

Rezoning Application: PD 22-0565
Zoning Hearing Master Date: August 15, 2022
BOCC Land Use Meeting Date: October 11, 2022



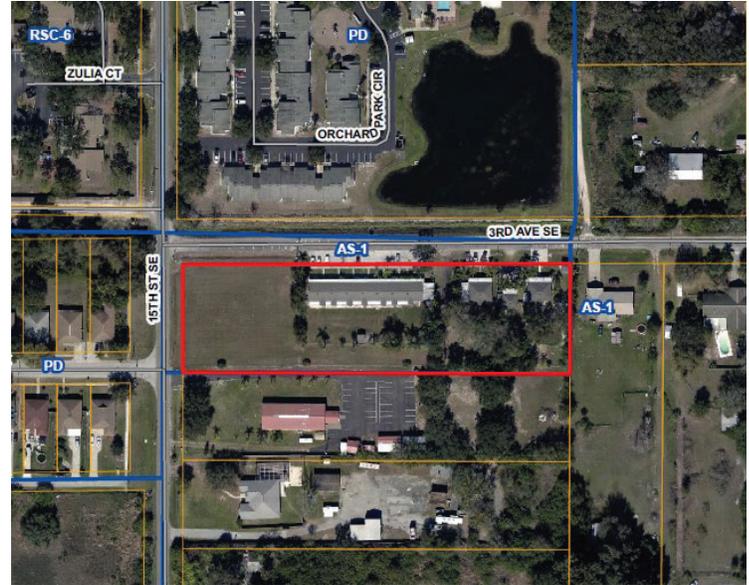
**Hillsborough
 County Florida**

Development Services Department

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: Martin Arias
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 2.45 AC +/-
Community Plan Area: South Shore Areawide Systems
Overlay: None
Request: Rezoning to Planned Development



Request Summary:

The existing zoning is AS-1 (Agricultural Single Family) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow 15 Multifamily residential units and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Under the existing conditions, access is permitted without changes. Further development must comply with additional connection requirements.

Zoning:

	Current AS-1 Zoning	Proposed PD Zoning
Uses	Agricultural, Single Family residential	Multifamily residential
Mathematical Maximums *	2 single family dwelling units	15 townhome attached units

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current AS-1 Zoning	Proposed PD Zoning
Density / Intensity	Under the existing AS-1 zoning districts for the two parcels a maximum of 2 Dwelling units is allowable (based on ASC-1 maximum density).	Under the proposed PD 22-0565, a maximum of 15 dwelling units are allowable (based in a 6 DU/AC density in SMU-6)
Lot Size / Lot Width	1 acre / 150'	10,890 sf / 70'
Setbacks/Buffering and Screening	50' Front 15' Side 50' Rear	25' Front 5' feet buffer, Type A screening to Single Family Residential

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Case Reviewer: Tania C Chapela

Height	50 feet	35 feet Max.
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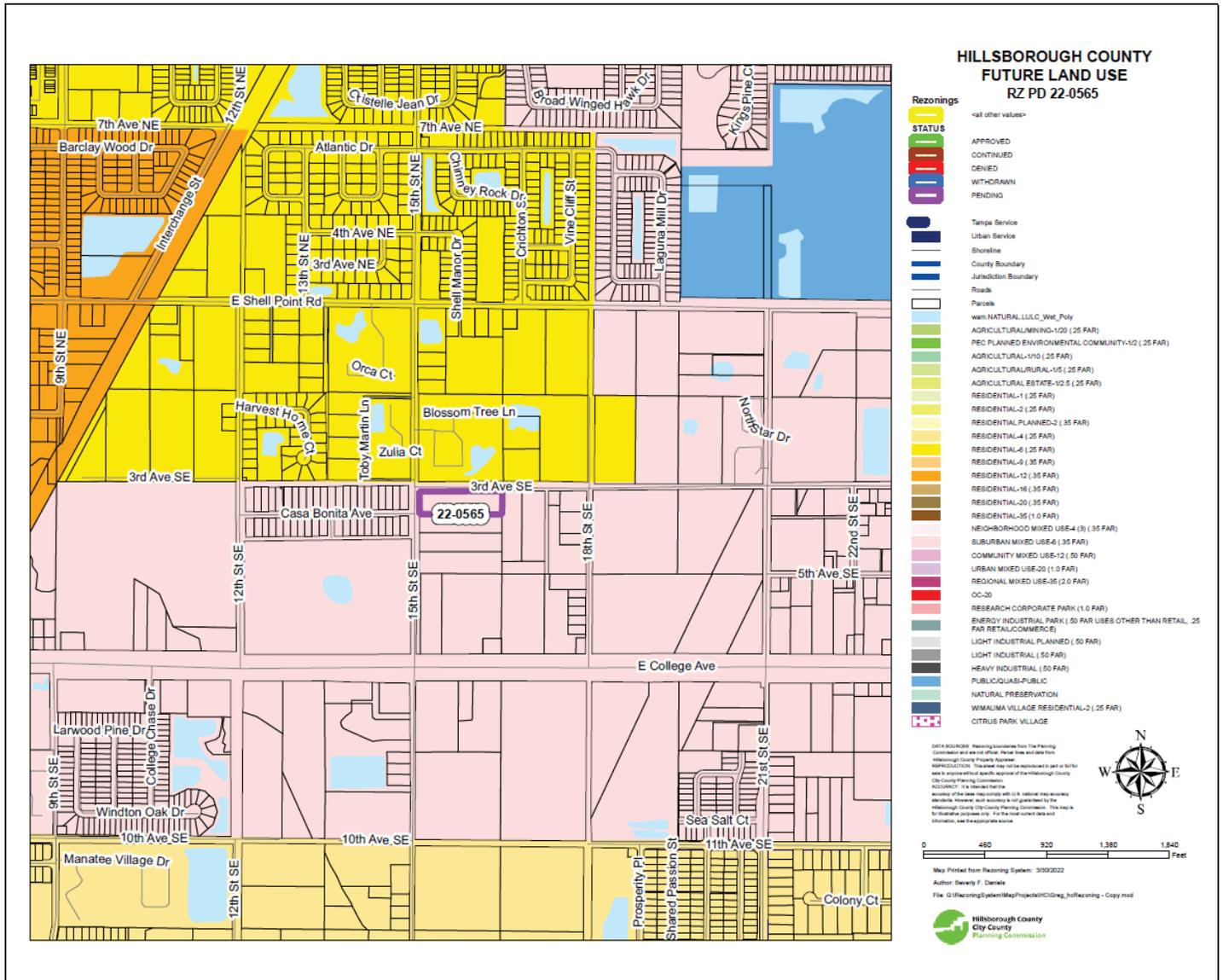
Additional Information:

PD Variations	None requested LDC Section 6.06.06 to allow a buffer/screening decrease from 10-feet, type A to a 0-foot buffer, no screening requirement along the south property boundary, where the existing development is located for the Phase 1 plan.
Waiver(s) to the Land Development Code	None requested

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

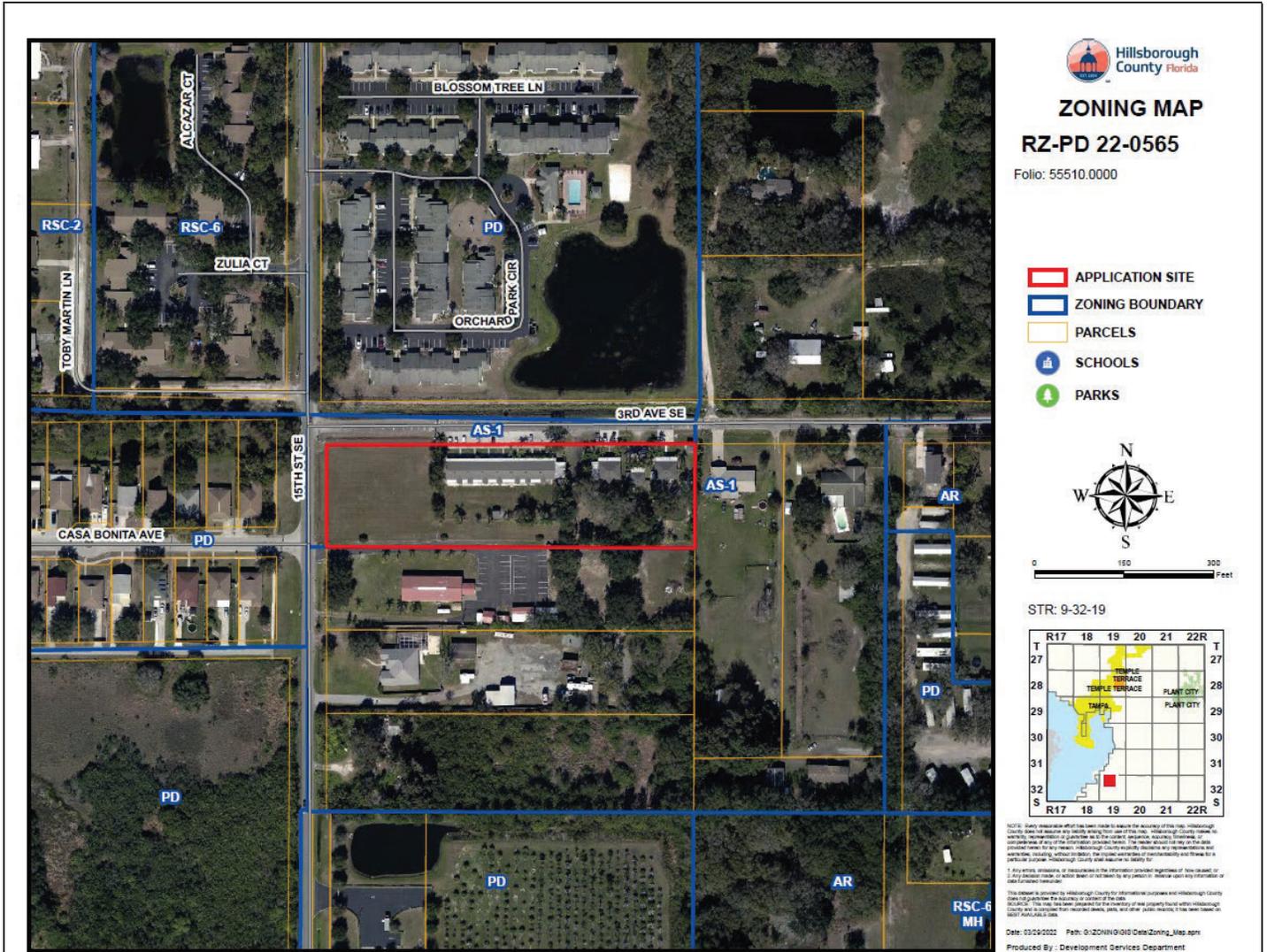
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use - 6
Maximum Density/F.A.R.:	6 DU/GA
Typical Uses:	Residential, suburban commercial, offices, research parks, light industrial, multi-purpose, clustered residential, mixed-use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 98-1453	8.9 DU/AC	Multi-family Residential	Multi-family Residential
South	AS-1	1 DU/AC	Single Family residential, Agricultural	Church
East	AS-1	1 DU/AC	Single Family residential, Agricultural	Single-family Residential
West	PD 88-0009	9 DU/AC	Single Family residential	Single-family Residential

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
3 rd Ave. SE	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
15 th St. SE	County Collector - Rural	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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	110	7	8
Difference (+/-)	(+) 91	(+) 6	(+) 6

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
3 rd Ave. SE – Access Spacing	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input 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 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:	Objections	Conditions Requested	Additional Information/Comments
Transportation			
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board			
Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input 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	
Impact/Mobility Fees (Fee estimate is based on a 2,000 square foot, Single Family Detached Unit) Mobility: \$8,265 per unit Parks: \$2,145 per unit School: \$8,227 per unit Fire: \$335 per unit Single Family Detached per unit = \$18,972 (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$5,995 per unit Parks: \$1,555 per unit School: \$3,891 per unit Fire: \$249 per unit			

Multi-Family (1-2 story) per unit = \$11,690			
Comprehensive Plan:	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 type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

According to the property appraiser’s website information, the ~~11~~ 10-unit development exists since 1966. The applicant is proposing to add ~~4~~ 5 units for a total of 15 units. The proposed uses are comparable to the current residential uses, and the proposed layout is compatible with the surrounding development pattern. Furthermore, the proposed 6 DU/AC density is under the surrounding developments approved densities.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July ~~26~~ 27, 2022.

Prior to PD site plan certification, the developer shall revise the site plan to:

- Revise the buffer/screening label to show a 10-foot buffer / “A” type screening.
- On the Phase 1 plan sheet, label the existing driveways as “Existing Driveway to Potentially Remain – See Conditions of Approval”;
- Replace the Sheet 1 name, which is illegible with a title reading “Phase 1 PD Plan”;
- Replace the Sheet 2 name stating “PD Plan” to read “Phase 2 PD Plan”;
- On Sheet 2, replace the label stating “Proposed Future Emergency Access Location” with a label reading “Existing Access Vehicular and Pedestrian Access to be Converted to Gated Emergency Only Access with Knox Box and Pedestrian Connection”.
- On Sheet 1, revise Note 8 to state “Project driveways will be privately maintained and shall not be gated.”
- On Sheet 2, make the following modifications to the “Notes” section:
- Revise Note 4. Staff understood from speaking with the applicant’s agent (and proposed conditions indicate) that Phase 2 redevelopment may occur in phases. Please revise the note accordingly.

- Delete Note 6. Staff understands in speaking with the applicant's agent that redevelopment will occur in phases, and that the redevelopment of one building will not require removal of all existing structures.

- Revise Note 9. Internal transportation facilities are labeled as driveways and not roadway. Staff notes that the internal facility does not appear to be wide enough to meet TTM requirements, and as such could not be constructed to roadway standards. Please revise the note to state "Internal driveways and sidewalks will meet requirements of the Hillsborough County Land Development Code (LDC) and Transportation Technical Manual (TTM) and shall be privately maintained."

- Revise Note 10. There is insufficient room to gate every existing access. Replace the existing note with a note reading "The emergency access connection will be gated with a Knox Box. The main project access may be gated. If gated, the access will comply with TD-9 standards per the Hillsborough County Transportation Technical Manual."

- Replace Note 16 with a note stating, "Parking to be provided in accordance with Section 6.05 of the LDC and as required in the conditions of approval."

1. The project shall be permitted a maximum of 15 multi-family units.

2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the development standards of the RMC 12 zoning district, unless otherwise specified herein.

Front setback: 25' feet.

As shown on the Phase 1 plan, a 10-foot, Type A buffer shall be required only along the southern boundary where proposed new development will be located along the western portion of the site. For the Phase 2 plan buffering and screening shall be in accordance with the LDC.

3. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

4. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary:

a. All 15 multi-family units shall remain on a 2.5 ac. single parcel (currently folio 55510.0000). Platting or subdivision of this parcel shall not be permitted. This condition shall be considered a Critical Design Feature. As such, modification of this condition shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.

b. The developer shall construct internal sidewalk infrastructure as required pursuant to Section 6.03.02. of the LDC.

c. Prior to or concurrent with the next site/construction plan submittal, the developer shall install minimum 5-foot wide sidewalks along the entirety of its 15th St. SE and 3rd Ave. SE frontages.

5. As shown on the Phase 1 site plan, the applicant shall be permitted to develop 5 multi-family dwelling units and construct one (1) new full access connection to 3rd Ave. SE. This access, together with the existing access connections,

shall be permitted to remain until such time as the any of the existing Phase 1 structures (i.e. the single 7-unit multi-family building or the three 1-unit multi-family buildings are destroyed, reconstructed or otherwise redeveloped).

6. As shown on the Phase 2 site plan, the applicant shall be permitted to reconstruct or redevelop the areas of the site currently occupied by the existing Phase 1 units (i.e. the single 7-unit multifamily building or the three 1-unit multi-family buildings). In such instance, new internal driveway infrastructure shall be constructed as generally shown on the site plan. This infrastructure shall consist of an extension of the internal driveway and sidewalk system, together with a new connection to 3rd Ave. SE (i.e. the easternmost connection). The existing westernmost driveway connection shall be converted to a Gated Emergency Only Access. In such case, the 5 units constructed during Phase 1, together with any reconstructed or redeveloped uses east of those 5 units shall be required to take access via this new infrastructure system. Nothing herein this condition shall be construed as requiring those existing dwelling units east of the 5 units constructed during Phase 1 to close their existing accesses and take access to the internal system if those units are not destroyed, reconstructed or otherwise redeveloped, until such time as they are destroyed, reconstructed or otherwise redeveloped. The developer shall be responsible for resodding and extending sidewalks across the existing driveways so removed.

7. Pursuant to the County Engineer's de minimis criteria, and because 3rd Ave. SE meets minimum life safety standards, the project shall not be required to make substandard road improvements to 3rd Ave. SE.

8. Multi-family units within buildings containing three (3) or more dwelling units shall utilize TD-2 style commercial parking. Where such parking is utilized, internal sidewalks shall be located between the use and parking spaces.

9. Multi-family units within buildings containing one (1) or two (2) units may provide parking for those units within TD-2 style commercial parking lots or within "single-family" style individual driveways.

a. Where such TD-2 parking is utilized, internal sidewalks shall be located between the use and parking spaces.

b. When individual driveways are utilized:

i. When driveways are utilized to provide minimum off-site required parking, or to provide additional/guest parking, the driveway length, as measured from the closest edge of the structure and the closest edge of the internal sidewalk, must be a minimum of 20-feet. Additionally, the distance between any portion of the structure and closest edge of the internal sidewalk must be a minimum of 15 feet.

ii. When garages are utilized to provide the minimum number of off-street parking spaces and the developer will not allow use of the driveway for additional/guest parking, the minimum length of the driveway providing access to the garage may be reduced to 15 feet. Additionally, the distance between any portion of the structure and closest edge of the internal sidewalk must be a minimum of 15 feet.

9. If PD 22-0565 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 25, 2022), which was found approvable by the County Engineer (on August 8, 2022), from the Section 6.04.08 access spacing standards with regards to the proposed project access on 3rd Ave. SE. Approval of this variance will temporarily permit access spacing of 90 feet between the westernmost project access and 15th St. SE. Conditions governing the long-term disposition of this access (i.e. future conversion of this access to a gated emergency access connection) are included herein these zoning conditions.

10. 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.

~~10.~~ 11. 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.

Zoning Administrator Sign Off:



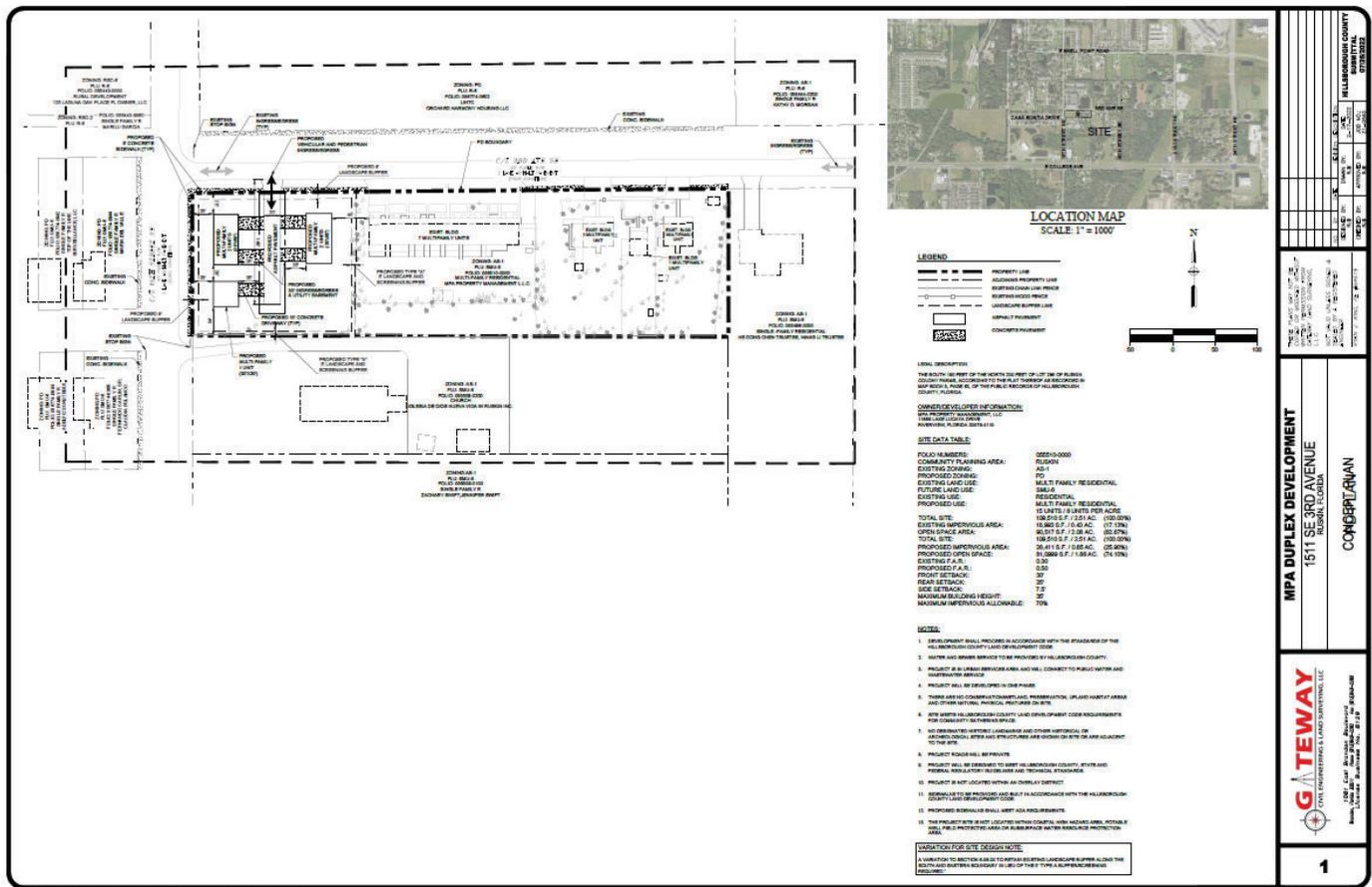
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Wed Aug 17 2022 16:02:39

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.

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

DATE: 8/08/2022

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Ruskin

PETITION NO: RZ 22-0565

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary:
 - a. All 15 multi-family units shall remain on a 2.5 ac. single parcel (currently folio 55510.0000). Platting or subdivision of this parcel shall not be permitted. This condition shall be considered a Critical Design Feature. As such, modification of this condition shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.
 - b. The developer shall construct internal sidewalk infrastructure as required pursuant to Section 6.03.02. of the LDC.
 - c. Prior to or concurrent with the next site/construction plan submittal, the developer shall install minimum 5-foot wide sidewalks along the entirety of its 15th St. SE and 3rd Ave. SE frontages.
3. As shown on the Phase 1 site plan, the applicant shall be permitted to develop 5 multi-family dwelling units and construct one (1) new full access connection to 3rd Ave. SE. This access, together with the existing access connections, shall be permitted to remain until such time as the any of the existing Phase 1 structures (i.e. the single 7-unit multi-family building or the three 1-unit multi-family buildings are destroyed, reconstructed or otherwise redeveloped).
4. As shown on the Phase 2 site plan, the applicant shall be permitted to reconstruct or redevelop the areas of the site currently occupied by the existing Phase 1 units (i.e. the single 7-unit multi-family building or the three 1-unit multi-family buildings). In such instance, new internal driveway infrastructure shall be constructed as generally shown on the site plan. This infrastructure shall consist of an extension of the internal driveway and sidewalk system, together with a new connection to 3rd Ave. SE (i.e. the easternmost connection). The existing westernmost driveway connection shall be converted to a Gated Emergency Only Access. In such case, the 5 units constructed during Phase 1, together with any reconstructed or redeveloped uses east of those 5 units shall be required to take access via this new infrastructure system. Nothing herein this condition shall be construed as requiring those existing dwelling units east of

the 5 units constructed during Phase 1 to close their existing accesses and take access to the internal system if those units are not destroyed, reconstructed or otherwise redeveloped, until such time as they are destroyed, reconstructed or otherwise redeveloped. The developer shall be responsible for resodding and extending sidewalks across the existing driveways so removed.

5. Pursuant to the County Engineer's de minimis criteria, and because 3rd Ave. SE meets minimum life safety standards, the project shall not be required to make substandard road improvements to 3rd Ave. SE.
6. Multi-family units within buildings containing three (3) or more dwelling units shall utilize TD-2 style commercial parking. Where such parking is utilized, internal sidewalks shall be located between the use and parking spaces.
7. Multi-family units within buildings containing one (1) or two (2) units may provide parking for those units within TD-2 style commercial parking lots or within "single-family" style individual driveways.
 - a. Where such TD-2 parking is utilized, internal sidewalks shall be located between the use and parking spaces.
 - b. When individual driveways are utilized:
 - i. When driveways are utilized to provide minimum off-site required parking, or to provide additional/guest parking, the driveway length, as measured from the closest edge of the structure and the closest edge of the internal sidewalk, must be a minimum of 20-feet. Additionally, the distance between any portion of the structure and closest edge of the internal sidewalk must be a minimum of 15 feet.
 - ii. When garages are utilized to provide the minimum number of off-street parking spaces and the developer will not allow use of the driveway for additional/guest parking, the minimum length of the driveway providing access to the garage may be reduced to 15 feet. Additionally, the distance between any portion of the structure and closest edge of the internal sidewalk must be a minimum of 15 feet.
8. If PD 22-0565 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 25, 2022), which was found approvable by the County Engineer (on August 8, 2022), from the Section 6.04.08 access spacing standards with regards to the proposed project access on 3rd Ave. SE. Approval of this variance will temporarily permit access spacing of 90 feet between the westernmost project access and 15th St. SE. Conditions governing the long-term disposition of this access (i.e. future conversion of this access to a gated emergency access connection) are included herein these zoning conditions.

Other Conditions

- Prior to PD site plan certification, the developer shall revise the site plan to:
 - On the Phase 1 plan sheet, label the existing driveways as "Existing Driveway to Potentially Remain – See Conditions of Approval";
 - Replace the Sheet 1 name, which is illegible with a title reading "Phase 1 PD Plan";
 - Replace the Sheet 2 name stating "PD Plan" to read "Phase 2 PD Plan";
 - On Sheet 2, replace the label stating "Proposed Future Emergency Access Location" with a label reading "Existing Access Vehicular and Pedestrian Access to be Converted to Gated Emergency Only Access with Knox Box and Pedestrian Connection".

- On Sheet 1, revise Note 8 to state “Project driveways will be privately maintained and shall not be gated.”
- On Sheet 2, make the following modifications to the “Notes” section:
 - Revise Note 4. Staff understood from speaking with the applicant’s agent (and proposed conditions indicate) that Phase 2 redevelopment may occur in phases. Please revise the note accordingly.
 - Delete Note 6. Staff understands in speaking with the applicant’s agent that redevelopment will occur in phases, and that the redevelopment of one building will not require removal of all existing structures.
 - Revise Note 9. Internal transportation facilities are labeled as driveways and not roadway. Staff notes that the internal facility does not appear to be wide enough to meet TTM requirements, and as such could not be constructed to roadway standards. Please revise the note to state “Internal driveways and sidewalks will meet requirements of the Hillsborough County Land Development Code (LDC) and Transportation Technical Manual (TTM) and shall be privately maintained.”
 - Revise Note 10. There is insufficient room to gate every existing access. Replace the existing note with a note reading “The emergency access connection will be gated with a Knox Box. The main project access may be gated. If gated, the access will comply with TD-9 standards per the Hillsborough County Transportation Technical Manual.”
 - Replace Note 16 with a note stating, “Parking to be provided in accordance with Section 6.05 of the LDC and as required in the conditions of approval.”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.5 ac. parcel from Agricultural Single-Family - 1 (AS-1) to Planned Development (PD). The site is currently occupied by 10 multi-family dwelling units, some of which are constructed in the style of single-family dwelling units. The applicant is proposing to construct 5 additional dwelling units on the western portion of the property, which would be served by an additional access connection to 3rd Ave. SE. These units are proposed to be constructed in a combination of styles, including two duplex style structures, and one single-family style structure.

Staff has explored several issues which presented due to the unique nature of the project in the “Site Access” section of the report hereinbelow.

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter which indicates that the project will generate fewer than 50 peak hour trips and, as such, a site access analysis was not required to process this request.

Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD , 2 Single-Family Detached Dwelling Units (ITE LUC 210)	19	1	2

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 15 Multi-Family Low-Rise Dwelling Units (ITE LUC 220)	110	7	8

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 91	(+) 6	(+) 6

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

3rd Ave. SE is a publicly maintained, 2-lane, undivided, local roadway characterized by +/- 19 to 20 feet of pavement in below average condition. Adjacent to the project site the roadway lies within a +/- 50-foot wide right-of-way. There are +/- 4-foot wide sidewalk along portions of the north side of 3rd Ave. SE in the vicinity of the proposed project. There are no bicycle facilities along 3rd Ave. SE. There are speed tables along 3rd Ave. SE in the vicinity of the proposed project.

15th St. SE is a publicly maintained, 2-lane, undivided, collector roadway characterized by +/- 20 to 21 feet of pavement in average condition. Adjacent to the project site the roadway lies within a +/- 50-foot wide right-of-way. There are +/- 4-foot to 5-foot wide sidewalks along portions of the east and west sides of 15th St. SE in the vicinity of the proposed project. There are no bicycle facilities along 15th St. SE in the vicinity of the proposed project.

As required by the LDC, the developer is proposing to construct a sidewalk along its 15th St. SE and 3rd Ave. SE frontages concurrent with the next increment of development.

SITE ACCESS AND PROJECT PHASING

Generally

The project is currently served by four (4) access connections to the site. One (1) existing access connection is approximately 180 feet in width and serves the 7-unit multi-family building. There are three (3) additional driveway connections, each +/- 26-feet in width, serving the three single-family style multi-family units along the eastern portions of the site. Staff considers these existing access connections “grandfathered” to serve the existing use; however, such access would not be permitted to today, and will not be permitted in perpetuity as further described in the “Phasing and Number of Access Points Issue” section hereinbelow.

The applicant is proposing one (1) additional connection to serve the uses which are being authorized by this subject PD (i.e. the 5 new multi-family units on the western portion of the site). This access connection is considered “temporary” as further described in the “Phasing and Number of Access Points Issue” section hereinbelow. At some point in the future, it is anticipated the project will ultimately be served by one (1) full access connection to 3rd Ave. SE and one (1) gated emergency connection 3rd Ave. SE.

Phasing and Number of Access Points Issue

At the request of staff, the applicant included two site plan sheets. The sheets are not properly named, and staff has included a “prior to certification” to explain the issue.

The first sheet, what staff refers to as the Phase 1 site plan in the proposed conditions, represents the existing site conditions (i.e. the single, 7-unit multi-family building and the 3, single-unit multi-family buildings shown on the Phase 1 sheet, which take direct access to 3rd Ave. SE). The Phase 1 sheet also shows the new access connection and the 5 units being proposed by this zoning application. The

applicant requested a Section 6.04.02.B. Administrative Variance (AV) from the Section 6.04.08 requirement governing number of spacing of the new access connection. No variance was required from the Section 6.04.03.I. requirements because of the “grandfathered” nature of the existing connections and since the ultimate configuration of the site (as shown within Phase 2 and discussed below) complies with the LDC requirement.

The applicant’s Phase 2 sheet is provided to demonstrate how future access will be required in the event any of the four existing structures (i.e. the single, 7-unit multi-family building and the 3, single-unit multi-family buildings shown on the Phase 1 sheet) are destroyed, replaced, or otherwise redeveloped. The intent of the Phase 2 sheet is to show how access to any of those three structures so replaced would need to be taken in such an event. It is not intended to imply that all three structures must be immediately brought into conformance in the event any one of the three were destroyed, replaced, or otherwise redeveloped. Staff notes that no AV was required for number of access points for the Phase 2 plan sheet, since it complies with LDC requirements.

Single-Family vs. Multi-Family Access Issue

Single-family and duplex dwellings are only permitted to be served by individual driveway connections to public roadways. Access cannot be shared to these facilities except in certain rare circumstances. For example, easement access has limitations on how many dwelling units can be served by an easement (i.e. no more than 3) and how many easements are allowed per parent parcel (i.e. no more than 1). Additionally, staff was concerned that a future property owner, unaware of these rules, might attempt to subdivide the properties and attempt to sell these units as single-family dwellings (which would then not meet access management requirements of the LDC). As such, staff has included a condition which prohibits subdivision of the subject property. Future subdivision of the property could be considered, provided the existing use is discontinued and the site is entirely redeveloped. In such case, a modification to this zoning would be required.

Cross-Access

Neither vehicular nor pedestrian cross access is warranted pursuant to Section 6.04.03.Q. of the LDC.

ADMINISTRATIVE VARIANCE #1 – ACCESS SPACING

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance (AV) request (dated July 25, 2022) from the Section 6.04.08 LDC requirements governing access spacing for isolated corner properties. Given that 3rd Ave. SE is a Class 7 roadway, the LDC requires a minimum access spacing from the intersection of 3rd Ave. SE and 15th St. SE of 125 feet. The proposed Phase 1 connection is located approximately 90 feet from the intersection. As such, the applicant requested a variance 35 feet from the standard. Staff notes that this access connection is considered temporary and will be converted to an emergency only access upon Phase 2 development/redevelopment, and as such satisfies the requirement of Section 6.04.03.R.3.b. which states, “When joint or alternative access which meets or exceeds the applicable minimum connection spacing becomes available, the permittee will close the permitted connection...”

Based on the factors specified in the AV request, the County Engineer found the request approvable (on August 8, 2022). If PD 22-0565 is approved, the County Engineer will approve the above-described AV.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Neither 3rd Ave. SE nor 15th St. SE are regulated roadways. As such, no LOS information is provided within the 2020 Hillsborough County Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Monday, August 8, 2022 5:32 PM
To: Micahel Yates (myates@palmtraffice.com); Vicki Castro
Cc: Tirado, Sheida; Ratliff, James; PW-CEIntake; Chapela, Tania
Subject: FW: FOR YOUR REVIEW: 22-0565 - 3rd Ave. SE Sec. 6.04.02.B. Administrative Variance Spacing Request
Attachments: 22-0565 - Spacing AV Request.pdf

Michael/Vicki,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0565 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with Transportation Staff 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

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Ratliff, James <RatliffJa@hillsboroughcounty.org>
Sent: Monday, August 8, 2022 5:20 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: FOR YOUR REVIEW: 22-0565 - 3rd Ave. SE Sec. 6.04.02.B. Administrative Variance Spacing Request

Mike,

The attached has been submitted to zoning intake and uploaded to Optix. Please let us know your findings.

Thank you,

James Ratliff, AICP, PTP *(he/him/his)*

Principal Planner

Development Services Department, Transportation Review Section

P: (813) 307-1924

E: ratliffja@hcflgov.net

W: www.hcflgov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

Note: So that we can assist you more efficiently, ***please ensure*** that the subject line of all email correspondence includes the Project Information (PI) Number or Zoning Case File (PD, RZ, PRS, MM, SU, or VAR) Number, where applicable.



July 25, 2022

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

RE: 1511 SE 3rd Ave (22-0565)
Folio: 055510-0000
Administrative Variance Request – Corner Clearance on SE 3rd Avenue
Palm Traffic Project No. T22064

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.08 (Corner Clearance at Intersections) in association with the proposed development of up to 4 townhome dwelling units and 1 single family detached dwelling unit. This request is made based on our June 24, 2022 meeting.

The project proposes to have one (1) full access to SE 3rd Avenue. However, the folio has 3 existing driveways on SE 3rd Avenue serving 10 existing residential units. If the entire property is redeveloped in the future, the requested new driveway will be converted to an emergency access only and the existing 3 driveways will be closed and replaced with one driveway. SE 3rd Avenue is identified on the Hillsborough County Comprehensive Plan Functional Classification Map as a local roadway with a posted speed limit of 15 mph in the vicinity of the project.

This request is for a variance to the corner clearance connection spacing criteria of the LDC Section 6.04.08. – Corner Clearance at Intersections. The justification for this variance is as follows:

1. SE 3rd Avenue is Class 7 roadway with a connection spacing requirement of 50 feet. However, because the subject vacant parcel is at the intersection of SE 3rd Avenue and SE 15th Street, the corner clearance standards also apply. For a full access departing the intersection, the spacing standard is 125 feet on a class 7 roadway with a posted speed limit of 35 mph or less.
2. The undeveloped parcel has approximately 200 feet of frontage on SE 3rd Avenue and 185 feet of frontage on SE 15th Street. Since 15th Street is identified as a collector roadway, the access was placed on SE 3rd Avenue.
3. The proposed full access driveway is approximately 95 feet from the corner and 100 feet from the driveway to the east, as shown on the PD plan. There are no driveways on the north side of SE 15th Street SE.
4. LDC Section 6.04.03.J references accesses which do not meet the minimum spacing. They may be permitted where, due to size, configuration or location of the parcel, there is no feasible alternative access meeting the desired standard.

Mr. Michael Williams, P.E.
July 25, 2022
Page 2

Justification must address Section 6.04.02.B.3 criteria (a) and (b) – if applicable, (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) There is unreasonable burden on the applicant

There is no feasible way for the applicant to meet the minimum connection spacing requirement outlined in LDC Section 6.04.08 due to the existing buildings onsite. However, in the event of future redevelopment of the entire parcel, the access will be reconfigured into conformance with the code.

b) The variance would not be detrimental to the public health, safety and welfare.

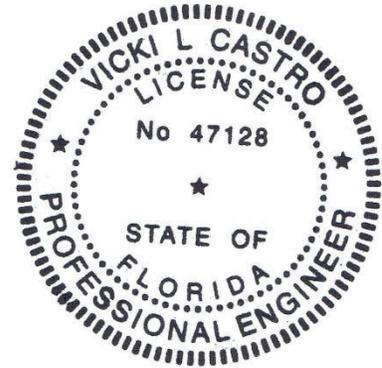
The proposed full access driveway has been moved away from the intersection as well as providing separation from the existing driveways to the east. In addition, the access will only serve 5 residential units. Also, sidewalk connectivity between the existing and proposed residential units will be provided that does not exist today.

c) Without the variance, reasonable access cannot be provided.

This is the only reasonable access to the undeveloped portion of the property. The access has been placed on the local road (SE 3rd Avenue) and no access to the collector road (SE 15th Street) has been requested.

Sincerely,
Palm Traffic

Vicki L Castro, P.E.
Principal



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

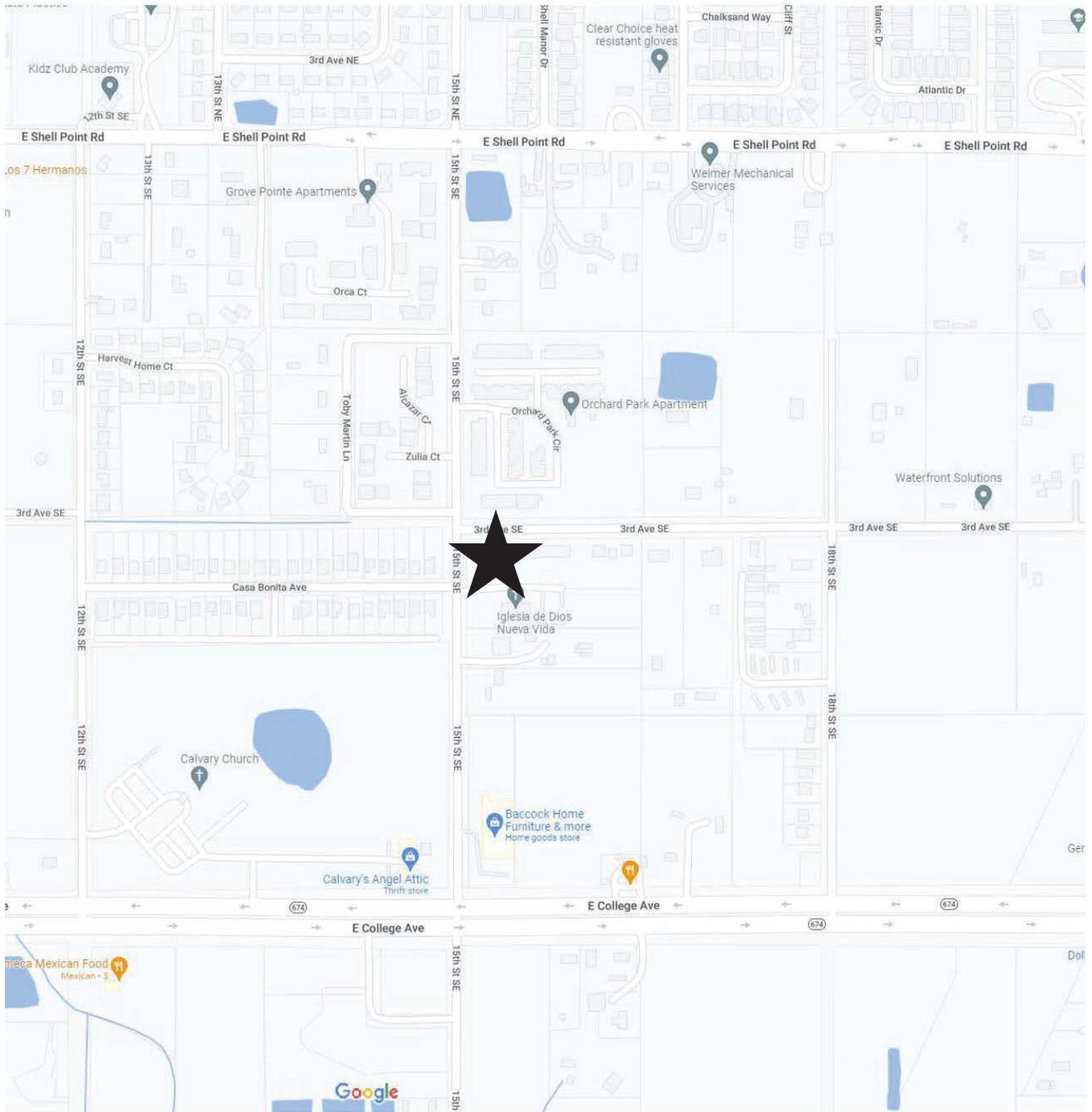
_____ Disapproved _____ Approved with Conditions _____ Approved

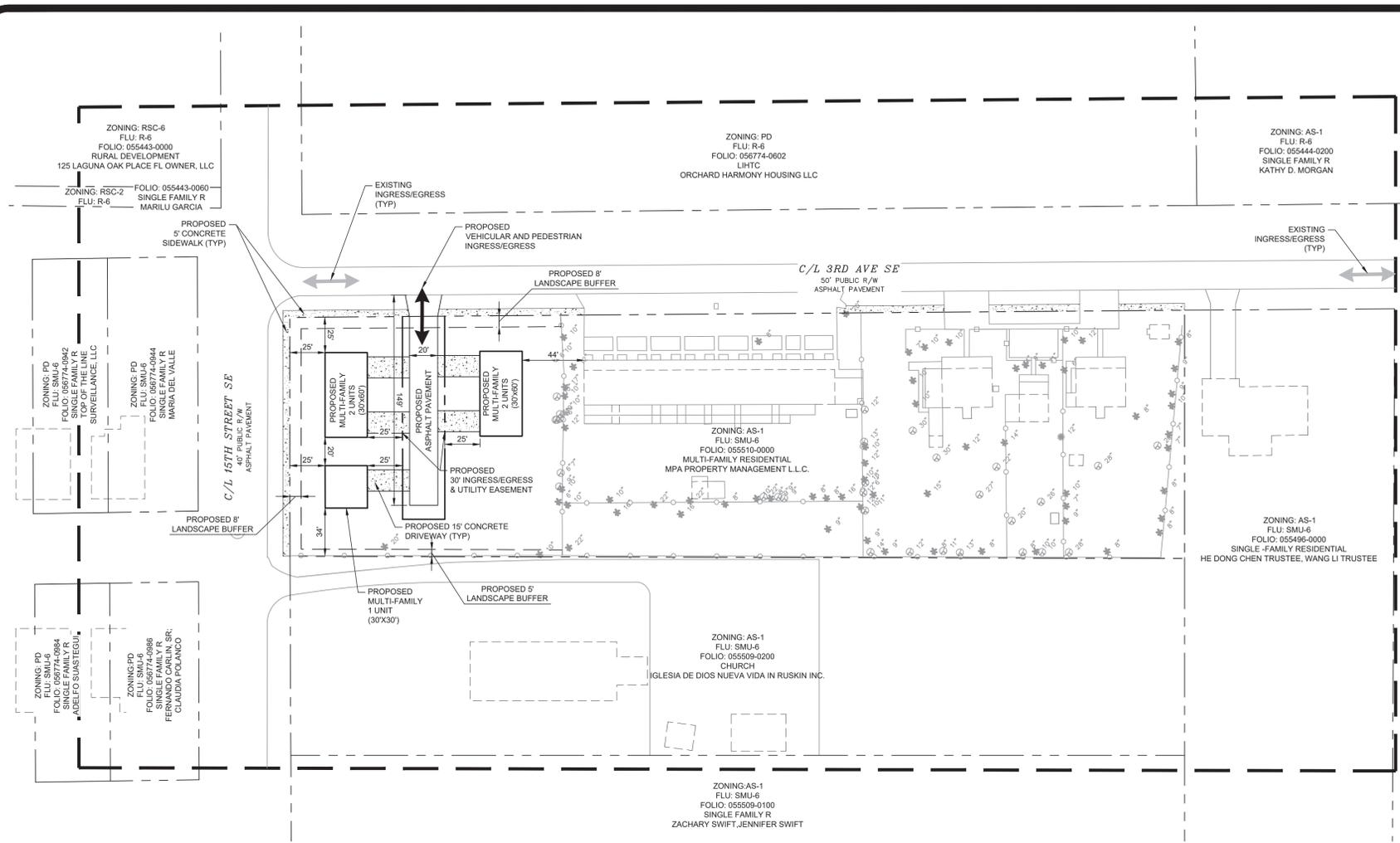
If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

LOCATION MAP

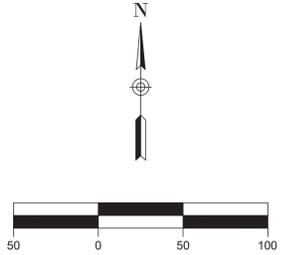




LOCATION MAP
SCALE: 1" = 1000'

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	LANDSCAPE BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT



LEGAL DESCRIPTION:
THE SOUTH 190 FEET OF THE NORTH 200 FEET OF LOT 286 OF RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

OWNER/DEVELOPER INFORMATION:
MPA PROPERTY MANAGEMENT, LLC
1189 LAKE LUCAYA DRIVE
RIVERVIEW, FLORIDA 33579-4110

SITE DATA TABLE:

FOLIO NUMBERS:	055510-0000
EXISTING ZONING:	AS-1
PROPOSED ZONING:	PD
EXISTING LAND USE:	MULTI FAMILY RESIDENTIAL
FUTURE LAND USE:	SMU-6
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MULTI FAMILY RESIDENTIAL
TOTAL SITE:	109,510 S.F. / 2.51 AC. (100.00%)
EXISTING IMPERVIOUS AREA:	18,993 S.F. / 0.43 AC. (17.13%)
OPEN SPACE AREA:	90,517 S.F. / 2.08 AC. (82.87%)
TOTAL SITE:	109,510 S.F. / 2.51 AC. (100.00%)
PROPOSED IMPERVIOUS AREA:	28,411 S.F. / 0.65 AC. (25.90%)
PROPOSED OPEN SPACE:	81,099 S.F. / 1.86 AC. (74.10%)
EXISTING F.A.R.:	0.30
PROPOSED F.A.R.:	0.50
FRONT SETBACK:	30'
REAR SETBACK:	25'
SIDE SETBACK:	7.5'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM IMPERVIOUS ALLOWABLE:	70%

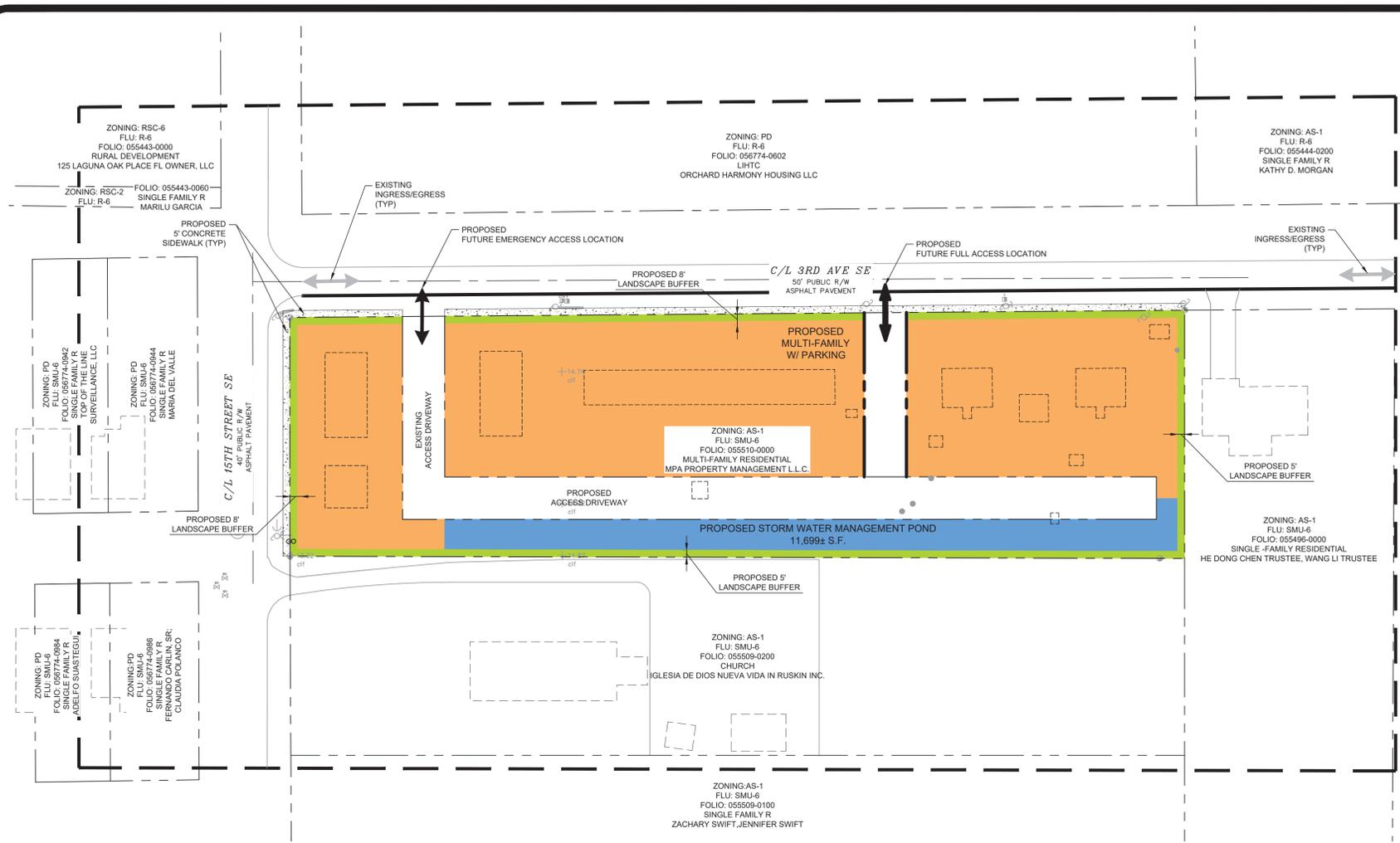
- NOTES:**
- DEVELOPMENT SHALL PROCEED IN ACCORDANCE WITH THE STANDARDS OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
 - WATER AND SEWER SERVICE TO BE PROVIDED BY HILLSBOROUGH COUNTY.
 - PROJECT IS IN URBAN SERVICES AREA AND WILL CONNECT TO PUBLIC WATER AND WASTEWATER SERVICE.
 - PROJECT WILL BE DEVELOPED IN ONE PHASE.
 - THERE ARE NO KNOWN PLATS WITHIN THE PROJECT BOUNDARY.
 - ALL EXISTING STRUCTURES ON SITE TO BE REMOVED.
 - THERE ARE NO CONSERVATION/WETLAND, PRESERVATION, UPLAND HABITAT AREAS AND OTHER NATURAL PHYSICAL FEATURES ON SITE.
 - SITE MEETS HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE REQUIREMENTS FOR COMMUNITY GATHERING SPACE.
 - NO DESIGNATED HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES ARE KNOWN ON SITE OR ARE ADJACENT TO THE SITE.
 - PROJECT ROADS WILL BE PRIVATE.
 - PROJECT SITE WILL BE FENCED AND GATED.
 - PROJECT WILL BE DESIGNED TO MEET HILLSBOROUGH COUNTY, STATE AND FEDERAL REGULATORY GUIDELINES AND TECHNICAL STANDARDS.
 - PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
 - SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
 - PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
 - THE PROJECT SITE IS NOT LOCATED WITHIN COASTAL HIGH HAZARD AREA, POTABLE WELL FIELD PROTECTED AREA OR SUBSURFACE WATER RESOURCE PROTECTION AREA.
 - RESIDENT PARKING WILL BE PROVIDED VIA GARAGE.

NO.	BY	DATE	REVISION DESCRIPTION

THESE PLANS MAY NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM GATEWAY LAND SURVEYING, L.L.C.
NOT VALID UNLESS SIGNED & SEALED BY A REGISTERED ENGINEER
RYAN J. KING, PE #64619

MPA DUPLEX DEVELOPMENT
1511 SE 3RD AVENUE
RUSKIN, FLORIDA
PD PLAN

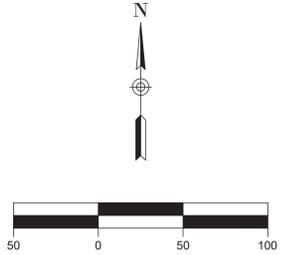
GWAY
CIVIL ENGINEERING & LAND SURVEYING, LLC
1081 East Brandon Boulevard
Boronia, Florida 33511 Phone (813)943-2292 Fax (813)943-2293
License Business No. 8129



LOCATION MAP
SCALE: 1" = 1000'

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	LANDSCAPE BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	STORMWATER POND
	LANDSCAPE AREA
	MULTI-FAMILY RESIDENTIAL



LEGAL DESCRIPTION:
THE SOUTH 190 FEET OF THE NORTH 200 FEET OF LOT 286 OF RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

OWNER/DEVELOPER INFORMATION:
MPA PROPERTY MANAGEMENT, LLC
11869 LAKE LUCAYA DRIVE
RIVERVIEW, FLORIDA 33579-4110 11698.55

SITE DATA TABLE:

FOLIO NUMBERS:	055510-0000
EXISTING ZONING:	AS-1
PROPOSED ZONING:	PD
EXISTING LAND USE:	MULTI FAMILY RESIDENTIAL
FUTURE LAND USE:	SMU-6
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MULTI FAMILY RESIDENTIAL
TOTAL SITE:	109,510 S.F. / 2.51 AC. (100.00%)
EXISTING IMPERVIOUS AREA:	18,993 S.F. / 0.43 AC. (17.13%)
EXISTING OPEN SPACE AREA:	90,517 S.F. / 2.08 AC. (82.87%)
TOTAL SITE:	109,510 S.F. / 2.51 AC. (100.00%)
PROPOSED MULTI-FAMILY/PARKING AREA:	67,165 S.F. / 1.54 AC. (61.35%)
PROPOSED LANDSCAPE AREA:	7,678 S.F. / 0.18 AC. (7.17%)
PROPOSED STORMWATER POND AREA:	11,699 S.F. / 0.27 AC. (10.76%)
ACCESS DRIVEWAY AREA:	22,968 S.F. / 0.53 AC. (20.72%)
EXISTING F.A.R.:	0.30
PROPOSED F.A.R.:	0.50
FRONT SETBACK:	30'
REAR SETBACK:	25'
SIDE SETBACK:	7.5'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	35%
MAXIMUM IMPERVIOUS ALLOWABLE:	70%

- NOTES:**
- DEVELOPMENT SHALL PROCEED IN ACCORDANCE WITH THE STANDARDS OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
 - WATER AND SEWER SERVICE TO BE PROVIDED BY HILLSBOROUGH COUNTY.
 - PROJECT IS IN URBAN SERVICES AREA AND WILL CONNECT TO PUBLIC WATER AND WASTEWATER SERVICE
 - PROJECT WILL BE DEVELOPED IN ONE PHASE.
 - THERE ARE NO KNOWN PLATS WITHIN THE PROJECT BOUNDARY.
 - ALL EXISTING STRUCTURES ON SITE TO BE REMOVED.
 - SITE MEETS HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE REQUIREMENTS FOR COMMUNITY GATHERING SPACE.
 - NO DESIGNATED HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES ARE KNOWN ON SITE OR ARE ADJACENT TO THE SITE.
 - PROJECT ROAD WILL BE PRIVATE, INCLUDING 5' INTERNAL SIDEWALKS AND DESIGNED TO MEET HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
 - PROJECT SITE WILL BE FENCED AND GATED.
 - PROJECT WILL BE DESIGNED TO MEET HILLSBOROUGH COUNTY, STATE AND FEDERAL REGULATORY GUIDELINES AND TECHNICAL STANDARDS.
 - PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
 - SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
 - PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
 - THE PROJECT SITE IS NOT LOCATED WITHIN COASTAL HIGH HAZARD AREA, POTABLE WELL FIELD PROTECTED AREA OR SUBSURFACE WATER RESOURCE PROTECTION AREA.
 - RESIDENT PARKING WILL BE PROVIDED VIA GARAGE.

<p>NO. BY DATE REVISION DESCRIPTION</p>	<p>DESIGNED BY: RAK DRAWN BY: RWS CHECKED BY: RAK</p>	<p>DATE: XX-XX-XXXX JOB NO.: 21-0565 APPROVED BY: RAK</p>	<p>HILLSBOROUGH COUNTY SUBMITTAL 11/10/2021</p>
<p>THESE PLANS MAY NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM GATEWAY LAND SURVEYING, L.L.C.</p> <p>NOT VALID UNLESS SIGNED & SEALED BY A REGISTERED ENGINEER</p> <p>RYAN J. KING, PE #64619</p>			
<p>MPA DUPLEX DEVELOPMENT</p> <p>1511 SE 3RD AVENUE</p> <p>RUSKIN, FLORIDA</p> <p>PD PLAN</p>			
<p>GWAY</p> <p>CIVIL ENGINEERING & LAND SURVEYING, LLC</p> <p>1081 East Brandon Boulevard Boca Raton, Florida 33431 Phone (813) 943-2292 Fax (813) 943-2293 License Business No. 8129</p>			
<p>1</p>			

Sec. 6.04.08. - Table: Corner Clearance at Intersections

CORNER CLEARANCE AT INTERSECTIONS For Isolated Corner Properties Only		
Position	Access Allowed	Minimum Clearance
With Restrictive Median		
Approaching Intersection	Right In/Out	115'
Approaching Intersection	Right In Only	75'
Departing Intersection	Right In Out	230' (125)*
Departing Intersection	Right Out Only	100'
Without Restrictive Median		
Approaching Intersection	Full Access	230' (125)*
Approaching Intersection	Right In Only**	100'
Departing Intersection	Full Access	230' (125)*
Departing Intersection	Right Out Only**	100'

Isolated corner properties that, because of size or configuration cannot meet the above spacing requirements may apply for a variance as provided in 6.04.02 C.

* Access Class 7 may use the measurements in parenthesis if the posted speed limit is 35 MPH or less.

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
3 rd Ave. SE	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
15 th St. SE	County Collector - Rural	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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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	19	1	2
Proposed	110	7	8
Difference (+/-)	(+) 91	(+) 6	(+) 6

*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	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		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
3 rd Ave. SE – Access Spacing	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 22-0565

DATE OF HEARING: August 15, 2022

APPLICANT: Martin Arias

PETITION REQUEST: A request to rezone property from AS-1 to PD to permit 15 multi-family dwelling units and ancillary uses

LOCATION: 1511 SE 3rd Avenue

SIZE OF PROPERTY: 2.5 acres, m.o.l.

EXISTING ZONING DISTRICT: AS-1

FUTURE LAND USE CATEGORY: SMU-6

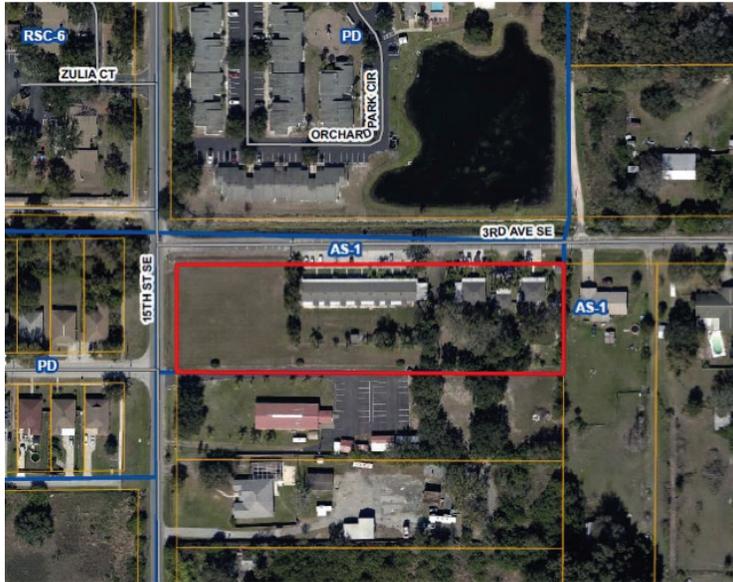
SERVICE AREA: Urban

COMMUNITY PLAN: SouthShore Area Wide Systems

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.

REVISED REPORT 1.0 APPLICATION SUMMARY



Applicant: Martin Arias

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 2.45 AC +/-

Community Plan Area: South Shore Areawide Systems

Overlay: None

Request: Rezoning to Planned Development

Request Summary:

The existing zoning is AS-1 (Agricultural Single Family) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow 15 Multifamily residential units and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Under the existing conditions, access is permitted without changes. Further development must comply with additional connection requirements.

Zoning:

Uses	Current AS-1 Zoning	Proposed PD Zoning
		Agricultural, Single Family residential
Mathematical Maximums *	2 single family dwelling units	15 townhome attached units

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Services Department

Development Standards:

	Current AS-1 Zoning	Proposed PD Zoning
Density / Intensity	Under the existing AS-1 zoning districts for the two parcels a maximum of 2 Dwelling units is allowable (based on ASC-1 maximum density).	Under the proposed PD 22-0565, a maximum of 15 dwelling units are allowable (based in a 6 DU/AC density in SMU-6)
Lot Size / Lot Width	1 acre / 150'	10,890 sf / 70'
Setbacks/Buffering and Screening	50' Front 15' Side 50' Rear	25' Front 5' feet buffer, Type A

*		screening to Single Family Residential
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Height	50 feet	35 feet Max.
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Additional Information:

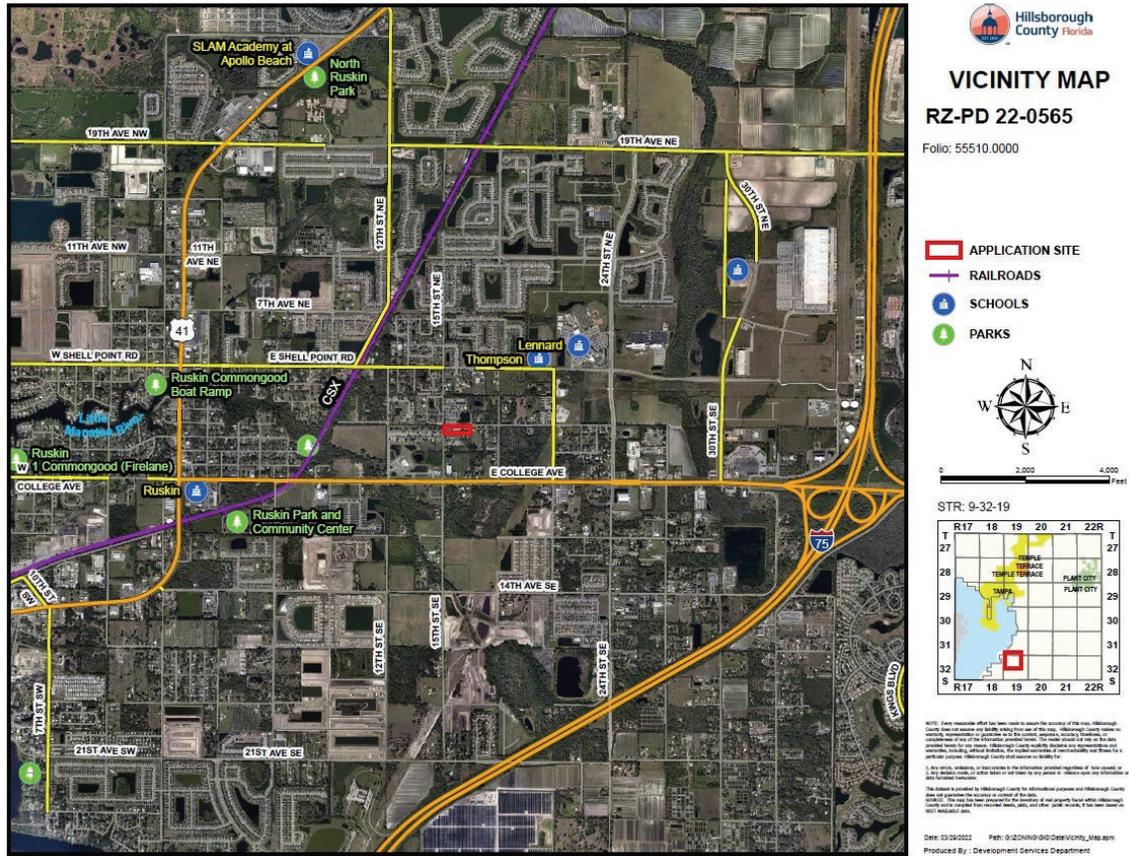
PD Variations	None requested LDC Section 6.06.06 to allow a buffer/screening decrease from 10-feet, type A to a 0-foot buffer, no screening requirement along the south property boundary, where the existing development is located for the Phase 1 plan.
---------------	--

Waiver(s) to the Land Development Code	None requested
--	----------------

Planning Commission Recommendation	* Consistent
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Development Services Department Recommendation	Approvable, subject to conditions
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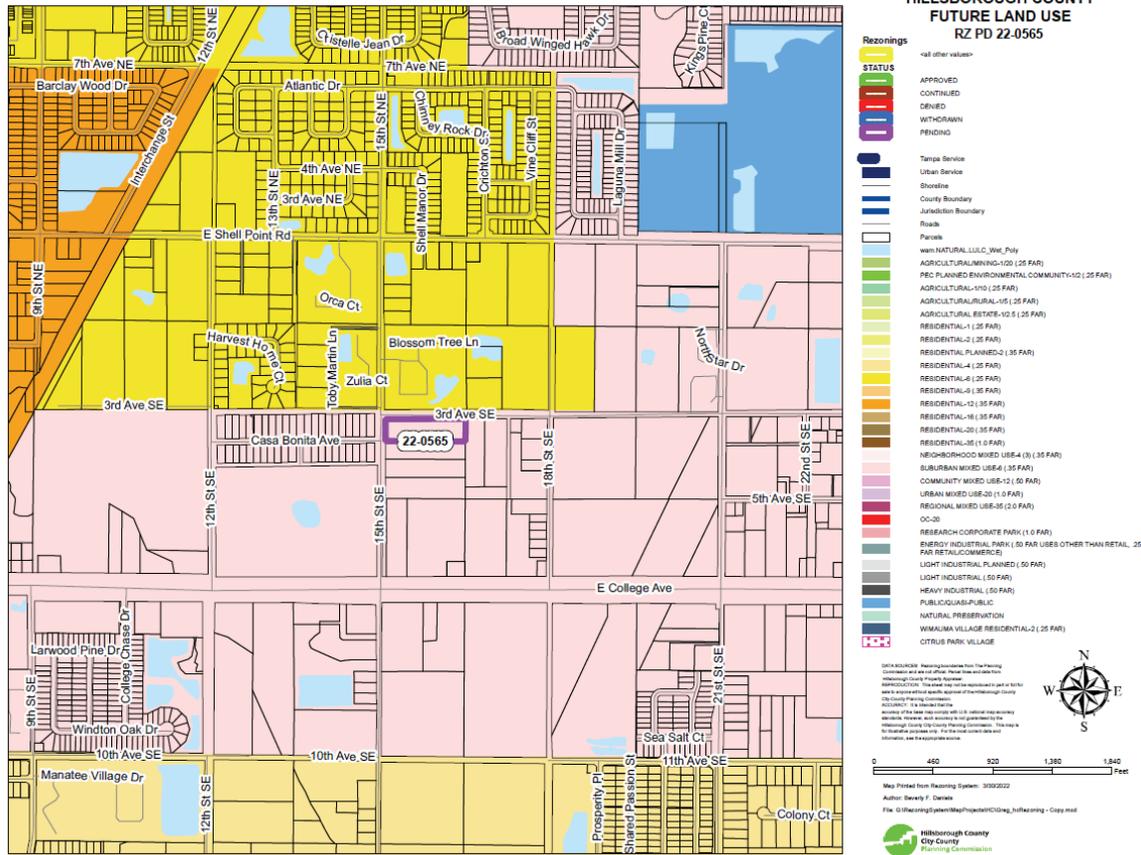
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

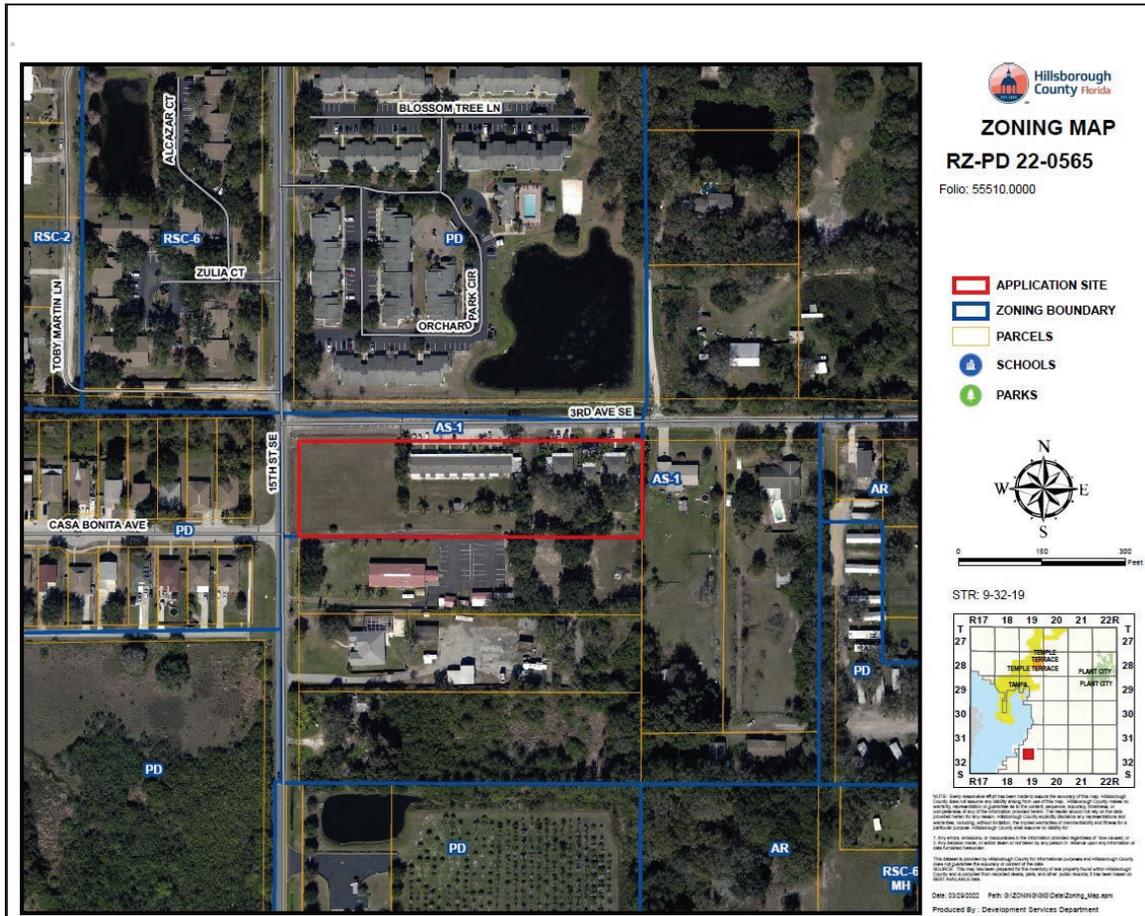
The parcel is located along 3rd Avenue SE with single family and multifamily developments. The residentially zoned parcel to the north is developed with 1 and 2-story multifamily buildings. To the east is a single family lot. To the south is a church in a property zoned AS-1. To the west across 15th St SE is a single family subdivision.

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
Maximum Density/F.A.R.:	6 DU/GA
Typical Uses:	Residential, suburban commercial, offices, research parks, light industrial, multi-purpose, clustered residential, mixed-use.

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

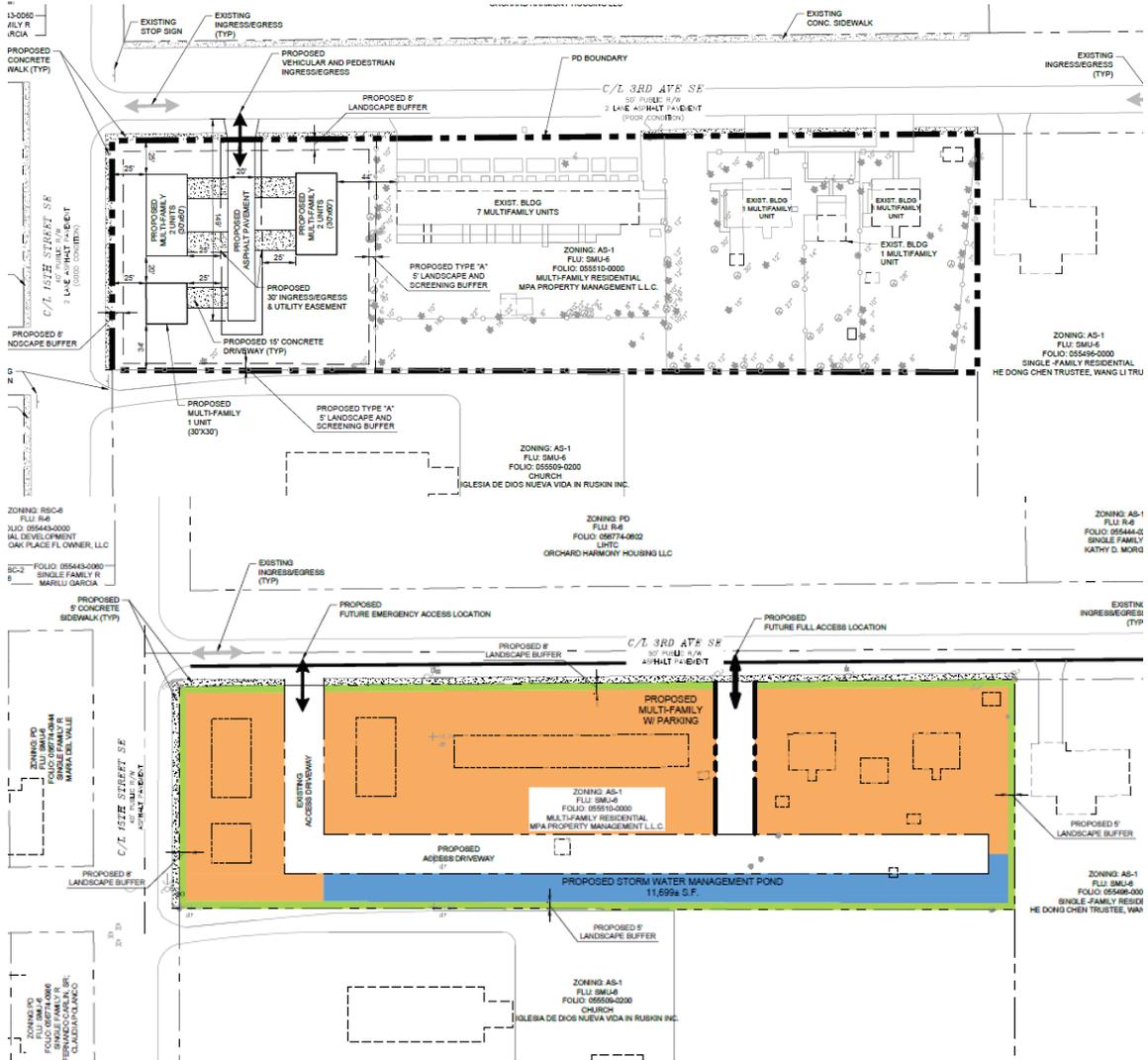


Adjacent Zonings and Uses

Location	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 98-1453	8.9 DU/AC	Multi-family Residential	Multi-family Residential
South	AS-1	1 DU/AC	Single Family residential, Agricultural	Church
East	AS-1	1 DU/AC	Single Family residential, Agricultural	Single-family Residential
West	PD 88-0009	9 DU/AC	Single Family residential	Single-family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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
3rd Ave. SE	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
15th St. SE	County Collector - Rural	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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	<hr/> Choose an item. Lanes <input type="checkbox"/> <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	<hr/> Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width <hr/>	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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	19	1	2
Proposed	110	7	8
Difference (+/-)	(+) 91	(+) 6	(+) 6

*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	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		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
3 rd Ave. SE – Access Spacing	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Environmental Protection Commission

Yes No

Yes No

Yes No

Natural Resources

Yes No

Yes No

Conservation & Environmental Lands Mgmt.

Check if Applicable:

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

Other _____

Transportation

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

Utilities Service Area/ Water & Wastewater

Urban City of Tampa

Rural City of Temple Terrace

Hillsborough County School Board

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

Impact/Mobility Fees

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

Mobility: \$8,265 per unit

Parks: \$2,145 per unit

School: \$8,227 per unit

Fire: \$335 per unit

Single Family Detached per unit = \$18,972

(Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story)

Mobility: \$5,995 per unit

Parks: \$1,555 per unit

School: \$3,891 per unit

Fire: \$249 per unit

Multi-Family (1-2 story) per unit = \$11,690			
Comprehensive Plan:	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 type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

According to the property appraiser’s website information, the 11 10-unit development exists since 1966. The applicant is proposing to add 4 5 units for a total of 15 units. The proposed uses are comparable to the current residential uses, and the proposed layout is compatible with the surrounding development pattern. Furthermore, the proposed 6 DU/AC density is under the surrounding developments approved densities.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 15, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Jane Maier 101 East Kennedy Blvd. Suite 3700 Tampa testified on behalf of the applicant. Ms. Maier showed a PowerPoint presentation and stated that the property is located in Ruskin and currently zoned AS-1. There are 10 multi-family units existing on-site since the 1960's. The rezoning proposes to retain the ten units and add five more to the vacant portion of the site for a total of fifteen units. Ms. Maier showed an aerial photo to describe the property.

Hearing Master Finch asked Ms. Maier about the mention of an Option Two in the Planning Commission staff report and if that meant that if the units were destroyed then fifteen multi-family units would be permitted. Ms. Maier replied yes.

Ms. Maier continued her presentation by stating that a variation is requested to the buffering and screening standards. Type A screening will be installed on the newly developed portion of the site and the mature landscaping will remain. She concluded her presentation by stating that both planning staffs support the request.

Ms. Tania Chapela, Development Services Department testified regarding the County's staff report. Ms. Chapela stated that the request is to rezone from AS-1 to PD to allow a total of fifteen multi-family dwelling units. Ms. Chapela described a change to the condition to clarify that the buffer should be ten feet wide with Type A screening on the southern portion of the area to be developed to the west of the property. She described the surrounding uses and added that the existing ten dwelling units have been on-site since 1966 according to the Property Appraiser information. She concluded her presentation by stating that staff finds the request compatible with the surrounding development pattern.

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. She discussed Policy 1.4 regarding compatibility as well as Objective 9 regarding adherence to all development regulations. A waiver is requested to Type A buffering and screening requirements. The rezoning meets the intent of the neighborhood protection policies and is consistent with the surrounding development pattern. Ms. Papandrew concluded her remarks by stating 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.

Mr. Grady of the Development Services Department testified that a condition will be added to state that permits will not be issued until the water capacity improvements are completed.

Ms. Maier did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

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

Ms. Maier submitted a copy of her 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 2.5 acres in size and is zoned Agricultural Single-Family-1 (AS-1) 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 Planning Area.
2. The subject property is developed with ten multi-family dwelling units. Property Appraiser records show that the ten units have been on-site since 1966.

3. The applicant's representative testified that the rezoning is requested to recognize the existing ten multi-family units and add five new units for a maximum of fifteen multi-family dwelling units.
4. No Planned Development Variation is being requested.
5. A waiver is requested regarding the required ten-foot Type A buffer. The applicant proposes to install the required screening and buffering only on the western portion of the site where the new five multi-family units will be developed. The remaining area will maintain the existing mature vegetation.

The waiver is justified by the fact that the ten dwelling units with the existing mature vegetation is existing. If Phase Two of the project is implemented, meaning that the project has been destroyed and is rebuilt, the project is required to provide all buffering and screening in accordance with the Land Development Code.

6. The Planning Commission staff testified that the request is consistent with Policy 1.4 regarding compatibility as well as Objective 9 regarding adherence to all development regulations. Staff stated that the rezoning meets the intent of the neighborhood protection policies and is consistent with the surrounding development pattern. The Planning Commission staff found the request consistent with the Ruskin Community Plan and the Comprehensive Plan.
7. The surrounding uses include multi-family residential land uses to the north, a church to the south and single-family residential to the east and west.
8. No opposition was presented at the Zoning Hearing Master hearing.
9. The rezoning to Planned Development recognizes the existing ten multi-family dwelling units and adds five dwelling units for a total of fifteen multi-family units. The impact to the surrounding community is minimal and the project results in a development that is compatible with the neighborhood.

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 2.5 acres from AS-1 to Planned Development is to develop a maximum of 15 multi-family dwelling units. Ten multi-family units have existed on-site since 1966.

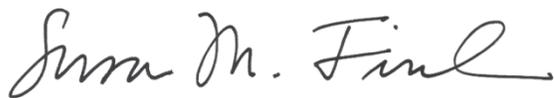
A waiver is requested to the required ten-foot Type A buffer. The applicant proposes to install the required screening and buffering only on the western portion of the site where the new five multi-family units will be developed. The remaining area will maintain the existing mature vegetation. The waiver is justified by the fact that the ten dwelling units with the existing mature vegetation is existing. If Phase Two of the project is implemented, meaning that the project has been destroyed and is rebuilt, the project is required to provide all buffering and screening in accordance with the Land Development Code.

The Planning Commission testified that the rezoning is compatible with the surrounding development pattern and supports the request.

The rezoning is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

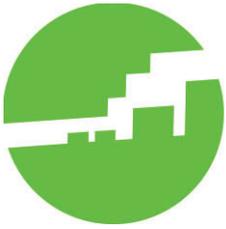
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



September 6, 2022

Susan M. Finch, AICP
Land Use Hearing Office

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: August 15, 2022 Report Prepared: August 3, 2022	Petition: PD 22-0565 1511 Southeast 3rd Avenue <i>Within the southeast corner of the 3rd Avenue southeast and 15th Street southeast intersection</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Suburban Mixed Use-6 (0.35 FAR)
Service Area	Urban
Community Plan:	Southshore Areawide Systems, Ruskin
Requested Zoning:	Agricultural Single Family-1 (AS-1) to a Planned Development (PD) to allow for two development options that permit a maximum of 15 dwelling units.
Parcel Size (Approx.):	2.51 acres +/- (108,900 square feet)
Street Functional Classification:	3 rd Avenue Southeast – Local Road 15 th Street Southeast – Collector
Locational Criteria	N/A
Evacuation Zone	Evacuation Zone B



Context

- The approximately 2.51 +/- acre subject site is located on the south side of 3rd Avenue Southeast, east of 15th Street Southeast. The subject site is located within the Urban Service Area and is within the limits of the Ruskin Community Plan and the SouthShore Areawide Systems Community Plan.
- The subject site's Future Land Use classification is Suburban Mixed-Use – 6 (SMU-6) on the Future Land Use Map. 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. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. Projects which provided mixed uses in this category must demonstrate detailed integration, scale, diversity, and internal relationships of uses on site. SMU-6 is located to the south, east, and west of the subject site. Residential-6 (RES-6) is located to the north of the site.
- The subject site is currently development with 10 multi-family dwelling units on site. Multi Family uses are located to the north across 3rd Avenue south east. Public Institutional Uses such as a church are located directly to the south. Further south are single-family residential dwellings. Single-Family residential dwellings are also located to the west and east are single-family residential dwellings. Mobile Home Parks are located to the southeast of the subject site.
- The subject site is currently zoned Agricultural Single-Family-1 (AS-1). AS-1 is located to the east and south and northeast of the subject site. Planned Developments (PD) zoning districts are located to the north and west of the subject site. Residential single-family conventional-6 (RSC-6) and Residential Single Family Conventional-2 (RSC-2) is located to the northwest of the subject site.
- The applicant is requesting to rezone the subject site from AS-1 to a Planned Development (PD) to allow for two development options that would permit up to 15 dwelling units on site.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area (USA)

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.1: *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.*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

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

Southshore Areawide Systems Community Plan

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life. The community desires to pursue economic development activities in the following areas:

1. Land Use/ Transportation

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

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:

- Eliminate the “flex” provisions within and into the Ruskin Community Plan area.
- Limit the height of new residential development to 50 feet, unless a more restrictive limitation exists.
- Implement the Characteristics of Livable Neighborhood Guidelines for future residential development within Ruskin to ensure an attractive community that balances new development with historic uses.
- 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.
- Recognize the four distinct neighborhood areas depicted on the Ruskin Neighborhood Area Map. Each neighborhood has a unique character and associated development guidelines. The areas are listed below.
 - Area 1- Northwest Ruskin.
 - Area 2- Northeast Ruskin
 - Area 3-South Ruskin
 - Area 4- Rural Ruskin

Staff Analysis of Goals, Objectives and Policies

The 2.51-acre subject site is located in the southeast quadrant of the 3rd Avenue Southeast and 15th Street Southeast intersection. It is in the Urban Service Area and it is located within the limits of the Ruskin Community Plan and the Southshore Areawide Systems Community Plan. The subject site’s Future Land Use Classification on the Future Land Use Map (FLUM) is Suburban Mixed-Use-6 (SMU-6). The applicant is requesting to rezone the subject site from Agricultural Single Family-1 (AS-1) to a Planned Development (PD) to permit for two development options, both of which will permit a maximum of 15 residential dwelling units on site.

According to Appendix A of the Future Land Use Element of the Comprehensive Plan, the intent of the Suburban Mixed Use-6 (SMU-6) Future Land Use category is to designate those areas that are “urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.” SMU-6 is located to the south, east, and west of the subject site. Residential-6 (RES-6) is located to the north of the site.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county’s growth is to be directed. 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 rezoning is requesting a residential density that is within the maximum permitted for the SMU-6 category at 15 dwelling units. There are currently 10 existing dwelling units on site. The applicant has proposed two options, Option 1 would focus on the redevelopment of the western portion of the site and add 5 dwelling units and the rest of the site would remain as is with the existing 10 lots and driveways facing towards 3rd Avenue Southeast (SE) and an access point off 3rd Avenue Southeast. Option 2 provides for the redevelopment of the entire site at some point in the future with two access points off 3rd Avenue Southeast and internally facing driveways. These two development options allow for the subject site to be responsive to current and future conditions and meet the intent of compatibility Policy 1.4 while maintaining the existing character of the area.

The subject site meets the intent of Objective 9 and Policy 9.2 of the FLUE that require new development to adhere to all local, state, and federal land development regulations. The applicant has asked for a waiver to Type A buffering and screening requirements in order to retain the existing landscape buffer along a portion of the south and the entire east boundary where a 5 foot Type A buffer is required for the first option. The applicant is also asking for an Administrative Variance for the corner clearance at 3rd Avenue SE and 15th Street SE. At the time of filing this report today on August 3, 2022, Transportation and Zoning comments from Development Services comments were not yet available in Optix.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of Objective 16 and Policies 16.1, 16.2, 16.3, 16.5, 16.8, 16.10, and 16.11. The development pattern of the surrounding area is primarily residential with a range of housing types such as single-family, multi-family, and mobile home parks. Residential support uses are also near the subject site. The development Option 1 proposed would not significantly change the existing character of the site other than the addition of 5 dwelling units on the western portion and the retention of existing landscaping that acts as a buffer to the south and east of the site. In the event of future redevelopment of the site, Option 2 would provide for a cohesive and integrated development which an efficient roadway network and the proposed storm water pond on the south side acts as a transition from the church use to the south.

Goal 12 of the Community Design Component requires that development be compatible with the surrounding area. In this case the scale of development is compatible to the adjacent residential areas that provide a range of existing housing such as single family residential, multi-family, and also mobile home parks.

The subject site is within the limits of the Southshore Areawide Systems Community Plan which recognizes the preferred development pattern of each of its smaller communities, in this case, it is Ruskin which also has an adopted Community Plan. The subject site is located within Area 2 – Northeast Ruskin and meets the intent of Goal 5 of the Ruskin Community Plan by providing housing that supports all income levels and is not above the height restrictions (all buildings will be one story high) outlined in the plan of 50 feet. The proposed rezoning will not disturb the preferred small-town character of the community and will not be gated off from the larger community.

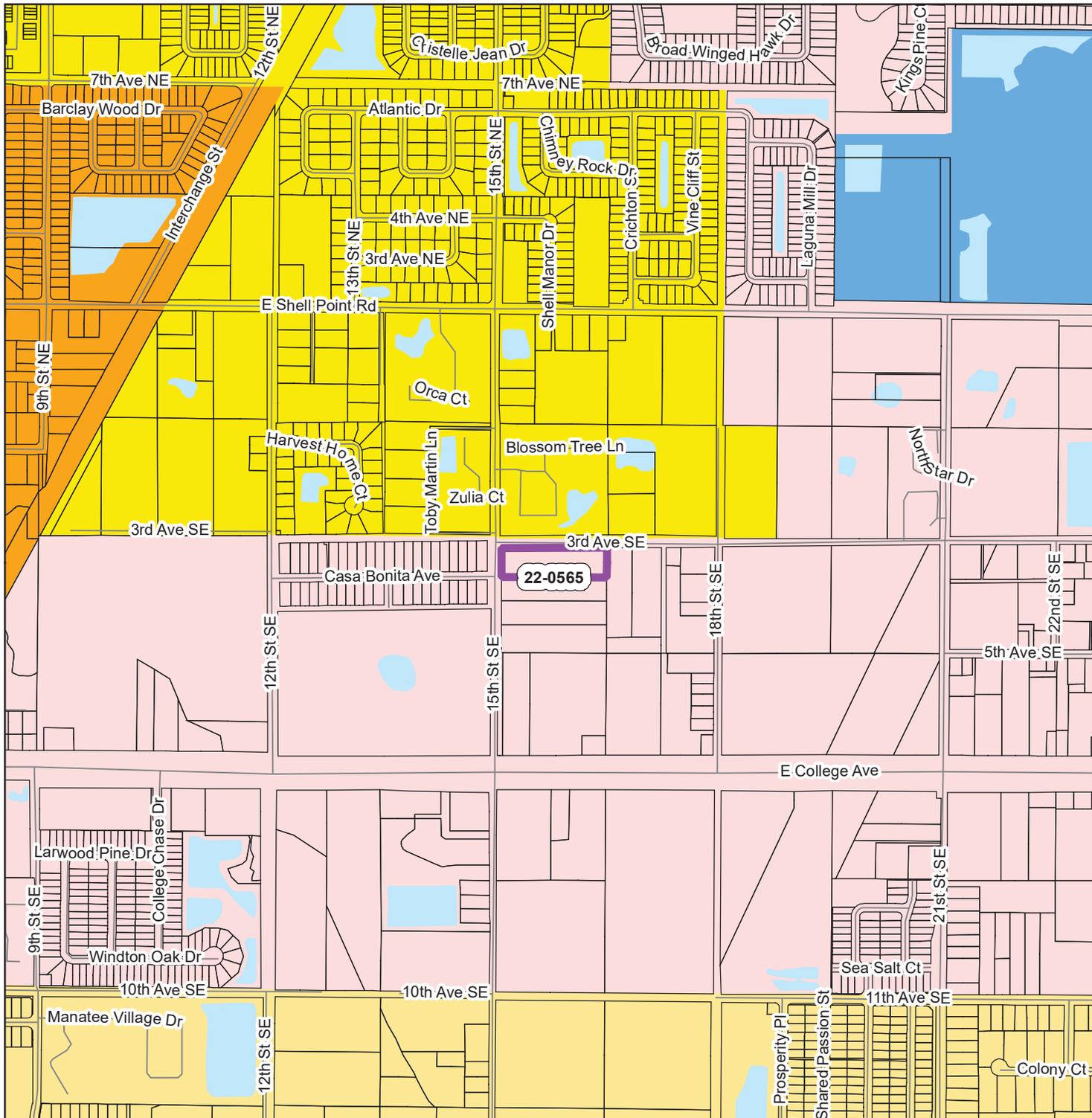
Overall, the proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and is compatible with the existing and planned development pattern found in the surrounding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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

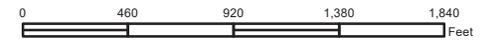
RZ PD 22-0565



Rezoning

- <all other values>
- STATUS**
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- wam.NATURAL LULC_Wet_Poly
- AGRICULTURAL/MINING-1/20 (.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/QUASI-PUBLIC
- 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.
 REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
 ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 3/30/2022

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\H\CI\Greg_hcRezoning - Copy.mxd





**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: MPA Duplex Development

Zoning File: RZ-PD (22-0565) Modification: None

Atlas Page: None Submitted: 10/18/22

To Planner for Review: 10/18/22 Date Due: ASAP

Contact Person: Jaime Maier Phone: 813-506-5184/jaime.maier@hwlaw.com

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

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

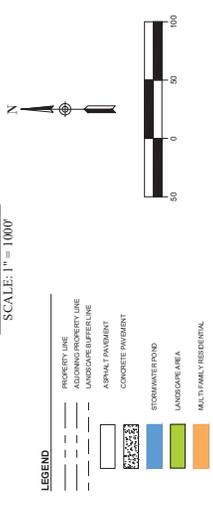
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tania C. Chapela Date: 10/18/22

Date Agent/Owner notified of Disapproval: _____



LOCATION MAP
SCALE: 1" = 1000'

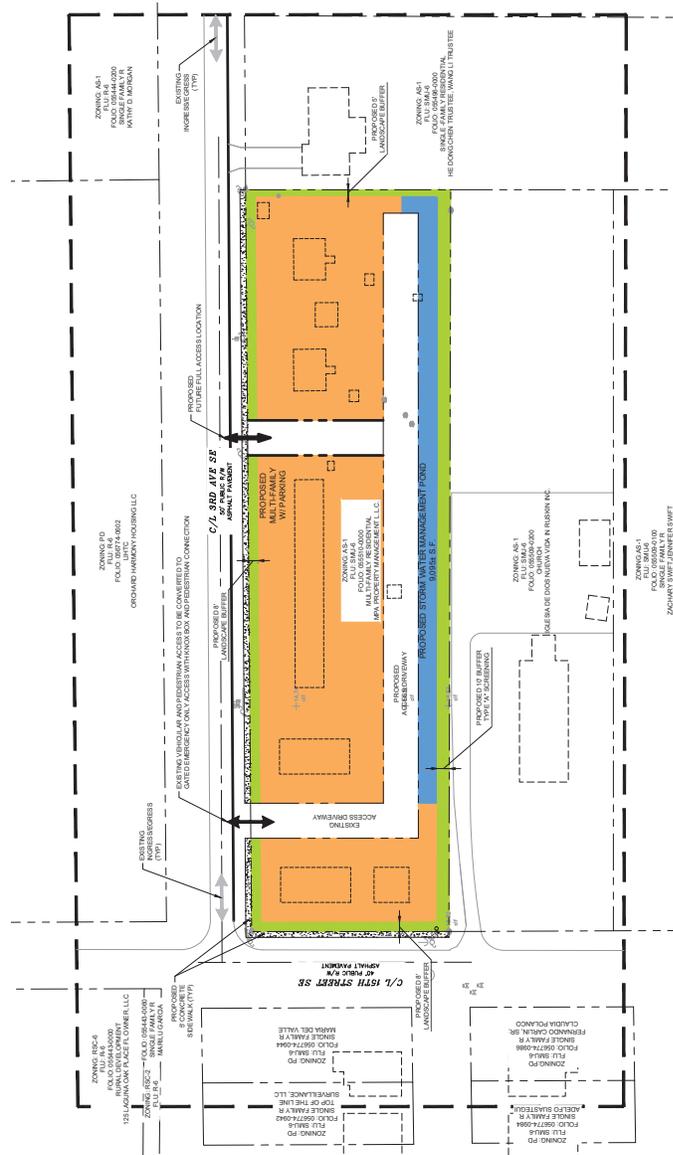


LEGAL DESCRIPTION:
LOT 20 SOUTH 1/4 SECTION 16 NORTH 30 1/2 TOWNSHIP 20 S RANGE 16 E COUNTY OF HILLCREST, FLORIDA
ACCORDING TO THE PUBLIC RECORDS OF HILLCREST COUNTY, FLORIDA

OWNER'S ORDER INFORMATION:
MANAGEMENT/PROPERTY MANAGEMENT, LLC
HILLSBOROUGH, FLORIDA 34878-4103

SITE DATA TABLE

APPROXIMATE AREA	100,000 SQ. FT.
PROPOSED ZONING	PD - SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING	SMU-5
FUTURE LAND USE	RESIDENTIAL - SINGLE-FAMILY RESIDENTIAL
EXISTING USE	RESIDENTIAL - SINGLE-FAMILY RESIDENTIAL
TOTAL SITE AREA	109,610 SF / 2.5 AC. (100.00%)
EXISTING OPEN SPACE AREA	30,317 SF / 0.69 AC. (27.67%)
PROPOSED OPEN SPACE AREA	109,610 SF / 2.5 AC. (100.00%)
PROPOSED LANDSCAPE AREA	12,857 SF / 0.29 AC. (11.68%)
PROPOSED STORMWATER POND AREA	2,268 SF / 0.05 AC. (2.07%)
EXISTING P.A.R.	0.30
PROPOSED P.A.R.	37
REAR SETBACK	25'
FRONT SETBACK	35'
MAXIMUM BUILDING HEIGHT	12'
MAXIMUM LOT COVERAGE	35%
MAXIMUM INTERVALS ALLOWABLE	70%



NOTES

1. DEVELOPMENT SHALL PROCEED IN ACCORDANCE WITH THE STANDARDS OF THE HILLCREST COUNTY LAND DEVELOPMENT CODE.
2. WATER AND SEWER SERVICES AREA WILL CONNECT TO PUBLIC WATER AND SEWER MAIN SERVICE.
3. PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES.
4. THERE ARE NO KNOWN FLATS WITHIN THE PROJECT BOUNDARY.
5. SITE MEETS HILLCREST COUNTY LAND DEVELOPMENT CODE REQUIREMENTS FOR COMMUNITY GATHERING SPACE.
6. ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE IN ACCORDANCE WITH THE HILLCREST COUNTY LAND DEVELOPMENT CODE AND TRANSPORTATION TECHNICAL MANUAL.
7. PROJECT WILL BE DESIGNED TO MEET HILLCREST COUNTY, STATE AND FEDERAL REGULATORY REQUIREMENTS AND TECHNICAL STANDARDS.
8. PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
9. PROJECT IS NOT LOCATED WITHIN A COASTAL HIGH HAZARD AREA, POTABLE WATER PROTECTION AREA, OR A DESIGNATED FLOOD HAZARD PROTECTION AREA.
10. PAVING TO BE PROVIDED IN ACCORDANCE WITH SECTION 8.09 OF THE HILLCREST COUNTY LAND DEVELOPMENT CODE AND AS REQUIRED BY THE CONDITIONS OF APPROVAL.

MPA DUPLEX DEVELOPMENT
1511 SE 3RD AVENUE
RUSKIN, FLORIDA

PHASE II PD PLAN

1061 East Brandon Boulevard
Ruskin, Florida 33571
Phone: (813) 941-2022 Fax: (813) 941-2020
www.tewmaw.com

TEMAW
CIVIL ENGINEERING & LAND SURVEYING, LLC

NO. 1511
DATE: 08/24/22
DESIGNED BY: DRYAN BR
CHECKED BY: JIM
APPROVED BY: JIM
JOB NO. 21-080

THESE PLANS MAY NOT BE
COPIED OR MODIFIED WITHOUT
CARTMANN LAND SURVEYING,
L.L.C.

SCALED BY A REGISTERED
ENGINEER

RYAN J. NIMS, PE #44819



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/08/2022

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Ruskin

PETITION NO: RZ 22-0565

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary:
 - a. All 15 multi-family units shall remain on a 2.5 ac. single parcel (currently folio 55510.0000). Platting or subdivision of this parcel shall not be permitted. This condition shall be considered a Critical Design Feature. As such, modification of this condition shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.
 - b. The developer shall construct internal sidewalk infrastructure as required pursuant to Section 6.03.02. of the LDC.
 - c. Prior to or concurrent with the next site/construction plan submittal, the developer shall install minimum 5-foot wide sidewalks along the entirety of its 15th St. SE and 3rd Ave. SE frontages.
3. As shown on the Phase 1 site plan, the applicant shall be permitted to develop 5 multi-family dwelling units and construct one (1) new full access connection to 3rd Ave. SE. This access, together with the existing access connections, shall be permitted to remain until such time as the any of the existing Phase 1 structures (i.e. the single 7-unit multi-family building or the three 1-unit multi-family buildings are destroyed, reconstructed or otherwise redeveloped).
4. As shown on the Phase 2 site plan, the applicant shall be permitted to reconstruct or redevelop the areas of the site currently occupied by the existing Phase 1 units (i.e. the single 7-unit multi-family building or the three 1-unit multi-family buildings). In such instance, new internal driveway infrastructure shall be constructed as generally shown on the site plan. This infrastructure shall consist of an extension of the internal driveway and sidewalk system, together with a new connection to 3rd Ave. SE (i.e. the easternmost connection). The existing westernmost driveway connection shall be converted to a Gated Emergency Only Access. In such case, the 5 units constructed during Phase 1, together with any reconstructed or redeveloped uses east of those 5 units shall be required to take access via this new infrastructure system. Nothing herein this condition shall be construed as requiring those existing dwelling units east of

the 5 units constructed during Phase 1 to close their existing accesses and take access to the internal system if those units are not destroyed, reconstructed or otherwise redeveloped, until such time as they are destroyed, reconstructed or otherwise redeveloped. The developer shall be responsible for resodding and extending sidewalks across the existing driveways so removed.

5. Pursuant to the County Engineer's de minimis criteria, and because 3rd Ave. SE meets minimum life safety standards, the project shall not be required to make substandard road improvements to 3rd Ave. SE.
6. Multi-family units within buildings containing three (3) or more dwelling units shall utilize TD-2 style commercial parking. Where such parking is utilized, internal sidewalks shall be located between the use and parking spaces.
7. Multi-family units within buildings containing one (1) or two (2) units may provide parking for those units within TD-2 style commercial parking lots or within "single-family" style individual driveways.
 - a. Where such TD-2 parking is utilized, internal sidewalks shall be located between the use and parking spaces.
 - b. When individual driveways are utilized:
 - i. When driveways are utilized to provide minimum off-site required parking, or to provide additional/guest parking, the driveway length, as measured from the closest edge of the structure and the closest edge of the internal sidewalk, must be a minimum of 20-feet. Additionally, the distance between any portion of the structure and closest edge of the internal sidewalk must be a minimum of 15 feet.
 - ii. When garages are utilized to provide the minimum number of off-street parking spaces and the developer will not allow use of the driveway for additional/guest parking, the minimum length of the driveway providing access to the garage may be reduced to 15 feet. Additionally, the distance between any portion of the structure and closest edge of the internal sidewalk must be a minimum of 15 feet.
8. If PD 22-0565 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 25, 2022), which was found approvable by the County Engineer (on August 8, 2022), from the Section 6.04.08 access spacing standards with regards to the proposed project access on 3rd Ave. SE. Approval of this variance will temporarily permit access spacing of 90 feet between the westernmost project access and 15th St. SE. Conditions governing the long-term disposition of this access (i.e. future conversion of this access to a gated emergency access connection) are included herein these zoning conditions.

Other Conditions

- Prior to PD site plan certification, the developer shall revise the site plan to:
 - On the Phase 1 plan sheet, label the existing driveways as "Existing Driveway to Potentially Remain – See Conditions of Approval";
 - Replace the Sheet 1 name, which is illegible with a title reading "Phase 1 PD Plan";
 - Replace the Sheet 2 name stating "PD Plan" to read "Phase 2 PD Plan";
 - On Sheet 2, replace the label stating "Proposed Future Emergency Access Location" with a label reading "Existing Access Vehicular and Pedestrian Access to be Converted to Gated Emergency Only Access with Knox Box and Pedestrian Connection".

- On Sheet 1, revise Note 8 to state “Project driveways will be privately maintained and shall not be gated.”
- On Sheet 2, make the following modifications to the “Notes” section:
 - Revise Note 4. Staff understood from speaking with the applicant’s agent (and proposed conditions indicate) that Phase 2 redevelopment may occur in phases. Please revise the note accordingly.
 - Delete Note 6. Staff understands in speaking with the applicant’s agent that redevelopment will occur in phases, and that the redevelopment of one building will not require removal of all existing structures.
 - Revise Note 9. Internal transportation facilities are labeled as driveways and not roadway. Staff notes that the internal facility does not appear to be wide enough to meet TTM requirements, and as such could not be constructed to roadway standards. Please revise the note to state “Internal driveways and sidewalks will meet requirements of the Hillsborough County Land Development Code (LDC) and Transportation Technical Manual (TTM) and shall be privately maintained.”
 - Revise Note 10. There is insufficient room to gate every existing access. Replace the existing note with a note reading “The emergency access connection will be gated with a Knox Box. The main project access may be gated. If gated, the access will comply with TD-9 standards per the Hillsborough County Transportation Technical Manual.”
 - Replace Note 16 with a note stating, “Parking to be provided in accordance with Section 6.05 of the LDC and as required in the conditions of approval.”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.5 ac. parcel from Agricultural Single-Family - 1 (AS-1) to Planned Development (PD). The site is currently occupied by 10 multi-family dwelling units, some of which are constructed in the style of single-family dwelling units. The applicant is proposing to construct 5 additional dwelling units on the western portion of the property, which would be served by an additional access connection to 3rd Ave. SE. These units are proposed to be constructed in a combination of styles, including two duplex style structures, and one single-family style structure.

Staff has explored several issues which presented due to the unique nature of the project in the “Site Access” section of the report hereinbelow.

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter which indicates that the project will generate fewer than 50 peak hour trips and, as such, a site access analysis was not required to process this request.

Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD , 2 Single-Family Detached Dwelling Units (ITE LUC 210)	19	1	2

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 15 Multi-Family Low-Rise Dwelling Units (ITE LUC 220)	110	7	8

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 91	(+) 6	(+) 6

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

3rd Ave. SE is a publicly maintained, 2-lane, undivided, local roadway characterized by +/- 19 to 20 feet of pavement in below average condition. Adjacent to the project site the roadway lies within a +/- 50-foot wide right-of-way. There are +/- 4-foot wide sidewalk along portions of the north side of 3rd Ave. SE in the vicinity of the proposed project. There are no bicycle facilities along 3rd Ave. SE. There are speed tables along 3rd Ave. SE in the vicinity of the proposed project.

15th St. SE is a publicly maintained, 2-lane, undivided, collector roadway characterized by +/- 20 to 21 feet of pavement in average condition. Adjacent to the project site the roadway lies within a +/- 50-foot wide right-of-way. There are +/- 4-foot to 5-foot wide sidewalks along portions of the east and west sides of 15th St. SE in the vicinity of the proposed project. There are no bicycle facilities along 15th St. SE in the vicinity of the proposed project.

As required by the LDC, the developer is proposing to construct a sidewalk along its 15th St. SE and 3rd Ave. SE frontages concurrent with the next increment of development.

SITE ACCESS AND PROJECT PHASING

Generally

The project is currently served by four (4) access connections to the site. One (1) existing access connection is approximately 180 feet in width and serves the 7-unit multi-family building. There are three (3) additional driveway connections, each +/- 26-feet in width, serving the three single-family style multi-family units along the eastern portions of the site. Staff considers these existing access connections “grandfathered” to serve the existing use; however, such access would not be permitted to today, and will not be permitted in perpetuity as further described in the “Phasing and Number of Access Points Issue” section hereinbelow.

The applicant is proposing one (1) additional connection to serve the uses which are being authorized by this subject PD (i.e. the 5 new multi-family units on the western portion of the site). This access connection is considered “temporary” as further described in the “Phasing and Number of Access Points Issue” section hereinbelow. At some point in the future, it is anticipated the project will ultimately be served by one (1) full access connection to 3rd Ave. SE and one (1) gated emergency connection 3rd Ave. SE.

Phasing and Number of Access Points Issue

At the request of staff, the applicant included two site plan sheets. The sheets are not properly named, and staff has included a “prior to certification” to explain the issue.

The first sheet, what staff refers to as the Phase 1 site plan in the proposed conditions, represents the existing site conditions (i.e. the single, 7-unit multi-family building and the 3, single-unit multi-family buildings shown on the Phase 1 sheet, which take direct access to 3rd Ave. SE). The Phase 1 sheet also shows the new access connection and the 5 units being proposed by this zoning application. The

applicant requested a Section 6.04.02.B. Administrative Variance (AV) from the Section 6.04.08 requirement governing number of spacing of the new access connection. No variance was required from the Section 6.04.03.I. requirements because of the “grandfathered” nature of the existing connections and since the ultimate configuration of the site (as shown within Phase 2 and discussed below) complies with the LDC requirement.

The applicant’s Phase 2 sheet is provided to demonstrate how future access will be required in the event any of the four existing structures (i.e. the single, 7-unit multi-family building and the 3, single-unit multi-family buildings shown on the Phase 1 sheet) are destroyed, replaced, or otherwise redeveloped. The intent of the Phase 2 sheet is to show how access to any of those three structures so replaced would need to be taken in such an event. It is not intended to imply that all three structures must be immediately brought into conformance in the event any one of the three were destroyed, replaced, or otherwise redeveloped. Staff notes that no AV was required for number of access points for the Phase 2 plan sheet, since it complies with LDC requirements.

Single-Family vs. Multi-Family Access Issue

Single-family and duplex dwellings are only permitted to be served by individual driveway connections to public roadways. Access cannot be shared to these facilities except in certain rare circumstances. For example, easement access has limitations on how many dwelling units can be served by an easement (i.e. no more than 3) and how many easements are allowed per parent parcel (i.e. no more than 1). Additionally, staff was concerned that a future property owner, unaware of these rules, might attempt to subdivide the properties and attempt to sell these units as single-family dwellings (which would then not meet access management requirements of the LDC). As such, staff has included a condition which prohibits subdivision of the subject property. Future subdivision of the property could be considered, provided the existing use is discontinued and the site is entirely redeveloped. In such case, a modification to this zoning would be required.

Cross-Access

Neither vehicular nor pedestrian cross access is warranted pursuant to Section 6.04.03.Q. of the LDC.

ADMINISTRATIVE VARIANCE #1 – ACCESS SPACING

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance (AV) request (dated July 25, 2022) from the Section 6.04.08 LDC requirements governing access spacing for isolated corner properties. Given that 3rd Ave. SE is a Class 7 roadway, the LDC requires a minimum access spacing from the intersection of 3rd Ave. SE and 15th St. SE of 125 feet. The proposed Phase 1 connection is located approximately 90 feet from the intersection. As such, the applicant requested a variance 35 feet from the standard. Staff notes that this access connection is considered temporary and will be converted to an emergency only access upon Phase 2 development/redevelopment, and as such satisfies the requirement of Section 6.04.03.R.3.b. which states, “When joint or alternative access which meets or exceeds the applicable minimum connection spacing becomes available, the permittee will close the permitted connection...”

Based on the factors specified in the AV request, the County Engineer found the request approvable (on August 8, 2022). If PD 22-0565 is approved, the County Engineer will approve the above-described AV.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Neither 3rd Ave. SE nor 15th St. SE are regulated roadways. As such, no LOS information is provided within the 2020 Hillsborough County Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Monday, August 8, 2022 5:32 PM
To: Micahel Yates (myates@palmtraffic.com); Vicki Castro
Cc: Tirado, Sheida; Ratliff, James; PW-CEIntake; Chapela, Tania
Subject: FW: FOR YOUR REVIEW: 22-0565 - 3rd Ave. SE Sec. 6.04.02.B. Administrative Variance Spacing Request
Attachments: 22-0565 - Spacing AV Request.pdf

Michael/Vicki,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0565 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with Transportation Staff 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

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

From: Ratliff, James <RatliffJa@hillsboroughcounty.org>
Sent: Monday, August 8, 2022 5:20 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: FOR YOUR REVIEW: 22-0565 - 3rd Ave. SE Sec. 6.04.02.B. Administrative Variance Spacing Request

Mike,

The attached has been submitted to zoning intake and uploaded to Optix. Please let us know your findings.

Thank you,

James Ratliff, AICP, PTP *(he/him/his)*

Principal Planner

Development Services Department, Transportation Review Section

P: (813) 307-1924

E: ratliffja@hcflgov.net

W: www.hcflgov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

Note: So that we can assist you more efficiently, ***please ensure*** that the subject line of all email correspondence includes the Project Information (PI) Number or Zoning Case File (PD, RZ, PRS, MM, SU, or VAR) Number, where applicable.



July 25, 2022

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

RE: 1511 SE 3rd Ave (22-0565)
Folio: 055510-0000
Administrative Variance Request – Corner Clearance on SE 3rd Avenue
Palm Traffic Project No. T22064

Dear Mr. Williams:

The letter documents our request for an administrative variance to Hillsborough County Land Development Code (LDC) Section 6.04.08 (Corner Clearance at Intersections) in association with the proposed development of up to 4 townhome dwelling units and 1 single family detached dwelling unit. This request is made based on our June 24, 2022 meeting.

The project proposes to have one (1) full access to SE 3rd Avenue. However, the folio has 3 existing driveways on SE 3rd Avenue serving 10 existing residential units. If the entire property is redeveloped in the future, the requested new driveway will be converted to an emergency access only and the existing 3 driveways will be closed and replaced with one driveway. SE 3rd Avenue is identified on the Hillsborough County Comprehensive Plan Functional Classification Map as a local roadway with a posted speed limit of 15 mph in the vicinity of the project.

This request is for a variance to the corner clearance connection spacing criteria of the LDC Section 6.04.08. – Corner Clearance at Intersections. The justification for this variance is as follows:

1. SE 3rd Avenue is Class 7 roadway with a connection spacing requirement of 50 feet. However, because the subject vacant parcel is at the intersection of SE 3rd Avenue and SE 15th Street, the corner clearance standards also apply. For a full access departing the intersection, the spacing standard is 125 feet on a class 7 roadway with a posted speed limit of 35 mph or less.
2. The undeveloped parcel has approximately 200 feet of frontage on SE 3rd Avenue and 185 feet of frontage on SE 15th Street. Since 15th Street is identified as a collector roadway, the access was placed on SE 3rd Avenue.
3. The proposed full access driveway is approximately 95 feet from the corner and 100 feet from the driveway to the east, as shown on the PD plan. There are no driveways on the north side of SE 15th Street SE.
4. LDC Section 6.04.03.J references accesses which do not meet the minimum spacing. They may be permitted where, due to size, configuration or location of the parcel, there is no feasible alternative access meeting the desired standard.

Mr. Michael Williams, P.E.
July 25, 2022
Page 2

Justification must address Section 6.04.02.B.3 criteria (a) and (b) – if applicable, (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability that the following circumstances are met:

a) There is unreasonable burden on the applicant

There is no feasible way for the applicant to meet the minimum connection spacing requirement outlined in LDC Section 6.04.08 due to the existing buildings onsite. However, in the event of future redevelopment of the entire parcel, the access will be reconfigured into conformance with the code.

b) The variance would not be detrimental to the public health, safety and welfare.

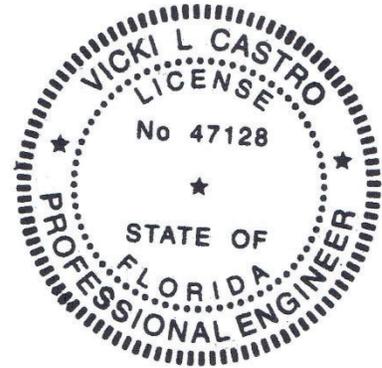
The proposed full access driveway has been moved away from the intersection as well as providing separation from the existing driveways to the east. In addition, the access will only serve 5 residential units. Also, sidewalk connectivity between the existing and proposed residential units will be provided that does not exist today.

c) Without the variance, reasonable access cannot be provided.

This is the only reasonable access to the undeveloped portion of the property. The access has been placed on the local road (SE 3rd Avenue) and no access to the collector road (SE 15th Street) has been requested.

Sincerely,
Palm Traffic

Vicki L Castro, P.E.
Principal



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

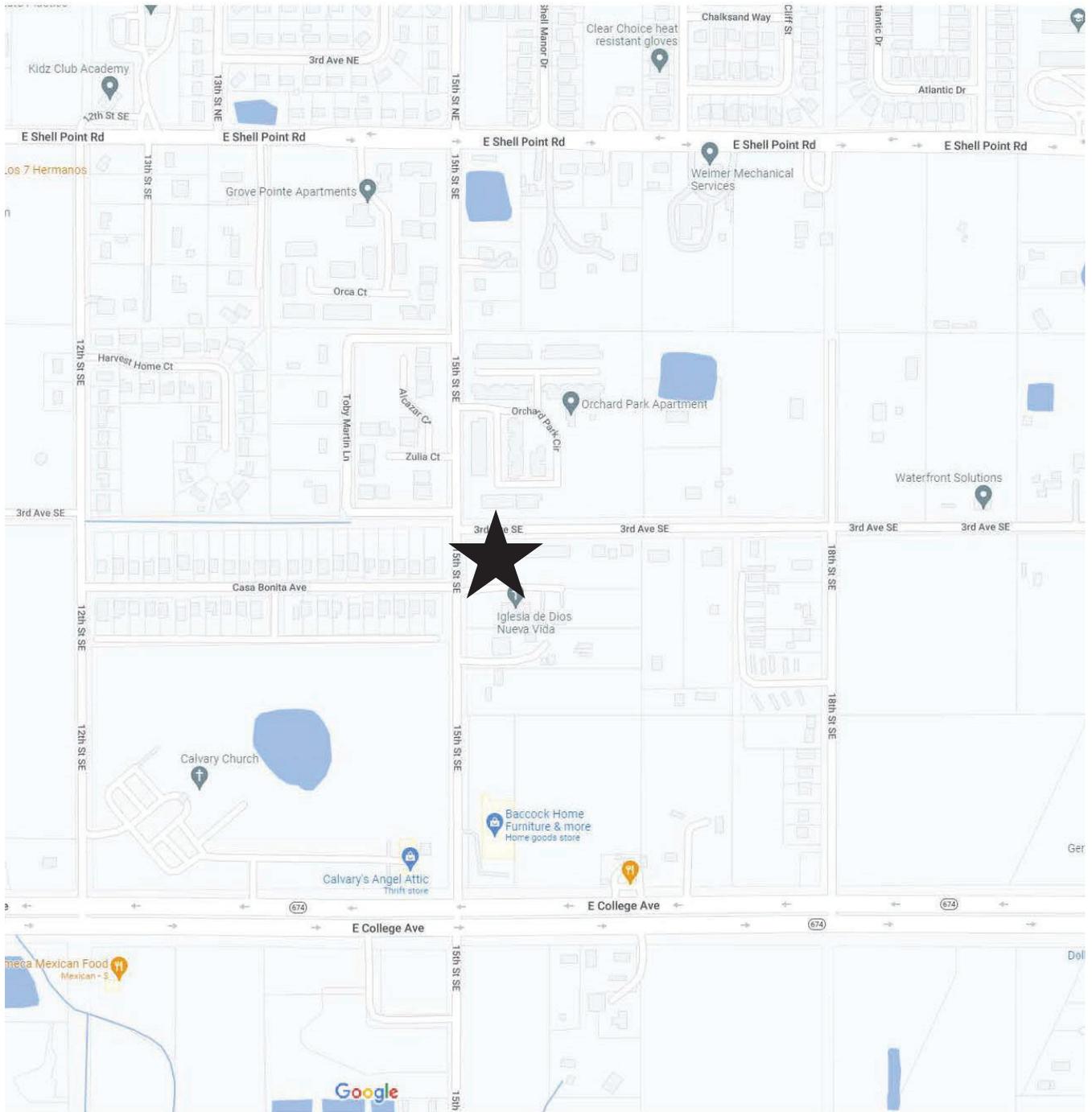
_____ Disapproved _____ Approved with Conditions _____ Approved

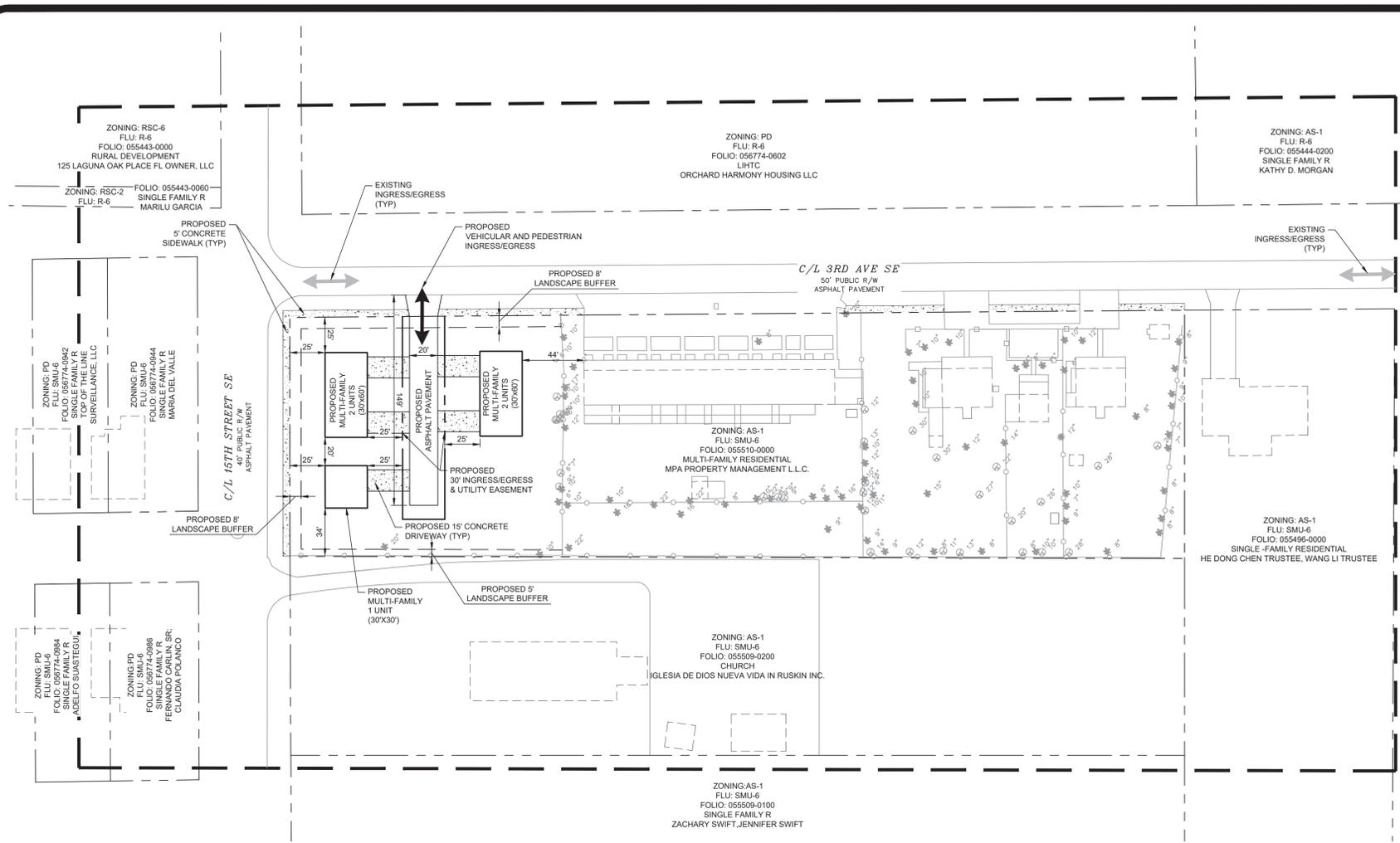
If there are any further questions or you need clarification, please contact Sheida Tirado, P.E.

Sincerely,

Michael J. Williams
Hillsborough County Engineer

LOCATION MAP

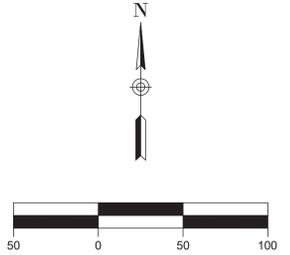




LOCATION MAP
SCALE: 1" = 1000'

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	LANDSCAPE BUFFER LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT



LEGAL DESCRIPTION:
THE SOUTH 190 FEET OF THE NORTH 200 FEET OF LOT 286 OF RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 6, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

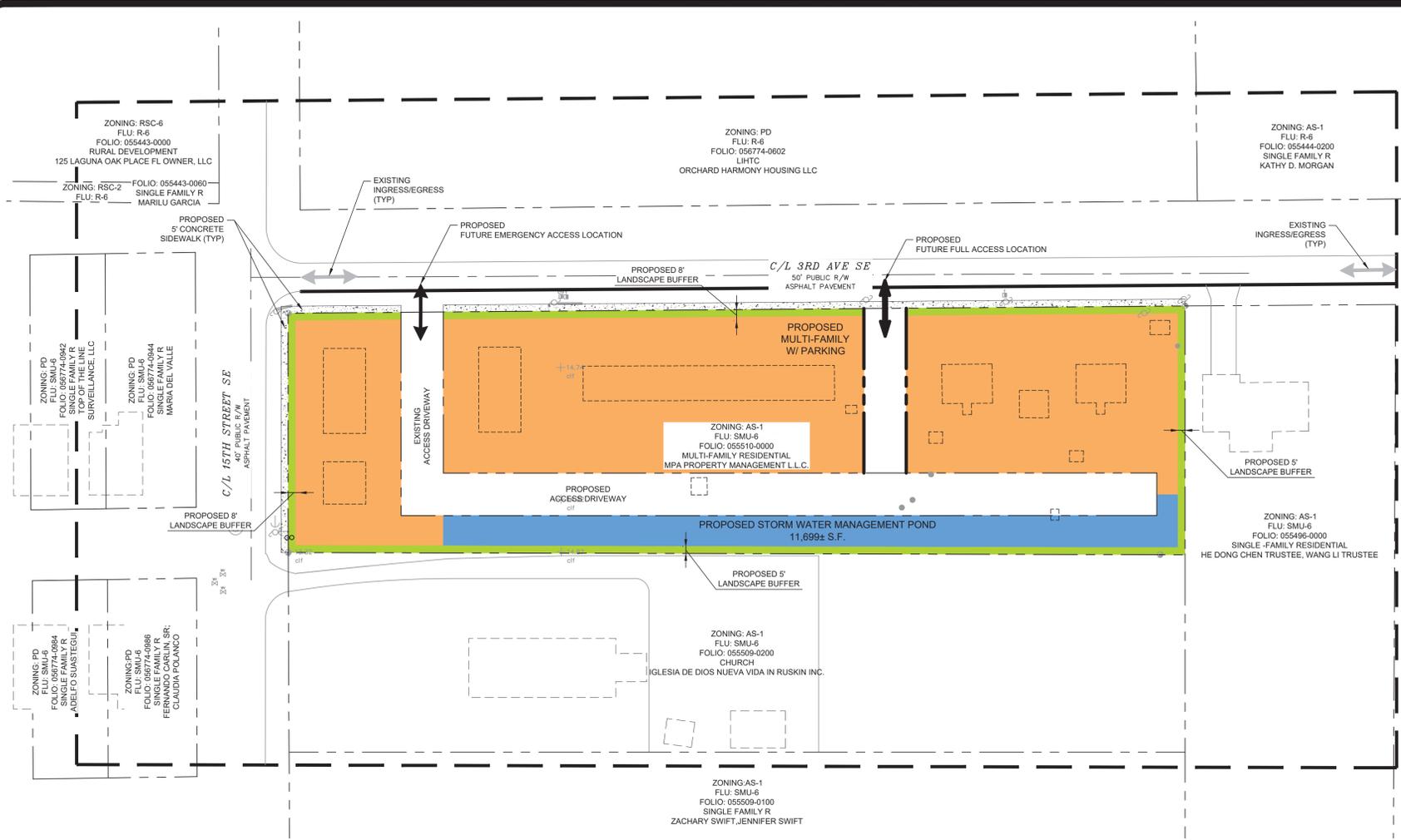
OWNER/DEVELOPER INFORMATION:
MPA PROPERTY MANAGEMENT, LLC
11869 LAKE LUCAYA DRIVE
RIVERVIEW, FLORIDA 33579-4110

SITE DATA TABLE:

FOLIO NUMBERS:	055510-0000
EXISTING ZONING:	AS-1
PROPOSED ZONING:	PD
EXISTING LAND USE:	MULTI FAMILY RESIDENTIAL
FUTURE LAND USE:	SMU-6
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MULTI FAMILY RESIDENTIAL
TOTAL SITE:	109,510 S.F. / 2.51 AC. (100.00%)
EXISTING IMPERVIOUS AREA:	18,993 S.F. / 0.43 AC. (17.13%)
OPEN SPACE AREA:	90,517 S.F. / 2.08 AC. (82.87%)
TOTAL SITE:	109,510 S.F. / 2.51 AC. (100.00%)
PROPOSED IMPERVIOUS AREA:	28,411 S.F. / 0.65 AC. (25.90%)
PROPOSED OPEN SPACE:	81,099 S.F. / 1.86 AC. (74.10%)
EXISTING F.A.R.:	0.30
PROPOSED F.A.R.:	0.50
FRONT SETBACK:	30'
REAR SETBACK:	25'
SIDE SETBACK:	7.5'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM IMPERVIOUS ALLOWABLE:	70%

- NOTES:**
- DEVELOPMENT SHALL PROCEED IN ACCORDANCE WITH THE STANDARDS OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
 - WATER AND SEWER SERVICE TO BE PROVIDED BY HILLSBOROUGH COUNTY.
 - PROJECT IS IN URBAN SERVICES AREA AND WILL CONNECT TO PUBLIC WATER AND WASTEWATER SERVICE.
 - PROJECT WILL BE DEVELOPED IN ONE PHASE.
 - THERE ARE NO KNOWN PLATS WITHIN THE PROJECT BOUNDARY.
 - ALL EXISTING STRUCTURES ON SITE TO BE REMOVED.
 - THERE ARE NO CONSERVATION/WETLAND, PRESERVATION, UPLAND HABITAT AREAS AND OTHER NATURAL PHYSICAL FEATURES ON SITE.
 - SITE MEETS HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE REQUIREMENTS FOR COMMUNITY GATHERING SPACE.
 - NO DESIGNATED HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES ARE KNOWN ON SITE OR ARE ADJACENT TO THE SITE.
 - PROJECT ROADS WILL BE PRIVATE.
 - PROJECT SITE WILL BE FENCED AND GATED.
 - PROJECT WILL BE DESIGNED TO MEET HILLSBOROUGH COUNTY, STATE AND FEDERAL REGULATORY GUIDELINES AND TECHNICAL STANDARDS.
 - PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
 - SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
 - PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
 - THE PROJECT SITE IS NOT LOCATED WITHIN COASTAL HIGH HAZARD AREA, POTABLE WELL FIELD PROTECTED AREA OR SUBSURFACE WATER RESOURCE PROTECTION AREA.
 - RESIDENT PARKING WILL BE PROVIDED VIA GARAGE.

NO.:	BY:	DATE:	REVISION DESCRIPTION:	DATE:
1:	RMS	XX-XX-XXXX		JOB NO.:
	RAK			CHECKED BY:
	RAK			RAK
THESE PLANS MAY NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM GATEWAY LAND SURVEYING, L.L.C. NOT VALID UNLESS SIGNED & SEALED BY A REGISTERED ENGINEER RYAN J. KING, PE #64619				
MPA DUPLEX DEVELOPMENT 1511 SE 3RD AVENUE RUSKIN, FLORIDA PD PLAN				
CIVIL ENGINEERING & LAND SURVEYING, LLC 1081 East Brandon Boulevard Brandon, Florida 33511 Phone (813) 943-2292 Fax (813) 943-2293 License Business No. 8129				
1				



LOCATION MAP
SCALE: 1" = 1000'

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- LANDSCAPE BUFFER LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STORMWATER POND
- LANDSCAPE AREA
- MULTI-FAMILY RESIDENTIAL

LEGAL DESCRIPTION:
THE SOUTH 190 FEET OF THE NORTH 200 FEET OF LOT 286 OF RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

OWNER/DEVELOPER INFORMATION:
MPA PROPERTY MANAGEMENT, LLC
11889 LAKE LUCAYA DRIVE
RIVERVIEW, FLORIDA 33579-4110 11698.55

SITE DATA TABLE:

FOLIO NUMBERS:	055510-0000
EXISTING ZONING:	AS-1
PROPOSED ZONING:	PD
EXISTING LAND USE:	MULTI FAMILY RESIDENTIAL
FUTURE LAND USE:	SMU-6
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MULTI FAMILY RESIDENTIAL
TOTAL SITE:	109,510 S.F. / 2.51 AC. (100.00%)
EXISTING IMPERVIOUS AREA:	18,993 S.F. / 0.43 AC. (17.13%)
EXISTING OPEN SPACE AREA:	90,517 S.F. / 2.08 AC. (82.87%)
TOTAL SITE:	109,510 S.F. / 2.51 AC. (100.00%)
PROPOSED MULTI-FAMILY/PARKING AREA:	67,165 S.F. / 1.54 AC. (61.35%)
PROPOSED LANDSCAPE AREA:	7,678 S.F. / 0.18 AC. (7.17%)
PROPOSED STORMWATER POND AREA:	11,699 S.F. / 0.27 AC. (10.76%)
ACCESS DRIVEWAY AREA:	22,968 S.F. / 0.53 AC. (20.72%)
EXISTING F.A.R.:	0.30
PROPOSED F.A.R.:	0.50
FRONT SETBACK:	30'
REAR SETBACK:	25'
SIDE SETBACK:	7.5'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	35%
MAXIMUM IMPERVIOUS ALLOWABLE:	70%

- NOTES:**
- DEVELOPMENT SHALL PROCEED IN ACCORDANCE WITH THE STANDARDS OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
 - WATER AND SEWER SERVICE TO BE PROVIDED BY HILLSBOROUGH COUNTY.
 - PROJECT IS IN URBAN SERVICES AREA AND WILL CONNECT TO PUBLIC WATER AND WASTEWATER SERVICE
 - PROJECT WILL BE DEVELOPED IN ONE PHASE.
 - THERE ARE NO KNOWN PLATS WITHIN THE PROJECT BOUNDARY.
 - ALL EXISTING STRUCTURES ON SITE TO BE REMOVED.
 - SITE MEETS HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE REQUIREMENTS FOR COMMUNITY GATHERING SPACE.
 - NO DESIGNATED HISTORIC LANDMARKS AND OTHER HISTORICAL OR ARCHEOLOGICAL SITES AND STRUCTURES ARE KNOWN ON SITE OR ARE ADJACENT TO THE SITE.
 - PROJECT ROAD WILL BE PRIVATE, INCLUDING 5' INTERNAL SIDEWALKS AND DESIGNED TO MEET HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
 - PROJECT SITE WILL BE FENCED AND GATED.
 - PROJECT WILL BE DESIGNED TO MEET HILLSBOROUGH COUNTY, STATE AND FEDERAL REGULATORY GUIDELINES AND TECHNICAL STANDARDS.
 - PROJECT IS NOT LOCATED WITHIN AN OVERLAY DISTRICT.
 - SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
 - PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
 - THE PROJECT SITE IS NOT LOCATED WITHIN COASTAL HIGH HAZARD AREA, POTABLE WELL FIELD PROTECTED AREA OR SUBSURFACE WATER RESOURCE PROTECTION AREA.
 - RESIDENT PARKING WILL BE PROVIDED VIA GARAGE.

NO.	BY	DATE	REVISION DESCRIPTION
DESIGNED BY:	RAK	DATE:	11/10/2021
DRAWN BY:	RMS	JOB NO.:	21-0840
CHECKED BY:	RAK	APPROVED BY:	RAK
HILLSBOROUGH COUNTY SUBMITTAL			

THESE PLANS MAY NOT BE USED WITHOUT WRITTEN PERMISSION FROM GATEWAY LAND SURVEYING, L.L.C.

NOT VALID UNLESS SIGNED & SEALED BY A REGISTERED ENGINEER

RYAN J. KING, PE #64619

MPA DUPLEX DEVELOPMENT

1511 SE 3RD AVENUE
RUSKIN, FLORIDA

PD PLAN

GWAY
CIVIL ENGINEERING & LAND SURVEYING, LLC

1081 East Brandon Boulevard
Boca Raton, Florida 33431
Phone (813) 943-2292 Fax (813) 943-2293
License Business No. 8129

1

Sec. 6.04.08. - Table: Corner Clearance at Intersections

CORNER CLEARANCE AT INTERSECTIONS For Isolated Corner Properties Only		
Position	Access Allowed	Minimum Clearance
With Restrictive Median		
Approaching Intersection	Right In/Out	115'
Approaching Intersection	Right In Only	75'
Departing Intersection	Right In Out	230' (125)*
Departing Intersection	Right Out Only	100'
Without Restrictive Median		
Approaching Intersection	Full Access	230' (125)*
Approaching Intersection	Right In Only**	100'
Departing Intersection	Full Access	230' (125)*
Departing Intersection	Right Out Only**	100'

Isolated corner properties that, because of size or configuration cannot meet the above spacing requirements may apply for a variance as provided in 6.04.02 C.

* Access Class 7 may use the measurements in parenthesis if the posted speed limit is 35 MPH or less.

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
3 rd Ave. SE	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
15 th St. SE	County Collector - Rural	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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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	19	1	2
Proposed	110	7	8
Difference (+/-)	(+) 91	(+) 6	(+) 6

*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	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		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
3 rd Ave. SE – Access Spacing	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

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

COMMISSION

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 Harry Cohen
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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 6/13/2022</p> <p>PETITION NO.: 22-0565</p> <p>EPC REVIEWER: Chris Stiens</p> <p>CONTACT INFORMATION: (813)627-2600 X1225</p> <p>EMAIL: stiensc@epchc.org</p>	<p>COMMENT DATE: April 13, 2022</p> <p>PROPERTY ADDRESS: 1511 3rd Ave SW, Ruskin, FL</p> <p>FOLIO #: 055510.0000</p> <p>STR: 9-32S-19E</p>
<p>REQUESTED ZONING: AS-1 to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>No</p> <p>4/11/2022</p> <p>N/A</p> <p>N/A</p>
<p>INFORMATIONAL COMMENTS:</p> <p>Wetland Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

cs/mst

ec: jaimemaier@hwlaw.com

Environmental Excellence in a Changing World

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



Adequate Facilities Analysis: Rezoning

Date: April 28, 2022	Acreage: 2.5 (+/- acres)
Jurisdiction: Hillsborough	Proposed Zoning: PD
Case Number: RZ 22-0565	Future Land Use: SMU-6
HCPS #: RZ-446	Maximum Residential Units: 15 Units
Address: 1511 SE 3 rd Avenue, Ruskin	Residential Type: Multi-Family/Single-Family Detached
Parcel Folio Number(s): 055510.0000	

School Data	Thompson Elementary	Shields Middle	Lennard High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	950	1557	2500
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	1782	2249
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	75%	114%	90%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 04-22-2022	141	0	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	3	1	2
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	90%	115%	100%

Notes:

Thompson Elementary has adequate capacity for the proposed development at this time. Shields Middle and Lennard High Schools are project to be at or over capacity state law requires that the school district consider whether additional capacity exists in adjacent concurrency service areas (i.e. attendance boundaries). At this time, additional adjacent capacity is not available at the middle and high school levels.

A proportionate share agreement may be available as a mitigation option and is contingent upon two approvals. The first approval is a development agreement with Lennar Homes, LLC and Hillsborough County to construct transportation facilities required to support the proposed schools on West Lake Drive and an associated proportionate share mitigation. The second approval required is the associated rezoning application (MM 21-1342) for the construction of the elementary, middle, and high school outlined in the proportionate share mitigation agreement. Both items, the developers' agreement and rezoning application, are tentatively scheduled to be heard by the Board of County Commissioners in May 2022. The applicant is advised to contact the county or school district for more information.

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.

Michelle Orton, General Manager
 Growth Management and Planning
 Hillsborough County Public Schools
 E: michelle.orton@hcps.net
 P: 813.272.4896

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

PETITION NO.: PD22-0565 REVIEWED BY: Randy Rochelle DATE: 4/26/2022

FOLIO NO.: 55510.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (adjacent to the site), (approximately 70 feet from the site) and is located west of the subject property within the west Right-of-Way of 15th 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.
- 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 55 feet from the site) and is located west of the subject property within the west Right-of-Way of Casa Bonita 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.
- 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: 4 Apr. 2022

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

APPLICANT: Martin Arias

PETITION NO: RZ-PD 22-0565

LOCATION: 1511 SE 3rd Ave, Ruskin, FL 33570

FOLIO NO: 55510.0000

SEC: 09 TWN: 32 RNG: 19

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



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: 09/20/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Martin Arias

PETITION NO: 22-0565

LOCATION: 11869 Lake Lucaya Drive

FOLIO NO: 55510.0000

Estimated Fees:

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

Mobility: \$9,183 per unit

Parks: \$2,145 per unit

School: \$8,227 per unit

Fire: \$335 per unit

Single Family Detached per unit = \$19,890

(Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story)

Mobility: \$6,661 per unit

Parks: \$1,555 per unit

School: \$3,891 per unit

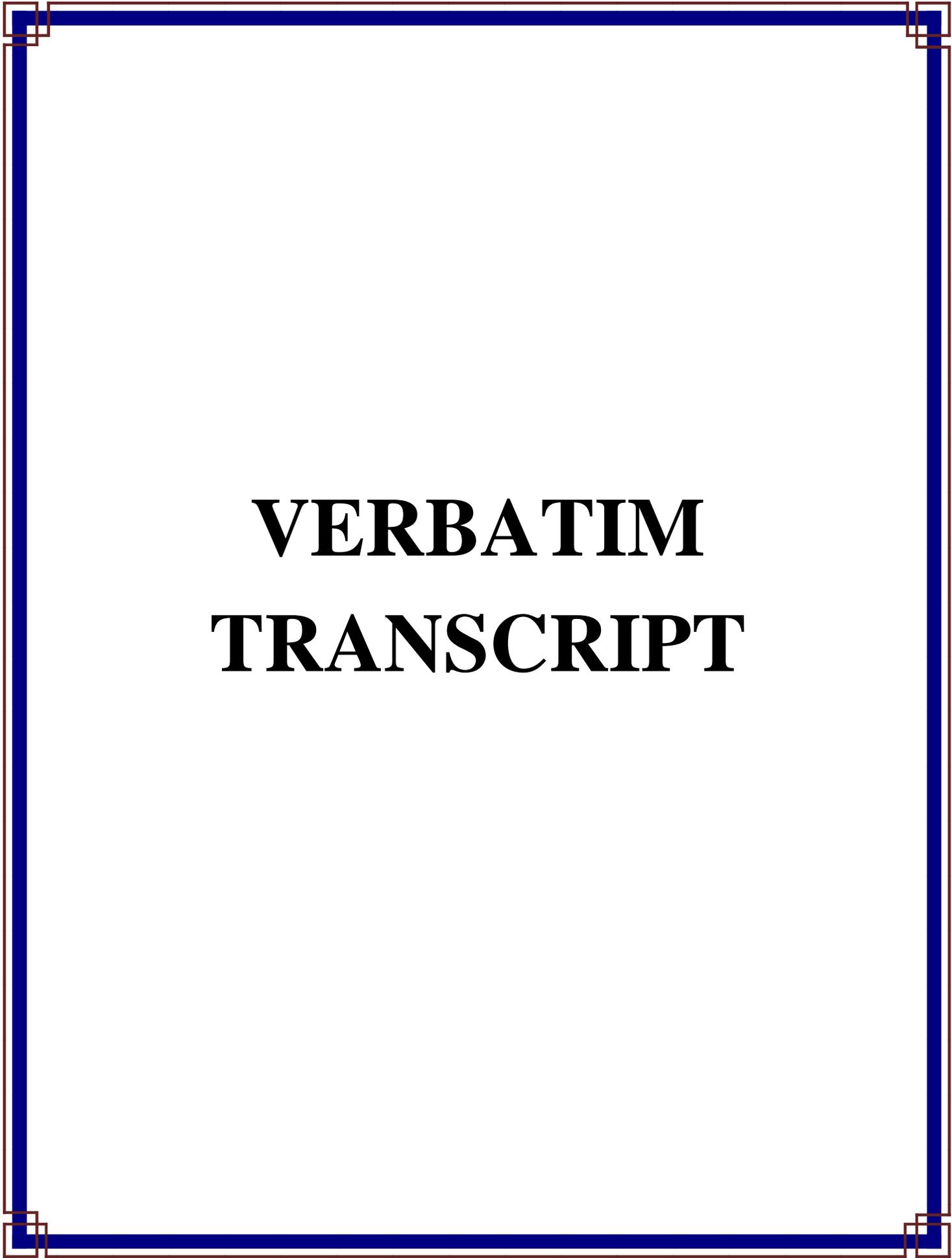
Fire: \$249 per unit

Multi-Family (1-2 story) per unit = \$12,356

Project Summary/Description:

Urban Mobility, South Park/Fire - 5 Multi-Family Units or Single Family units

revised for fees as of Oct 1, 2022



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
August 15, 2022
ZONING HEARING MASTER: SUSAN FINCH

D7:

Application Number: RZ-PD 22-0565
Applicant: Martin Arias
Location: 1511 SE 3rd Ave.
Folio Number: 055510.0000
Acreage: 2.5 acres, more or less
Comprehensive Plan: SMU-6
Service Area: Urban
Existing Zoning: AS-1
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item
2 D-7, Rezoning-PD 22-0565. The applicant is Martin
3 Arias. The request is to rezone from AS-1 to
4 Planned Development.

5 Tania Chapela will provide staff
6 recommendation after presentation by the applicant.

7 HEARING MASTER FINCH: Okay. Is the
8 applicant here? Good evening. The microphone is
9 not on.

10 MS. MAIER: Jane Maier with the Law Firm of
11 Hill, Ward, Henderson, 101 East Kennedy Boulevard,
12 Suite 3700 in Tampa. I have been sworn
13 representing the applicant.

14 I'll just will make this very brief to be
15 respectful of everyone's time. So just to -- this
16 is in Ruskin. It's currently zoned AS-1. The
17 Future Land Use is SMU-6, which supports up to 15
18 units on the site. Next slide, please.

19 And there's a total of ten units existing on
20 the site since the '60s, multifamily dwelling
21 units. The proposal here is to retain all ten of
22 those existing units as they are and to add five
23 units to a vacant portion of the site for a total
24 of 15 multifamily dwelling units on the site. Next
25 slide, please.

1 This is an aerial of the site. You can see
2 the vacant portion at the intersection, and then
3 everything that you see there that currently exists
4 on the site, the kind of three structures down
5 towards the left-hand side and the structures in
6 the middle that are attached, those are all going
7 to remain as they are, including all that
8 landscaping and open space. Next slide, please.

9 Just another view of the vacant portion of
10 the site. This is the portion of the site that is
11 proposed to have the five new units and the new
12 access drive. Next slide, please.

13 So, again, this is kind of the proposed
14 development of that portion. The rest of the site
15 will remain as is. There is a phase two condition.

16 We're required to have an alternative site
17 plan in the event that those structures that exist
18 were ever destroyed or the whole site was to be
19 redeveloped. Then the whole site will have a
20 unified plan.

21 So there is an option two. You've probably
22 seen in the staff report and that's what that's
23 for.

24 HEARING MASTER FINCH: That was my question,
25 if I could interrupt you at that point. I saw

1 mentioned in the Planning Commission report about
2 two development options. So this is in the event
3 that these units are destroyed, but it would
4 still -- the phase plan would be for 15 multifamily
5 units?

6 MS. MAIER: Total. Correct.

7 HEARING MASTER FINCH: Total. I understood.

8 MS. MAIER: In either case.

9 HEARING MASTER FINCH: Okay.

10 MS. MAIER: So we are requesting a variation
11 for the buffering and screening requirements on the
12 existing portion of the site.

13 We're going to be putting the Type A
14 buffering and screening on the new -- newly
15 developed portion of the site, and we -- that
16 variation is justified by the robust mature
17 landscaping that exists.

18 The significant open and green space that
19 exists on the portion of the property that isn't
20 going to be changed with the phase one. There's a
21 lot of landscaping there and retaining that really
22 retains the look and feel of the neighborhood
23 that's been there for many, many years. Next
24 slide, please.

25 Planning Commission, as I'm sure you'll

1 hear, finds it consistent. Development Services
2 recommends approval with conditions, and we do have
3 an administrative variance that was deemed
4 approvable by the county engineer.

5 We respectfully request the Zoning Hearing
6 Master's recommendation for approval as well. Our
7 civil engineer and traffic engineer are also here
8 to answer any questions if there are any. Thank
9 you.

10 HEARING MASTER FINCH: No questions other
11 than what I had. If you could please sign in,
12 please.

13 Development Services, please.

14 MS. CHAPELA: Tania Chapela, Development
15 Services.

16 The existing zoning is Agricultural
17 Single-Family-1, which permits Agricultural uses
18 and single-family residential uses. The proposed
19 zoning for Planned Development is to allow a total
20 of 15 multifamily residential units and ancillary
21 uses.

22 Also, under the existing conditions, access
23 is permitted without changes. Further development
24 must comply with additional connection
25 requirements.

1 In regards to the variations -- the
2 variation required, I wanted to make a
3 clarification. The actual requirement is 10 feet
4 buffer, Type A screening to the southern property.
5 It is zoned AS-1. And it is occupied by a church,
6 which is an institutional use.

7 So that will be intensity group two versus
8 A-4, which is 10-A instead of the 5-A as the
9 applicant stated before. So we would need to add
10 two conditions.

11 One is prior to certification, the site plan
12 should be amended to change that 5 feet buffer, and
13 instead, it should state 10 feet buffer. And also,
14 condition No. 2 should state a 10 feet buffer, Type
15 A screening is required and the southern portion of
16 the area to be developed to the west of the
17 property.

18 In regards to the contents of the
19 surrounding area, the parcel is located along 3rd
20 Avenue Southeast with single-family and multifamily
21 developments. The residentially zoned parcel to
22 the north is developed with one- and two-story
23 multifamily buildings.

24 To the east is a single-family lot. To the
25 south is a church in a property zoned AS-1. To the

1 west across 15th Street Southeast is a
2 single-family subdivision.

3 According to the property appraiser's
4 website information, the ten-unit development
5 exists since 1966. The applicant is proposing to
6 add five units for a total of 15 units.

7 The proposed uses are compatible to the
8 current residential uses, and the proposed layout
9 is compatible with the surrounding development
10 pattern.

11 Furthermore, the proposed six dwelling units
12 per acre density is under the surrounding
13 developments approved densities. Given the above,
14 staff finds the proposed modification to be
15 compatible with the surrounding properties and in
16 keeping the general development pattern of the
17 area.

18 This concludes my presentation. I'm
19 available if you have questions.

20 HEARING MASTER FINCH: No questions at this
21 time but thank you.

22 Planning Commission.

23 MS. PAPANDREW: Andrea Papandrew, Planning
24 Commission staff.

25 Subject property is within the Suburban

1 Mixed-Use-6 Future Land Use Category. It is within
2 the Urban Service Area and the Southshore Areawide
3 Systems and Ruskin Community Plans.

4 According to Appendix A of the Future Land
5 Use Element, the intent of the Suburban Mixed-Use-6
6 Future Land Use Category is to designate those
7 areas that are urban or suburban in intensity and
8 density of uses with development occurring as the
9 provision and timing of transportation and public
10 facilities services necessary to support these
11 intensities and densities are made available.

12 Suburban Mixed-Use-6 is located south, east,
13 and west of the site. Residential-6 is located to
14 the north of the site. The site is located in the
15 Urban Service Area where according to Objective 1
16 of the Future Land Use Element 80 percent of the
17 County's growth is to be directed.

18 Policy 1.4 requires all new development to
19 be compatible with the surrounding area. Noting
20 that compatibility does not mean the same as,
21 rather it refers to sensitivity of development
22 proposals and maintaining the character of existing
23 development.

24 The proposed rezoning is requesting a
25 density that was in the maximum permitted for the

1 Suburban Mixed-Use Category at 15 units. The
2 applicant has proposed two development options that
3 allow the subject site to be responsive to current
4 and future conditions and meets the intent of
5 Policy 1.4.

6 The site meets the intent of Objective 9 and
7 Policy 9.2. That requires new developments to
8 adhere to all local, state, and federal land
9 development regulations.

10 The applicant has asked for a waiver to Type
11 A buffering and screening requirements, and the
12 applicant is also asking for administrative
13 variance for the corner clearance at 3rd Avenue
14 Southeast and 15th Street Southeast.

15 At the time of filing this report on
16 August 3rd, 2022, transportation and zoning
17 comments were not yet available in Optix.

18 The proposed rezoning meets the intent of
19 the neighborhood protection policies for
20 Objective 16 and Policy 16.1, 16.2, 16.3, 16.5,
21 16.8, 16.10, and 16.11.

22 The development pattern of the surrounding
23 area is primarily residential with a range of
24 housing types, such as single-family, multifamily,
25 and mobile home parks.

1 Residential support uses are also near the
2 subject site. And development option one, proposed
3 will not significantly change the existing
4 character of the site other than the addition of
5 five dwelling units on the western portion and the
6 retention of existing landscaping that acts as a
7 buffer to the south and east of the site.

8 In the event of future redevelopment of the
9 site, option two provides for a cohesive and
10 integrated development with an efficient roadway
11 network and the proposed stormwater pond in the
12 south side acts a transition from the church use to
13 the south.

14 Goal 12 of the Community Design Component
15 will require the development be compatible with the
16 surrounding area. In this case, the scale of
17 development is compatible to the adjacent
18 residential areas.

19 Subject site is within limits of the
20 Southshore Areawide Systems Community Plan which
21 recognizes the preferred development pattern of
22 each of its smaller communities. In this case it's
23 Ruskin which also has an adopted community plan.

24 The site is in area two of northeast to
25 Ruskin and meets the intents of Goal 5 of the

1 Ruskin Community Plan by providing housing that
2 supports all income levels and is not above the
3 height restrictions outlined in the plan of
4 50 feet.

5 The proposed rezoning will not disturb the
6 preferred small town character of the community and
7 will not be gated off from the larger community.

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

15 HEARING MASTER FINCH: Thank you. I
16 appreciate it.

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

19 Seeing no one, anyone in opposition to this
20 request? No one.

21 All right. Mr. Grady, anything else?

22 MR. GRADY: Yeah. Just one additional,
23 within the agency comments, the water resources has
24 a comment and recommended condition regarding --
25 which is a standard condition applying the south of

1 the Alafia River regarding restricting building --
2 issuance of building permits until the -- to CIC
3 projects dealing with water capacity online.

4 So that needs to be added to the condition
5 to reflect the transportation comments that they
6 have because we typically put that as a condition
7 to memorialize the comment they provide and water
8 resource comments.

9 I will note that we will add that as a
10 condition to reflect the comments and the water
11 resources agency comment.

12 HEARING MASTER FINCH: All right. Thank you
13 very much.

14 All right. With that, then we'll go back to
15 the applicant, who has five minutes, if you'd like
16 to take it. So nothing further from the applicant.

17 So we'll close Rezoning 22-0565 and go to
18 the next case.

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1 Item A-12, Rezoning-PD 22-0565. This
2 application is being continued by the applicant to
3 the August 15, 2022, Zoning Hearing Master Hearing.

4 Item A-13, Rezoning-PD 22-0567. This
5 application is out of order to be heard and is
6 being continued to the August 15, 2022, Zoning
7 Hearing Master Hearing.

8 Item A-14, Rezoning-PD 22-0648. This
9 application is being continued by the applicant to
10 the August 15, 2022, Zoning Hearing Master Hearing.

11 Item A-15, Rezoning-PD 22-0667. This
12 application is being withdrawn from the Zoning
13 Hearing Master Hearing process.

14 Item A-16, Major Mod Application 22-0671.
15 This application is out of order to be heard and is
16 being continued to the August 15, 2022, Zoning
17 Hearing Master Hearing.

18 Item A-17, Rezoning-PD 22-0684. This
19 application is being continued by the applicant to
20 the August 15, 2022, Zoning Hearing Master Hearing.

21 Item A-18, Rezoning-PD 22-0685. This
22 application is being continued by staff to the
23 August 15, 2022, Zoning Hearing Master Hearing.

24 Item A-19, Major Mod Application 22-0686.
25 This application is out of order to be heard and is

1 Master Hearing.

2 Item A-16, Rezoning-Standard 22-0557. This
3 application is being continued by the staff to the
4 July 25th, 2022, Zoning Hearing Master Hearing.

5 Item A-17, Rezoning-PD 22-0559. This
6 application is being continued by the applicant to
7 the July 25th, 2022, Zoning Hearing Master Hearing.

8 Item A-18, Rezoning-PD 22-0562. This
9 application is being continued by the applicant to
10 the July 25th, 2022, Zoning Hearing Master Hearing.

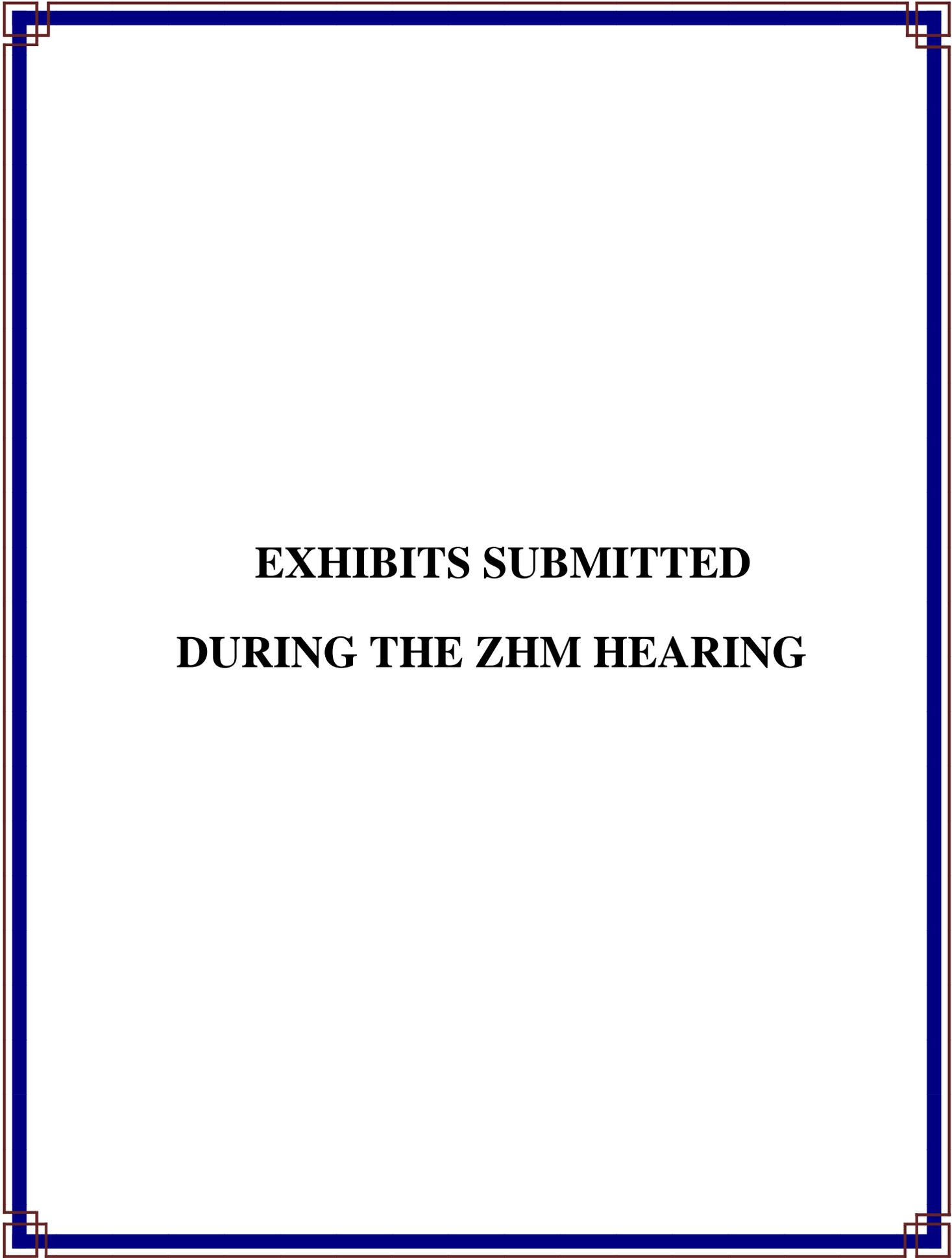
11 Item A-19, Rezoning-PD 22-0565. This
12 application is being continued by the applicant to
13 the July 25th, 2022, Zoning Hearing Master Hearing.

14 Item A-20, Rezoning-PD 22-056 -- 567. This
15 application is out of order to be heard and is
16 being continued to the July 25th, 2022, Zoning
17 Hearing Master Hearing.

18 Item A-21, Rezoning-PD 22-0648. This
19 application is out of order to be heard and is
20 being continued to the July 25th, 2022, Zoning
21 Hearing Master Hearing.

22 Item A-22, Rezoning-PD 22-0650. This
23 application is being withdrawn from the Zoning
24 Hearing Master process.

25 Item A-23, Rezoning-PD 22-0667. This



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 8-15-2022 6pm HEARING MASTER: Susan Finch

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

<p>APPLICATION #</p> <p>22-0802</p>	<p>PLEASE PRINT NAME <u>Kami Corbett</u></p> <p>MAILING ADDRESS <u>1015 Kennedy Blvd Ste 2700</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 228-8421</u></p>
<p>APPLICATION #</p> <p>22-0944</p>	<p>PLEASE PRINT NAME <u>Jim Porter</u></p> <p>MAILING ADDRESS <u>401 E. Jackson St. suite 1700</u> <u>33602</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 209-5060</u></p>
<p>APPLICATION #</p> <p>22-0944</p>	<p>PLEASE PRINT NAME <u>Jay A. Maffig</u></p> <p>MAILING ADDRESS <u>102 5TH AVE S.E</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-2224</u></p>
<p>APPLICATION #</p> <p>22-0944</p>	<p>PLEASE PRINT NAME <u>Renee Bayless</u></p> <p>MAILING ADDRESS <u>403 STRATHAVEN CT</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>(813) 909-9540</u></p>
<p>APPLICATION #</p> <p>22-0944</p>	<p>PLEASE PRINT NAME <u>Michael Burger</u></p> <p>MAILING ADDRESS <u>302 Lakekell Court</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 918 1293</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 8-19-22 6 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 20-1142	PLEASE PRINT NAME <u>TU MAI</u> MAILING ADDRESS <u>14031 N. DALE MANSKY HWY</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813) 962-6230</u>
APPLICATION # 21-0963	PLEASE PRINT NAME <u>NEALE STRALOW</u> MAILING ADDRESS <u>501 E Kennedy Blvd suite 1010</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>727 409 6450</u>
APPLICATION # 21-1321	PLEASE PRINT NAME <u>TU MAI</u> MAILING ADDRESS <u>14031 N. DALE MANSKY HWY</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813) 962-6230</u>
APPLICATION # 22-0369	PLEASE PRINT NAME <u>ALBERT DOUBO</u> MAILING ADDRESS <u>5125 W CRENSHAW</u> CITY <u>TAMP</u> STATE <u>FL</u> ZIP <u>33631</u> PHONE <u>813 806-0096</u>
APPLICATION # 22-0559	PLEASE PRINT NAME <u>Kemi Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-227-8421</u>
APPLICATION # 22-0559	PLEASE PRINT NAME <u>Russ Greer Progressive Capital Group</u> MAILING ADDRESS <u>400 N. New York Ave, Ste 101</u> CITY <u>Winter Park</u> STATE <u>FL</u> ZIP <u>32789</u> PHONE <u>770 329 7850</u>

DATE/TIME: 8-15-22 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ-PD</u> <u>22-0565</u>	PLEASE PRINT NAME <u>Jame Maier</u> MAILING ADDRESS <u>101 E. Kennedy Blvd., ste. 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-906-5189</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>TODD AMADEN</u> MAILING ADDRESS <u>8515 PALM RIVER DR</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-621-7811</u>
APPLICATION # <u>22-0685</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>22-0685</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>813-227-8424</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Roxanne Back</u> MAILING ADDRESS <u>4022 Crestwood Dr</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>262-361-2523</u>
APPLICATION # <u>22-0685</u>	PLEASE PRINT NAME <u>Ron Smith</u> MAILING ADDRESS <u>3305 LITTLE RD</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813 833 2273</u>

DATE/TIME: 8-15-2022 6 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-0685	PLEASE PRINT NAME <u>KAREN & Peter Ducat</u> MAILING ADDRESS <u>3303 Little Rd</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-684-3840</u>
APPLICATION # 22-0685	PLEASE PRINT NAME <u>Anna Pitonour</u> MAILING ADDRESS <u>3010 W. Azelle St, Ste 150</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223 3919</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Sean Coshen</u> MAILING ADDRESS <u>13825icot Blvd Ste 605</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Julia Mandell</u> MAILING ADDRESS <u>401 S Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-731-7904</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Rosa Elena Jairo</u> MAILING ADDRESS <u>815W Bougainvillea Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>8133776842</u>
APPLICATION # 22-0859	PLEASE PRINT NAME <u>Larry Adams</u> MAILING ADDRESS <u>9604 Six Mile Creek Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-468-4542</u>

DATE/TIME: 8-15-2022 6pm HEARING MASTER: Susan Finch

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

<p>APPLICATION # 22-0863</p>	<p>PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>3255 Ash</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33600</u> PHONE _____</p>
<p>APPLICATION # 22-0863</p>	<p>PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 321 0976</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

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

DATE: 8/15/2022

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0802	Kami Corbett	1. Application Presentation Packet	No
RZ 22-0944	Jay Muffly	1. Opposition Presentation Packet	No
MM 21-0963	Neale Stralow	1. Application Presentation Packet	No
RZ 21-1321	Tu Mai	1. Proponent Presentation Packet	No
RZ 22-0369	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0559	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0565	Jaime Maier	2. Application Presentation Packet	No
RZ 22-0685	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0685	Kami Corbett	2. Applicant Presentation Packet	No
RZ 22-0685	Roxanne Back	3. Opponent Presentation Packet	No
RZ 22-0685	Roxanne Back	4. Opponent Presentation Packet	No
RZ 22-0685	Karen Ducat	5. Opposition Presentation Packet	No
RZ 22-0685	Anna Ritenour	6. Application Presentation Packet	No
RZ 22-0859	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0859	Julia Mandell	2. Application Presentation Packet	No
MM 22-0863	Brian Grady	1. Revised Staff Report	Yes (copy)
MM 22-0863	Isabelle Albert	2. Application Presentation Packet	No

AUGUST 15, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 15, 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, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, introduced staff and reviewed the changes.

D.4. MM 22-0109

▶ Brian Grady, Development Services, announces MM 22-0109 was withdrawn.

▶ Brian Grady, Development Services, continued review of the withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Assistant County Attorney Cameron Clark overview of oral argument/ZHM process.

▶ Susan Finch, ZHM, Oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0802

▶ Brian Grady, Development Services, calls RZ 22-0802.

▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.

▶ Christopher Grandlienard, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0802.

C.2. RZ 22-0944

- ▶ Brian Grady, Development Services, calls RZ 22-0944.
- ▶ Jim Porter, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Jim Porter, applicant rep, answers ZHM question.
- ▶ Christopher Grandlienard, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Jay Muffly, opponent, presents testimony and submits exhibits.
- ▶ Renee Bayless, opponent, presents testimony.
- ▶ Michael Burger, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls for Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ James Ratliff, Development Services Transportation, presents testimony.
- ▶ Brian Grady, Development Services, continues testimony.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Jim Porter, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-0944.

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

D.1. RZ 22-1142

- ▶ Brian Grady, Development Services, calls RZ 22-1142.
- ▶ Tu Mai, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.

- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Susan Finch, ZHM, question to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM question.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, question to Planning Commission.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM question and continues testimony.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Tu Mai, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 22-1142.

D.2. MM 21-0963

- ▶ Brian Grady, Development Services, calls MM 21-0963.
- ▶ Neale Stralow, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Neale Stralow, applicant rep, answers ZHM question.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-0963.

D.3. RZ 21-1321

- ▶ Brian Grady, Development Services, calls RZ 21-1321.
- ▶ Tu Mai, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Tu Mai, applicant rep, answers ZHM questions.

- ▶ Tania Chapela, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Planning Commission.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Andrea Papandrew, Planning Commission, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Tu Mai, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, closes RZ 21-1321.

D.5. RZ 22-0369

- ▶ Brian Grady, Development Services, calls RZ 22-0369.
- ▶ Albert Docobo, applicant rep, presents testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Tania Chapela, Development Services, presents testimony.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Albert Docobo, applicant rep, answers ZHM questions.
- ▶ Susan Finch, ZHM, closes RZ 22-0369.

D.6. RZ 22-0559

- ▶ Brian Grady, Development Services, calls RZ 22-0559.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM question and continues testimony.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM questions.
- ▶ Sam Ball, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, Oath.
- ▶ Russ Greer, applicant rep, presents testimony.
- ▶ Susan Finch, ZHM, closes RZ 22-0559.
- ▶ Susan Finch, ZHM, breaks.
- ▶ Susan Finch, ZHM, resumes hearing.

D.7. RZ 22-0565

- ▶ Brian Grady, Development Services, calls RZ 22-0565.
- ▶ Jaime Maier, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, question to applicant rep.
- ▶ Jaime Maier, applicant rep, answers ZHM question and continues testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.

- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ▶ Brian Grady, Development Services, presents testimony.
- ▶ Susan Finch, ZHM, calls for applicant rep/closes RZ 22-0565.

D.8. RZ 22-0685

- ▶ Brian Grady, Development Services, calls RZ 22-0685.
- ▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.
- ▶ Todd Amaden, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, presents testimony.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Roxanne Back, opponent, presents testimony and submits exhibits.
- ▶ Ron Smith, opponent, presents testimony.
- ▶ Susan Finch, ZHM, calls for Development Services/questions to Development Services Transportation.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls for applicant rep.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Todd Amaden, applicant rep, presents rebuttal.
- ▶ Kami Corbett, applicant rep, continues rebuttal.
- ▶ Anna Ritenour, applicant rep, presents testimony.

▶ Kami Corbett, applicant rep, continues rebuttal.

▶ Susan Finch, ZHM, closes RZ 22-0685.

D.9. RZ 22-0859

▶ Brian Grady, Development Services, calls RZ 22-0859.

▶ Julia Mandell, applicant rep, presents testimony and submits exhibits.

▶ Sean Cashen, applicant rep, presents testimony.

▶ Susan Finch, ZHM, question to applicant rep.

▶ Sean Cashen, applicant rep, answers ZHM question.

▶ Julia Mandell, applicant rep, presents testimony.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Julia Mandell, applicant rep, answers ZHM question.

▶ Tim Lampkin, Development Services, staff report.

▶ Susan Finch, ZHM, questions to Development Services.

▶ Tim Lampkin, Development Services, answers ZHM questions.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, calls for proponents/opponents.

▶ Rosa Elena Jaico, opponent, presents testimony.

▶ Susan Finch, ZHM, questions to opponent.

▶ Rosa Elena Jaico, opponent, answers ZHM question.

▶ Susan Finch, ZHM, Oath.

▶ Larry Adams, opponent, presents testimony.

▶ Susan Finch, ZHM, calls Development Services/applicant rep.

▶ Julia Mandell, applicant rep, presents rebuttal.

▶ Sean Cashen, applicant rep, presents rebuttal.

MONDAY, AUGUST 15, 2022

▶ Julia Mandell, applicant rep, presents rebuttal.

▶ Susan Finch, ZHM, closes RZ 22-0859.

D.10. MM 22-0863

▶ Brian Grady, Development Services, calls MM 22-0863.

▶ William Molloy, applicant rep, presents testimony.

▶ Isabelle Albert, applicant rep, presents testimony and submits exhibits.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Isabelle Albert, applicant rep, answers ZHM questions and continues testimony.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Isabelle Albert, applicant rep, answers ZHM questions.

▶ Israel Monsanto, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Susan Finch, ZHM, questions to Planning Commission.

▶ Andrea Papandrew, Planning Commission, answers ZHM questions.

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

▶ William Molloy, applicant rep, presents rebuttal.

▶ Susan Finch, ZHM, closes MM 22-0863.

E. ZHM SPECIAL USE

ADJOURNMENT

▶ Susan Finch, ZHM, adjourns the meeting.

Rezoning Application: PD 22-0565
Zoning Hearing Master Date: August 15, 2022
BOCC Land Use Meeting Date: October 11, 2022

Application No. RZ 22-0565
 Name: Brian Grady
 Entered at Public Hearing: ZIM
 Exhibit # 1 Date: 8-15-2022

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: Martin Arias
FLU Category: SMU-6
Service Area: Urban
Site Acreage: 2.45 AC +/-
Community Plan Area: South Shore Areawide Systems
Overlay: None
Request: Rezoning to Planned Development



Request Summary:

The existing zoning is AS-1 (Agricultural Single Family) which permits general commercial uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow 15 Multifamily residential units and ancillary uses pursuant to the development standards in the table below and site plan depicted in 2.4 of the report. Under the existing conditions, access is permitted without changes. Further development must comply with additional connection requirements.

Zoning:

	Current AS-1 Zoning	Proposed PD Zoning
Uses	Agricultural, Single Family residential	Multifamily residential
Mathematical Maximums *	2 single family dwelling units	15 townhome attached units

*Mathematical Maximums may be reduced due to roads, stormwater and other improvements

Development Standards:

	Current AS-1 Zoning	Proposed PD Zoning
Density / Intensity	Under the existing AS-1 zoning districts for the two parcels a maximum of 2 Dwelling units is allowable (based on ASC-1 maximum density).	Under the proposed PD 22-0565, a maximum of 15 dwelling units are allowable (based in a 6 DU/AC density in SMU-6)
Lot Size / Lot Width	1 acre / 150'	10,890 sf / 70'
Setbacks/Buffering and Screening	50' Front 15' Side 50' Rear	25' Front 5' feet buffer, Type A screening to Single Family Residential

APPLICATION NUMBER: PD 22-0565

ZHM HEARING DATE: August 15, 2022

BOCC LUM MEETING DATE: October 11, 2022

Case Reviewer: Tania C Chapela

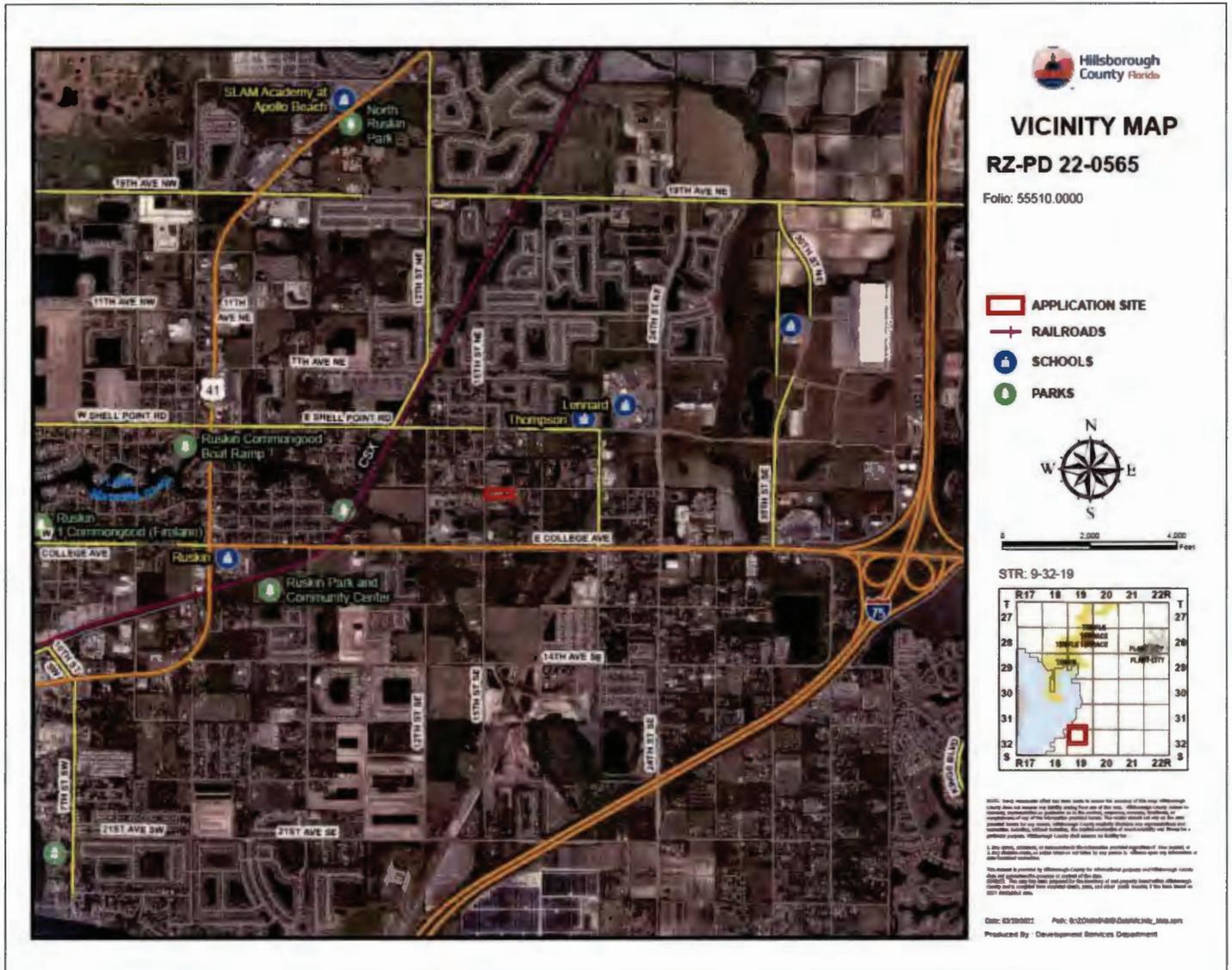
Height	50 feet	35 feet Max.
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Additional Information:

PD Variations	None requested
Waiver(s) to the Land Development Code	None requested <u>Allow a buffer/screening decrease from 10-feet, type A to a 0-foot buffer, no screening requirement along the south property boundary, where the existing development is.</u>
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable, subject to conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The parcel is located along 3rd Avenue SE with single family and multifamily developments. The residentially zoned parcel to the north is developed with 1 and 2-story multifamily buildings. To the east is a single family lot. To the south is a church in a property zoned AS-1. To the west across 15th St SE is a single family subdivision.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

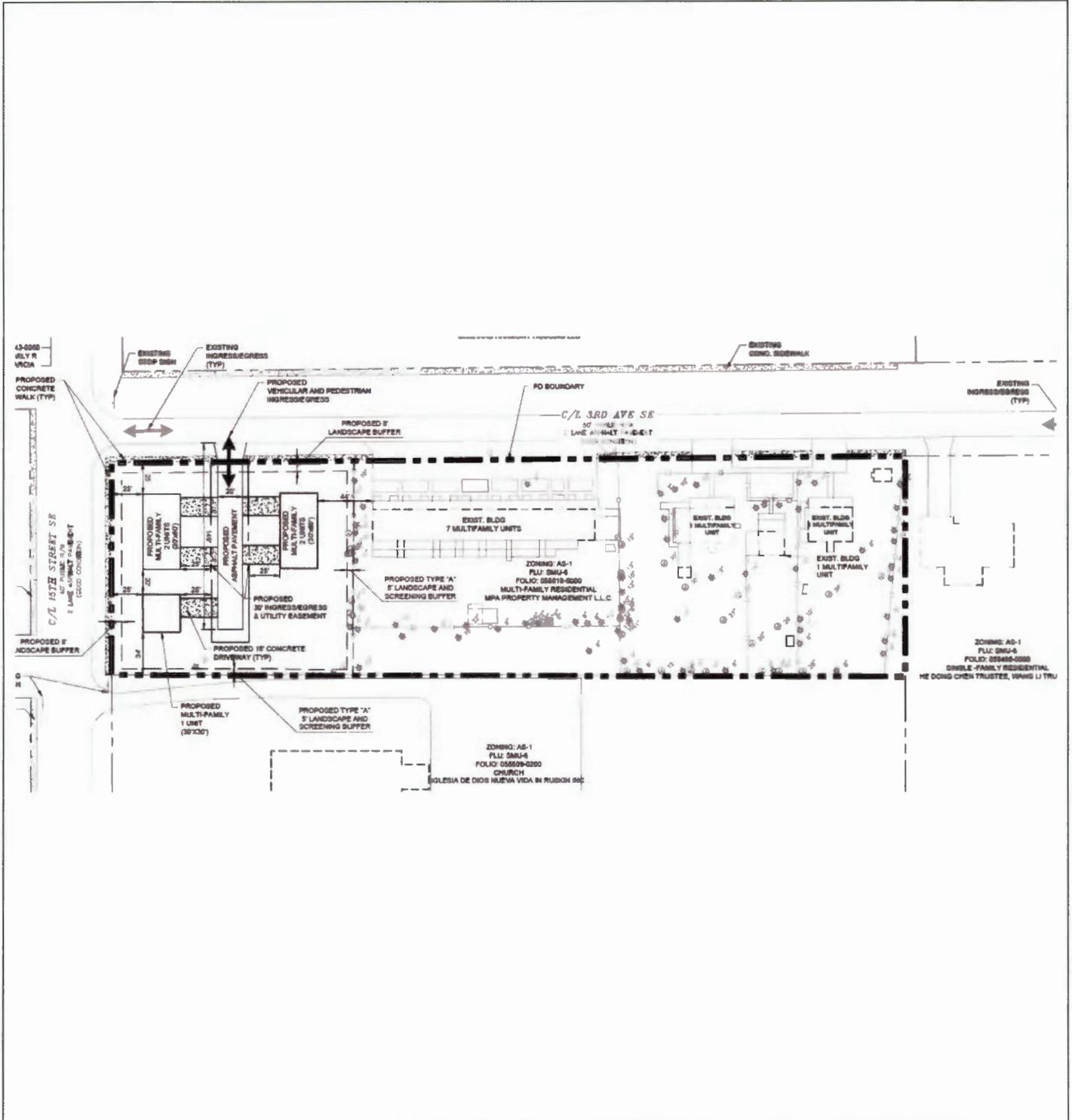


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 98-1453	8.9 DU/AC	Multi-family Residential	Multi-family Residential
South	AS-1	1 DU/AC	Single Family residential, Agricultural	Church
East	AS-1	1 DU/AC	Single Family residential, Agricultural	Single-family Residential
West	PD 88-0009	9 DU/AC	Single Family residential	Single-family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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
3 rd Ave. SE	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
15 th St. SE	County Collector - Rural	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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	110	7	8
Difference (+/-)	(+) 91	(+) 6	(+) 6

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
3 rd Ave. SE – Access Spacing	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input 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 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:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Utilities 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input 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	
Impact/Mobility Fees (Fee estimate is based on a 2,000 square foot, Single Family Detached Unit) Mobility: \$8,265 per unit Parks: \$2,145 per unit School: \$8,227 per unit Fire: \$335 per unit Single Family Detached per unit = \$18,972 (Fee estimate is based on a 1,200 square foot, Multi-Family Units 1-2 story) Mobility: \$5,995 per unit Parks: \$1,555 per unit School: \$3,891 per unit Fire: \$249 per unit			

Multi-Family (1-2 story) per unit = \$11,690

Comprehensive Plan:	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 type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

According to the property appraiser’s website information, the 11-unit development exists since 1966. The applicant is proposing to add 4 ~~5~~ units for a total of 15 ~~10~~ units. The proposed uses are comparable to the current residential uses, and the proposed layout is compatible with the surrounding development pattern. Furthermore, the proposed 6 DU/AC density is under the surrounding developments approved densities.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 26, 2022.

Prior to PD site plan certification, the developer shall revise the site plan to:

- On the Phase 1 plan sheet, label the existing driveways as “Existing Driveway to Potentially Remain – See Conditions of Approval”;
- Replace the Sheet 1 name, which is illegible with a title reading “Phase 1 PD Plan”;
- Replace the Sheet 2 name stating “PD Plan” to read “Phase 2 PD Plan”;
- On Sheet 2, replace the label stating “Proposed Future Emergency Access Location” with a label reading “Existing Access Vehicular and Pedestrian Access to be Converted to Gated Emergency Only Access with Knox Box and Pedestrian Connection”.
- On Sheet 1, revise Note 8 to state “Project driveways will be privately maintained and shall not be gated.”
- On Sheet 2, make the following modifications to the “Notes” section:
- Revise Note 4. Staff understood from speaking with the applicant’s agent (and proposed conditions indicate) that Phase 2 redevelopment may occur in phases. Please revise the note accordingly.

- Delete Note 6. Staff understands in speaking with the applicant's agent that redevelopment will occur in phases, and that the redevelopment of one building will not require removal of all existing structures.

- Revise Note 9. Internal transportation facilities are labeled as driveways and not roadway. Staff notes that the internal facility does not appear to be wide enough to meet TTM requirements, and as such could not be constructed to roadway standards. Please revise the note to state "Internal driveways and sidewalks will meet requirements of the Hillsborough County Land Development Code (LDC) and Transportation Technical Manual (TTM) and shall be privately maintained."

- Revise Note 10. There is insufficient room to gate every existing access. Replace the existing note with a note reading "The emergency access connection will be gated with a Knox Box. The main project access may be gated. If gated, the access will comply with TD-9 standards per the Hillsborough County Transportation Technical Manual."

- Replace Note 16 with a note stating, "Parking to be provided in accordance with Section 6.05 of the LDC and as required in the conditions of approval."

1. The project shall be permitted a maximum of 15 multi-family units.

2. The location of structures shall be as generally shown on the site plan. The project shall be developed in accordance with the development standards of the RMC 12 zoning district, unless otherwise specified herein.

~~Front setback: 25' feet.~~

A 10-foot, type A buffer shall be required along the southern boundary where proposed development will be located, to the west of the site.

3. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

4. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary:

a. All 15 multi-family units shall remain on a 2.5 ac. single parcel (currently folio 55510.0000). Platting or subdivision of this parcel shall not be permitted. This condition shall be considered a Critical Design Feature. As such, modification of this condition shall be subject to the rules and regulations outlined within Section 5.03.07.A. of the LDC.

b. The developer shall construct internal sidewalk infrastructure as required pursuant to Section 6.03.02. of the LDC.

c. Prior to or concurrent with the next site/construction plan submittal, the developer shall install minimum 5-foot wide sidewalks along the entirety of its 15th St. SE and 3rd Ave. SE frontages.

5. As shown on the Phase 1 site plan, the applicant shall be permitted to develop 5 multi-family dwelling units and construct one (1) new full access connection to 3rd Ave. SE. This access, together with the existing access connections, shall be permitted to remain until such time as the any of the existing Phase 1 structures (i.e. the single 7-unit multi-family building or the three 1-unit multi-family buildings are destroyed, reconstructed or otherwise redeveloped).

6. As shown on the Phase 2 site plan, the applicant shall be permitted to reconstruct or redevelop the areas of the site currently occupied by the existing Phase 1 units (i.e. the single 7-unit multifamily building or the three 1-unit multi-family buildings). In such instance, new internal driveway infrastructure shall be constructed as generally shown on the site plan. This infrastructure shall consist of an extension of the internal driveway and sidewalk system, together with a new connection to 3rd Ave. SE (i.e. the easternmost connection). The existing westernmost driveway connection shall be converted to a Gated Emergency Only Access. In such case, the 5 units constructed during Phase 1, together with any reconstructed or redeveloped uses east of those 5 units shall be required to take access via this new infrastructure system. Nothing herein this condition shall be construed as requiring those existing dwelling units east of the 5 units constructed during Phase 1 to close their existing accesses and take access to the internal system if those units are not destroyed, reconstructed or otherwise redeveloped, until such time as they are destroyed, reconstructed or otherwise redeveloped. The developer shall be responsible for resodding and extending sidewalks across the existing driveways so removed.

7. Pursuant to the County Engineer's de minimis criteria, and because 3rd Ave. SE meets minimum life safety standards, the project shall not be required to make substandard road improvements to 3rd Ave. SE.

8. Multi-family units within buildings containing three (3) or more dwelling units shall utilize TD-2 style commercial parking. Where such parking is utilized, internal sidewalks shall be located between the use and parking spaces.

9. Multi-family units within buildings containing one (1) or two (2) units may provide parking for those units within TD-2 style commercial parking lots or within "single-family" style individual driveways.

a. Where such TD-2 parking is utilized, internal sidewalks shall be located between the use and parking spaces.

b. When individual driveways are utilized:

i. When driveways are utilized to provide minimum off-site required parking, or to provide additional/guest parking, the driveway length, as measured from the closest edge of the structure and the closest edge of the internal sidewalk, must be a minimum of 20-feet. Additionally, the distance between any portion of the structure and closest edge of the internal sidewalk must be a minimum of 15 feet.

ii. When garages are utilized to provide the minimum number of off-street parking spaces and the developer will not allow use of the driveway for additional/guest parking, the minimum length of the driveway providing access to the garage may be reduced to 15 feet. Additionally, the distance between any portion of the structure and closest edge of the internal sidewalk must be a minimum of 15 feet.

9. If PD 22-0565 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 25, 2022), which was found approvable by the County Engineer (on August 8, 2022), from the Section 6.04.08 access spacing standards with regards to the proposed project access on 3rd Ave. SE. Approval of this variance will temporarily permit access spacing of 90 feet between the westernmost project access and 15th St. SE. Conditions governing the long-term disposition of this access (i.e. future conversion of this access to a gated emergency access connection) are included herein these zoning conditions.

10. 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.

APPLICATION NUMBER: PD 22-0565

ZHM HEARING DATE: August 15, 2022

BOCC LUM MEETING DATE: October 11, 2022

Case Reviewer: Tania C Chapela

Zoning Administrator Sign Off:

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

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

APPLICATION NUMBER: PD 22-0565

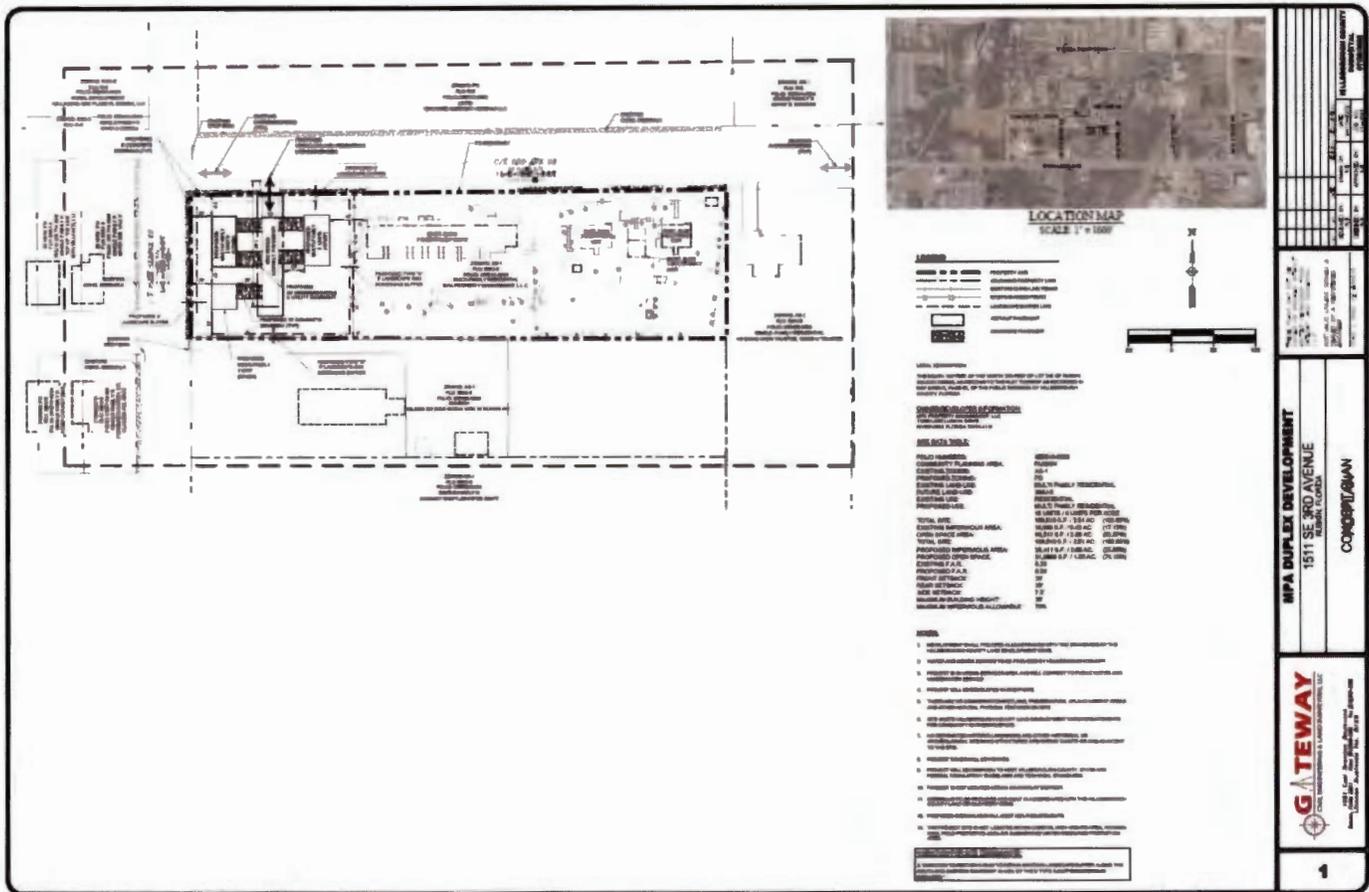
ZHM HEARING DATE: August 15, 2022

BOCC LUM MEETING DATE: October 11, 2022

Case Reviewer: Tania C Chapela

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

DATE: 6/02/2022
Revised: 8/03/2022

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: NWH

PETITION NO: RZ 22-0369

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. Concurrent with the next increment of development, i.e. construction of the 23,457 structure, the developer shall:
 - a. Construct/reconstruct parking areas throughout the site, as generally shown on the PD site plan;
 - b. Construct a minimum 24-foot wide vehicular cross access stubout to the eastern project boundary with folio 4102.0000;
 - c. Construct a minimum 5-foot wide pedestrian cross-access stubout/ sidewalk between the internal sidewalk network and the eastern project boundary with folio 4102.0000;
 - d. Construct minimum 5-foot wide sidewalks and connections between existing and proposed project buildings as generally shown on the PD site plan; and,
 - e. Construct a minimum 5-foot wide sidewalk connection between the internal sidewalk network and the existing sidewalk along the project's W. Hillsborough Ave. frontage.

Other Conditions

- Prior to PD site plan certification, the developer shall revise the site plan to:
 - Add information necessary to ensure a minimally compliant plan pursuant to the Development Review Procedures Manual (DRPM);
 - Remove the shading of the proposed cross access driveway for consistency. Staff notes that other new pavement is proposed but not shaded.
 - Add a note in the vicinity of the existing ADA space proximate to the proposed cross access and label "Existing parking space to be removed/relocated."
 - Add a leader line and label to the existing driveway connections (i.e. the main connection and the FDOT access) and label "Existing Access (To Remain)"

- Replace the label reading “New Driveway (Terminates @ Property Boundary)” with a label reading “Proposed Pedestrian and Vehicular Cross Access – Developer to Construct to Property Boundary”.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 5.33 ac. parcel from Commercial General (CG) to Planned Development (PD). According to the Hillsborough County Property Appraiser, the site is currently occupied by a +/- 62,420 s.f. mini-warehouse facility. The applicant’s site plan indicates the existing uses total 61,663 s.f. The applicant is proposing entitlements which would permit expansion of the existing facility with a maximum combined total of 132,534 s.f.

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter which indicates that the project will generate fewer than 50 peak hour trips and, as such, a site access analysis was not required to process this request.

Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 15,000 s.f. pharmacy with drive-through (ITE LUC 881)	1,637	58	154
PD, 10,000 s.f. fast food with drive-through (ITE LUC 934)	4,410	402	327
PD, 10,000 s.f. bank with drive-through (ITE LUC 942)	1,000	95	205
PD, 27,687 s.f. medical office uses (ITE LUC 720)	976	71	96
Subtotal:	8,323	626	782
<i>Less Internal Capture:</i>	<i>Not Available</i>	<i>-60</i>	<i>-152</i>
<i>Less Pass-By Trips:</i>	<i>Not Available</i>	<i>-214</i>	<i>-202</i>
Net New External Trips:	8,323	352	428

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 132,534 s.f. mini-warehouse uses (ITE LUC 151)	200	13	23

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 8,123	(-) 339	(-) 405

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

W. Hillsborough Ave. is a publicly maintained, 8-lane, divided, principal arterial roadway characterized by +/- 11-foot wide travel lanes in above average condition. The roadway is owned and maintained by the Florida Department of Transportation (FDOT). Adjacent to the project site the roadway lies within a

+/- 165-foot wide right-of-way. There are +/- 4-foot wide bicycle lanes along both sides of W. Hillsborough Ave. in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along both sides of W. Hillsborough Ave. in the vicinity of the proposed project.

FDOT staff reviewed the project and had no objection to the existing site access serving the expanded project, subject to certain conditions which staff has included as a condition to this PD. Staff notes that additional geometric or other access improvements may be needed at the time of FDOT permitting in accordance with their rules and regulations. Any FDOT requirement which results in construct of a turn lane (which may required dedication of additional right-of-way) or modify the approved access location would likely require a modification to the PD zoning).

SITE ACCESS AND CONNECTIVITY

The project is proposing vehicular access via one (1) connection to W. Hillsborough Ave. Pedestrian access will be to/from W. Hillsborough Ave. Together with construction of the expanded use, and given its proposed location and design/configuration of the site, the applicant will need to retrofit the site to comply with all applicable LDC and ADA regulations governing internal and external sidewalk connectivity.

Although constraints to cross access are not yet shown on the PD site plan with respect to the western project boundary, staff that given the nature of the proposed use (i.e. the south 75% of the subject property is a gated storage facility not permitting public access) and existing development patterns on both the subject site and adjacent site, cross access is not feasible to the west.

Cross access is required to the eastern project boundaries pursuant to Section 6.04.03.Q. of the LDC. The applicant indicated concerns with drainage, ingress and access easements which run along the eastern project boundary (and also within the subject PD to the east of the site). In comments provided by FDOT staff as a result of a presubmittal meeting with the applicant, they indicated FDOT had concerns with the crossing of their easements, including a statement which indicated “we do not allow any permanent structures in or over our easements”. Staff had follow-up conversation with FDOT staff to enquire where in the easement it states that these easements are exclusive use easements, which would give FDOT the legal authority to exclude other uses/activities in the easement area. FDOT staff acknowledged they had no knowledge whether FDOT had purchased exclusive rights nor whether they had a right to demand exclusivity, rather that was their preference. Staff enquired whether other design alternatives were explored which would allow both conditions to exist simultaneously, and FDOT staff indicated those were not considered. Staff explained that Section 6.04.02.B. Administrative Variances to the LDC require specific findings be made by the County Engineer and that these variances cannot be granted solely because the applicant or FDOT expresses a preference for a certain outcome, or where supporting documentation necessary to satisfy all three required findings have not been provided.

Staff found that FDOT itself utilizes a portion of this area for access and that, based upon its understanding of the various documents indicated, there is no exclusivity to those easements (meaning that while they permit use by FDOT for drainage and access, they are not limited to sole use by FDOT for those purposes). Staff finds that drainage easements are frequently crossed through the use of concrete box culverts, piping, etc. Staff and the County Engineer met with the applicant to discuss these issues, and the applicant’s options for requesting a Section 6.04.02.B. Administrative Variance from the requirement. The applicant was unable to provide any interpretations indicating that those easements were exclusive, and so staff was unable to seek alternate interpretations or confirmation from agencies within the County.

Staff notes that the adjacent PD to the east (approved via PD 18-0681) includes a requirement for vehicular and pedestrian cross access in a corresponding location along its western project boundary (i.e. to the subject PD). That adjacent project has not yet constructed the required cross access, since the project is phased and that portion of the project has not yet been developed with the uses envisioned by the approved PD.

The applicant has subsequently revised the site plan to show the required vehicular and pedestrian cross access.

PARKING

The proposed project is seeking to develop a new building in the location of existing parking and drive aisles. As such, it was necessary for the applicant to add additional fire turn around areas within the project. Furthermore, the applicant was required to demonstrate the site can meet Section 6.05 parking standards given the removal of existing spaces and construction of additional square-footage and storage units. The applicant’s site plan appears to indicate an ability to provide the minimum number of required spaces in accordance with the LDC, utilizing today’s parking requirement (i.e. 2 parking spaces are required per every 100 storage units).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Hillsborough Ave.	Pinellas County	Double Branch Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
W. Hillsborough Ave.	FDOT Principal Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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	8,323	352	428
Proposed	200	13	23
Difference (+/-)	(-) 8,123	(-) 339	(-) 405

*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	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West		None	None	Meets LDC

Notes: Western cross access is not possible due to site nature of the site (i.e. gated mini-warehouse use) plus configuration of existing structures on both subject property and adjacent property.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

Transportation Comment Sheet

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

Application No. RZ 22-0565
Name: Jaime Maier
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 8-15-22

1511 SE 3rd Ave., Ruskin
RZ PD 22-0565

Request

- Existing: 10 multi-family dwelling units
- Proposed: **add 5 units to vacant portion**
- **Total of 15 multi-family dwelling units**



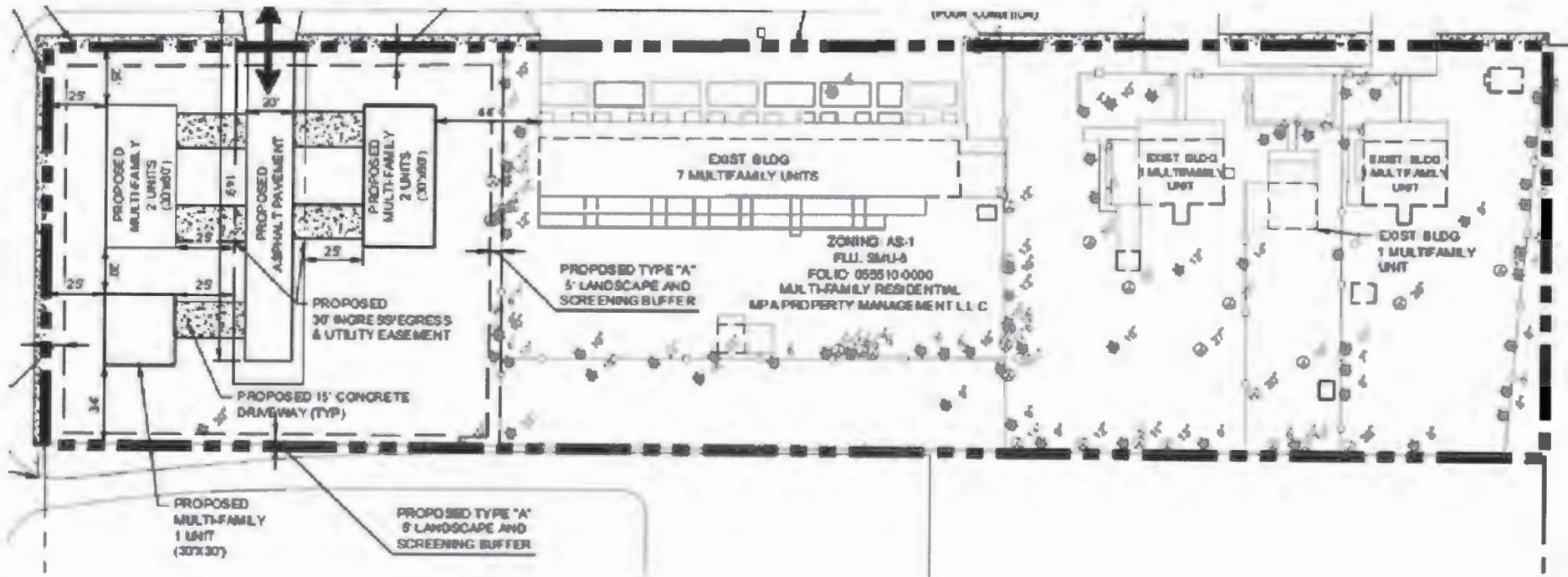


Recommendations

- Planning Commission: **Consistent**
- Development Services: **Approval**, with conditions
 - Administrative Variance: Approvable
- **Applicant respectfully requests the Zoning Hearing Master's recommendation of Approval**







1511 SE 3rd Ave., Ruskin
RZ PD 22-0565

Request

- Existing 10 multi-family dwelling units
 - 7 attached units
 - 3 detached units
- Proposal to **add 5 units to vacant portion** of site
 - 4 attached units
 - 1 detached unit
- Existing dwelling units on site to remain, for **total of 15 multi-family dwelling units**

Site

- Contains **significant existing open/green space** for residents to enjoy
 - **Open space to be retained**
 - Existing buffers through landscape and open space to adjacent uses
- Surrounding area includes single-family, multi-family, and church uses
- Request **adds to variety of housing options** in Ruskin near College Avenue
 - Site will remain multi-family, not to be individually platted or subdivided for single family use









Access

- Access to existing 10 units to remain in current condition
- Access to proposed additional 5 units provided via **asphalt driveway**
 - **Administrative Variance for corner clearance**

Option 2 Plan

- Condition to **redevelop site in accordance with transportation code requirements**
 - Triggered if site is fully redeveloped/destroyed
 - Asphalt driveway becomes emergency-only
 - New driveway to be designed in accordance with code

LIC: 00943-0380
SINGLE FAMILY R
IARLU GARCIA

PROPOSED
5' CONCRETE
SIDEWALK (TYP)

PLC: 00074-0944
SINGLE FAMILY R
MARIA DEL VALLE

C/L 15TH STREET SE
40' PUBLIC R/W
ASPHALT PAVEMENT

PROPOSED 5'
LANDSCAPE BUFFER

INGRESS/EGRESS
(TYP)

PROPOSED
FUTURE EMERGENCY ACCESS LOCATION

PROPOSED 5'
LANDSCAPE BUFFER

C/L 3RD AVE SE
50' PUBLIC R/W
ASPHALT PAVEMENT

PROPOSED
FUTURE FULL ACCESS LOCATION

EXISTING
ACCESS DRIVEWAY

PROPOSED
MULTI-FAMILY
W/ PARKING

ZONING: AS-1
PLU: SMU-6
FOUO: 000810-0000
MULTI-FAMILY RESIDENTIAL
MPA PROPERTY MANAGEMENT L.L.C

PROPOSED
ACCESS DRIVEWAY

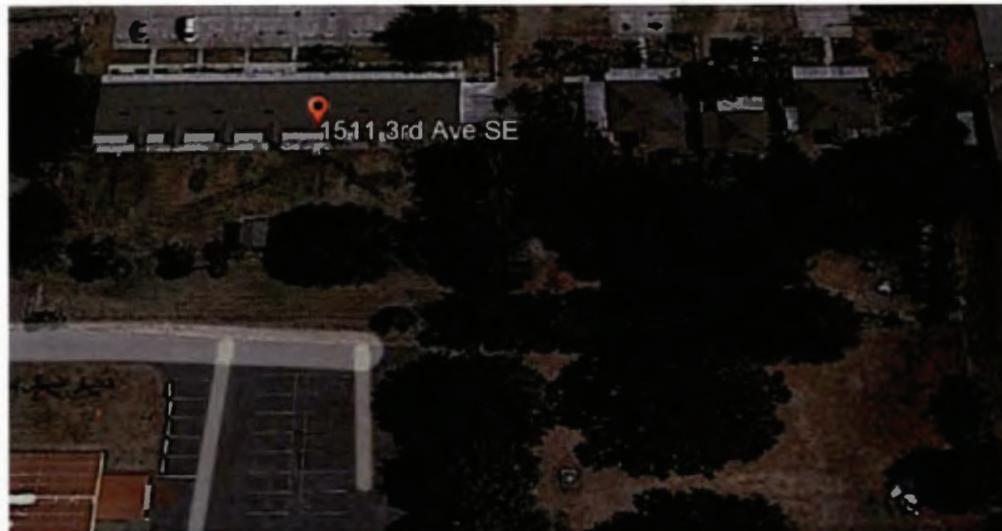
PROPOSED STORM WATER MANAGEMENT POND
11,099 ± S.F.

PROPOSED 5'
LANDSCAPE BUFFER

HE 001

Variation Request

- Type A 5' Buffer/Screening to be constructed on proposed portion with new additional units
- Variation for existing developed portions of site to **retain existing landscaping and open space**



Variation Request

- *Necessary to achieve innovative design:* existing trees, plants, **significant open space**, and fencing on developed portions to remain
- *Mitigated through design:* existing landscaping and open space is a benefit to the site and surrounding area, and retaining it **preserves look and feel of neighborhood**
- *In harmony with Code/Comprehensive Plan:* intent and purpose of the buffer requirement is fully realized by existing landscaping
- *No interference with others:* **adjacent owners are buffered** by existing open space and landscaping

Comprehensive Plan

- Satisfies **minimum density requirements** in the Urban Service Area
- Provides a variety of housing choices while maintaining **preferred small town character**
- Retains significant open/green space
- Meets intent of Neighborhood Protection Policies and Community Design

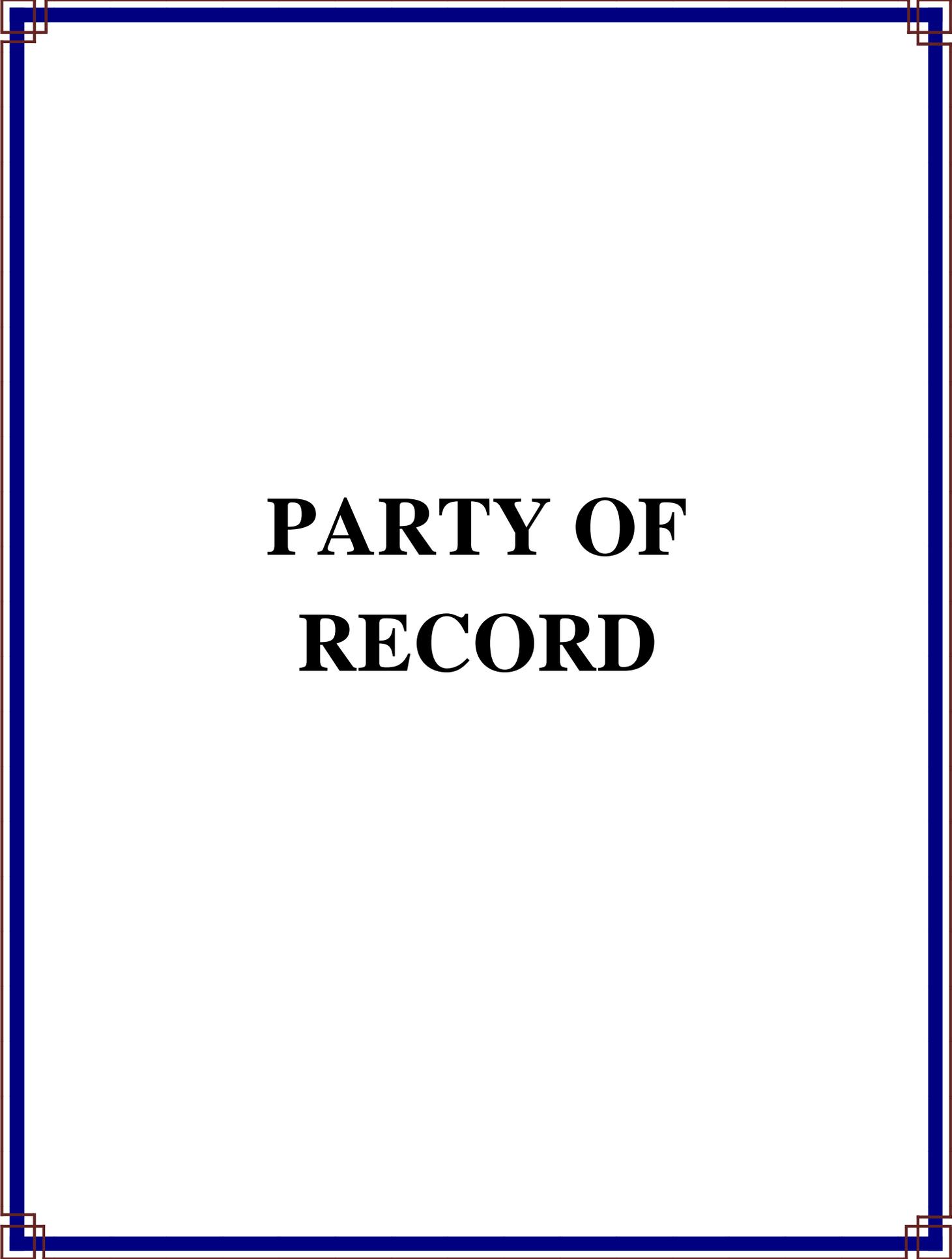
Ruskin Community Plan

- Maximizes **quality open/green space** area
- Retains existing buildings from 1966
- Provides diversity of housing options
- Promotes **residential uses along 3rd Street**
- No change to grid pattern of Ruskin
- Close **proximity to major roads and bus stops**

Recommendations

- Planning Commission: **Consistent**
- Administrative Variance: Approvable
- Development Services: **Approval**, with conditions

- **Applicant respectfully requests the Zoning Hearing Master's recommendation of Approval**



**PARTY OF
RECORD**

NONE