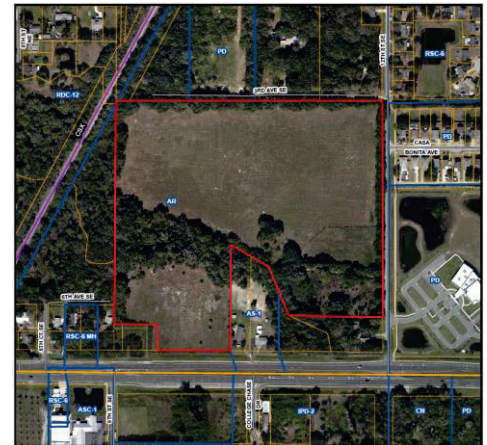




Rezoning Application: PD 22-1224
Zoning Hearing Master Date: November 14, 2022
BOCC Land Use Meeting Date: January 10, 2023

1.0 APPLICATION SUMMARY

Applicant: Jacob T. Cremer; Stearns Weaver Miller
FLU Category: SMU-6
Service Area: Urban
Site Acreage: Approximately 33.58 acres
Community Plan Area: Ruskin/Southshore
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 33.58-acre unified development consisting of one folio. The request is for a rezoning from Agricultural Rural (AR) to Planned Development (PD) to allow for the development of 146 dwelling units consisting of 96 townhomes and 50 single-family detached homes.

Zoning:	Existing	Proposed
District(s)	AR	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Single-family
Acreage	33.58 acres	33.58 acres
Density/Intensity	Minimum 5 acre per SF home	Single-family Min. Lot Size: 4,400 sf Townhome Min. Lot Size: 1,530 sf

Development Standards:	Existing	Proposed
District(s)	AR	PD
Setbacks/Buffering and Screening	Front: 50 ft. Side: 25 ft. Rear: 50 ft.	Single-family detached: Front: 20 ft.; Side: 5 ft.; Rear: 20 ft. Townhome: Front: 20 ft.; Side: 7.5 ft.; Rear: 20 ft.
Height	50 ft. Max. Ht.	35 ft. Max. Ht.

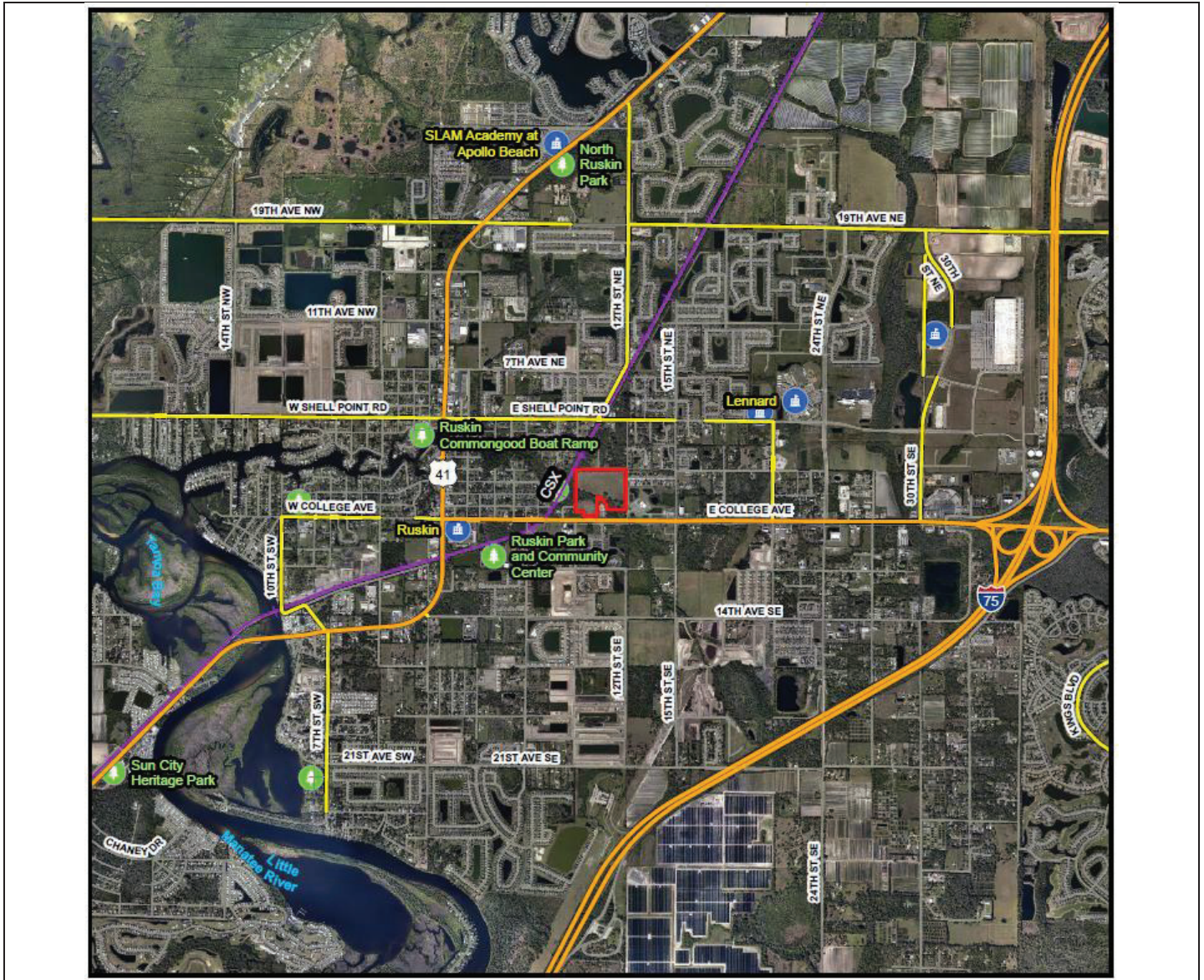
Additional Information:

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

Planning Commission Recommendation: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

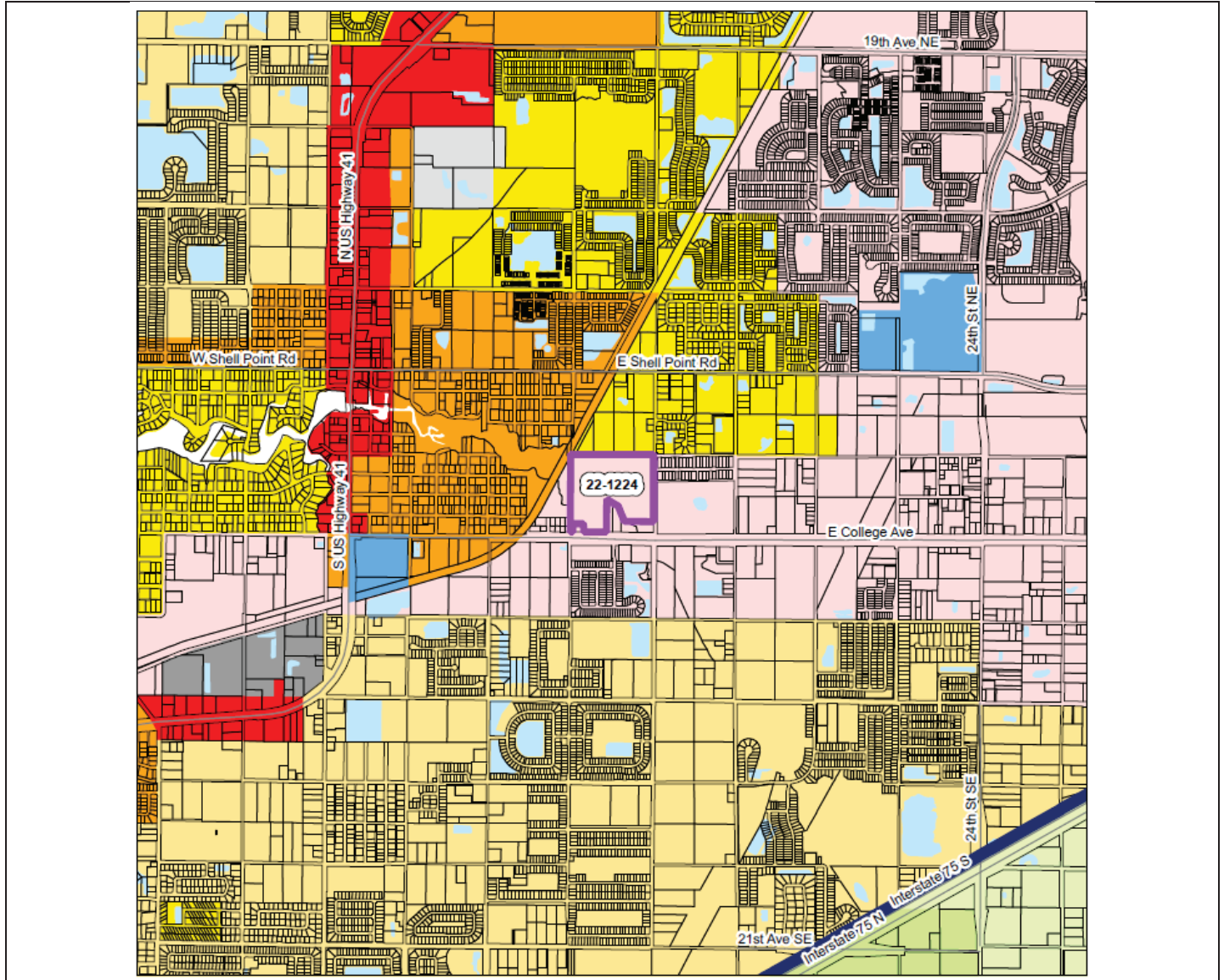


Context of Surrounding Area:

The site is located on the north side of East College Avenue, approximately 3,500 feet east of South U.S. Highway 41 and is located in the Urban Service Area within the limits of the Ruskin / Southshore Community Plan. The immediate area surrounding the property is predominantly developed with residential with a Place of Worship to the immediate east of the subject site. To the west is vacant property and the CSX railroad right-of-way. The surrounding general vicinity area includes AR zoning, Planned Development (PD) zoning including multi-family residential, and single-family residential development.

2.0 LAND USE MAP SET AND SUMMARY DATA

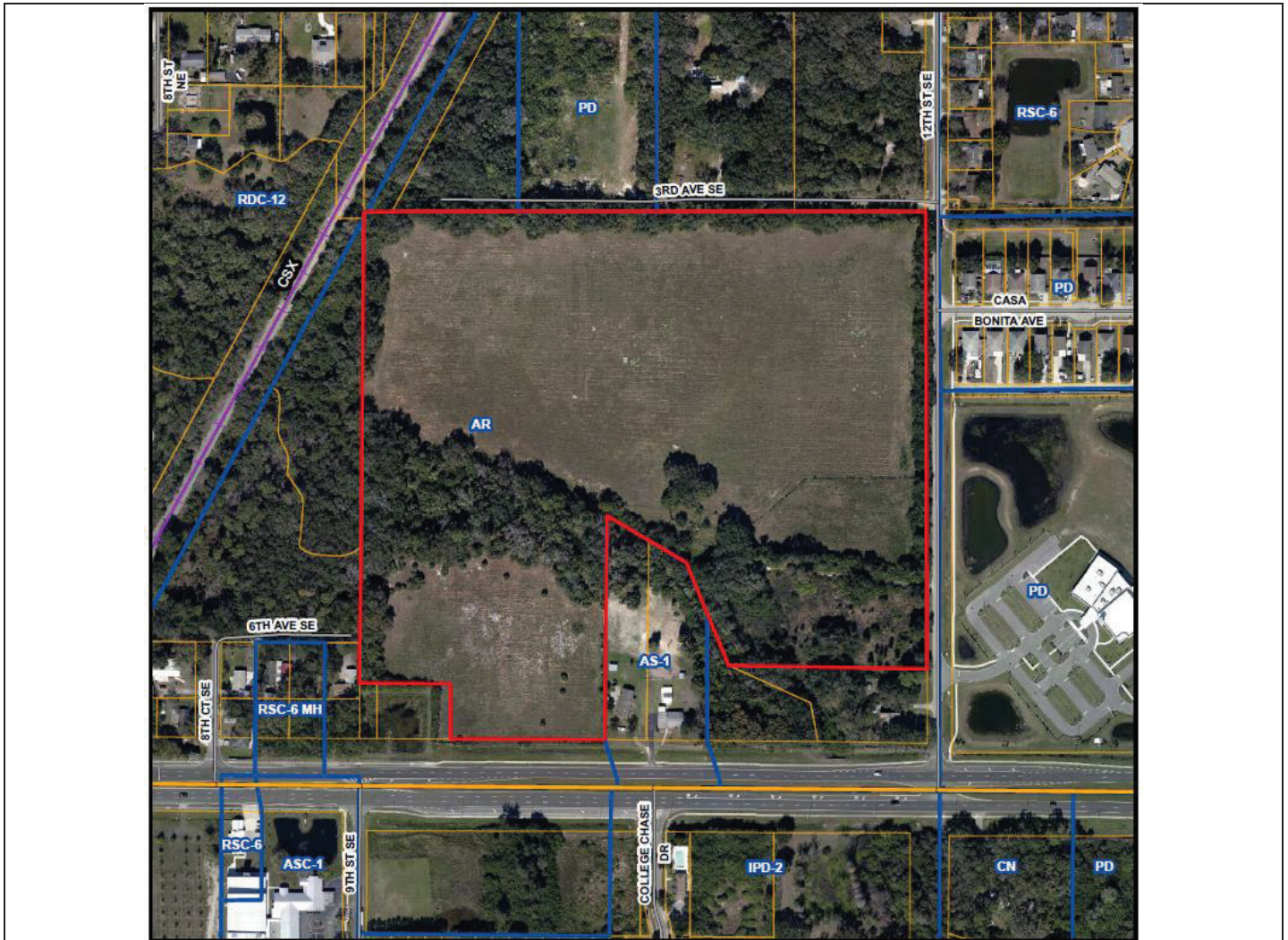
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density:	6 dwelling per acre
Typical Uses:	Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

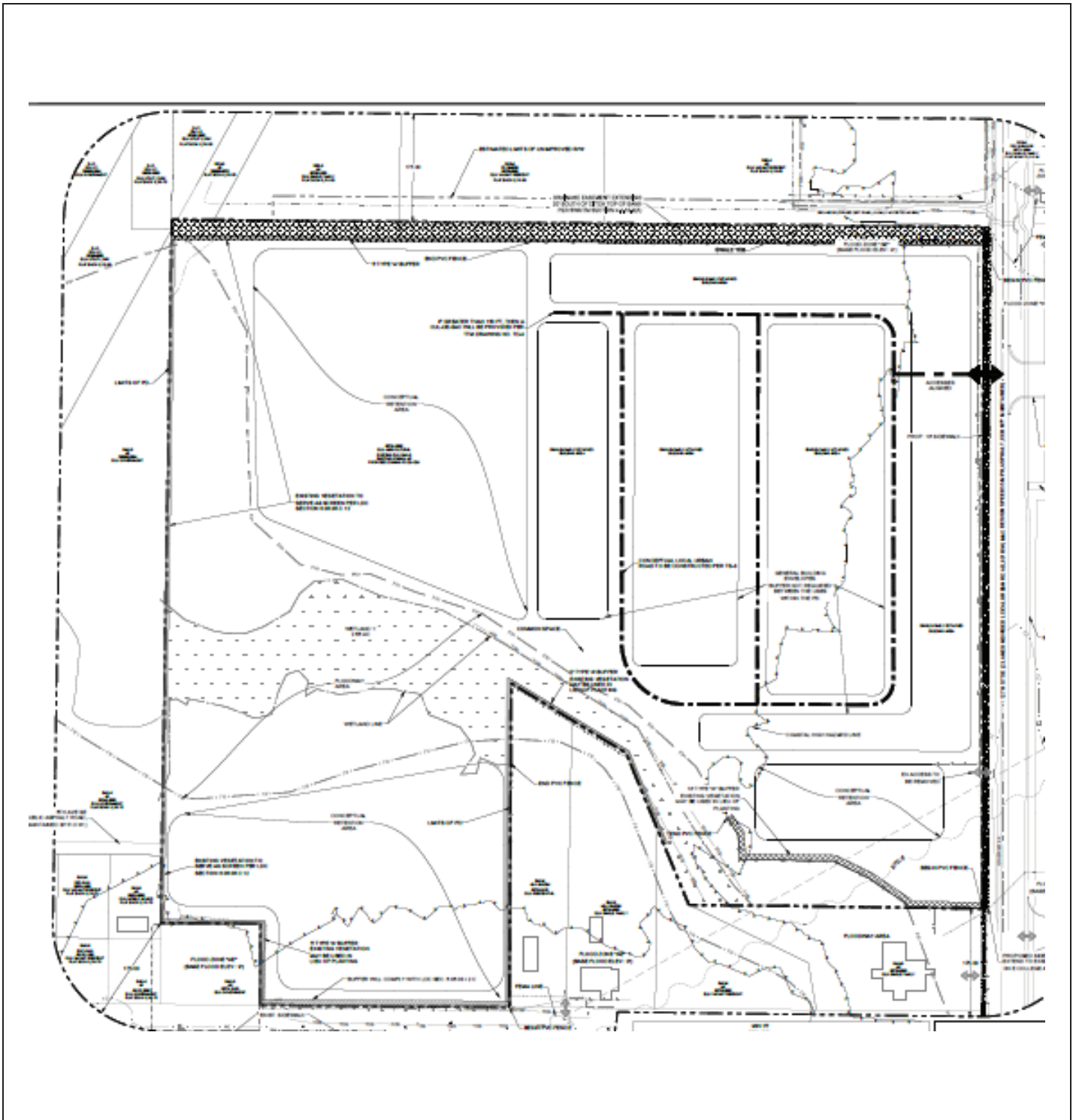
2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 06-0638 and AR	5.5 dwellings per ac. AR: 1 du per 5 ac.	37 multifamily units	SF / Vacant
South	AR / E. College Ave. ROW	AR: 1 du per 5 ac.	Single-family / Agricultural	SF and E. College Ave. ROW
East	PD 99-1383 PD 88-0009/MM 04-1479	PD 99-1383: Min. lot size: 7,462 sf MM 04-1479: 6 du per ac.	PD 99-1383: SF residential MM 04-1479: Place of Worship, Elementary School, 72 MF units	Place of Worship & Ancillary (including parking)
West	AR	1 du per 5 ac.	Single-family detached & CSX Transportation Inc.	SF / Vacant and CSX Railroad

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SE 12 th Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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	57	4	6
Proposed	1,175	81	104
Difference (+/-)	+1,118	+77	+98

*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		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
SE 12 th St./Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.

Notes: Proposing to construct 10-ft wide sidewalk on west side of street. Sidewalk may narrow at certain sections where constrained by ROW.

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 checked="" 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.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Agency Comment Sheet.
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <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"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Water Resources Report and Statement of Record
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Hillsborough County Public Schools "Adequate Facilities Analysis: Rezoning". This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.
Impact/Mobility Fees (Fee estimate is based on a 2,000 square foot, Single Family Detached Unit) Mobility: \$9,183 * 50 = \$459,150 Parks: \$2,145 * 50 = \$107,250 School: \$8,227 * 50 = \$411,350 Fire: \$335 * 50 = \$16,750 Single Family Detached per unit = \$19,890 * 50 = \$994,500 (Fee estimate is based on a 1,500 square foot, 3 Bedroom 1-2 story Single Family Attached Units)				

Mobility: \$6,661 * 96 = \$639,456
 Parks: \$2,145 * 96 = \$205,920
 School: \$7,027 * 96 = \$674,592
 Fire: \$249 * 96 = \$23,904
 Multi-Family (1-2 story) per unit = \$13,873 * 96 = \$1,543,872

Urban Mobility, South Park/Fire - 96 Single family attached, 50 Single family detached

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<p>Planning Commission</p> <p><input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Locational Criteria Waiver Requested</p> <p><input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><input type="checkbox"/> Inconsistent</p> <p><input checked="" type="checkbox"/> Consistent</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p>See Planning Commission Report</p>

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 33.58-acre unified development consisting of one folio. The request is for a rezoning from Agricultural Rural (AR) to Planned Development (PD) to allow for the development of 146 dwelling units consisting of 96 townhomes and 50 single-family detached homes.

The site is located on the north side of East College Avenue at the intersection of E. College Avenue and 12th St SE. The subject property is located in the Urban Service Area within the limits of the Ruskin Community Plan. The immediate area surrounding the property is predominantly developed with residential and Place of Worship to the immediate east of the subject site. To the west is vacant property and the CSX railroad right-of way. Immediately north of the subject site is approved for multifamily development, however it is currently developed with single-family homes.

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The applicant is required to have a 5 ft. buffer with Type "A" screening adjacent to the single-family properties located to the south and west of the subject property. The applicant proposes a condition to allow the use of existing vegetation in lieu of required screening pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. The alternative plan shall afford screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the above requirements. East College Avenue is also an Urban Scenic Roadway. Land Development Code §6.06.03.I.2.C pertaining to Scenic Roadways requires the planting of one street tree per 40 feet of frontage and the planting of one canopy tree for every 50 feet of yard frontage along East College Avenue.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to re-review the plan.

A 16-inch water main exist adjacent to the site and is located within the north right of way of E college Ave. There is a four-inch wastewater force main approximately 60 feet from the site and is located within the east right of way of 12th St SE. Water distribution system improvements will need to be completed prior to connection to the counties water system. The improvements include two funded CIP projects that are currently under construction and will need to be completed by the county prior to issuance of any building permits that will create additional demand on the system.

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 Planning Commission found that the proposed rezoning would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Design Exception Overview:

12th St SE is a substandard local roadway, and the applicant's engineer of record submitted a design exception request for 12th St SE to determine the specific improvements that would be required by the county engineer. Based on factors presented in the design exception request, the county engineer found the design exception request approvable. The developer will be required to construct a 10-foot wide sidewalk on the West side of the roadway from 3rd Ave SE from State Road 674 consistent with the approved design exception. A full review may be found in the Transportation Agency Review Comment Sheet.

5.2 Recommendation

Based on the above consideration, including the existing development pattern, staff finds the request **APPROVABLE**.

6.0 PROPOSED CONDITIONS

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

1. The development shall be limited to 146 dwelling units consisting of 96 townhomes and 50 single-family detached homes.
2. The buildings shall be developed to the standards described in this section. Buffer and screening shall be in accordance with the LDC, Part 6.06.00, unless otherwise specified herein.

a) Single-family attached dwelling units shall be developed to the following standards:

Minimum Lot Area	1,530 square feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	7 ½ feet
Minimum Rear Yard Setback	20 feet
Maximum Height	35 feet

b) Single-family detached dwelling units shall be developed to the following standards:

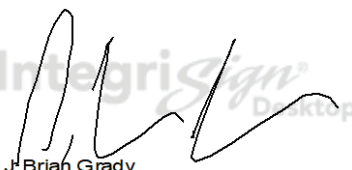
Minimum Lot Area:	4,400 square feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet
Minimum Corner Side Yard Setback	10 feet
Minimum Rear Yard Setback	20 feet
Maximum Height	35 feet

3. The subject property shall be subject to the following landscaping and screening standards:
 - a. A landscaped area along East College Avenue will require landscaping in compliance with Land Development Code Section 6.06.03.I.2.C for Urban Scenic Roadways.
 - b. A five-foot (5') landscape buffer with type "A" screening shall be provided along the property boundary abutting single-family development as shown on the site plan. Existing vegetation may be retained in lieu of construction of the 6ft high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent.
4. The project shall have one (1) full access connection on SE 12th St., as shown on the PD Site Plan.
5. The internal project roadways shall be constructed consistent with the Transportation Technical Manual, TS-3 typical Section.
6. The developer shall record a 20-foot drainage easement along the northern project boundary to allow the County access for maintenance purposes, as shown on the PD site plan.

7. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
8. If PD 22-1224 is approved, the County Engineer will approve a Design Exception (dated November 1, 2022) which was found approvable by the County Engineer (on November 4, 2022) for SE 12th St. substandard road improvements. As SE 12th St. is a substandard local roadway, the developer will be required to construct a 10-ft wide sidewalk on the west side of the roadway from SE 3rd Ave. and to SR 674 consistent with the approved design exception. Where the proposed new sidewalk runs along the frontages the last 100 feet approaching SR 674, the width of the sidewalk may narrow, if constrained by limited right-of-way. This segment shall be constructed as close to 10 feet wide as feasible, but in no case shall not be narrower than 5 feet wide.
9. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
10. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
11. This site contains trees that may qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plat through the Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plat to avoid adverse impacts to these trees.
12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Proposed land alterations are restricted within the wetland setback areas.
13. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
14. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

16. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
17. 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.
18. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
19. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
20. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

Zoning Administrator Sign Off:



J. Brian Grady
Mon Nov 7 2022 14:27:06

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

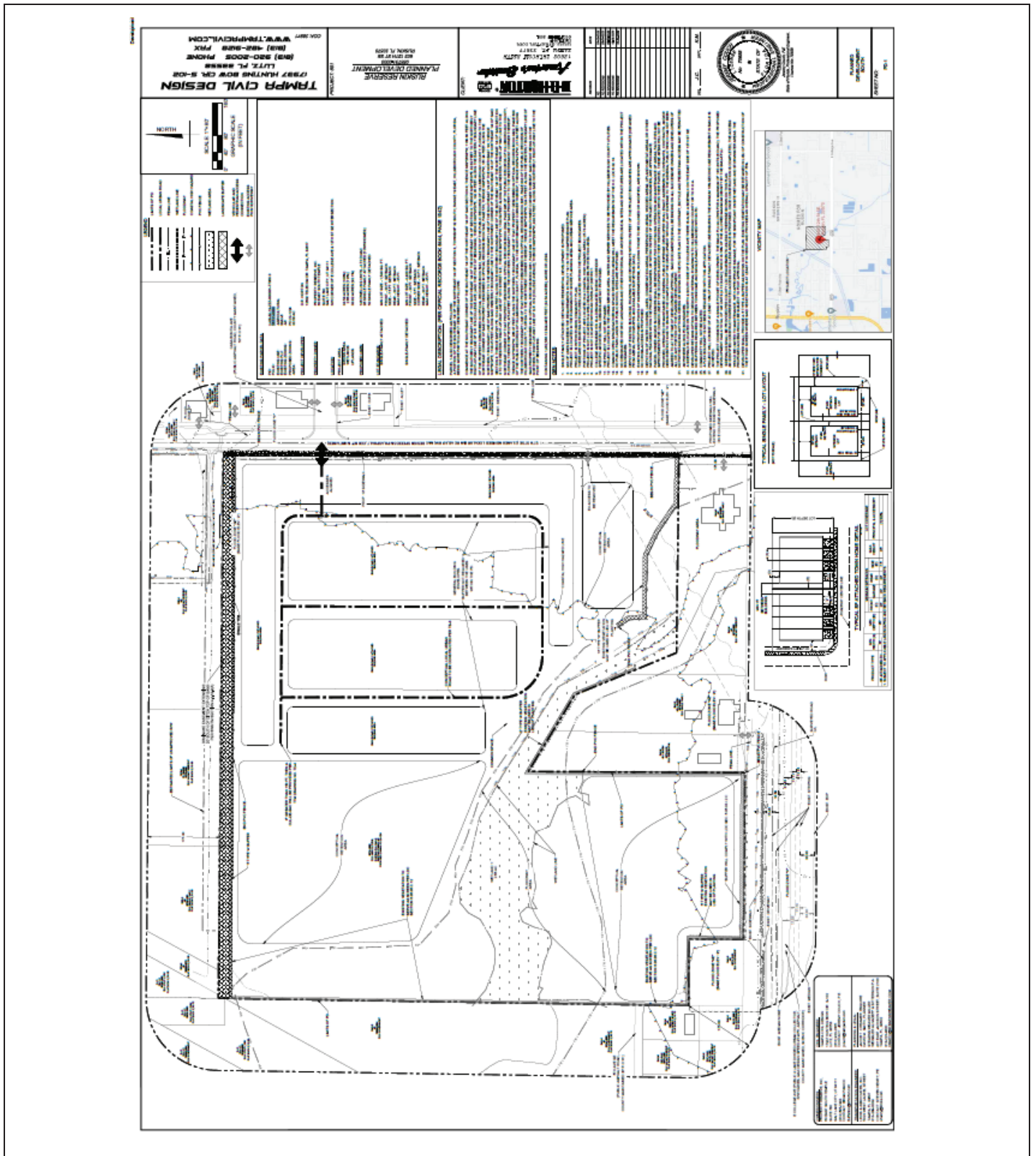
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Ruskin / South

DATE: 11/04/2022
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1224

- 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 ZONING APPROVAL

- If PD 22-1224 is approved, the County Engineer will approve a Design Exception (dated November 1, 2022) which was found approvable by the County Engineer (on November 4, 2022) for SE 12th St. substandard road improvements. As SE 12th St. is a substandard local roadway, the developer will be required to construct a 10-ft wide sidewalk on the west side of the roadway from SE 3rd Ave. and to SR 674 consistent with the approved design exception.

Where the proposed new sidewalk runs along the frontages the last 100 feet approaching SR 674, the width of the sidewalk may narrow, if constrained by limited right-of-way. This segment shall be constructed as close to 10 feet wide as feasible, but in no case shall not be narrower than 5 feet wide.

- The project shall have one (1) full access connection on SE 12th St., as shown on the PD Site Plan.
- The internal project roadways shall be constructed consistent with the Transportation Technical Manual, TS-3 typical Section.
- The developer shall record a 20-foot drainage easement along the northern project boundary to allow the County access for maintenance purposes, as shown on the PD site plan.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the subject property from Agricultural (AR) to Planned Development (PD) to construct 50 single family detached residential lots and 96 town home units on +/-33.58 acres. The site is located on the east SE 12th St. and north side of SR 674 (College Ave.). The Future Land Use designation of the site is Suburban Mixed Use 6 (SMU-6).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 6 Units, Single Family Detached (ITE 210)	57	4	6

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 96 Units, Town Homes (ITE 220)	703	44	54
PD: 50 Units, Single Family Detached (ITE 210)	472	37	50
Total Trips	1,175	81	104

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+1,118	+77	+98

The proposed rezoning will result in an increase in potential trip generation by 1,118 daily trips, 77 AM peak hour trips, and 98 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SE 12th St. is a publicly maintained 2-lane, undivided, substandard local roadway characterized by +/- 10-foot wide travel lanes in average condition. The roadway lies within a +/- 51 to +/-55-foot wide right-of-way. There is a sidewalk on the east side of the roadway. There are no curb and gutter and no bicycle facilities in the vicinity of the proposed project.

Pursuant to the Hillsborough County Transportation Technical Manual, a local roadway shall meet the typical section TS-3 standard. TS-3 standard includes 10-foot-wide lanes, 5 foot paved, and 5-foot wide sidewalks on both sides and curb and gutter within a minimum of 50 feet of right-of-way.

SE 12th St. is not included in the Hillsborough County Corridor Preservation Plan.

In lieu of improving the roadway to standard, the applicant is requesting a design exception to construct a continuous 10-foot sidewalk along the project frontage and 2 single family lots that are not included in the PD on the west side of SE 12th St. Where existing single family lots intervene between the project frontage on 12th St. the developer may construct a sidewalk narrower than 10 ft to stay within the right-of-way, if necessary, but in no case this segment of sidewalk shall not be less than the standards 5 ft sidewalk. See the Design Exception request section below for additional detail.

SITE ACCESS & CONNECTIVITY

The proposed PD site plan provides for a full access connection to SE 12th St. The connection will align with the local road, Casa Bonita Ave., serving the residential subdivision on the east side of SE 12th St.

Based on the applicant’s traffic study, turn lanes are not warranted. The traffic study analyzed the current traffic volumes plus project traffic and found that the SE 12th St. will continue to function as a local roadway, i.e. daily traffic volumes will not exceed 5,000 daily trips. As such, local roadways do not warrant auxiliary/turn lanes for site access.

The PD site plan proposes the subdivision roads consistent with the County Transportation Technical Manual TS-3 local roadway typical section. However, the PD site plan indicates that the internal roads may be public private.

SE 3rd Ave. abuts the subject property to the north, which is currently an unimproved right-of-way that includes a significant County drainage conveyance on the south side along the project’s northern boundary. The applicant is required to establish a 20-foot drainage easement along the northern project boundary to allow the County to access the SE 3rd Ave. drainage ditch for maintenance purposes consistent with the County’s Stormwater Management Technical Manual Section 4.1.15.2(A). As a result of the adjacent drainage feature a connection form the project is not practical.

No access connections or stubouts to the south and west are proposed due to extensive floodplain, and wetlands.

REQUESTED DESIGN EXCEPTION: SE 12TH STREET

As SE 12th St. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for SE 12th St. (November 1, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on November 4, 2022). The developer will be required to construct a 10-ft wide sidewalk on the west side of the roadway from SE 3rd Ave. and to SR 674 consistent with the approved design exception.

Where the proposed new sidewalk runs along the frontages the last 100 feet approaching SR 674, the width of the sidewalk may narrow, if constrained by limited right-of-way. This segment shall be constructed as close to 10 feet wide as feasible, but in no case shall not be narrower than 5 feet wide.

If this zoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS)

SE 12th St. is not a regulated roadway.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
SR 674 (College Ave.)	US HWY 41	I-75	D	C

SOURCE: 2020 Hillsborough County Level of Service (LOS) Report

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Friday, November 4, 2022 11:23 AM
To: Steven Henry [shenry@lincks.com]
CC: Carol Walden [cwalden@stearnsweaver.com]; Lampkin, Timothy [LampkinT@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; Morales, Cintia [MoralesCS@hillsboroughcounty.org]
Subject: FW: RZ PD 22-1224 Design Exception Review
Attachments: 22-1224 DEReq 1 1-02-22.pdf

Importance: High

Steve,

I have found the attached Design Exception (DE) for PD 22-1224 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Cintia Morales (moralescs@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, November 2, 2022 10:11 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Morales, Cintia <MoralesCS@hillsboroughcounty.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>
Subject: RZ PD 22-1224 Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception is approvable to me. Please include the following people in your response email:

shenry@lincks.com
cwalden@stearnsweaver.com
lampkint@hillsboroughcounty.org
perezrl@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

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

Hillsborough County

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LINCKS & ASSOCIATES, INC.

November 1, 2022

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

Re: Ruskin Reserve South
Folio Number 056731.0000
RZ PD 22-1224
Lincks Project No. 21126

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th Street from the project access to College Avenue. The developer proposes to rezone the subject property to allow the following land uses:

- Single Family – 50 Dwelling Units
- Townhomes – 96 Dwelling Units

According to the Hillsborough County Functional Classification Map, 12th Street is classified as a local roadway and the subject site is within the Hillsborough County Urban Service Area. As shown in Table 1, the anticipated daily traffic on 12th Street is projected to be less than 5,000 vehicles per day with the development of the project.

Table 2 provides the trip generation for the project.

The access to serve the project is proposed to be one (1) full access to 12th Street to align with Casa Bonita Avenue.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for 12th Street from the project access to College Avenue. This segment of 12th Street is currently a two (2) lane roadway. The following exceptions are requested to accommodate the proposed project.

- 1) Right of Way – TS-7 has 96 feet of right of way. The right of way along the property frontage is approximately 50 feet.
- 2) Lane Width – TS-7 has 12 foot travel lanes. The existing roadway has approximately 11 foot travel lanes.

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

Mr. Mike Williams
November 1, 2022
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- 3) Shoulders – TS-7 has 8 foot shoulders with 5 foot paved. The existing roadway has unpaved shoulders along the subject section.
- 4) Sidewalk – TS-7 has sidewalk on both sides of the roadway. There is currently sidewalk along the east side of the roadway.

The justification for the Design Exception is as follows:

1. As indicated, 12th Street is a local road. In addition, there are speed bumps along the roadway. Improving the roadway to 12 foot lanes and paved shoulders would potentially increase the speed along the roadway which is contrary to the purpose of the speed bumps.
2. The developer proposes to construct a 10 foot sidewalk on the west side of 12th Street along the proposed frontage as shown in Figure 1. In addition, the intention is to connect the sidewalk to the sidewalk within SR 674. The southern-most 100 feet of the sidewalk may have a reduced width due to right of way and utility constraints as the developer does not control the right of way along the segment of 12th Street adjacent to folio 56729.0000. If the 10 foot sidewalk cannot be accommodated along folio 56729.0000, the developer shall construct the maximum width possible for up to 10 feet but no less than 5 feet with the appropriate transition.

Figure 1 illustrates the limits of the proposed improvements.


Based on the above, it is our opinion, the proposed improvements to 12th Street will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams
November 1, 2022
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



Based on the information provided by the applicant, this request is:

- Disapproved**
- Approved**
- Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

Mr. Mike Williams
November 1, 2022
Page 4

TABLE 1
12th STREET TRAFFIC

Roadway	Location	Period	Peak		Daily Traffic (2)	Daily Project Traffic (3)	Total Daily Traffic
			NB	SB			
12 th St	North of SR 674	AM	17	29	-	-	-
		PM	48	31	878	808	1,686

- (1) Counts dated 7/6/22.
- (2) Peak Season Traffic converted to daily volume based on FDOT K = 0.09.
- (3) 60% of daily project traffic from South PD and North PD (1,346 x 0.6)

Mr. Mike Williams
November 1, 2022
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TABLE 2
TRIP GENERATION (1)

<u>Project</u>	<u>Land Use</u>	<u>I/E</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>			<u>PM Peak Hour</u> <u>Trip Ends</u>		
					<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
South PD	Single Family	210	50 DU's	533	10	30	40	33	19	52
	Townhomes	215	96 DU's	681	14	30	44	31	23	54
			Total	1,214	24	60	84	64	42	106

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

Mr. Mike Williams
November 1, 2022
Page 6



FIGURE 1

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY
ROADWAY FUNCTIONAL CLASSIFICATION MAP



**HILLSBOROUGH COUNTY
ROADWAYS
FUNCTIONAL CLASSIFICATION**
Infrastructure & Development Services



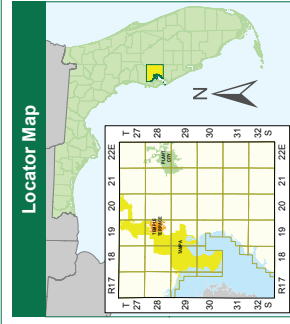
Legend

- Functional Classifications
Authority, Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 STATE-94 PLANNED DEVELOPMENT DISTRICTS
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 6.08.00 SIGNAGE AND SIGNAGE PLACEMENT STANDARDS
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

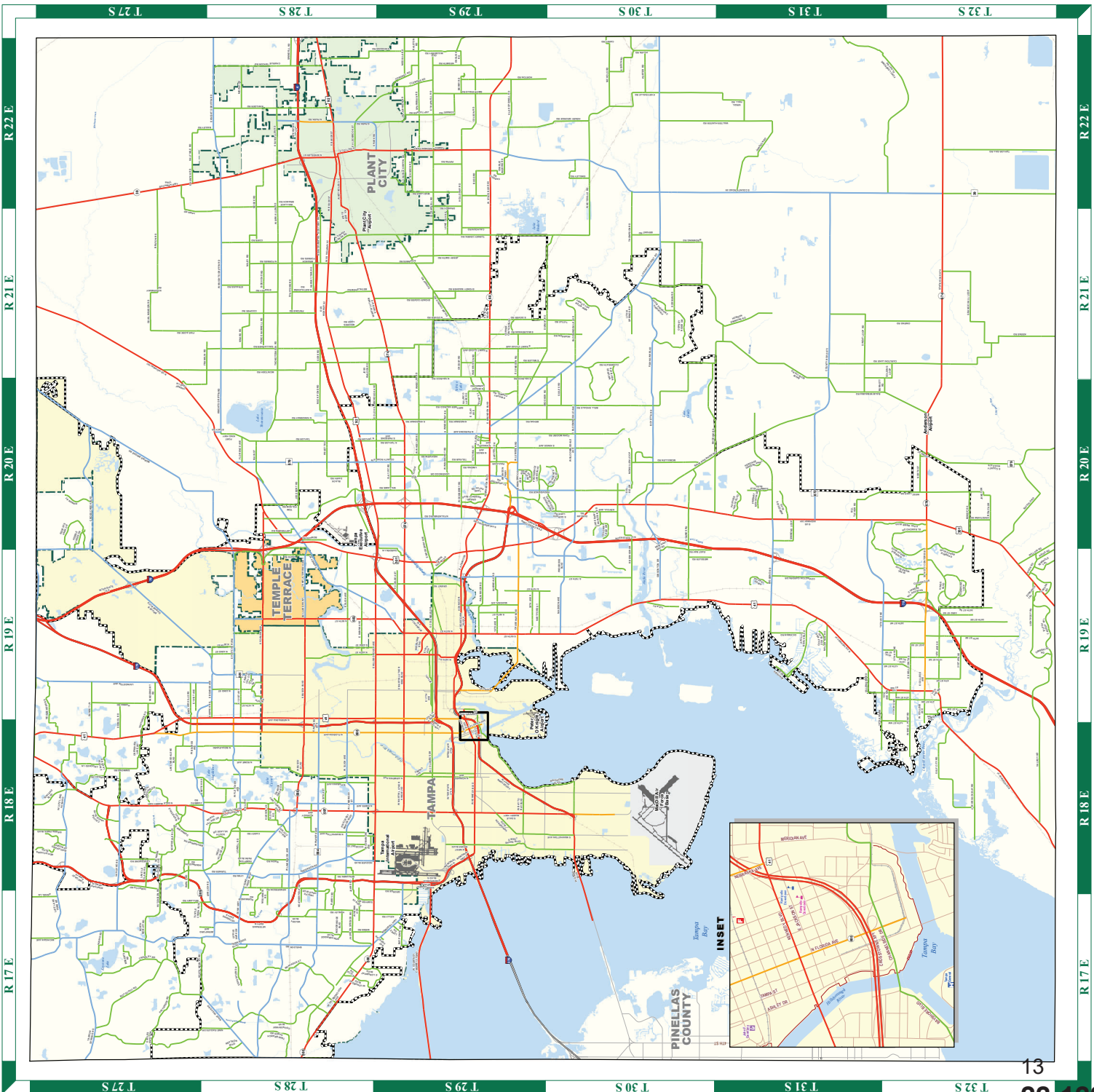
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map, and it is not intended to be used for any purpose other than that for which it was prepared. The map is not to be construed as a guarantee of accuracy or fitness for a particular purpose.

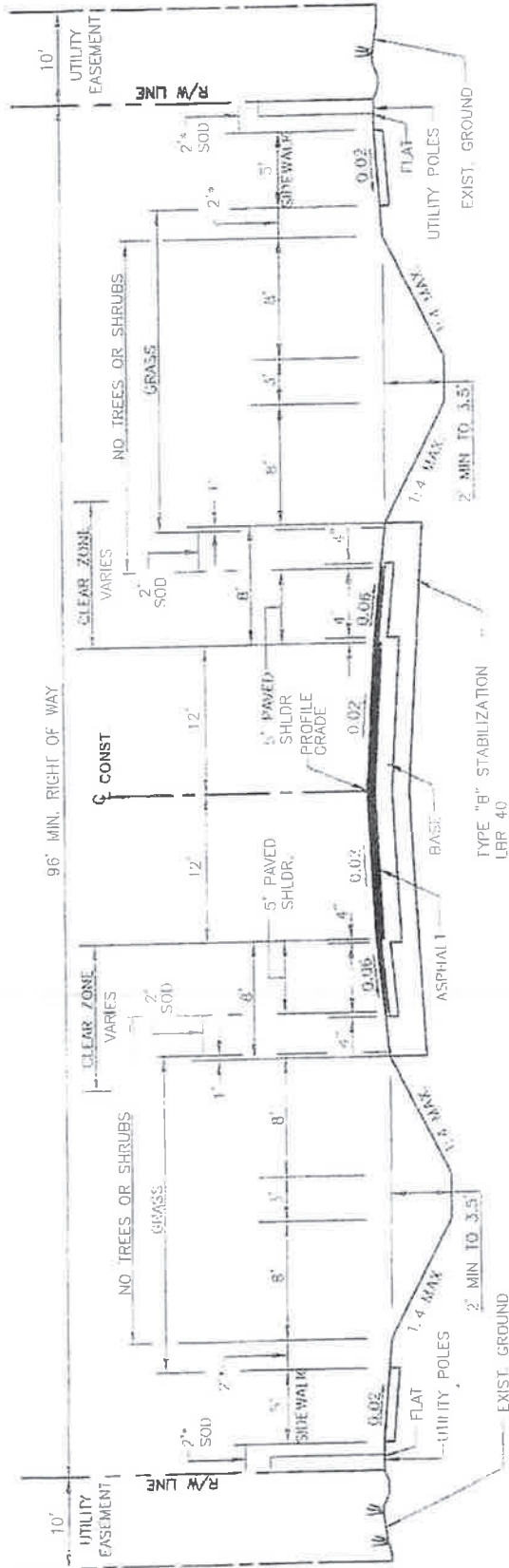
SOURCE: This map has been prepared for the inventory of road property lines within Hillsborough County and is not intended to be used for any other purpose. The map is not to be construed as a guarantee of accuracy or fitness for a particular purpose. Users of the map are hereby notified that the above-stated public information sources should be consulted for verification of the information contained on this map.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-7





TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:	10/17	 <p>Hillsborough County Florida</p>	<p>LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION</p>	DRAWING NO. TS-7
				SHEET NO. 1 OF 1

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SE 12 th Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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	57	4	6
Proposed	1,175	81	104
Difference (+/-)	+1,118	+77	+98

*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		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
SE 12 th St./Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes: Proposing to construct 10-ft wide sidewalk on west side of street. Sidewalk may narrow at certain sections where constrained by ROW.		

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 checked="" 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 22-1224

DATE OF HEARING: November 14, 2022

APPLICANT: Property Reserve, Inc.

PETITION REQUEST: A request to rezone property from AR to PD to permit 96 townhomes and 50 single-family detached dwelling units

LOCATION: 603 SE 12th Street

SIZE OF PROPERTY: 33.58 acres, m.o.l.

EXISTING ZONING DISTRICT: AR

FUTURE LAND USE CATEGORY: SMU-6

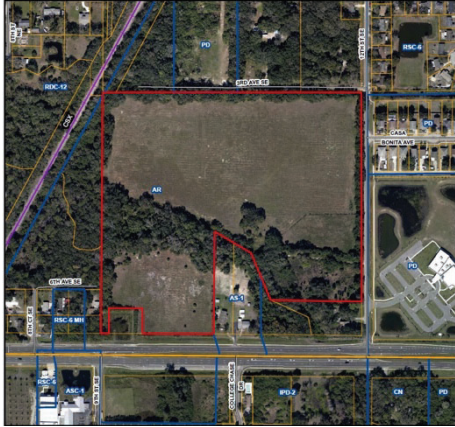
SERVICE AREA: Urban

COMMUNITY PLAN: Ruskin

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: Jacob T. Cremer; Stearns Weaver Miller

FLU Category: SMU-6

Service Area: Urban

Site Acreage: Approximately 33.58 acres

Community Plan Area: Ruskin/Southshore

Overlay: None

Introduction Summary:

The applicant seeks to develop an approximately 33.58-acre unified development consisting of one folio. The request is for a rezoning from Agricultural Rural (AR) to Planned Development (PD) to allow for the development of 146 dwelling units consisting of 96 townhomes and 50 single-family detached homes.

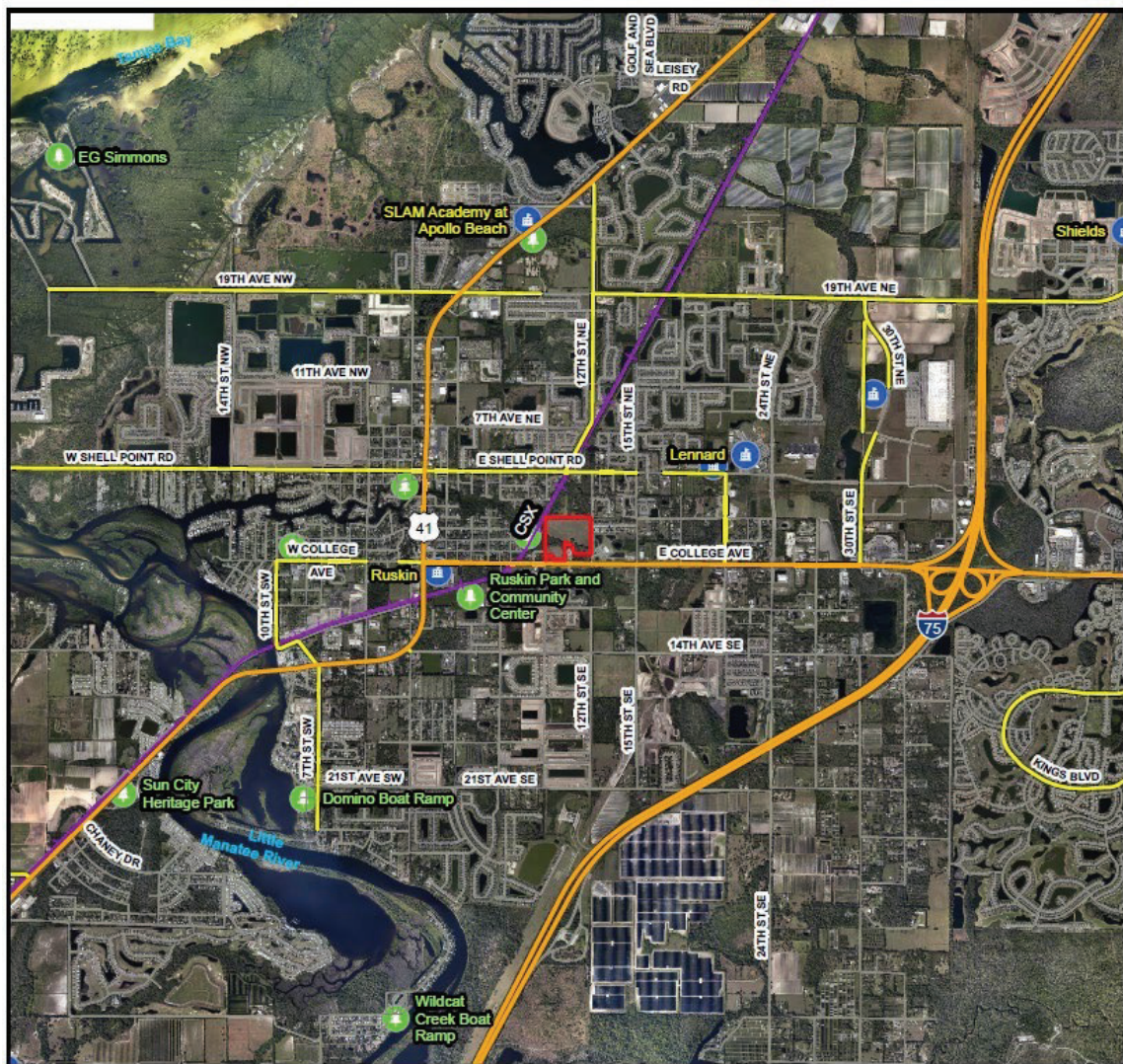
Zoning: Existing Proposed		
District(s)	AR	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Single-family
Acreage	33.58 acres	33.58 acres
Density/Intensity	Minimum 5 acre per SF home	Single-family Min. Lot Size: 4,400 sf Townhome Min. Lot Size: 1,530 sf

Development Standards: Existing Proposed

Development Standards: Existing Proposed		
District(s)	AR	PD
Setbacks/Buffering and Screening	Front: 50 ft. Side: 25 ft. Rear: 50 ft.	Single-family detached: Front: 20 ft.; Side: 5 ft.; Rear: 20 ft. Townhome: Front: 20 ft.; Side: 7.5 ft.; Rear: 20 ft.
Height	50 ft. Max. Ht.	35 ft. Max. Ht.
Additional Information:		

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application.
Planning Commission Recommendation: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.

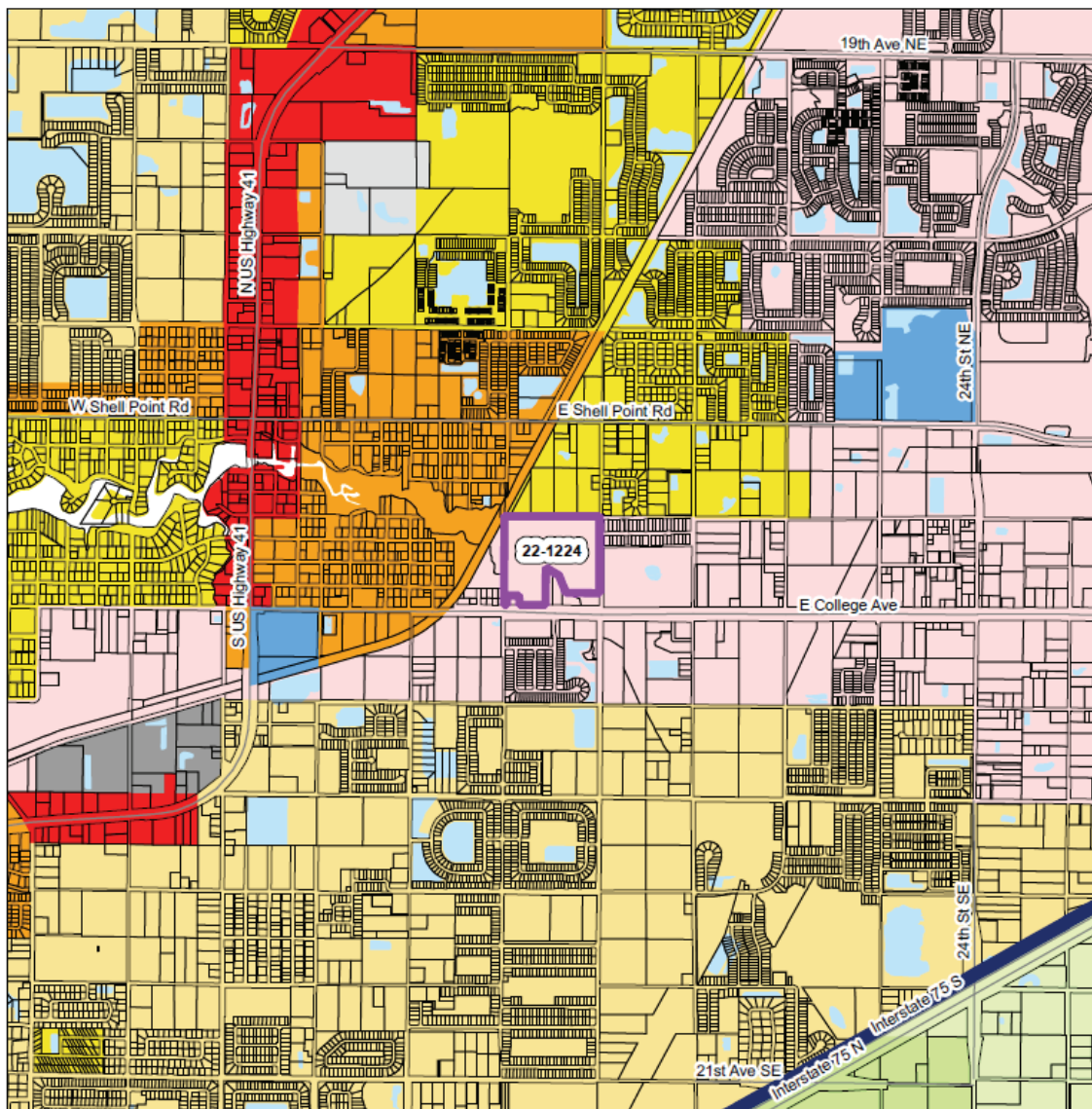
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The site is located on the north side of East College Avenue, approximately 3,500 feet east of South U.S. Highway 41 and is located in the Urban Service Area within the limits of the Ruskin / Southshore Community Plan. The immediate area surrounding the property is predominantly developed with residential with a Place of Worship to the immediate east of the subject site. To the west is vacant property and the CSX railroad right-of way. The surrounding general vicinity area includes AR zoning, Planned Development (PD) zoning including multi-family residential, and single-family residential development.

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



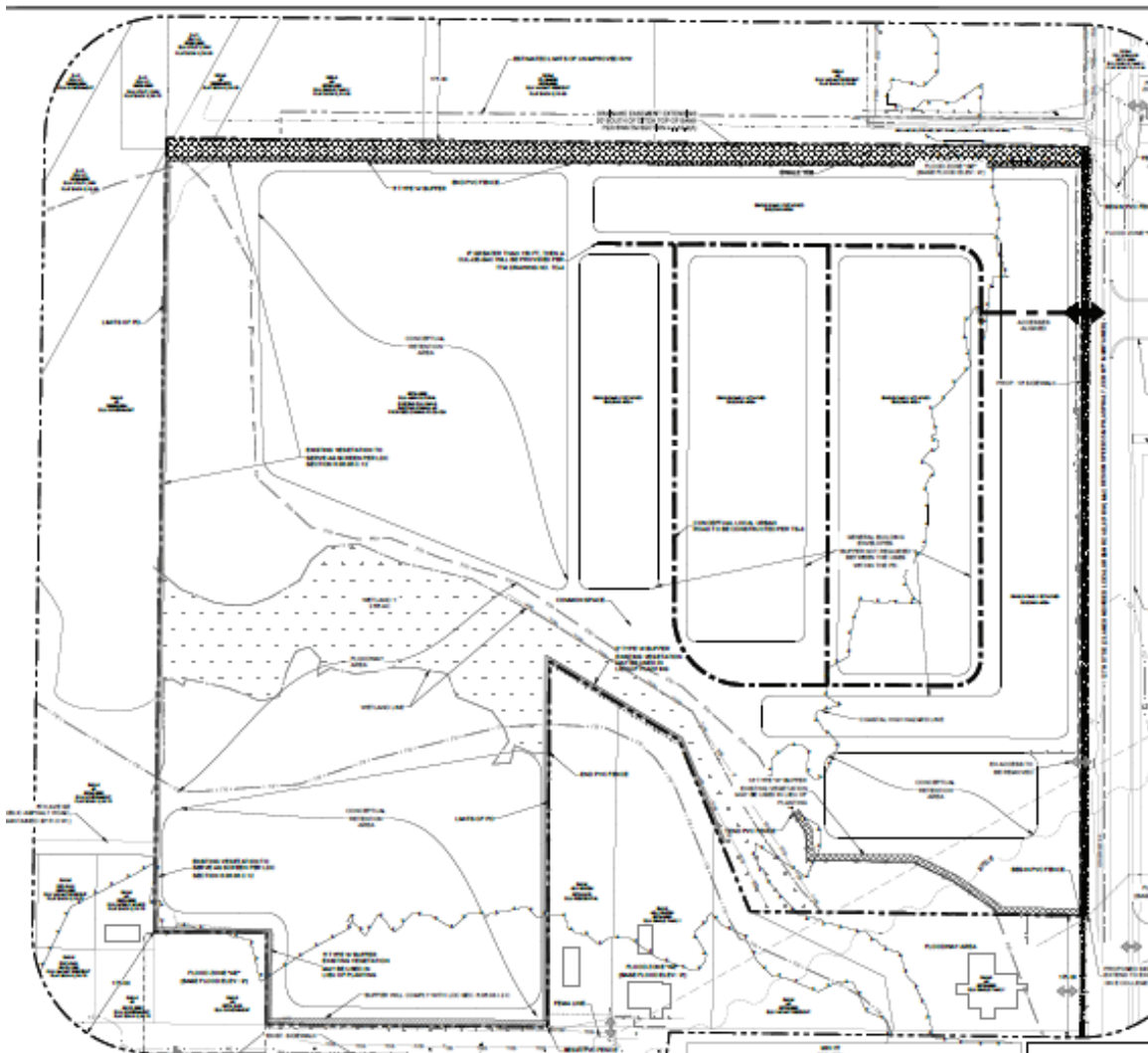
Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density:	6 dwelling per acre
Typical Uses:	Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

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



Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 06-0638 and AR	5.5 dwellings per ac. AR: 1 du per 5 ac.	37 multifamily units	SF / Vacant
South	AR / E. College Ave. ROW	AR: 1 du per 5 ac.	Single-family / Agricultural	SF and E. College Ave. ROW
East	PD 99-1383 PD 88-0009/MM 04-1479	PD 99-1383: Min. lot size: 7,462 sf MM 04-1479: 6 du per ac.	PD 99-1383: SF residential MM 04-1479: Place of Worship, Elementary School, 72 MF units	Place of Worship & Ancillary (including parking)
West	AR	1 du per 5 ac.	Single-family detached & CSX Transportation Inc.	SF / Vacant and CSX Railroad

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SE 12 th Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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	57	4	6
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Difference (+/-)	+1,118	+77	+98

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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		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
SE 12 th St./Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes: Proposing to construct 10-ft wide sidewalk on west side of street. Sidewalk may narrow at certain sections where constrained by ROW.		

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 checked="" 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.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Environmental:

Yes No

Environmental Protection Commission

Yes No

See Agency Comment Sheet.

Wetlands/Other Surface Waters

Use of Environmentally Sensitive Land Credit

Wellhead Protection Area

Surface Water Resource Protection Area

Potable Water Wellfield Protection Area Significant Wildlife Habitat

Coastal High Hazard Area

Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property

Transportation

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

Service Area/ Water & Wastewater

Urban City of Tampa

Rural City of Temple Terrace

See Transportation Report.

Yes No

See Water Resources Report and Statement of Record

Hillsborough County School Board

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

See Hillsborough County Public Schools “Adequate Facilities Analysis: Rezoning”. This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Impact/Mobility Fees

(Fee estimate is based on a 2,000 square foot, Single Family Detached Unit)

Mobility: \$9,183 * 50 = \$459,150

Parks: \$2,145 * 50 = \$107,250

School: \$8,227 * 50 = \$411,350

Fire: \$335 * 50 = \$16,750

Single Family Detached per unit = \$19,890 * 50 = \$994,500

(Fee estimate is based on a 1,500 square foot, 3 Bedroom 1-2 story Single Family Attached Units)

Mobility: \$6,661 * 96 = \$639,456
 Parks: \$2,145 * 96 = \$205,920
 School: \$7,027 * 96 = \$674,592
 Fire: \$249 * 96 = \$23,904
 Multi-Family (1-2 story) per unit = \$13,873 * 96 = \$1,543,872
 Urban Mobility, South Park/Fire - 96 Single family attached, 50 Single family detached

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 33.58-acre unified development consisting of one folio. The request is for a rezoning from Agricultural Rural (AR)

to Planned Development (PD) to allow for the development of 146 dwelling units consisting of 96 townhomes and 50 single-family detached homes.

The site is located on the north side of East College Avenue at the intersection of E. College Avenue and 12th St SE. The subject property is located in the Urban Service Area within the limits of the Ruskin Community Plan. The immediate area surrounding the property is predominantly developed with residential and Place of Worship to the immediate east of the subject site. To the west is vacant property and the CSX railroad right-of way. Immediately north of the subject site is approved for multifamily development, however it is currently developed with single-family homes.

The applicant does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The applicant is required to have a 5 ft. buffer with Type "A" screening adjacent to the single-family properties located to the south and west of the subject property. The applicant proposes a condition to allow the use of existing vegetation in lieu of required screening pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. The alternative plan shall afford screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the above requirements. East College Avenue is also an Urban Scenic Roadway. Land Development Code §6.06.03.I.2.C pertaining to Scenic Roadways requires the planting of one street tree per 40 feet of frontage and the planting of one canopy tree for every 50 feet of yard frontage along East College Avenue.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to re-review the plan.

A 16-inch water main exist adjacent to the site and is located within the north right of way of E college Ave. There is a four-inch wastewater force main approximately 60 feet from the site and is located within the east right of way of 12th St SE. Water distribution system improvements will need to be completed prior to connection to the counties water system. The improvements include two funded CIP projects that are currently under construction and will need to be completed by the county prior to issuance of any building permits that will create additional demand on the system.

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 Planning Commission found that the proposed rezoning would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Design Exception Overview:

12th St SE is a substandard local roadway, and the applicant's engineer of record submitted a design exception request for 12th St SE to determine the specific improvements that would be required by the county engineer. Based on factors presented in the design exception request, the county engineer found the design exception request approvable. The developer will be required to construct a 10-foot wide sidewalk on the West side of the roadway from 3rd Ave SE from State Road 674 consistent with the approved design exception. A full review may be found in the Transportation Agency Review Comment Sheet.

5.2 Recommendation

Based on the above consideration, including the existing development pattern, 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 November 14, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Jake Cremer 401 East Jackson Street Suite 2100 Tampa testified on behalf of the applicant and introduced the development team's land planner.

Mr. David Smith 401 East Jackson Street Tampa testified on behalf of the applicant and showed a PowerPoint presentation. Mr. Smith stated that the property is located at the corner of College and 12ths Street. There is one intervening parcel at the corner that is separated by a floodway between the subject property and the parcel to the north. The property is 33.58 acres. Mr. Smith detailed the zoning and land use categories in the area and stated that the property is irregularly shaped because there is an intervening residential property that is located on the south side of the floodway. He added that the property is traversed by a floodway and wetland area. The southern portion of the site will be used for pond compensation storage in the area. He described the surrounding land uses and showed a copy of the proposed site plan. The property will be developed with single-family and also townhomes. One access point will be off of 12th Street. Specifically, 50 single-family homes and 96 townhomes are proposed to be developed which is consistent with the Plan's minimum density standards. The maximum height will be 35 feet. Mr. Smith described the proposed buffering and screening and stated that the SMU-6 land

use category requires two land uses which is accomplished by having the two different housing types. No housing type will be less than 25 percent and a minimum 10 percent of the land area will be utilized for the second use. Both Planning staffs support the request. The Planning Commission also found that the rezoning is consistent with the Ruskin Community Plan.

Mr. Tim Lampkin, Development Services Department testified regarding the County's staff report. Mr. Lampkin stated that the request is to rezone 33.5 acres from Agricultural Rural to Planned Development to permit the development of 146 dwelling units consisting of 50 single-family detached homes and 96 townhome dwelling units. He described the location of the property and stated that the surrounding area is predominately residential with a religious institution to the east. A 10-foot wide sidewalk will be constructed on the west side from 3rd Avenue Southeast to SR 674 in accordance with the approved design exception. Mr. Lampkin described the proposed buffering and screening and stated that staff find the request approvable.

Ms. Andrea Papandrew of the Planning Commission staff stated that the property is designated Suburban Mixed Use-6 Future Land Use category and located in the Urban Service Area and the Ruskin Community Planning Area. The project meets Policy 1.4 regarding compatibility. She concluded her remarks by listing Comprehensive Plan policies that are met by the proposed development and stated that the Planning Commission staff finds the request consistent with the Ruskin Community Plan and the 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 and Mr. Cremer did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

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

PREFACE

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

FINDINGS OF FACT

1. The subject site is 33.58 acres in size and is zoned Agricultural Rural (AR) and designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan. The property is located in the Urban Service Area and the Ruskin Community Plan.
2. The PD rezoning is requested to develop 50 single-family detached dwelling units and 96 townhomes.
3. No Planned Development Variations or waivers are requested.
4. The Planning Commission staff testified that the request meets Policy 1.4 regarding compatibility. The SMU-6 land use category requires two land uses. The application meets the requirement with the two different housing types. The Planning Commission staff found the request consistent with the Ruskin Community Plan and the Comprehensive Plan.
5. The surrounding area is predominately developed with residential land uses.
6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
7. County transportation staff has no objection to the request and stated that the developer will be required to construct a 10-foot wide sidewalk on the west side of the roadway from 3rd Avenue SE to State Road 674 in accordance with the approved design exception. The sidewalk may narrow due to limited right-of-way but in no case shall be less than 5 feet in width.
8. The rezoning to Planned Development for the development of 50 single-family and 96 townhomes is consistent with the parcel's location within the Urban Service Area. The project is consistent with the existing zoning and land use pattern as well as the Land Development Code and Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 33.58 acres from Agricultural Rural to Planned Development is to develop 50 single-family detached homes and 96 townhomes.

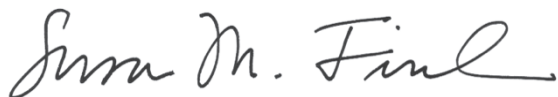
The Planning Commission testified that the request meets Policy 1.4 regarding compatibility with the surrounding area. The applicant proposes two housing types to meet the SMU-6 requirement for providing two land uses. The Planning Commission staff found the request consistent with the Ruskin Community Plan and the Comprehensive Plan.

No testimony in opposition was provided at the Zoning Hearing Master hearing.

The rezoning to Planned Development for the development of 50 single-family detached homes and 96 townhomes is consistent with the parcel's location within the Urban Service Area. The project is consistent with the existing zoning and land use pattern as well as the Land Development Code and Comprehensive Plan.

RECOMMENDATION

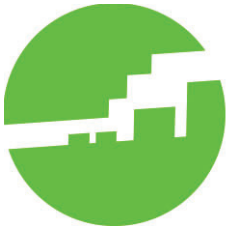
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



December 7, 2022

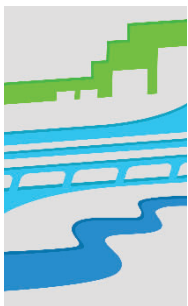
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: November 14, 2022	Petition: PD 22-1224
Report Prepared: November 2, 2022	603 Southeast 12th Street <i>West side of 12th Street and north of College Avenue</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Suburban Mixed Use-6 (6 du/ga; 0.25/0.35/0.50 FAR)
Service Area:	Urban
Community Plan:	Ruskin, Southshore
Rezoning Request:	Rezone from Agricultural Rural (AR) to Planned Development (PD) to develop 146 dwelling units.
Parcel Size (Approx.):	33.58 +/- acres (1,462,744 square feet)
Street Functional Classification:	12 th Street – Local College Avenue – Arterial
Locational Criteria:	N/A
Evacuation Area:	A



Context

- The subject site is located on approximately 33.58 acres on the west side of 12th Street and north of College Avenue. The site is in the Urban Service Area and within the limits of the Ruskin and Southshore Community Plans.
- The subject site's Future Land Use designation is Suburban Mixed Use-6 (SMU-6). Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- The subject site is surrounded by SMU-6 to the east, south and west, and Residential-6 (RES-6) to the north. Further west is designated as Residential-12 (RES-12). The site is mainly surrounded by single family residential and public institutional uses, and vacant agricultural land.
- There are 2.66 acres of wetlands on the site and approximately 25.73 acres of the site is located within the Coastal High Hazard Area.
- The subject site is zoned Agricultural Rural (AR). In the general vicinity, the site is mainly surrounded by AR zoning, Planned Development (PD) zoning and Residential, Duplex Conventional (RDC-12) zoning.
- The applicant requests to rezone the site from Agricultural Rural (AR) to Planned Development (PD) to develop 146 dwelling units. 96 units are proposed to be single family attached townhomes and 50 units are proposed as single family detached.

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;

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

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

The site is located in the Coastal High Hazard Area.

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

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

Land Use Categories

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

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

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

Environmental Considerations

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

Policy 13.3: Environmentally Sensitive Land Credit

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

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
 - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
 - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

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

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

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

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

buffering, and screening techniques and control of specific land uses.

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

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

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

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

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

Policy 16.11: Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Mixed Use Land Use Categories

Objective 19: All development in the mixed use categories shall be integrated and interconnected to each other.

Policy 19.1: Larger new projects proposed in all mixed use plan categories shall be required to develop with a minimum of 2 land uses in accordance with the following:

- Requirements for 2 land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.
- At least 10% of the total building square footage in the project shall be used for uses other than the primary use.

Policy 19.2: In the mixed use land use categories, when two or more uses are required on the same project, then the development shall be implemented through a zoning district that demonstrates street connectivity, description of land uses, and site placement, access locations and internal connections at a minimum.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

Policy 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

Livable Communities Element: Ruskin and Southshore Community Plans

Ruskin Community Plan

Goal 5: *Community and Neighborhood Character – Provide for a diversity of home styles and types while protecting Ruskin’s small town character.*

Strategies:

- *Limit the height of new residential development to 50 feet, unless a more restrictive limitation exists.*
- *Encourage development that is connected with, and integrated into, the Ruskin community. Design features (e.g. walls, gates) that isolate or segregate development from the community is inconsistent with the community’s character and should be discouraged.*
- *Developments should continue and/or replicate the traditional “grid” street pattern found in Ruskin to the greatest extent practicable.*
- *Support housing to accommodate a diverse population and income levels.*

Goal 7: *College Avenue – Ensure that development along College Avenue enhances the appearance of Ruskin, avoids strip commercial patterns, and is compatible with the revitalization of downtown Ruskin.*

Strategies:

- *Residential uses, including higher density housing will be encouraged between 12th Street and 3rd Street. Commercial and office uses should not be permitted.*

Southshore Areawide Systems Community Plan

4. Maintain housing opportunities for all income groups.

a. Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 33.58 acres on the west side of 12th Street and north of College Avenue. The site is in the Urban Service Area and within the limits of the Ruskin and Southshore Community Plans. The applicant requests to rezone the site from Agricultural Rural (AR) to Planned Development (PD) to develop 146 dwelling units. 96 units are proposed to be single family attached townhomes and 50 units are proposed as single family detached.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county’s growth is to be directed. Policy 1.4

requires all new developments to be compatible with the surrounding area, noting that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The proposed residential density in the SMU-6 designation and in Urban Service Area is compatible with the existing character of development in the area. The site is surrounded by the SMU-6, RES-6 and RES-12 designation with single family residential, public institutional uses and vacant land.

The proposal is consistent with Policy 1.2, 1.3 and 13.3 as it relates to minimum density and environmental considerations. The majority of the site is located within the Coastal High Hazard Area and has 2.66 acres of wetlands. The site meets the exception under Policy 1.3 to have an allowable density of less than 75% of the maximum permitted. The allowable density has been calculated as follows: $33.58 \text{ acres} \times 6 \text{ du/ac} = 201 \text{ dwelling units maximum}$. 146 dwellings are being proposed; therefore it is consistent with Policy 13.3. The Environmental Protection Commission Wetlands Division has reviewed the proposed site and has determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE.

The proposed rezoning meets the intent of Objective 16 and policies 16.1, 16.2, 16.3, 16.7, 16.8, 16.10, 16.11 and 17.7. The proposal includes appropriate setbacks and landscape buffers. In addition, the stormwater retention areas proposed on the west, southwest and south side of the property serves as a buffer and protects the environmentally sensitive land on site. The proposed density and lots sizes are reflective of the surrounding neighborhoods. The site plan appears to show an efficient system of internal circulation with main access off 12th Street and a proposed sidewalk on 12th Street extending down to College Avenue. At the time of drafting this report, Planning Commission staff had not received transportation comments based on the October 25th site plan submittal, therefore Planning Commission staff finding did not take transportation comments into consideration for the analysis of the request.

Objective 19 and associated Policies 19.1 and 19.2 require two land uses for projects in the SMU-6 that are 20 acres or greater. The secondary use must be 10% of the site. The proposal includes two housing types. The proposal consists of single family attached townhomes with single family detached residential use on at least 25% of the site, ensuring the minimum 10% second use requirement in SMU-6 is achieved.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this portion of College Avenue contains residential and public institutional uses and therefore the proposed residential use is compatible with the surrounding development pattern.

The subject site meets the intent of the Ruskin and Southshore Community Plans. Goal 5 of the Ruskin Community Plan provides for diverse home styles and types and includes a strategy to support housing to accommodate a diverse population and income levels. The proposal provides for two different home styles and types in an area dominated by single family detached homes. In addition, Goal 7 of the Ruskin Community Plan encourages higher density residential uses between 12th Street and 3rd Street along College Avenue. The site is just north of College Avenue and is between 12th Street and 3rd Street. The

Southshore Plan seeks to create housing opportunities for a diverse population and income level. The proposed development meets the intent of the housing goals in the plan.

Overall, staff finds that the proposed residential development with two housing types within the Urban Service Area supports the vision of the Ruskin and Southshore Community Plans. The proposed Planned Development 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*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-1224

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

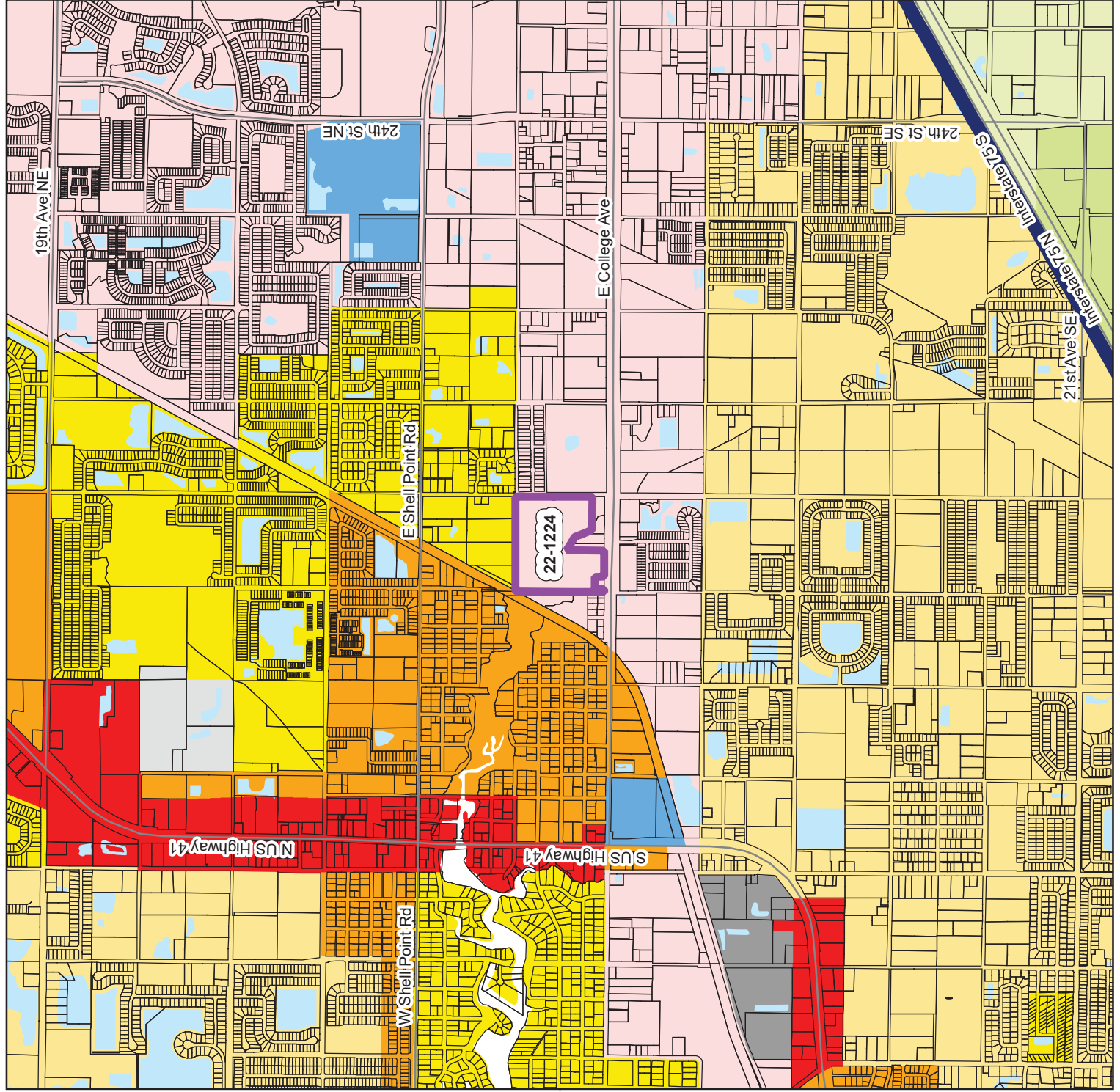
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- warm NATURAL LULUC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL-RURAL-1/5 (.25 FAR)
- AGRICULTURAL-ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 8/22/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gen_H\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
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Ruskin reserve south

Zoning File: RZ-PD (22-1224) Modification: None

Atlas Page: None Submitted: 12/15/22

To Planner for Review: 12/15/22 Date Due: ASAP

Contact Person: Jacob T. Cremer Phone: jcremer@stearnsweaver.com; cwaldern@stearnsweaver.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: 12-20-22

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Ruskin / South

DATE: 11/04/2022
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1224

- 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 ZONING APPROVAL

- If PD 22-1224 is approved, the County Engineer will approve a Design Exception (dated November 1, 2022) which was found approvable by the County Engineer (on November 4, 2022) for SE 12th St. substandard road improvements. As SE 12th St. is a substandard local roadway, the developer will be required to construct a 10-ft wide sidewalk on the west side of the roadway from SE 3rd Ave. and to SR 674 consistent with the approved design exception.

Where the proposed new sidewalk runs along the frontages the last 100 feet approaching SR 674, the width of the sidewalk may narrow, if constrained by limited right-of-way. This segment shall be constructed as close to 10 feet wide as feasible, but in no case shall not be narrower than 5 feet wide.

- The project shall have one (1) full access connection on SE 12th St., as shown on the PD Site Plan.
- The internal project roadways shall be constructed consistent with the Transportation Technical Manual, TS-3 typical Section.
- The developer shall record a 20-foot drainage easement along the northern project boundary to allow the County access for maintenance purposes, as shown on the PD site plan.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the subject property from Agricultural (AR) to Planned Development (PD) to construct 50 single family detached residential lots and 96 town home units on +/-33.58 acres. The site is located on the east SE 12th St. and north side of SR 674 (College Ave.). The Future Land Use designation of the site is Suburban Mixed Use 6 (SMU-6).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 6 Units, Single Family Detached (ITE 210)	57	4	6

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 96 Units, Town Homes (ITE 220)	703	44	54
PD: 50 Units, Single Family Detached (ITE 210)	472	37	50
Total Trips	1,175	81	104

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+1,118	+77	+98

The proposed rezoning will result in an increase in potential trip generation by 1,118 daily trips, 77 AM peak hour trips, and 98 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

SE 12th St. is a publicly maintained 2-lane, undivided, substandard local roadway characterized by +/- 10-foot wide travel lanes in average condition. The roadway lies within a +/- 51 to +/-55-foot wide right-of-way. There is a sidewalk on the east side of the roadway. There are no curb and gutter and no bicycle facilities in the vicinity of the proposed project.

Pursuant to the Hillsborough County Transportation Technical Manual, a local roadway shall meet the typical section TS-3 standard. TS-3 standard includes 10-foot-wide lanes, 5 foot paved, and 5-foot wide sidewalks on both sides and curb and gutter within a minimum of 50 feet of right-of-way.

SE 12th St. is not included in the Hillsborough County Corridor Preservation Plan.

In lieu of improving the roadway to standard, the applicant is requesting a design exception to construct a continuous 10-foot sidewalk along the project frontage and 2 single family lots that are not included in the PD on the west side of SE 12th St. Where existing single family lots intervene between the project frontage on 12th St. the developer may construct a sidewalk narrower than 10 ft to stay within the right-of-way, if necessary, but in no case this segment of sidewalk shall not be less than the standards 5 ft sidewalk. See the Design Exception request section below for additional detail.

SITE ACCESS & CONNECTIVITY

The proposed PD site plan provides for a full access connection to SE 12th St. The connection will align with the local road, Casa Bonita Ave., serving the residential subdivision on the east side of SE 12th St.

Based on the applicant’s traffic study, turn lanes are not warranted. The traffic study analyzed the current traffic volumes plus project traffic and found that the SE 12th St. will continue to function as a local roadway, i.e. daily traffic volumes will not exceed 5,000 daily trips. As such, local roadways do not warrant auxiliary/turn lanes for site access.

The PD site plan proposes the subdivision roads consistent with the County Transportation Technical Manual TS-3 local roadway typical section. However, the PD site plan indicates that the internal roads may be public private.

SE 3rd Ave. abuts the subject property to the north, which is currently an unimproved right-of-way that includes a significant County drainage conveyance on the south side along the project’s northern boundary. The applicant is required to establish a 20-foot drainage easement along the northern project boundary to allow the County to access the SE 3rd Ave. drainage ditch for maintenance purposes consistent with the County’s Stormwater Management Technical Manual Section 4.1.15.2(A). As a result of the adjacent drainage feature a connection form the project is not practical.

No access connections or stubouts to the south and west are proposed due to extensive floodplain, and wetlands.

REQUESTED DESIGN EXCEPTION: SE 12TH STREET

As SE 12th St. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for SE 12th St. (November 1, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on November 4, 2022). The developer will be required to construct a 10-ft wide sidewalk on the west side of the roadway from SE 3rd Ave. and to SR 674 consistent with the approved design exception.

Where the proposed new sidewalk runs along the frontages the last 100 feet approaching SR 674, the width of the sidewalk may narrow, if constrained by limited right-of-way. This segment shall be constructed as close to 10 feet wide as feasible, but in no case shall not be narrower than 5 feet wide.

If this zoning is approved, the County Engineer will approve the Design Exception request.

LEVEL OF SERVICE (LOS)

SE 12th St. is not a regulated roadway.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
SR 674 (College Ave.)	US HWY 41	I-75	D	C

SOURCE: 2020 Hillsborough County Level of Service (LOS) Report

From: Williams, Michael [WilliamsM@HillsboroughCounty.ORG]
Sent: Friday, November 4, 2022 11:23 AM
To: Steven Henry [shenry@lincks.com]
CC: Carol Walden [cwalden@stearnsweaver.com]; Lampkin, Timothy [LampkinT@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; Morales, Cintia [MoralesCS@hillsboroughcounty.org]
Subject: FW: RZ PD 22-1224 Design Exception Review
Attachments: 22-1224 DEReq 1 1-02-22.pdf

Importance: High

Steve,

I have found the attached Design Exception (DE) for PD 22-1224 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Cintia Morales (moralescs@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, November 2, 2022 10:11 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Morales, Cintia <MoralesCS@hillsboroughcounty.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>
Subject: RZ PD 22-1224 Design Exception Review
Importance: High

Hello Mike,

The attached Design Exception is approvable to me. Please include the following people in your response email:

shenry@lincks.com
cwalden@stearnsweaver.com
lampkint@hillsboroughcounty.org
perezrl@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



LINCKS & ASSOCIATES, INC.

November 1, 2022

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

Re: Ruskin Reserve South
Folio Number 056731.0000
RZ PD 22-1224
Lincks Project No. 21126

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th Street from the project access to College Avenue. The developer proposes to rezone the subject property to allow the following land uses:

- Single Family – 50 Dwelling Units
- Townhomes – 96 Dwelling Units

According to the Hillsborough County Functional Classification Map, 12th Street is classified as a local roadway and the subject site is within the Hillsborough County Urban Service Area. As shown in Table 1, the anticipated daily traffic on 12th Street is projected to be less than 5,000 vehicles per day with the development of the project.

Table 2 provides the trip generation for the project.

The access to serve the project is proposed to be one (1) full access to 12th Street to align with Casa Bonita Avenue.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for 12th Street from the project access to College Avenue. This segment of 12th Street is currently a two (2) lane roadway. The following exceptions are requested to accommodate the proposed project.

- 1) Right of Way – TS-7 has 96 feet of right of way. The right of way along the property frontage is approximately 50 feet.
- 2) Lane Width – TS-7 has 12 foot travel lanes. The existing roadway has approximately 11 foot travel lanes.

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

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November 1, 2022
Page 2

- 3) Shoulders – TS-7 has 8 foot shoulders with 5 foot paved. The existing roadway has unpaved shoulders along the subject section.
- 4) Sidewalk – TS-7 has sidewalk on both sides of the roadway. There is currently sidewalk along the east side of the roadway.

The justification for the Design Exception is as follows:

1. As indicated, 12th Street is a local road. In addition, there are speed bumps along the roadway. Improving the roadway to 12 foot lanes and paved shoulders would potentially increase the speed along the roadway which is contrary to the purpose of the speed bumps.
2. The developer proposes to construct a 10 foot sidewalk on the west side of 12th Street along the proposed frontage as shown in Figure 1. In addition, the intention is to connect the sidewalk to the sidewalk within SR 674. The southern-most 100 feet of the sidewalk may have a reduced width due to right of way and utility constraints as the developer does not control the right of way along the segment of 12th Street adjacent to folio 56729.0000. If the 10 foot sidewalk cannot be accommodated along folio 56729.0000, the developer shall construct the maximum width possible for up to 10 feet but no less than 5 feet with the appropriate transition.

Figure 1 illustrates the limits of the proposed improvements.

Based on the above, it is our opinion, the proposed improvements to 12th Street will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams
November 1, 2022
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Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



Based on the information provided by the applicant, this request is:

- Disapproved**
- Approved**
- Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

Mr. Mike Williams
November 1, 2022
Page 4

TABLE 1
12th STREET TRAFFIC

Roadway	Location	Period	Peak		Daily Traffic (2)	Daily Traffic (3)	Total Daily Traffic
			NB	SB			
12 th St	North of SR 674	AM	17	29	-	-	-
		PM	48	31	878	808	1,686

- (1) Counts dated 7/6/22.
- (2) Peak Season Traffic converted to daily volume based on FDOT K = 0.09.
- (3) 60% of daily project traffic from South PD and North PD (1,346 x 0.6)

Mr. Mike Williams
November 1, 2022
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TABLE 2
TRIP GENERATION (1)

Project	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
South PD	Single Family	210	50 DU's	533	10	30	40	33	19	52
	Townhomes	215	96 DU's	681	14	30	44	31	23	54
			Total	1,214	24	60	84	64	42	106

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

Mr. Mike Williams
November 1, 2022
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FIGURE 1

APPENDIX



PD PLAN





PLANES & DEVELOPMENT SOUTH
SHEET NO. 1
PROJECT NO. PD-1

DeHart Design Group, Inc.
7181 TULLOCH DRIVE
TAMPA, FL 33617
CONTRACT NO. 2022-004

**RUSKIN RESERVE
PLANNED DEVELOPMENT**
RUSKIN RESERVE
8055 15TH ST SW
RUSKIN, FL 33570
COA 28971

TAMPA CIVIL DESIGN
1737 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 930-3008
(813) 482-9128
WWW.TAMPACIVIL.COM
COA 28971

LEGEND

LINES OF P.D.
LOCAL URBAN ROAD
FENCE LINE
WETLAND LINE
CONCRETE HIGHWAY
P.O.C.F. FENCE
WETLAND AREA
LANDSCAPE BUFFER
VEGETATION AND CONSTRUCTION ACCESS
CONNECTION ACCESS
DONOR DRIVEWAY

SCALE: 1"=80'
GRAPHIC SCALE (IN FEET)

EXISTING/PROPOSED

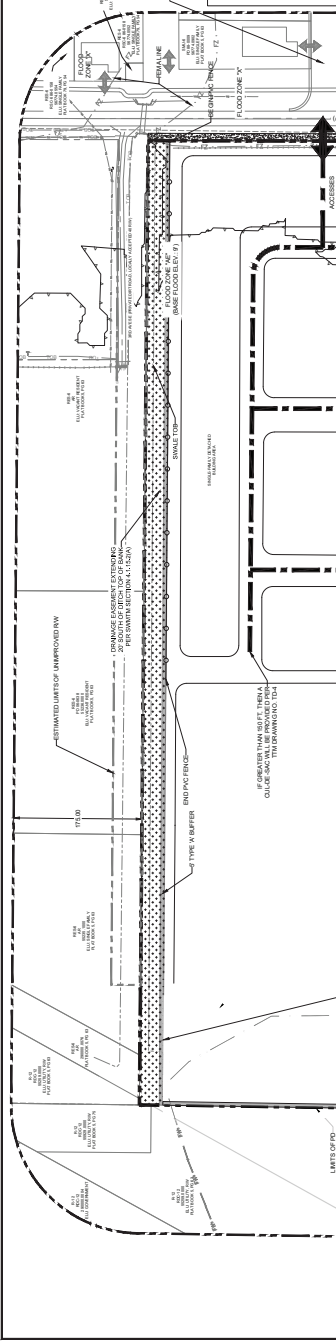
PROPOSED: SOLID LINE
EXISTING: DASHED LINE

PROPOSED SINGLES FAMILY ATTACHED

PROPOSED: SOLID LINE
EXISTING: DASHED LINE

PROPOSED SINGLE FAMILY DETACHED

PROPOSED: SOLID LINE
EXISTING: DASHED LINE



LEGAL DESCRIPTION (PER OFFICIAL RECORDS BOOK 6444 PAGE 1542)

PARCEL 1 ALSO DESCRIBED AS FOLLOWS: PARCELS 10 & 11 OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 16 EAST, HILLSBOROUGH COUNTY, FLORIDA.

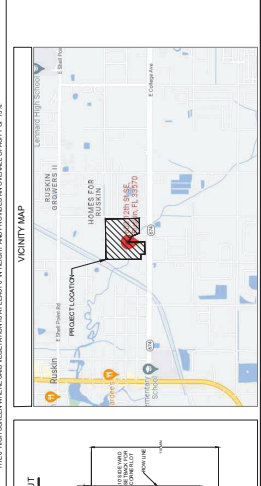
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE EAST PART OF THE NORTHWEST 1/4 AND SECTION 14, TOWNSHIP 30 SOUTH, RANGE 16 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
1. COMMENCING AT THE NORTHEAST CORNER OF THE EAST PART OF THE NORTHWEST 1/4 AND SECTION 14, TOWNSHIP 30 SOUTH, RANGE 16 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
2. FROM SAID CORNER, NORTH 89° 45' 00" EAST, 130.00 FEET TO THE POINT OF BEGINNING.

TERMINOLOGY

1. WAY OF LIVES ADDED TO THE REQUIREMENTS IN SUBSECTION 15.22(1) AND 15.22(2) IS AS FOLLOWS:
 - a. SINGLE-FAMILY DETACHED
 - b. SINGLE-FAMILY ATTACHED
 - c. CONCEPTUAL LOTS
2. SINGLE-FAMILY DETACHED: A SINGLE-FAMILY DETACHED DWELLING WITH AN AREA OF NOT LESS THAN 1,200 SQUARE FEET OF FINISHED FLOOR AREA AND A LOT AREA OF NOT LESS THAN 10,000 SQUARE FEET.
3. SINGLE-FAMILY ATTACHED: A SINGLE-FAMILY ATTACHED DWELLING WITH AN AREA OF NOT LESS THAN 1,200 SQUARE FEET OF FINISHED FLOOR AREA AND A LOT AREA OF NOT LESS THAN 10,000 SQUARE FEET.
4. CONCEPTUAL LOTS: LOTS CREATED BY THE PLANNED DEVELOPMENT WHICH ARE NOT SUBJECT TO THE REQUIREMENTS OF SUBSECTION 15.22(1) AND 15.22(2).

GENERAL NOTES

1. THIS PLAN IS A PRELIMINARY PLAN. THE PLANNED DEVELOPMENT WILL BE REVIEWED BY THE BOARD OF PLANNING AND ZONING IN ACCORDANCE WITH THE PLANNED DEVELOPMENT ACT.
2. THE PLANNED DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE PLANNED DEVELOPMENT ACT AND THE ZONING ORDINANCE.
3. THE PLANNED DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE PLANNED DEVELOPMENT ACT AND THE ZONING ORDINANCE.
4. THE PLANNED DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE PLANNED DEVELOPMENT ACT AND THE ZONING ORDINANCE.
5. THE PLANNED DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE PLANNED DEVELOPMENT ACT AND THE ZONING ORDINANCE.
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10. THE PLANNED DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE PLANNED DEVELOPMENT ACT AND THE ZONING ORDINANCE.
11. THE PLANNED DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE PLANNED DEVELOPMENT ACT AND THE ZONING ORDINANCE.



VICINITY MAP

HILLSBOROUGH COUNTY
ROADWAY FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



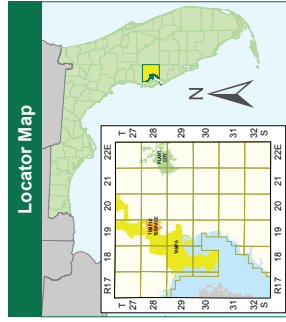
Legend

- Functional Classifications Authority Classification**
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
 PART 3.03.00 STATE-94 PLANNED DEVELOPMENT DISTRICTS
 PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
 PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
 PART 6.07.00 FENCES AND WALLS
 PART 6.08.00 SIGNAGE AND SIGNAGE STANDARDS
 PART 12.01.00 DEFINITIONS
 OTHER PARTS OF THE LDC NOT LISTED ABOVE.

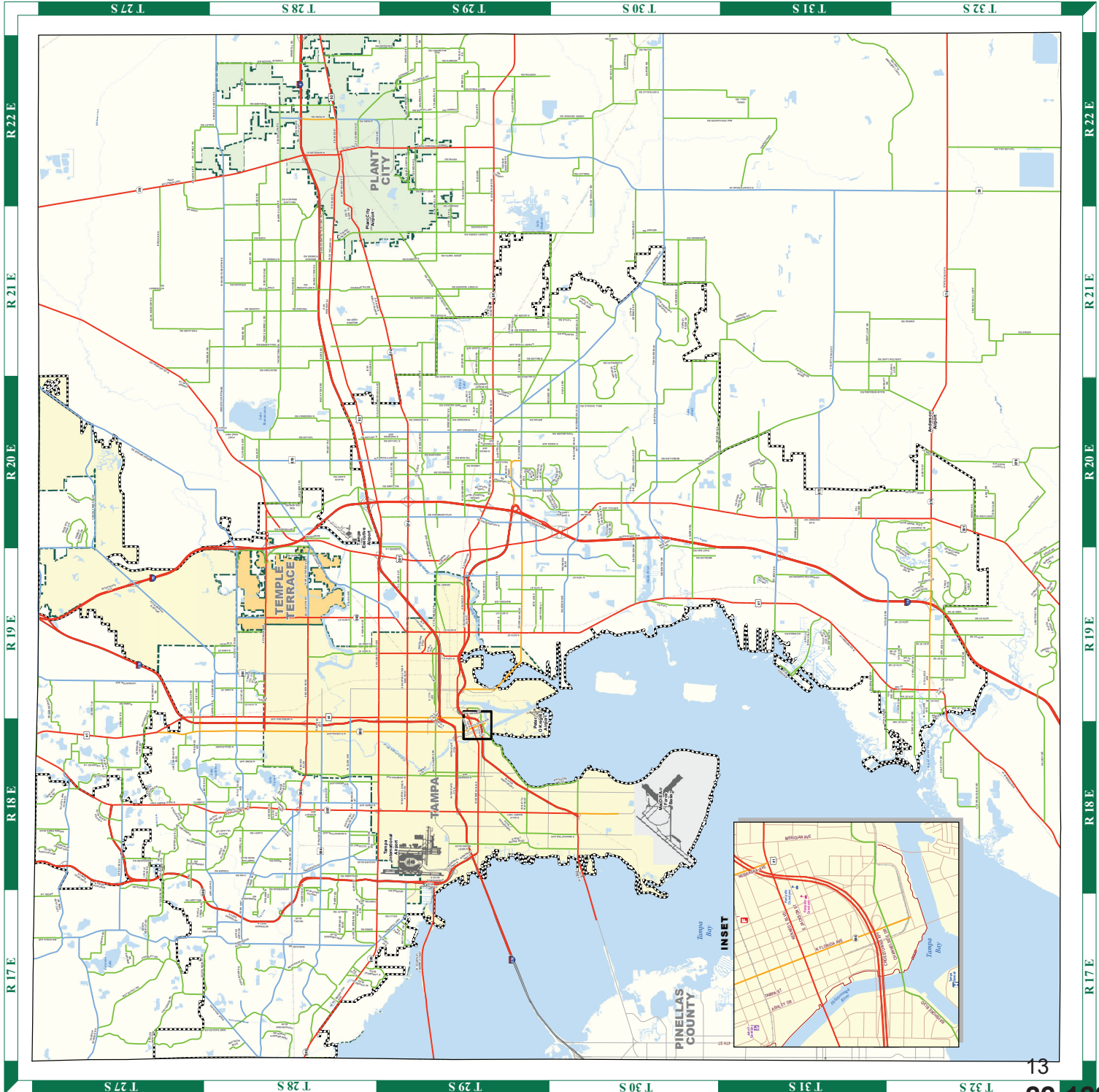
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the information shown on this map, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

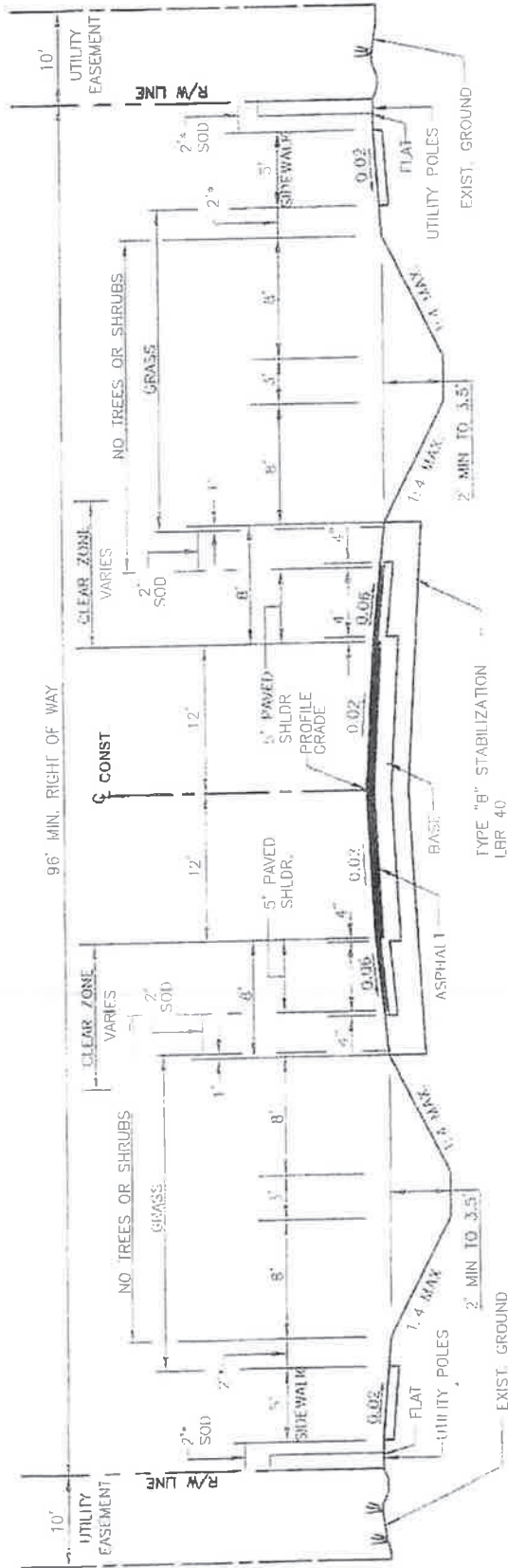
SOURCE: This map has been prepared for the inventory of road property lines within Hillsborough County and is not intended to be used for any other purpose. The information shown on this map is based on the best available information available at the time of preparation. The information shown on this map is for informational purposes only and should be verified for verification of the information contained on this map.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-7





TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:	10/17		LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7
				SHEET NO. 1 OF 1

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SE 12 th Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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	57	4	6
Proposed	1,175	81	104
Difference (+/-)	+1,118	+77	+98

*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		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
SE 12 th St./Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes: Proposing to construct 10-ft wide sidewalk on west side of street. Sidewalk may narrow at certain sections where constrained by ROW.		

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 checked="" 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.

COMMISSION

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn "Gwen" W. Myers
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DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
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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: October 17, 2022</p> <p>PETITION NO.: 22-1224</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: August 17, 2022</p> <p>PROPERTY ADDRESS: 603 12th Street, SE in Ruskin</p> <p>FOLIO #s: 0567310000</p> <p>STR: 08-32S-19E</p>
<p>REQUESTED ZONING: Rezoning from AR to a Planned Development</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	August 17, 2022
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Other Surface Waters exist in the northeast and northwest corners, and along the south central property boundary. A creek runs through the southern central portion of the property.
<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 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 considered 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.

knh / app

ec: Jacob T. Cremer, Agent - jcremer@stearnsweaver.com & cwalden@stearnsweaver.com

Adequate Facilities Analysis: Rezoning

Date: 9/26/2022

Acreage: ± 33.6 acres

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: RZ 22-1224

Future Land Use: SMU-6

HCPS #: RZ-474

Maximum Residential Units: 146 Units

Address: 603 12th St SE, Ruskin

Residential Type: (96) Single-Family, Attached & (50) Single-Family, Detached

Parcel Folio Number(s): 056731.0000

School Data	Thompson Elementary	Shields Middle	Lennard High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	950	1,557	2,249
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	710	1,782	2,249
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	75%	114%	100%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of September 25, 2022	198	10	251
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	21	9	14
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	98%	116%	112%

Notes: Thompson Elementary School currently has adequate capacity for the residential impact of the proposed development. Shields Middle and Lennard High Schools do not have adequate capacity for the residential impact of the proposed development. In these cases, the school district is required by state law to consider whether additional capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time additional capacity does not exist in adjacent service areas at the high school level. A proportionate share agreement is an available mitigation option until the county approves a new school location.

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



Renée M. Kamen, AICP
Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: renee.kamen@hcps.net
P: 813.272.4083

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PD22-1224 REVIEWED BY: Randy Rochelle DATE: 8/22/2022

FOLIO NO.: 56731.0000

WATER

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

- A 16 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the north Right-of-Way of E. College Avenue. 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 4 inch wastewater force main exists (adjacent to the site), (approximately 60 feet from the site) and is located within the east Right-of-Way of 12th Street SE. 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: 16 August 2022

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

APPLICANT: Jacob Cremer

PETITION NO: RZ-PD 22-1224

LOCATION: Not listed

FOLIO NO: 56731.0000

SEC: _____ TWN: _____ RNG: _____

- 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 COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** November 2, 2022

Agency: Natural Resources **Petition #:** 22-1224

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request. **This statement should be identified as a condition of the rezoning.**
3. This site contains trees that may qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plat through the Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plat to avoid adverse impacts to these trees. **This statement should be identified as a condition of the rezoning.**

4. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Proposed land alterations are restricted within the wetland setback areas. **This statement should be identified as a condition of the rezoning.**
5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
6. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
7. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



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: 11/04/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Property Reserve Inc

PETITION NO: 22-1224

LOCATION: 603 SE 12th St

FOLIO NO: 56731.0000

Estimated Fees:

(Fee estimate is based on a 2,000 square foot, Single Family Detached Unit)

Mobility: \$9,183 * 50 = \$459,150

Parks: \$2,145 * 50 = \$107,250

School: \$8,227 * 50 = \$411,350

Fire: \$335 * 50 = \$16,750

Single Family Detached per unit = \$19,890 * 50 = \$994,500

(Fee estimate is based on a 1,500 square foot, 3 Bedroom 1-2 story Single Family Attached Units)

Mobility: \$6,661 * 96 = \$639,456

Parks: \$2,145 * 96 = \$205,920

School: \$7,027 * 96 = \$674,592

Fire: \$249 * 96 = \$23,904

Multi-Family (1-2 story) per unit = \$13,873 * 96 = \$1,543,872

Project Summary/Description:

Urban Mobility, South Park/Fire - 96 Single family attached, 50 Single family detached



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch, Zoning Hearing Master
 Land Use Hearing Master

DATE: Monday, November 14, 2022

TIME: Commencing at 6:00 p.m.
 Concluding at 10:13 p.m.

Reported via Cisco Webex Videoconference by:
LaJon Irving, CER No. 1256

1 HEARING MASTER: Thank you. I appreciate it. Is
2 there anyone in the room or online that would like to speak in
3 support? Anyone in favor? I'm seeing no one. Anyone in
4 opposition to this request? I see no one. All right.
5 Mr. Grady, anything else?

6 MR. GRADY: Nothing further.

7 HEARING MASTER: All right. Go back to the applicant.
8 You have five minutes if you'd like.

9 MR. CREMER: Jay Cremer. Nothing further. We ask for
10 your support tonight. Thank you.

11 HEARING MASTER: Thank you so much. With that we'll
12 close rezoning 22-1223 and go to the next case.

13 MR. GRADY: The next item is Agenda Item D.8 Rezoning
14 PD 22-1224, the applicant's Property Reserve Incorporated. The
15 request is a rezone from AR to a plan development. Tim Lampkin
16 will provide staff recommendation after presentation by the
17 applicant.

18 HEARING MASTER: Good evening.

19 MR. CREMER: Good evening. Jay Cremer again. 401
20 East Jackson Street, number one -- Number 2100 in Tampa.
21 David Smith our planner will give our -- a brief presentation.
22 Thank you.

23 HEARING MASTER: Thank you.

24 MR. SMITH: Thank you. Again, for the record,
25 David Smith, Director of Development Zoning. Sterns, Weaver,

1 Miller, 401 East Jackson Street, Suite 2100, Tampa 33601.

2 This property, as I alluded to, is immediately south
3 of the prior application. As you can see in the location map or
4 vicinity map, this is almost exactly at the corner of Shell
5 Point -- excuse me, College and 12th. There's only one
6 intervening property at the corner that is separated by a
7 floodway between this property and the one to the north. It's
8 33.58 acres in size. And next size -- slide, please.

9 So the future land use and zoning of the properties
10 right now, we have agricultural AR zoning, future land use, it's
11 suburban mixed use six located in SouthShore Areawide Plan
12 located within the Ruskin Community Plan in the urban service
13 area. Next slide.

14 So you see this property has an irregular shape
15 because there's an intervening residential property that is
16 located kind of wrapped by the property, but on the south side
17 of the floodway. The property is traversed by a floodway and
18 wetland areas. The portion of the site that's immediately south
19 of the floodway is basically going to be used for pond
20 compensation storage in the area. So when you look at our
21 surrounding area, we have developed church across 12th. We have
22 an existing subdivision and then a little bit to the north and
23 east, there's an additional small subdivision that it's probably
24 older than the one to the south. To our north is 3rd Avenue
25 that we just discussed. It is the unimproved right-of-way and

1 also the large storm water conveyance system. On the east --
2 excuse me, on the west side, we have residential and government
3 on property. Surprisingly, I found out that the Port Authority
4 actually owns some of the land that is around CSX immediately to
5 our west. Next slide.

6 So here's the site plan of the property. This is a
7 development that is proposed for residential uses, townhome and
8 single-family. You can see that most of the property is
9 developed with or will be utilized for ponds and flood plane
10 compensation. One access point will be off of 12th. Next
11 slide, please.

12 This particular zoning has 50 single-family detached
13 and 96 townhomes for a total of 146 dwelling units, density of
14 4.7 dwelling units per acre, which is consistent with the SMU-6
15 that meets the 75% minimum density requirement. The staff
16 report indicates the -- that what we've shown in the slide, the
17 setbacks and lot sizes for the very -- or excuse me, the
18 setbacks for each one of the lot types, maximum height, 35 feet,
19 one full access. Drainage, we're proposing are providing a
20 drainage easement to the county along 3rd Avenue southeast. The
21 site plan upper record notes that on the site plan, the County
22 requested that in order to maintain the storm water conveyance
23 system. We're looking at ten-foot buffer A with screening along
24 the north, south and west of the project. As is typically
25 permitted when there's existing vegetation that can provide the

1 opacity required for those Type A screens. They can be
2 substituted for other vegetation or also in lieu of any type of
3 fencing. When you look at the surrounding area, there's
4 significant separation between the actual development --
5 development area and anything that is on the west side of the
6 property or to the south because of the flood way and
7 intervening wetlands. Next slide.

8 Due to its location in the SMU-6, the property is
9 required to have two uses. This has been accomplished by the
10 provision of two different housing types. We've assured that no
11 no one use type will be less than 25%. So therefore that makes
12 sure that 10% -- minimum 10% of the land area will be utilized
13 for the second use. Planning Commission has found this
14 acceptable and consistent. The Ruskin Community Plan also
15 classifies this area as area two, which allows a variety of
16 housing types, including townhomes. So we have a mix of
17 townhomes and single-family, consistent with that provision.
18 Goal five of the community plan provides, you know, provide
19 diverse home styles and types to accommodate diverse population
20 and income. Again, this is accomplished through the mix of the
21 housing types that are proposed. And it also asks, you know,
22 recommends higher density within this portion of the community
23 plan. This does accomplish that even though the site is not
24 developing too intensively because we'll only be compatible with
25 the single-family development that is across 12th and also the

1 fact that we have significant limitation, even though we have 33
2 acres, a large portion of it is in flood plane and -- and
3 wetland area. Next slide.

4 Again, the -- the applicant's requesting no vary --
5 variations to land development code. Staff finds it approvable.
6 We are asking for a design exception to the -- for the
7 substandard roads. Again, this only deals with the ten-foot
8 pedestrian path that will traverse the west side of 12th.
9 That's been found approvable and acceptable by the County
10 Engineer. Next slide.

11 This -- in reviewing the planning commission staff
12 report, they looked at the Ruskin Community Plan, and, again,
13 they found that this property is a residential density SMU-6.
14 It's compatible with the existing character of the development.
15 The retention ponds to the west, southwest and south of the
16 site, serve as buffers to protect environmental sense of land on
17 site and adjacent. Proposed density and lot sizes are
18 reflective of the surrounding neighborhoods. And the
19 development pattern and character of the portion of College
20 Avenue contains residential and public institutional and
21 therefore is also compatible with this development or what we
22 proposed with them. Next slide, please.

23 Again, transportation and connectivity, as indicated
24 on the aerial that I showed earlier, there's really no viable
25 way to cross the floodway, the wetlands to connect anything to

1 the east -- excuse me to the west. Also CSX then ends up
2 traversing even further to the west and causes the same
3 disconnect in those grids. When you go to the north, again, we
4 have the large storm water conveyance and there are no existing
5 street connections all the way up to Shell Point and the small
6 block faces do not warrant cross connectivity at -- at this
7 location. Also are one access point to 12th lines up with the
8 adjacent subdivision that's across on the west side and that
9 actual subdivision does not continue and connect any further
10 west, but we do provide for that opportunity if -- if it had
11 connected or would connect in the future. (Inaudible) engineer
12 found the DE the acceptable and approvable. Next slide.

13 So looking at the conclusions, Hillsborough County
14 Development Services Staff recommended approval with conditions.
15 Planning Commission Staff found it consistent with Hillsborough
16 Comprehensive Plan. And we respectfully request a
17 recommendation for approval. I'm here to answer any questions.
18 We also have the same development team that was here for the
19 prior application available if there are any questions.

20 HEARING MASTER: I do see that same condition
21 regarding the sidewalk and the narrowing of that area.

22 MR. SMITH: Yes.

23 HEARING MASTER: Okay.

24 MR. SMITH: Thank you.

25 HEARING MASTER: No, no, nothing further. Thank you.

1 All right. Mr. Cremer, does that conclude the presentation?

2 All right. Thank you so much. Development Services.

3 MR. LAMPKIN: Good evening. Tim Lampkin, Development
4 Services for case 22-1224. The applicant is seeking to develop
5 an approximately 33.5 acre unified development consisting of one
6 folio. The request is for rezoning from agricultural rural to
7 plan development to allow for the development of 146 dwelling
8 units consisting of 96 townhomes and 50 single family detached
9 homes. The site is located on the north side of East College
10 Avenue at the intersection of East College Avenue and 12th
11 Street southeast. The subject property is located in the urban
12 service area within the limits of the Ruskin Community Plan.
13 The immediate area surrounding the property is predominantly
14 developed residential with a place of worships to the immediate
15 east of the subject site. To the west it's vacant property and
16 the CSX railroad right-of-way. Immediately north of the subject
17 site is approved for a multi-family development, however is
18 currently developed with single-family homes. The applicant
19 does not request any variations to Land Development Code Part
20 6.06.00, landscaping and offering. The -- the applicant is
21 required to have a five foot buffer with Type A screening
22 adjacent to the single-family properties located to the south
23 and west of the subject property that the applicant discussed.
24 The applicant proposes a condition to allow the use of existing
25 visitation in lieu of required screening pursuant to Land

1 Development Code Section 6.06.06.C.12. This permits an
2 applicant to submit an alternative screening plan at the time of
3 site and development review. The alternative plan shall afford
4 screening in terms of height, opacity and separation equivalent
5 to or exceeding that provided by the requirements of a five-foot
6 buffer with Type A screening. East College Avenue is also an
7 urban scenic roadway. Land Development Code Section
8 6.06.03.I.2.C pertaining to scenic roadways requires the
9 planting of one street -- tree per 40 feet of frontage and the
10 planning of one canopy tree for every 50 feet of yard frontage
11 along East College Avenue.

12 It's noted that the water distribution system
13 improvements will need to be completed prior to connection to
14 the County's water system. These improvements include two
15 funded CIP projects that are currently under construction and
16 will need to be completed by the County prior to issuance of any
17 building permits that will create additional demand on the
18 system. This is conditioned and it's a standard condition due
19 to the CIP project in this location of the County.

20 The site will comply with and conform to all other
21 applicable policies and regulations, including but not limited
22 to the Hillsborough Land Development Code. The Planning
23 Commission has found the proposed rezoning would be consistent
24 with the Unincorporated Hillsborough County comp plan. There is
25 a 12th Street southeast, as the applicant went over, is the

1 substandard local roadway and the applicant's engineer of record
2 submitted a design exception request for 12th Street southeast
3 to determine the specific improvements that would be required.
4 Based upon factors presented in the design exception request,
5 the County engineer found the design exception request
6 approvable. The developer will be required to construct a
7 ten-foot wide sidewalk on the west side of the roadway from 3rd
8 Avenue southeast from State Road 674 consistent with the
9 approved design exception.

10 Based upon the aforementioned, staff finds the request
11 approvable and that concludes my presentation unless there any
12 questions.

13 HEARING MASTER: Not at this time, but thank you.
14 Planning Commission.

15 MS. PAPANDREW: Andrea Papandrew, Planning Commission
16 Staff. The subject property is within the suburban mixed use
17 six future land use category. The site is within the limits of
18 the Ruskin and the SouthShore Areawide Systems Community Plans.
19 The site is in the urban service area or according to Objective
20 one, the future land use element, 80% of the County's growth is
21 to be directed. Policy 1.4 requires all new to be compatible
22 with the surrounding area. The proposed residential density in
23 the suburban mixed use six designation and the urban service
24 area is compatible with the existing character of development in
25 the area. The site surrounded by the suburban mixed use six,

1 Residential-6 and Residential-12 designations with single-family
2 residential, public institutional uses and vacant land. The
3 proposal is consistent with Policy 1.2, 1.3 and 13.3 as it
4 relates to minimum density and environmental considerations.
5 The majority of the site is located within the coastal high
6 hazard area and therefore the site meets the exemption under
7 Policy 1.3 to have an allowable density of less than 75% of the
8 maximum permitted. The allowable density allows up to 201
9 dwelling units, 146 dwelling units are being proposed and this
10 is consistent with Policy 13.3.

11 The EPC has reviewed the proposed site and has
12 determined that a resubmitted is not necessary given if the EPC
13 does not object. Planning Commission Staff finds the request
14 consistent with Objective 13 and associated policies. The
15 proposed rezoning meets the intent of Objective 16, Policy 16.1,
16 16.2, 16.3, 16.7, 16.8, 16.10, 16.11 and 17.7. The proposal
17 includes appropriate setbacks and landscape buffers in addition
18 to storm water retention areas proposed on the west, southwest
19 and south side of the property serve as a buffer and protects
20 the environment to sensitive lands on site.

21 The proposed density and lot sizes are a reflector of
22 the surrounding neighborhoods and the site plan appears to show
23 an effective system internal circulation with main access off
24 12th Street and the proposed sidewalk on 12th extending down to
25 College Avenue. At the time of drafting this report, Planning

1 Commission Staff had not received transportation comments based
2 on the October 25th site plan submittal. Therefore, Planning
3 Commission Staff did not take transportation comments into
4 consideration for the analysis of this request.

5 Objective 19 and associated Policies 19.1 and 19.2
6 required two land uses for projects in the suburban mixed use
7 six that are 20 acres or greater. The proposal includes two
8 housing types, single-family attached townhomes and
9 single-family detach residential uses on at least 25% of the
10 site and have met the minimum 10% second use requirement.

11 Objective 12-1 and Policy 12-1.4, the community design
12 component discusses how new development shall be compatible with
13 the established character of the surrounding area, development
14 pattern and character of this portion of College Avenue contains
15 residential and public institutional uses and therefore the
16 proposed residential use is compatible with the surrounding
17 development pattern.

18 The site also meets the intent of the Ruskin and the
19 SouthShore Community Plans. Goal five of the Ruskin Community
20 Plan provides for diverse home styles and supports diverse
21 population income levels. And the proposal provides for two
22 different home styles and types in an area dominated by
23 single-family attached homes.

24 In addition, Goal seven, the rest of the community
25 plan encourage high density residential usage, between 12th

1 Street and 3rd Street along College Avenue and this site is just
2 north of College Avenue between 12th and 3rd Street.

3 And lastly, the SouthShore Plan seeks to create
4 housing opportunities for a diverse population, income level and
5 the proposed development meets the intent of the housing goals.
6 Based upon the above considerations, Planning Commission Staff
7 finds the proposed plan development consistent with the
8 Unincorporated Hillsborough County Comprehensive Plan subject to
9 the conditions proposed by the Development Services Department.

10 Thank you.

11 HEARING MASTER: Thank you. Is there anyone in the
12 room or online that would like to speak in support? No one.
13 Anyone in opposition to this request? No one. All right.
14 Mr. Grady.

15 MR. GRADY: Nothing further.

16 HEARING MASTER: Mr. Cremer.

17 MR. CREMER: Nothing further. Appreciate your time.

18 HEARING MASTER: Thank you so much. We'll close
19 rezoning 22-1224 and go to the next case.

20 MR. GRADY: The next item is Agenda Item D.9, major
21 mod application 22-1301. The applicant's CC Saffold Farms, LLC.
22 The request is for a major modification of existing plan
23 development. Michelle Heinrich will provide staff
24 recommendation after presentation by the applicant.

25 HEARING MASTER: Good evening.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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LAND USE HEARING OFFICER)
HEARINGS)
)
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LAND USE HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, October 17, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 9:10 p.m.

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

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter
U.S. Legal Support

1 the November 14, 2022, Zoning Hearing Master
2 Hearing.

3 Item A.28, Specialist General 22-1222. This
4 application is not awarded. The hearing is being
5 continued to the November 14, 2022, Zoning Hearing
6 Master Hearing.

7 Item A.29, Rezoning PD 22-1223. This
8 application is being continued by the applicant to
9 the November 14, 2022, Zoning Hearing Master
10 Hearing.

11 Item A.30, Rezoning PD 22-1224. This
12 application is being continued by the applicant to
13 the November 14, 2022, Zoning Hearing Master
14 Hearing.

15 Item A.31, Rezoning PD 22-1225. This
16 application not awarded. The hearing is being
17 continued to the November 14, 2022, Zoning Hearing
18 Master Hearing.

19 Item A.32, Rezoning PD 22-1226. This
20 application is being continued by the applicant to
21 the November 14, 2022, Zoning Hearing Master
22 Hearing.

23 Item A.33, Major Mod Application 22-1228.
24 This application is being continued by the
25 applicant to the November 14, 2022, Zoning Hearing



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

PAGE 1 OF 6

DATE/TIME: 11/14/22 6pm

HEARING MASTER: Susan Finch

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

<p>APPLICATION # <u>RZ 22-0698</u> V.S.</p>	<p>PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>P.O. Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____</p>
<p>APPLICATION # <u>RZ 22-1303</u></p>	<p>PLEASE PRINT NAME <u>DAVID W MULLEN</u> MAILING ADDRESS <u>625 E. NORTH BROADWAY</u> CITY <u>COLUMBUS</u> STATE <u>OH</u> ZIP <u>43214</u> PHONE <u>614.936.6567</u></p>
<p>APPLICATION # <u>RZ 22-1303</u></p>	<p>PLEASE PRINT NAME <u>Tanner Taylor</u> MAILING ADDRESS <u>2112 Crosby Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813 625 9182</u></p>
<p>APPLICATION # <u>RZ 22-1449</u> V.S.</p>	<p>PLEASE PRINT NAME <u>Kelli Conte</u> MAILING ADDRESS <u>P.O. Box 34</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE _____</p>
<p>APPLICATION # <u>RZ 22-1452</u></p>	<p>PLEASE PRINT NAME <u>Richard Kusan</u> MAILING ADDRESS <u>330 Paul Drive, Suite 100</u> CITY <u>Bronx</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813-653-3800</u></p>
<p>APPLICATION # <u>RZ 22-0461</u></p>	<p>PLEASE PRINT NAME <u>T. Truth Gads</u> MAILING ADDRESS <u>400 N. Arhly Drive, Suite 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-221-9600</u></p>

DATE/TIME: 11/14/22 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 22-0461</u>	PLEASE PRINT NAME <u>Addie Clark</u> MAILING ADDRESS <u>400 N. Arnsley Dr. Ste. 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>561-319-4759</u>
APPLICATION # <u>RZ 22-0461</u>	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. Laurel</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-789-0039</u>
APPLICATION # <u>MM 22-0860</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 South Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-629-8752</u>
APPLICATION # <u>MM 22-0860</u>	PLEASE PRINT NAME <u>STEVEN HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>RZ 22-0943</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0974</u>
APPLICATION # <u>RZ 22-0949</u>	PLEASE PRINT NAME <u>Colin Rice</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 2800</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-676-7226</u>

DATE/TIME: 11/14/22 6pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>Christopher Jordan</u> MAILING ADDRESS <u>1133 Myrtle Rd.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813 523-1301</u>
APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>DAVID SHERN</u> MAILING ADDRESS <u>1141 MYRTLE ROAD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-373-8873</u>
APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>Joan Alegard</u> MAILING ADDRESS <u>4802 Grape Myrtle Ln</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-245-2414</u>
APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>Michael D Roberts</u> MAILING ADDRESS <u>4820 GRAPE MYRTLE LANE</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>(813) 488-1213</u>
APPLICATION # <u>R2 22-0949</u>	PLEASE PRINT NAME <u>ATTILA NAGY (Nagy)</u> MAILING ADDRESS <u>7814 CRAPE MYRTLE LN</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>941-356-3140</u>
APPLICATION # <u>R2 22</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>CAMP A</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-9421</u>

DATE/TIME: 11/14/22 6pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 22-1103</u>	PLEASE PRINT NAME <u>Stephen Spasato</u> MAILING ADDRESS <u>505 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-375-0616</u>
APPLICATION # <u>RZ 22-1103</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>MM 22-1112</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 South Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE _____
APPLICATION # <u>MM 22-1112</u>	PLEASE PRINT NAME <u>Jason Kendall</u> MAILING ADDRESS <u>708 Lithia Precinct Rd</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813-361-7378</u>
APPLICATION # <u>MM 22-1112</u>	PLEASE PRINT NAME <u>John Suk (Sullivan)</u> MAILING ADDRESS <u>PoBox 2638</u> CITY <u>Brad</u> STATE <u>FL</u> ZIP <u>33509</u> PHONE <u>8136014375</u>
APPLICATION # <u>MM 22-1112</u>	PLEASE PRINT NAME <u>Steven Griffin</u> MAILING ADDRESS <u>6143 Cliffhouse Ln</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____

DATE/TIME: 11/14/22, 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2 22-1223</u>	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>401 E Jackson St #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-222-5051</u>
APPLICATION # <u>R2 22-1223</u>	PLEASE PRINT NAME <u>Doris M. Smith</u> MAILING ADDRESS <u>401 E. Jackson Street Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5050</u>
APPLICATION # <u>R222-1224</u>	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>401 E Jackson St #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-222-5051</u>
APPLICATION # <u>R2 22 1224</u>	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E. Jackson St # 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-222-5016</u>
APPLICATION # <u>R2 22-1301</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>R2 22-1301</u>	PLEASE PRINT NAME <u>Isabella Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-3310976</u>

DATE/TIME: 11/14/22, 6pm

HEARING MASTER: Susan Finch

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

<p>APPLICATION #</p> <p><u>RZ 22-1301</u></p>	<p>PLEASE PRINT NAME <u>Steve Henry</u></p> <p>MAILING ADDRESS <u>5023 W. Laurel</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p> <p><u>SU 22-1222</u></p>	<p>PLEASE PRINT NAME <u>DOUG DENBOER</u></p> <p>MAILING ADDRESS <u>5953 MOHR LOOP</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>760-250-4191</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

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

DATE: November 14, 2022


HEARING MASTER: Susan Finch

PAGE: 1 OF 1


APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 22-1301	Rosa Timoteo	1. Revised staff report	Yes (Copy)
MM 22-1301	Kami Corbett	2. Applicant presentation packet	No
MM 22-1301	Isabelle Albert	3. Applicant presentation packet	No
MM 22-0860	Rosa Timoteo	1. Revised staff report	Yes (Copy)
RZ 22-0943	Isabelle Albert	1. Applicant presentation packet	No
RZ 22-0949	Colin Rice	1. Applicant presentation packet	No
RZ 22-0949	Christopher Jordan	2. Applicant presentation packet	Yes (Copy)
RZ 22-1103	Stephen Sposato	1. Applicant presentation packet	No
RZ 22-1103	Steve Henry	2. Applicant presentation packet	No
RZ 22-1223	David M. Smith	1. Applicant presentation packet	No
RZ 22-1224	David M. Smith	1. Opponent presentation packet	No

NOVEMBER 14, 2022 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 14, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

 Susan Finch, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

 Brian Grady, Development Services, introduces staff and reviews withdrawals/continuances.

 Susan Finch, ZHM, overview of ZHM process.

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

 Susan Finch, ZHM, oath.

B. REMANDS

None.


C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0698

 Brian Grady, Development Services, calls RZ 22-0698.


 David Wright, applicant rep, presents testimony.

 Susan Finch, ZHM, questions to applicant rep.

 David Wright, applicant rep, answers ZHM questions.












 Isis Brown, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.






 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0698.

MONDAY, NOVEMBER 14, 2022




C.2. RZ 22-1303

-  Brian Grady, Development Services, calls RZ 22-1303.
-  David Mullen, applicant rep, presents testimony.
-  Isis Brown, Development Services, staff report.
-  Susan Finch, ZHM, questions to Development Services.
-  Isis Brown, Development Services, answers ZHM questions.
-  Alex Steady, Development Services Transportation, answers ZHM questions.
-  Brian Grady, Development Services, answers ZHM questions.
-  Andrea Papandrew, Planning Commission, staff report.
-  Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
-  Taner Tavlan, applicant rep, gives rebuttal.
-  Susan Finch, ZHM, closes RZ 22-1303.

C.3. RZ 22-1449


-  Brian Grady, Development Services, calls RZ 22-1449.
-  Kelli Conte, applicant rep, presents testimony.
-  Brian Grady, Development Services, staff report.
-  Andrea Papandrew, Planning Commission, staff report.
-  Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1449

C.4. RZ 22-1452

-  Brian Grady, Development Services, calls RZ 22-1452.
-  Richard Kosan, applicant rep, presents testimony.
-  Isis Brown, Development Services, staff report

MONDAY, NOVEMBER 14, 2022


 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1452.


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

D.1. RZ 22-0461


 Brian Grady, Development Services, calls RZ 22-0461.


 Truett Gardner, applicant rep, presents testimony.


 Susan Finch, ZHM, questions to applicant rep.

 Truett Gardner, applicant rep, answers ZHM questions.


 Susan Finch, ZHM, questions to applicant rep.


 Truett Gardner, applicant rep, answers ZHM questions.

 Addie Clark, applicant rep, continues testimony.

 Steve Henry, applicant rep, continues testimony.

 Susan Finch, ZHM, questions to applicant rep.

 Steve Henry, applicant rep, answers ZHM questions.

 Truett Gardner, applicant rep, continues testimony.

 Michelle Heinrich, Development Services, staff report.


 Susan Finch, ZHM, questions to development Services.

 Michelle Heinrich, Development Services, answers ZHM questions/continues staff report.


 James Ratliff, Development Services Transportation, staff report.

 Andrea Papandrew, Planning Commission, staff report.

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


 Truett Gardner, applicant rep, answers ZHM questions.

MONDAY, NOVEMBER 14, 2022


 Susan Finch, ZHM, closes RZ 22-0461.


D.2. MM 22-0860

 Brian Grady, Development Services, calls MM 22-0860.

 William Molloy, applicant rep, presents testimony.


 Susan Finch, ZHM, questions to applicant rep.

 William Molloy, applicant rep, answers ZHM questions.


 Steve Henry, applicant rep, continues testimony.

 Susan Finch, ZHM, questions to applicant rep.

 Steve Henry, applicant rep, answers ZHM questions.


 William Molly, applicant rep, continues testimony.

 Susan Finch, ZHM, questions to applicant rep.

 William Molloy, applicant rep, answers ZHM questions.

 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 proponents/opponents/Development Services/applicant rep.

 William Molloy, applicant rep, corrects record.

 Susan Finch, ZHM, closes MM 22-0860.


D.3. RZ 22-0943

 Brian Grady, Development Services, calls RZ 22-0943.

 Isabelle Albert, applicant rep, presents testimony/submits exhibits.


 Susan Finch, ZHM, questions to applicant rep.

MONDAY, NOVEMBER 14, 2022

 Isabelle Albert, applicant rep, answers ZHM questions.

 Tania Chapela, Development Services, staff report.


 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0943.

D.4. RZ 22-0949

 Brian Grady, Development Services, calls RZ 22-0949.

 Colin Rice, applicant rep, presents testimony/submits exhibits.

 Tim Lampkin, 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 proponents/opponents.

 Christopher Jordan, opponent, presents testimony/submits exhibits.


 David Shern, opponent, presents testimony.

 Joan Alagood, opponent, presents testimony.


 Vincent Roberson, opponent, presents testimony.

 Attila Nagy, opponent, presents testimony.

 Susan Finch, ZHM, questions to Development Services Transportation.

 Alex Steady, Development Services Transportation, answers ZHM questions.

 Susan Finch, ZHM, questions to Development Services Transportation.


 Alex Steady, Development Services Transportation, answers ZHM questions.


 Colin Rice, applicant rep, gives rebuttal.

 Susan Finch, ZHM, questions to applicant rep.

MONDAY, NOVEMBER 14, 2022

 Colin Rice, applicant rep, answers ZHM questions.


 Susan Finch, ZHM, closes MM 22-0949.

 Susan Finch, ZHM, breaks.


 Susan Finch, ZHM, resumes meeting.


D.5. RZ 22-1103


 Brian Grady, Development Services, calls RZ 22-1103.

 Kami Corbett, applicant rep, presents testimony.


 Steven Sposato, applicant rep, presents testimony/submits exhibits.

 Steve Henry, applicant rep, continues testimony.

 Kami Corbett, applicant rep, concludes testimony.


 Sam Ball, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.


 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep closes RZ 22-1103.


D.6. MM 22-1112

 Brian Grady, Development Services, calls MM 22-1112.


 William Molloy, applicant rep, presents testimony.


 Susan Finch, ZHM, questions to applicant rep.

 William Molloy, applicant rep, answers ZHM questions.

 Jason Kendal, applicant rep, continues testimony.

 Susan Finch, ZHM, questions to applicant rep

 Jason Kendall, applicant rep, answers ZHM questions.

 William Molloy, applicant rep, presents testimony.

 John Sullivan, applicant rep, presents testimony.


MONDAY, NOVEMBER 14, 2022


 Michelle Heinrich, Development Services, staff report.


 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents.

 Steven Griffin, opponent, presents testimony.


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

 William Molloy, applicant rep, gives closing remarks.

 Susan Finch, ZHM, closes MM 22-1112.

D.7. RZ 22-1223


 Brian Grady, Development Services, calls RZ 22-1223.

 Jacob Cremer, applicant rep, presents testimony.

 David Smith, applicant rep, presents testimony/submits exhibits.


 Sam Ball, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1223.

D.8. RZ 22-1224


 Brian Grady, Development Services, calls RZ 22-1224.

 Jacob Cremer, applicant rep, presents testimony.

 David Smith, applicant rep, presents testimony/submits exhibit.

 Tim Lampkin, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.


 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1224.

MONDAY, NOVEMBER 14, 2022


D.9. MM 22-1301


-  Brian Grady, Development Services, calls MM 22-1301.
-  Kami Corbett, applicant rep, presents testimony/submits exhibits.
-  Isabelle Albert, applicant rep, presents testimony.
-  Susan Finch, ZHM, questions to applicant rep.
-  Isabelle Albert, applicant rep, answers ZHM questions.
-  Kami Corbett, applicant rep, continues testimony.
-  Susan Finch, ZHM, questions to applicant rep.
-  Isabelle Albert, applicant rep, answers ZHM questions.
-  Kami Corbett, applicant rep, answers ZHM questions.
-  Michelle Heinrich, Development Services, staff report.
-  Susan Finch, ZHM, questions to Development Services.
-  Michelle Heinrich, Development Services, answers ZHM questions.
-  James Ratliff, Development Services Transportation, staff report.
-  Susan Finch, ZHM, questions to Development Services Transportation.
-  James Ratliff, Development Services Transportation, answers ZHM questions.
-  Brian Grady, Development Services, answers ZHM questions.
-  Andrea Papandrew, Planning Commission, staff report.
-  Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
-  Kami Corbett, applicant rep, questions to ZHM.
-  Susan Finch, ZHM, answers to applicant rep.
-  James Ratliff, Development Services Transportation, answers ZHM questions.


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 Susan Finch, ZHM, questions to Development Services Transportation.

 James Ratliff, Development Services Transportation, answers ZHM questions.

 Kami Corbett, applicant rep, answers ZHM questions.


 Steve Henry, applicant rep, closing remarks.

 Susan Finch, ZHM, closes MM 22-1301.

E. ZHM SPECIAL USE


E.1. SU 22-1222

 Brian Grady, Development Services, calls SU 22-1222.

 Doug Denboer, applicant rep, presents testimony.

 Michelle Heinrich, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes SU 22-1222.

ADJOURNMENT

 Susan Finch, ZHM, adjourns the meeting.

Application No. BZ 22-1224
Name: David M. Smith
Entered at Public Hearing: ZPM
Exhibit # 1 Date: 11/17/22

STEARNS
WEAVER
MILLER



Property Reserve, Inc.
PD Rezoning
RZ-PD 22-1224

Hillsborough County
Zoning Hearing Master
November 14, 2022

Property Location

- Size: ± 33.58 acres
- Property is located in unincorporated Hillsborough County, north of College Ave E and east of US Highway 41 South
- Folios: 56731.0000

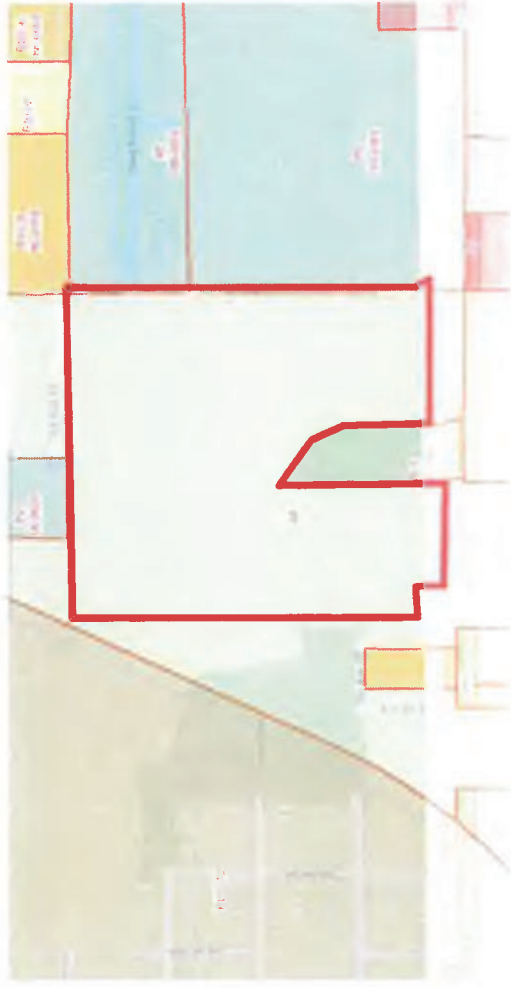
Vicinity Map



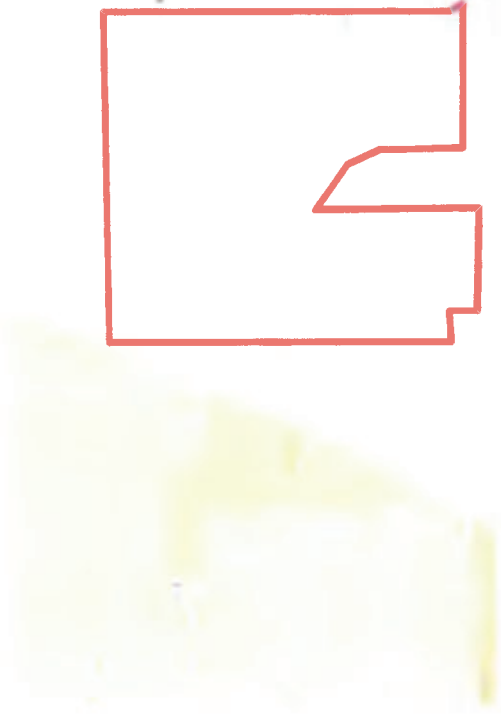
Zoning and Future Land Use Maps

- Zoning: Agricultural Rural (AR)
- FLU: Suburban Mixed Use-6 (SMU-6)
- Located in the Southshore Areawide Systems Plan
- Within the Ruskin Community Plan and Urban Service Area

Zoning Map



FLU Map

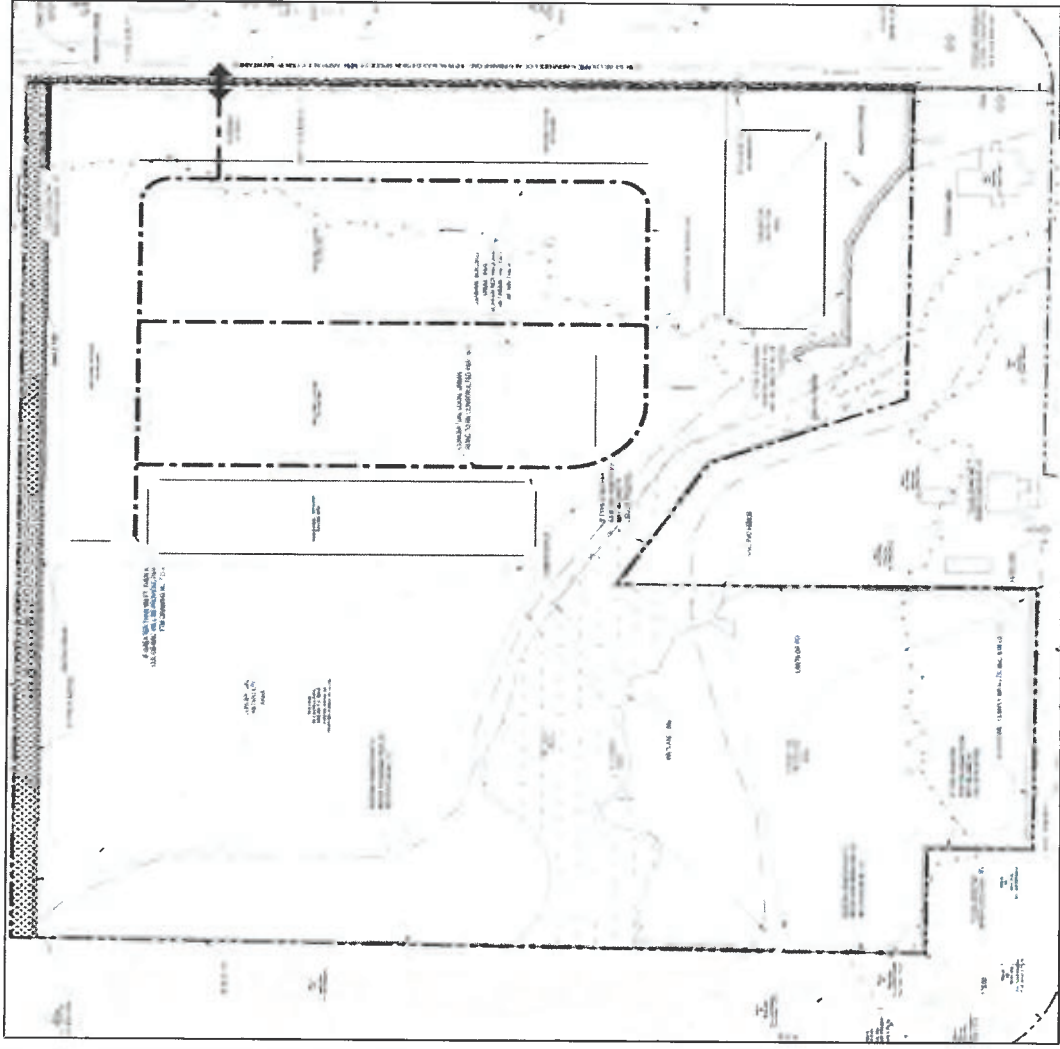


Compatibility

- Current use:
 - Vacant
- Surrounding uses:
 - North: Unimproved 3rd Avenue SE, a single family home, an undeveloped multi-family PD and vacant agricultural land
 - South: College Avenue and single family residential homes
 - East: 12th Street SE, single family residential homes and a church
 - West: Residential and government-owned property



Proposed Site Plan



PD Rezoning Request

- Rezoning from AR to PD for 50 single family detached homes and 96 townhomes with the following development standards:
 - Density of 4.72 dwelling units per acre;
 - 20' front setbacks, 20' garage setbacks, 20' rear setbacks, and 7.5' side setbacks for the townhome units;
 - 20' front, 20' rear setbacks, 5' side setbacks, and 10' side setbacks for corner lots for the single family detached units;
 - Maximum height of 35';
 - One full access point to the east of the Project;
 - One proposed drainage easement to the north along 3rd Avenue SE;
 - 10' buffer with Type A screening along the north, south and west of the Project; and
 - A condition allowing the use of existing vegetation in the buffer areas in lieu of required screening provided a 6', 75% opacity screen is achieved.

Consistency with Goals and Strategies in the Comprehensive Plan and Ruskin Community Plan

- The typical uses in the SMU-6 FLU category are residential, suburban scale neighborhood commercial, office uses, research and corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects.
- Policy 19.1 is fulfilled as the Project proposes two different types of residential uses and the unit mix insures no one type is less than 25% of the site.
- The Ruskin Community Plan classifies this property as Area “2” which allows for a variety of land uses and housing types, including townhomes.
- The Project meets Goal 5 of the Ruskin Community Plan by providing diverse home styles and types to accommodate a diverse population and income levels.
- Goal 7 of the Ruskin Community Plan encourages higher density residential uses between 12th Street and 3rd Street along College Avenue, which is where this project is located.

Hillsborough County Staff Report

- The Applicant requested no variations to the Land Development Code.
- “[S]taff finds the request APPROVABLE.”

Planning Commission Staff Report

- Staff evaluated the Ruskin Community Plan requirements and the explanations provided by the applicant and determined that:
 - “The proposed residential density in the SMU-6 designation and in the Urban Service Area is compatible with the existing character of development in the area.”
 - “[T] stormwater retention areas proposed on the west, southwest and south side of the property serves as a buffer and protects the environmentally sensitive land on site.”
 - “The proposed density and lots sizes are reflective of the surrounding neighborhoods.”
 - “The development pattern and character of this portion of College Avenue contains residential and public institutional uses and therefore the proposed residential use is compatible with the surrounding development pattern.”

Transportation & Connectivity

- The Applicant is proposing one access point to the east onto 12th Street SE that aligns with the only right-of-way in an adjacent subdivision.
- The County Engineer found the Design Exception request to allow for only one sidewalk to be constructed on the west side of 12th Street SE **approvable**.

CONCLUSION

- Hillsborough County staff has recommended approval with conditions.
- Planning Commission staff found the project consistent with the Hillsborough County Comprehensive Plan.
- We respectfully request approval of RZ-PD 22-1224.



**PARTY OF
RECORD**

Zoning Hearing Master
P.O. Box 1110
Tampa, FL 33601

Re: Application Number RZ-PD 22-1224
Hearing on November 14, 2022

Concerning my property located at 1102 College Ave. E. and 1024 College Ave. E., Ruskin, FL

I am submitting my requests by mail as I will be out of town due to a prior commitment that could not be changed. I would like to express concerns that I have regarding the development requested for the above application. I am enclosing a map showing that my property will be directly affected by this development.

My first and most important request is that this development be denied. South Hillsborough County is already suffering from overgrowth with no thought to the future or the improvements required at the expense of the county to support the infrastructure. The outlet from this development will flow out on 12th St. which is a narrow ill-maintained narrow two lane road that flows to SR674 or Shell Point Road. The road is very narrow and needs a lot of work. There are no sidewalks and no lights at night. There have been several accidents at 12th St. and SR 674. Shell Point Road is also a narrow two lane road and has two schools and developments crowded onto the road. If this development is approved there is going to be immediate needs for road widening, sidewalks and traffic lights. This will put extremely high costs on the county.

Should this development be approved here are some items that would directly affect my property. What are the plans to build a bridge over the creek, known as Marsh Branch that allows water to flow from Ruskin Inlet to Marsh Branch Pond? This is a natural flow of water and any obstruction would cause flooding to any property on the borders of this water flow.. As there will be heavy equipment and construction on the property I request that the developer clean out the creek and prove that the water is properly flowing and be held responsible for flood damage due to their neglect.

As this property is already in Zone A due to overdevelopment in the area I am sure that the developer will be required to raise the height of the land. This will cause all water runoff to flood my property. I would like to request a solid wall be built on all sides so that water runoff from rain will not flood my property. I would also like to have a privacy fence built around the property to protect my property from intrusion.

Please consider the damage that is being done to South Hillsborough County and deny this request for adding more home building in this area.

Thank you for your consideration.



Lolita M. Collis
1024 College Ave E. and 1102 College Ave E.
Ruskin, FL 33570
Email: leecollis1@aol.com



Maps

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RZ-PD-22-1224

WE WANT YOUR INPUT ON THE FUTURE OF THE NEIGHBORHOOD!



my PROPERTY

RZ-PD. 22-1224

CERTIFIED MAIL

COLLIS
1102 E. COLLEGE AVE
RUSKIN, FL 33570



7016 3560 0000 6914 9595



1023



33601

U.S. POSTAGE PAID
FCM LETTER
SUN CITY CENTER, FL
33570
OCT 21, 22
AMOUNT

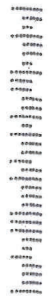
\$4.60
R2305K135586-05

ZONING HEARING MASTER
P.O. Box 1110
TAMPA, FL 33601



Tracking No: WTS-P0000044271

Planning & Growth
Management
19th Floor # County Center



33601\$1110 8099

Phone: Unspecified
Received On: 10-24-2022 11:03am