHM, overview of ZHM process.

☐ Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

☐ Susan Finch, ZHM, Oath

B. REMANDS

B.1. MM 21-0169

☐ Brian Grady, Development Services, calls MM 21-0169.

☐ Todd Pressman, applicant rep, presents testimony and submits exhibits.

☐ Tania Chapela, Development Services, staff report.

☐ Andrea Papandrew, Planning Commission, staff report.

☐ Susan Finch, ZHM, questions to Planning Commission.

Andrea Papandrew, Planning Commission, answers ZHM questions.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Todd Pressman, applicant rep, provides rebuttal.

Susan Finch, ZHM, questions to Planning Commission.

Andrea Papandrew, Planning Commission, answers ZHM questions

Susan Finch, ZHM, closes MM 21-0169.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0077

Brian Grady, Development Services, calls RZ 22-0077.

Michael Horner, applicant rep, presents testimony and submits exhibits.

Susan Finch, ZHM, questions to applicant rep.

Michael Horner, applicant rep, answers ZHM questions.

Isis Brown, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Isis Brown, Development Services, answers ZHM questions.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Michael Horner, applicant rep, provides rebuttal.

Susan Finch, ZHM, questions to applicant rep.

Michael Horner, applicant rep, answers ZHM questions and continues rebuttal.

Susan Finch, ZHM, closes RZ 22-0077.

C.2. RZ 22-0330

- ☐ Brian Grady, Development Services, calls RZ 22-0330.
- ☐ Todd Pressman, applicant rep, presents testimony.
- ☐ Chris Grandlienard, Development Services, staff report.
- ☐ Andrea Papandrew, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0330.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. MM 21-1108

- ☐ Brian Grady, Development Services, calls MM 21-1108.
- ☐ Dallas Evans, applicant rep, presents testimony and submits exhibits.
- ☐ Tim Lampkin, Development Services, staff report.
- ☐ Andrea Papandrew, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-1108.

D.2. RZ 21-1329

- ☐ Brian Grady, Development Services, calls RZ 21-1329.
- ☐ Nick Brackin, applicant rep, presents testimony.
- ☐ Jennifer Grissom, applicant rep, presents testimony.
- ☐ Michelle Heinrich, Development Services, staff report.
- ☐ Andrea Papandrew, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1329.

D.3. RZ 21-1335

- ☐ Brian Grady, Development Services, calls RZ 21-1335 and noted the application would be heard at the March 8, 2022, BOCC meeting.

☐ Kami Corbett, applicant rep, presents testimony.

☐ Alexis Crespo, applicant rep, presents testimony and submits exhibits.

☐ Steve Henry, applicant rep, presents testimony and submits exhibits.

☐ Brian Grady, Development Services, staff report.

☐ Andrea Papandrew, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1335.

D.4. MM 21-1339

☐ Brian Grady, Development Services, calls MM 21-1339.

☐ Truett Gardner, applicant rep, presents testimony.

☐ Susan Finch, ZHM questions to applicant rep.

☐ Truett Gardner, applicant rep, answers ZHM questions and continues testimony.

☐ Tim Lampkin, Development Services, staff report.

☐ Andrea Papandrew, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services.

☐ Tim Lampkin, Development Services, continues testimony.

☐ Susan Finch, ZHM, calls for applicant rep/closes MM 21-1339.

D.5. RZ 21-1340

☐ Brian Grady, Development Services, calls RZ 21-1340.

☐ William Molloy, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ William Molloy, applicant rep, answers ZHM questions and continues testimony.

☐ Michelle Heinrich, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

William Molloy, applicant rep, proves rebuttal.

Susan Finch, ZHM, closes RZ 21-1340

D.7. RZ 22-0222

Brian Grady, Development Services, calls RZ 22-0222.

Susan Finch, ZHM, Oath.

Isabelle Albert, applicant rep, presents testimony.

Tim Lampkin, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Tim Lampkin, Development Services, answers ZHM questions and continues testimony.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Isabelle Albert, applicant rep, presents rebuttal.

Susan Finch, ZHM, closes RZ 22-0222

D.8. MM 22-0224

Brian Grady, Development Services, calls MM 22-0224.

Nicole Neugebauer applicant rep, presents testimony.

Susan Finch, ZHM, Oath.

Nicole Neugebauer, applicant rep, presents testimony and submits exhibits.

Susan Finch, ZHM, questions to applicant rep.

Nicole Neugebauer, applicant rep, answers ZHM questions.

MONDAY, FEBRUARY 14, 2022

- ☐ Sam Ball, Development Services, staff report.
- ☐ Susan Finch, ZHM, questions to Development Services
- ☐ Sam Ball, Development Services, answers ZHM questions.
- ☐ Andrea Papandrew, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ☐ Brian Grady, Development Services, continues testimony.
- ☐ Susan Finch, ZHM, calls for applicant rep.
- ☐ David Smith, applicant rep, presents rebuttal.
- ☐ Brian Grady, Development Services, responded to applicant.
- ☐ David Smith, applicant rep, continues rebuttal.
- ☐ Brian Grady, Development Services, responded to applicant.
- ☐ David Smith, applicant rep, continues rebuttal.
- ☐ Susan Finch, ZHM, closes MM 22-0224.

ADJOURNMENT

- ☐ Susan Finch, ZHM, adjourns the meeting.

Rezoning Application: PD-22-0222
Zoning Hearing Master Date: February 14, 2022
BOCC Land Use Meeting Date: April 12, 2022



**Hillsborough
 County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Isabelle Albert, AICP
 Halff Associates, Inc.
FLU Category: RES-6
Service Area: Urban
Site Acreage: 4.53
Community Plan Area: Gibsonton
Overlay: None
Request: Rezone from CN (16-1099) / RSC-6
 to Planned Development (22-0222)



| Zoning: | Current CN (16-1099) | Current RSC-6 Zoning | Proposed PD |
|---------|---|----------------------|---|
| Uses | Neighborhood Commercial Following uses prohibited: 1. Fast food with drive thru; 2. Convenience store with gas | Single Family Home | 45 Recreational Vehicle Park Spaces & Storm Shelter (RV Park) |

| Development Standards: | Current CN (16-1099) | Current RSC-6 Zoning | Proposed PD Zoning |
|----------------------------------|--|--|--|
| Density / Intensity | 0.20 FAR | Min. 7,000 sf lot | 10 RV units per acre |
| Lot Size / Lot Width | Min. 7,000 sf lot 70 ft. min. lot width | 70 ft. min. lot width | 4.53 acres |
| Setbacks/Buffering and Screening | Front: 30' | Front: 25' Side: 7' 6" Rear: 25' | West/North/South/East : 25' PD Boundary Setback |
| Height (Maximum) | 35' | 35' | 35' (Shelter Structure) |

| Additional Information: | |
|-------------------------|---|
| PD Variations | The applicant did not request any variations. |

Application No. 22-0222
 Name: Brian Grady
 Entered at Public Hearing: ZHM
 Exhibit # 1 Date: 2/14/22

APPLICATION NUMBER: PD 22-0222

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: Tim Lampkin, AICP

| | |
|--|---|
| Waivers | The applicant has requested a waiver of 6.11.110.1.5 to reduce the required setback of (fifty) 50 feet in depth along U.S. 41 to (forty) 40 feet abutting a mobile home or recreational vehicle park. |
| Planning Commission Recommendation | Consistent with the Comprehensive Plan and the Gibsonton Community Plan. |
| Development Services Department Recommendation | Approvable, with conditions. |

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



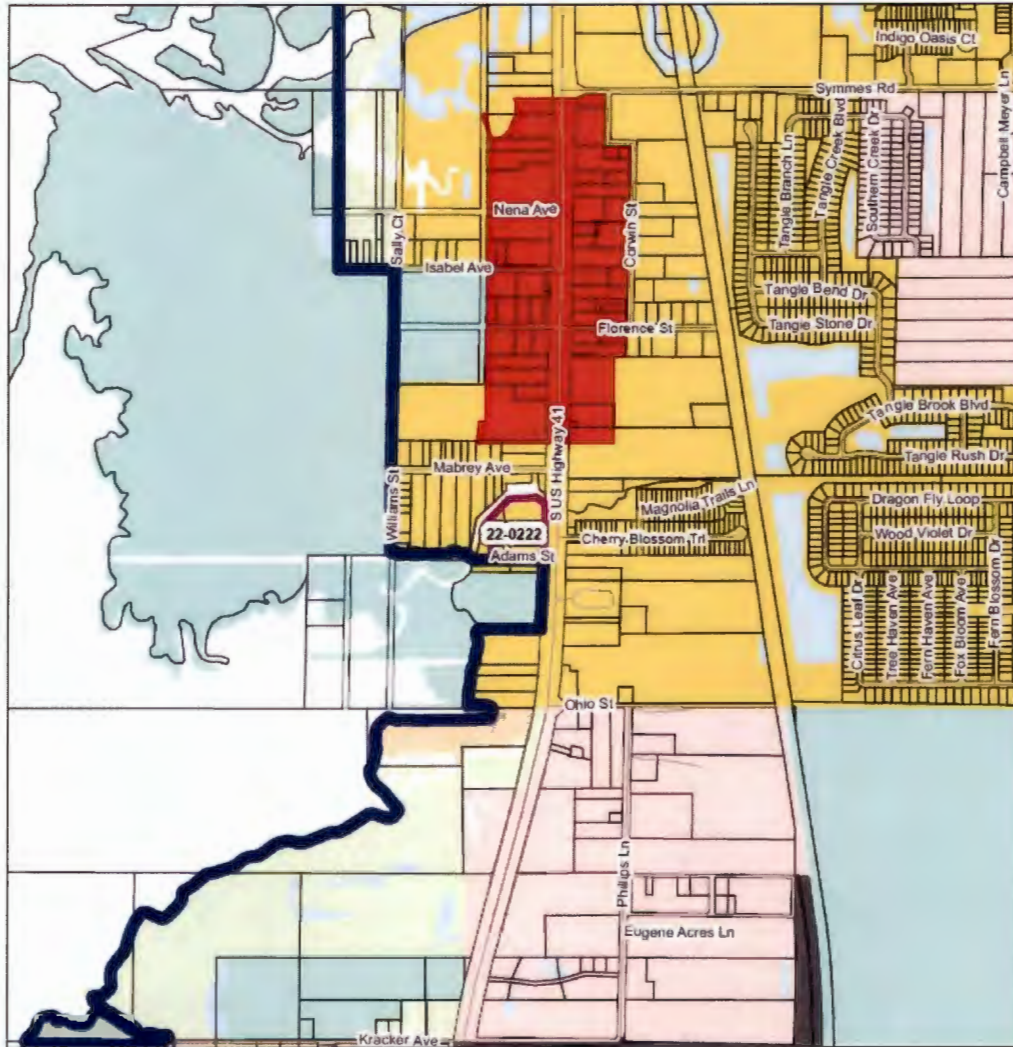
Context of Surrounding Area:

The 4.53-acre site is located on the north side of Adams Road, west of US Highway 41 North. The subject site is entirely within the Coastal High Hazard Area. The subject property is primarily zoned as Commercial Neighborhood (CN) and Residential Single-Family Conventional-6 (RSC-6). The RSC-6 parcels are located on the west side of the site. Farther southwest is Agricultural Rural (AR). Directly south across Adams Street are (Commercial General) CG zoned parcels. North and south along both side of U.S. 41 is a mix of zoning districts, including RSC-6, (CN) Commercial Neighborhood, (CG) Commercial General, (CI) Commercial Intensive and Agricultural Single Family.

Existing land uses on site include a single-family residential dwelling. Uses nearby along US Highway 41 South include a mix of light commercial, heavy commercial, and light industrial interspersed with single-family residential dwellings on the western side of US Highway 41 South. On the eastern side of US Highway 41 South, there are mobile home parks as well as single-family residential dwellings.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category Description:

Maximum FAR: 0.25

Maximum Density: 6 dwelling units per acre

The subject property's Future Land Use designation is Residential-6. The property is located in the Urban Service Area and is within the limits of the Gibsonton and Southshore Community Plans. The subject site is entirely within the Coastal High Hazard Area. The immediately surrounding properties are also designated Residential-6 on the FLU Map on all sides.

Typical uses of the Residential-6, Future Land Use category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. (OC-20) Office Commercial-20 is located further north and Natural Preservation (N) is located further south.

2.0 LAND USE MAP SET AND SUMMARY DATA

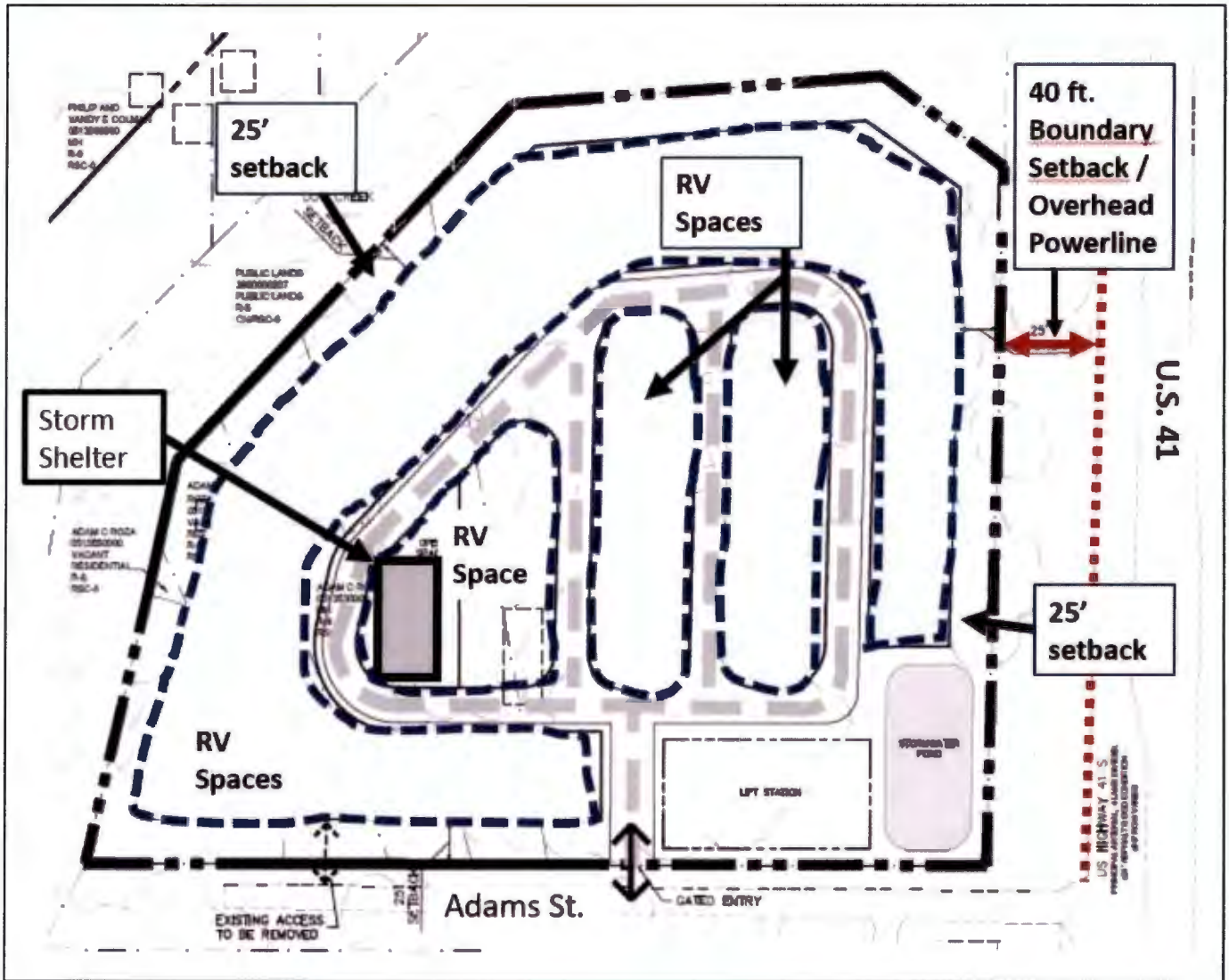
2.3 Immediate Area Map



| Adjacent Zonings and Uses | | | | | |
|---------------------------|-------------------------|------------------|-------------------------------------|---|---|
| Location: | Zoning: | Future Land Use: | Density/F.A.R. | Permitted Use: | Existing Use: |
| North | RSC-6 MH & CN | Residential-6 | FAR: 0.25 Density: 6 units / ac. | SF/Mobile Home/Commercial | SF/Mobile/Commercial |
| South | (Commercial General) CG | Residential-6 | FAR: 0.25 Density: 6 units / ac. | Commercial | Commercial |
| West | RSC-6 MH | Residential-6 | FAR: 0.25 Density: 6 units / ac. | SF/Mobile Home | SF/Mobile Home |
| East | PD, CG, CN | Residential-6 | FAR: 0.25 Density: 6 units / ac. | Mobile home park, Single-family, Commercial | Mobile home park, Single-family, Commercial |

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan



The subject site is 4.53 acres and will have one full access on Adams Street. In compliance with Section 6.11.110 of the Land Development Code, RV ("Recreational Vehicle") Park Requirements, the site plan shows a 25-foot setback along the perimeter of the subject property.

A conversion provision in the Land Development Code for Recreational Vehicle Parking spaces permits a maximum of 12 RV Parking Spaces per acre in the Residential-6 Future Land Use Category which equates to a maximum of 54 RV spaces for this site. However, the applicant is proposing to limit the maximum number of RV spaces to 45 spaces. The applicant also shows a Storm Shelter, providing a shelter size of 20 square feet per resident based on 2 residents per RV. The storm shelter shall be in compliance with information provided from the Florida Association of RV Parks and Campgrounds (FARVC) at the time of site and development, based on the number of RV unit spaces up to a maximum of 45 RV spaces.

APPLICATION NUMBER: PD 22-0222

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: Tim Lampkin, AICP

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 8 OF STAFF REPORT)

| Adjoining Roadways (check if applicable) | | | |
|--|----------------------|--|---|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| Adams Street | County Local - Urban | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements Required <input checked="" type="checkbox"/> Substandard Road Improvement <input type="checkbox"/> Other |

| Project Trip Generation | | | |
|-------------------------|----------------------------|----------------------|----------------------|
| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing | 2,926 | 149 | 106 |
| Proposed | 120 | 9 | 12 |
| Difference (+/-) | -2,806 | -140 | -94 |

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

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

Notes: FDOT would not allow access to the US Hwy 41 (eastern project boundary).

| Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request | | |
|---|----------------------------|------------|
| Road Name/Nature of Request | Type | Finding |
| Adams St./Substandard Roadway | Design Exception Requested | Approvable |

Notes: Applicant is proffering ROW dedication to complete improvements.

| INFORMATION/REVIEWING AGENCY | OBJECTIONS | CONDITIONS REQUESTED | ADDITIONAL INFORMATION/COMMENTS |
|--|--|--|---------------------------------|
| Transportation <input checked="" type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | See Report. |

4.0 AGENCY COMMENTS SUMMARY

| AGENCY (Check Applicable Information) | OBJECTIONS | CONDITIONS REQUESTED | INFORMATION/COMMENTS |
|--|--|--|--|
| Environmental Protection Commission <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 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. See EPC Report for complete analysis. |
| Natural Resources <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Other _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Conservation & Environmental Lands Management <input type="checkbox"/> Adjacent to ELAPP property | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Transportation <input checked="" type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | See Transportation Report. |
| Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban Service Area <input type="checkbox"/> Tampa Service Area <input type="checkbox"/> Rural Service Area | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

| | | | |
|---|--|--|-----------------|
| Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Not applicable. |
| Impact/Mobility Fees: NA RV Space (Per Site) Mobility: \$1,232 * 45 = \$55,440 Fire: \$299 * 45 = \$13,455 Urban Mobility, South Fire - 45 RV spaces Folios: 51354.0000, 51354.0500, 51354.0000, 51353.0000, 51352.0000, 51355.0000, 51338.0000 | | | |

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The applicant seeks to rezone a parcel, currently zoned RSC-6 and Commercial Neighborhood (16-1099) to Planned Development. The request for a PD is to allow a 45-space RV park. The 4.53-acre site is located on the north side of Adams Road, west of US Highway 41 North. The subject property is primarily zoned as Commercial Neighborhood (CN) and Residential Single-Family Conventional-6 (RSC-6). The RSC-6 parcels are located on the west side of the site. Along the western and northern property boundary is Dug Creek, which is approximately 70 feet wide and heavily vegetated, creating a natural buffer between the proposed RV park and residents to the northwest. To the south across Adams Street, there is residential with RSC-6 zoning and an auto repair shop with CG zoning.

The applicant has requested a waiver of Section 6.11.110.I.5 of the Land Development Code to reduce the required setback of (fifty) 50 feet in depth along U.S. 41 to (forty) 40 feet abutting a mobile home or recreational vehicle park. The Applicant notes that the overhead power line provides 40 ft. An additional 10 feet is required along the proposed eastern property boundary where it abuts U.S. 41. The intent of the 50-foot setback is to provide sufficient separation between major roadways and an RV park to address potential negative roadway impacts to the park. The applicant notes that the RV park is separated from US 41 by a 40-foot electrical wire corridor adjacent to the road, which better functions as a buffer by greater reducing roadway impacts versus an open 50-foot buffer, as shown.



As reflected in the recommended conditions of approval in this report, staff does not object to the requested variation. The hearing master's recommendation for this application is required to include a finding on whether the requested variation meets the criteria for approval, per LDC Section 5.03.06.C.6.

The subject site is entirely within the Coastal High Hazard Area. The Land Development Code requires that all new RV parks, containing a minimum of 25 spaces to include a building or buildings to be used for sheltering purposes for RV tenants during severe storms and storm warnings. The minimum shelter size is 20 square feet per resident with the provision of kitchen facilities, emergency lighting, water storage, toilets and showers, a telephone and first aid equipment. The number of residents per RV is not specified in the Land Development Code. Based upon information provided from the Florida Association of RV Parks and Campgrounds (FARVC), the majority of RV travelers in the state of Florida are retirees and snowbirds, as opposed to larger families or groups. Therefore, the proposed number of 2 residents per RV is appropriate. FARVC also notes that there is also an increasing trend for single-occupant RVs. The applicant's request for a 45-space RV park, with an average of 2 person per RV equates to a maximum of 90 residents and a required minimum 1,800-square-foot shelter. The Hazard Mitigation Manager, in consultation with the Office of Emergency Management, has reviewed this request and does not object to the proposal, as the proposal is reasonable and reflective of an RV park population.

A 6-inch water main exists approximately 40 feet from the site and is located south of the subject property within the north right-of-way of Adams Street. An 8-inch wastewater force main exists approximately 170 feet from the site and is located east of the subject site within the east right-of-way of S. U.S. Highway 41.

The application does not request any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences and Walls). The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The applicant has requested a Design Exception (revised January 25, 2022) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03.L for Adams St. from the project access to U.S. Highway 41. The Design Exception, which was found approvable by the County Engineer. Additional information may be found in the Transportation Review.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan.

5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. 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 and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Based upon the above, staff finds the request approvable.

Prior to Site Plan Certification the applicant shall:

1. Revise PD site plan to show the 25 feet along Adams Street is proposed to be dedicated.
2. Revise PD site plan "Site Note" #13 remove the following incorrect information: There are no sidewalks, bikeways and types of traffic control devices on all roadways adjoining, traversing, and within 150 feet of the site plan are shown.
3. Revise PD site plan to show sidewalks, bike ways, and traffic control devices consistent with the Hills borough County Development Review Procedures Manual minimum site plan requirements. [There are sidewalks, bicycle lanes and at least one traffic control device (i.e. stop sign) within 150 feet of the project boundary.]

6.0 PROPOSED CONDITIONS

Approvable, subject to the following conditions.

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

1. The recreational vehicle park shall be limited to a maximum of 45 RV spaces and storm shelter.
2. Development shall be in substantial conformance with the site plan, stamped received November 23, 2021.
3. Screening and buffering requirements for the development shall be required according to all applicable sections of the Hillsborough County Land Development Code.
 - a. The required setback in depth along U.S. 41 shall be (forty) 40 feet on the eastern PD boundary.
 - b. The RV spaces shall be setback 25 feet from the PD boundary. Pursuant to Section 4.01.00, the RV space setbacks shall be a minimum of 30 feet for Conservation Areas. At the time of site and development review, wider setbacks may be required by the EPC depending on the environmental sensitivity of the area.
4. Development shall comply with the requirements of Section 6.11.110 and other applicable sections of the of the Hillsborough County Land Development Code. For purposes of compliance with Section 6.11.110.E.1.b. (20 square feet of shelter space per resident), the number of residents for the RV park, so as to calculate maximum shelter space, shall be based on 2 persons per RV space. As such, the project shall provide 40 square feet of shelter space per RV space. The number of RV spaces will be determined during site & development review and shall not be greater than 45 RV spaces. The shelters shall be developed where generally depicted on the general site plan.
5. The project shall have one full access connection on Adams St.
6. If the PD 22-0222 is approved, the County Engineer will approve a Design Exception (dated November 20, 2021 and revised January 25, 2022) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03.L for Adams St. from the project access to US Hwy 41. The Design Exception, which was found approvable by the County Engineer on January 27, 2022, will result in the following improvements to be constructed by the developer:
 - a. Two (2) 10-foot travel lanes per TS-9, Typical Section.
 - b. 6-foot shoulder, 19-foot open drainage and 5-foot sidewalk on the north side of the roadway only.
 - c. Dedicate 25 feet of right of way along the project boundary on Adams St. to complete the improvements.

7. ADA sidewalks shall be required to access the site from Adams St. and internally shall connect the RV spaces, storm shelter, visitor and employee parking, and any amenities.
8. Notwithstanding anything shown on the PD site plan, bicycle and pedestrian access may be provided anywhere along the PD boundary.
9. 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.
10. 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.
11. 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).
12. 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.
13. 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 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. Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.
14. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.

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

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

APPLICATION NUMBER: PD 22-0222

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

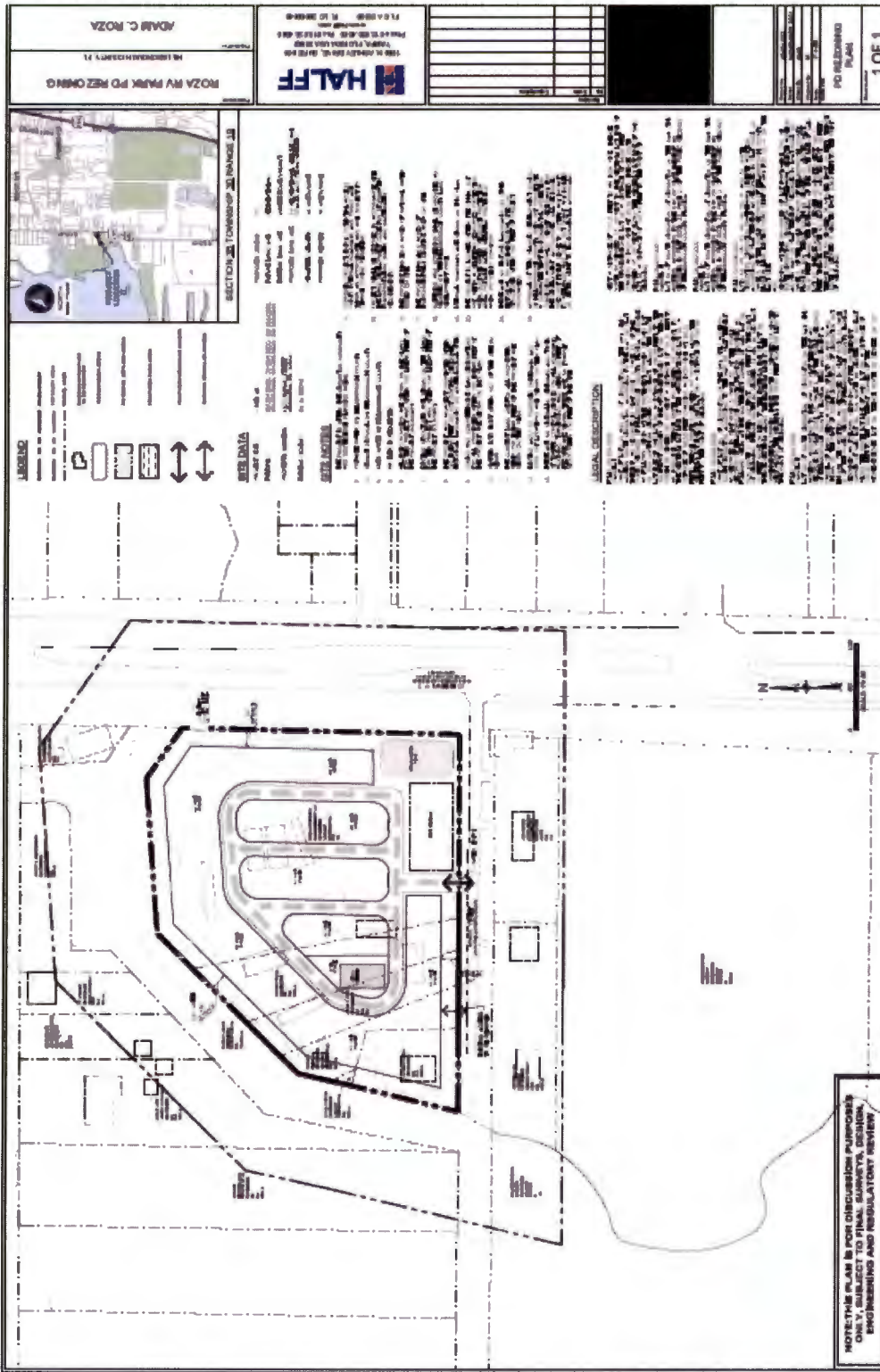
Case Reviewer: Tim Lampkin, AICP

Zoning Administrator Sign Off:



J. Brian Grady
Mon Feb 7 2022 10:02:12

7.0 ADDITIONAL INFORMATION: Full Site Plan



APPLICATION NUMBER: PD 22-0222
ZHM HEARING DATE: February 14, 2022
BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: Tim Lampkin, AICP

8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/1/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Gibsonton/South

PETITION NO: RZ PD 22-0222

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- The project shall have one full access connection on Adams St.
- If the PD 22-0222 is approved, the County Engineer will approve a Design (dated November 20, 2021 and revised January 25, 2022) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for Adams St. from the project access to US Hwy 41. The Design Exception, which was found approvable by the County Engineer on January 27, 2022, will result in the following improvements to be constructed by the developer:
 - a. Two (2) 10-foot travel lanes per TS-9, Typical Section.
 - b. 6-foot shoulder, 19-foot open drainage and 5-foot sidewalk on the north side of the roadway only.
 - c. Dedicate 25 feet of right of way along the project boundary on Adams St. to complete the improvements.
- ADA sidewalks shall be required to access the site from Adams St. and internally shall connect the RV spaces, storm shelter, visitor and employee parking, and any amenities.
- Notwithstanding anything shown on the PD site plan, bicycle and pedestrian access may be provided anywhere along the PD boundary.

OTHER CONDITIONS:

- Prior to certification the applicant shall:
 - A. Revise PD site plan to show the 25 feet along Adams Street is proposed to be dedicated.
 - b. Revise PD site plan "Site Note" #13 remove the following incorrect information:
THERE ARE NO SIDEWALKS, BIKE WAYS AND TYPES OF TRAFFIC CONTROL DEVICES ON ALL ROADWAYS ADJOINING, TRAVERSING, AND WITHIN 150 FEET OF THE SITE ARE SHOWN.

[There are sidewalks, bicycle lanes and at least one traffic control device (i.e. stop sign) within 150 feet of the project boundary.]
 - c. Revise PD site plan to sidewalks, bike ways, and traffic control devices consistent with the Hillsborough County Development Review Procedures Manual minimum site plan requirements.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the +/- 4.53-acre subject property from Commercial Neighborhood Restricted (CN-R #16-1099) and Residential Suburban Conventional 6 (RSC-6) with a Mobile Home Overlay to Planned Development (PD) zoning to allow a 45-space RV Park. The subject property is located northwest corner of US Highway 41 and Adams St. The Future Land Use designation of the site is Residential 6 (R-6).

As required by 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. Utilizing data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, staff has prepared a comparison of the trips generated by development under the existing approvals and proposed modifications, utilizing a generalized worst-case scenario.

Existing Use:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak hour Trips | |
|---|------------------------|-----------------------|------------|
| | | AM | PM |
| CN-R: 16,109 sf Pharmacy w/ Drive-thru (ITE LUC 881) | 1,759 | 62 | 166 |
| CN-R: 10,000 sf High Turnover Sit-down Restaurant (ITE LUC 932) | 1,122 | 99 | 98 |
| RSC-6/MH Overlay: 9 Mobile Homes (ITE LUC 240) | 45 | 2 | 4 |
| Pass-by Trips | N/A | 0 | 92 |
| Internal Capture | N/A | 14 | 70 |
| Net trips | 2,926 | 149 | 106 |

Proposed Use:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|------------------------------------|------------------------|-----------------------|----|
| | | AM | PM |
| PD, 45 space RV Park (ITE LUC 416) | 120 | 9 | 12 |

Trip Generation Difference:

| Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-------------------------|------------------------|-----------------------|------------|
| | | AM | PM |
| Difference (+/-) | -2,806 | -140 | -94 |

The proposed rezoning will result in a decrease in potential trip generation by 2,806 daily trips, 140 AM peak hour and 94 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

US Hwy 41 is a FDOT maintained, 4-lane, divided, arterial roadway characterized by +/- 12-foot wide travel lanes in good condition within +/- 182 feet of right-of-way. There are +/- 5-foot wide sidewalks on the south side of the roadway and +/- 5-foot bike lanes on both sides within the vicinity of the project.

US Hwy 41 is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) for future improvements for a 6-lane roadway. FDOT has completed a PD&E Study (WPI Seg. No. 430056-1) and

identified no need for additional right-of-way along the applicant's property to accommodate the future 6-lane facility. As such, no preservation is needed.

Adams St. is a 2-lane, substandard, dead-end roadway characterized pavement width varying between +/- 12 and 16-feet and open drainage within a +/- 45-foot wide right-of-way. There are no sidewalks and no paved shoulders along the roadway.

Pursuant to the Hillsborough County Transportation Technical Manual and determination made by the County Engineer, a typical section TS-9, Low Volume Public Road standard, is most appropriate for a relatively short dead-end roadway (+/- 600 ft), to discourage speeding and, when the PD is developed, will have 3-parcels accessing it. TS-9 typical standard includes 10 to 12-foot-wide lanes, 6-foot shoulders, 19 feet wide open drainage swales and 5-foot wide sidewalks on both sides within a minimum of 84 feet of right-of-way.

The applicant is requesting a design exception to make certain improvements to Adams St. along the project frontage, as further discussed in the design exception section of the report below. As part of the proposed design exception the applicant is proffering a 25-foot right-of-way dedication along the project boundary on Adams St.

SITE ACCESS AND CONNECTIVITY

A full access connection is proposed on Adams St. FDOT disapproved an earlier concept plan with access proposed to US Hwy 41. Given the trip generation of the proposed project, site access turn lanes will not be required.

The site access is proposed to be gated consistent with the TTM, TD-9 typical standard.

The internal driveways shall be designed consistent with the LDC, Sec. 6.11.110, B.1. requirements for Recreational Vehicle Parks. More specifically, this requires a minimum of 25-foot roadways with 20 feet of pavement.

Additionally, ADA sidewalks shall be required to access the site from Adams St. and internally shall connect the RV spaces, storm shelter, visitor and employee parking, and any amenities consistent with LDC, Sec. 6.03.02. Notwithstanding anything shown on the PD site plan, bicycle and pedestrian access may be provided anywhere along the PD boundary.

REQUESTED DESIGN EXCEPTION

Adams St. is a substandard low volume public roadway. The applicant's Engineer of Record (EOR) submitted a Design Exception Request (dated November 20, 2021 and revised January 25, 2022) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for Adams St. from the project access to US Hwy 41. Based on factors presented in the Design Exception Request, the County Engineer found the request approvable on January 27, 2022. If this rezoning is approved, the County Engineer will approve the Design Exception request. The Design Exception will result in the following improvements to be constructed by the developer:

- a. Two (2) 10-foot travel lanes per: TS-9, Typical Section.
- b. 6-foot shoulder, 19-foot open drainage and 5-foot sidewalk on the north side of the roadway only.
- c. Dedicate 25 feet of right of way along the project boundary on Adams St. to complete the improvements.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Note, Adams St. is not a regulated roadway.

| Roadway | From | To | LOS Standard | Peak Hour Directional LOS |
|-------------|-------------|-----------|--------------|---------------------------|
| US HWY 41 N | BIG BEND RD | SYMMES RD | D | C |

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

| Adjoining Roadways (check if applicable) | | | |
|--|----------------------|--|---|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| Adams St. | County Local - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |

| Project Trip Generation <input type="checkbox"/> Not applicable for this request | | | |
|--|----------------------------|----------------------|----------------------|
| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing | 2,926 | 149 | 106 |
| Proposed | 120 | 9 | 12 |
| Difference (+/-) | -2,806 | -140 | -94 |

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

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

Notes: FDOT would not allow access to the US Hwy 41 (eastern project boundary).

| Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request | | |
|---|----------------------------|------------|
| Road Name/Nature of Request | Type | Finding |
| Adams St./Substandard Roadway | Design Exception Requested | Approvable |

Notes: Applicant is proffering ROW dedication to complete improvements.

| 4.0 Additional Site Information & Agency Comments Summary | | | |
|---|---|--|---------------------------------|
| Transportation | Objections | Conditions Requested | Additional Information/Comments |
| <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided | <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | See report. |



**PARTY OF
RECORD**

NONE