

Rezoning Application: PD 24-0293

Zoning Hearing Master Date: May 14, 2024

BOCC Land Use Meeting Date: July 9, 2024



**Hillsborough
County Florida**

Development Services Department

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: William J. Molloy, Molloy & James

FLU Category: RES-4

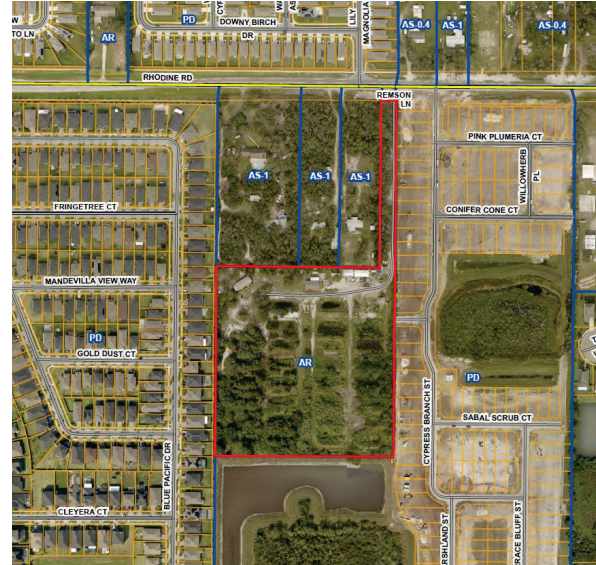
Service Area: Urban

Site Acreage: 11.46 AC +/-

**Community
Plan Area:** Riverview

Overlay: None

Request: Rezoning to Planned Development



Request Summary:

The existing zoning is AR (Agricultural Rural) which permits agricultural and single family residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow 42 single family residential units pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:

District(s)	Current AR Zoning	Proposed PD Zoning
Typical General Use(s)	Agricultural, Single Family Residential	Single Family units
Acreage	11.46 AC Total Site Area 10.57 AC Density Acreage	11.46 AC Total Site Area 10.57 AC Density Acreage
Mathematical Maximums *	2 dwelling units	42 dwelling units
Density / Intensity	0.2 DU/AC	3.97 DU/AC

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

Development Standards:

	Current AR Zoning	Proposed PD Zoning
Lot Size / Lot Width	5 acres / 150'	5,500 sf / 50'

APPLICATION NUMBER: PD 24-0293

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Case Reviewer: Tania C. Chapela

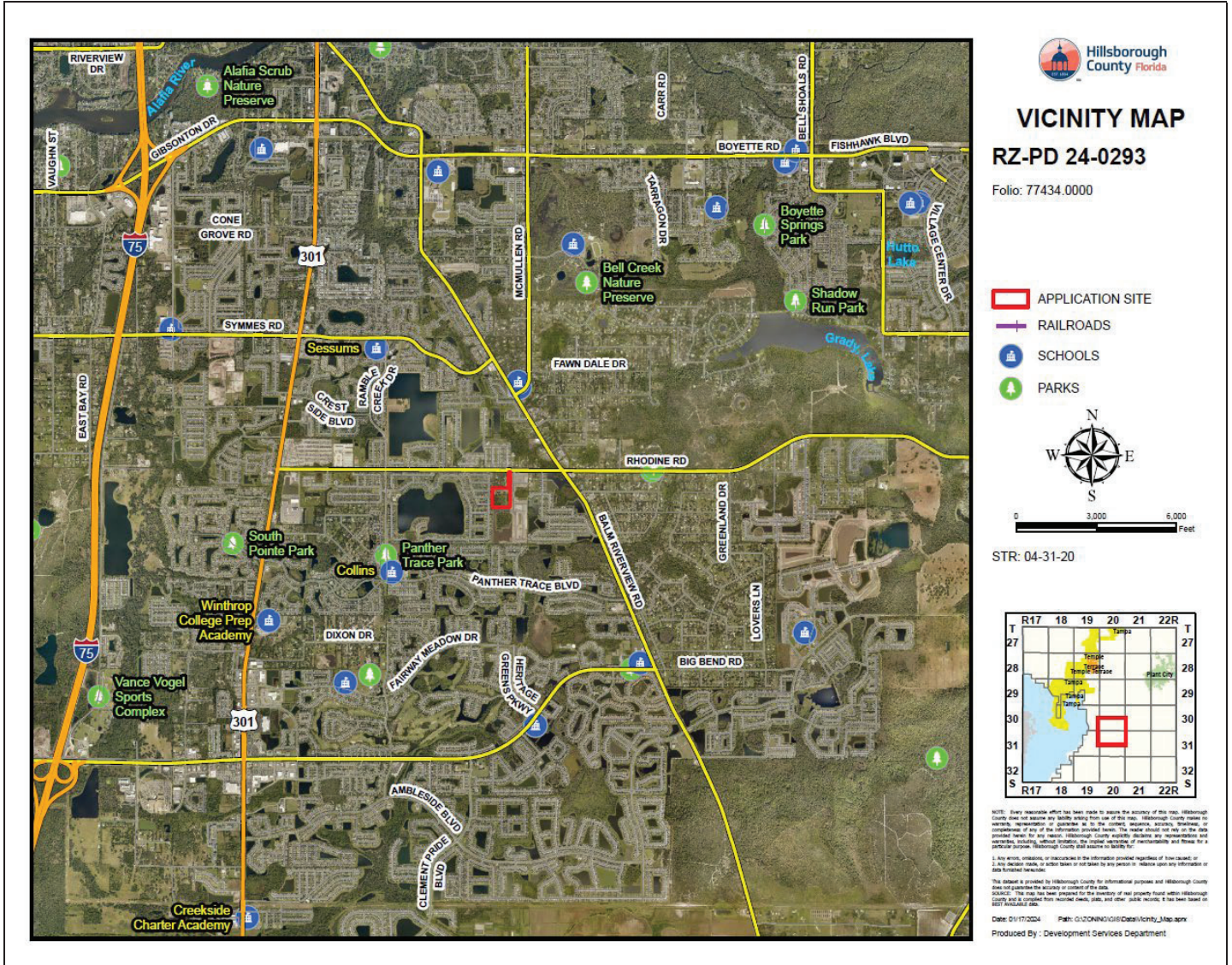
Setbacks/Buffering and Screening	50' Front 25' Side 50' Rear	20' Front 5' Side 15' Rear Corner lots: minimum front yard serving as a side yard shall be 15 feet. Minimum side yard serving as a rear yard shall be 15 feet.
Height	50 feet Max.	35 feet, two stories Max.

Additional Information:

PD Variations	None requested with this application
Waiver(s) to the Land Development Code	None requested with this application
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

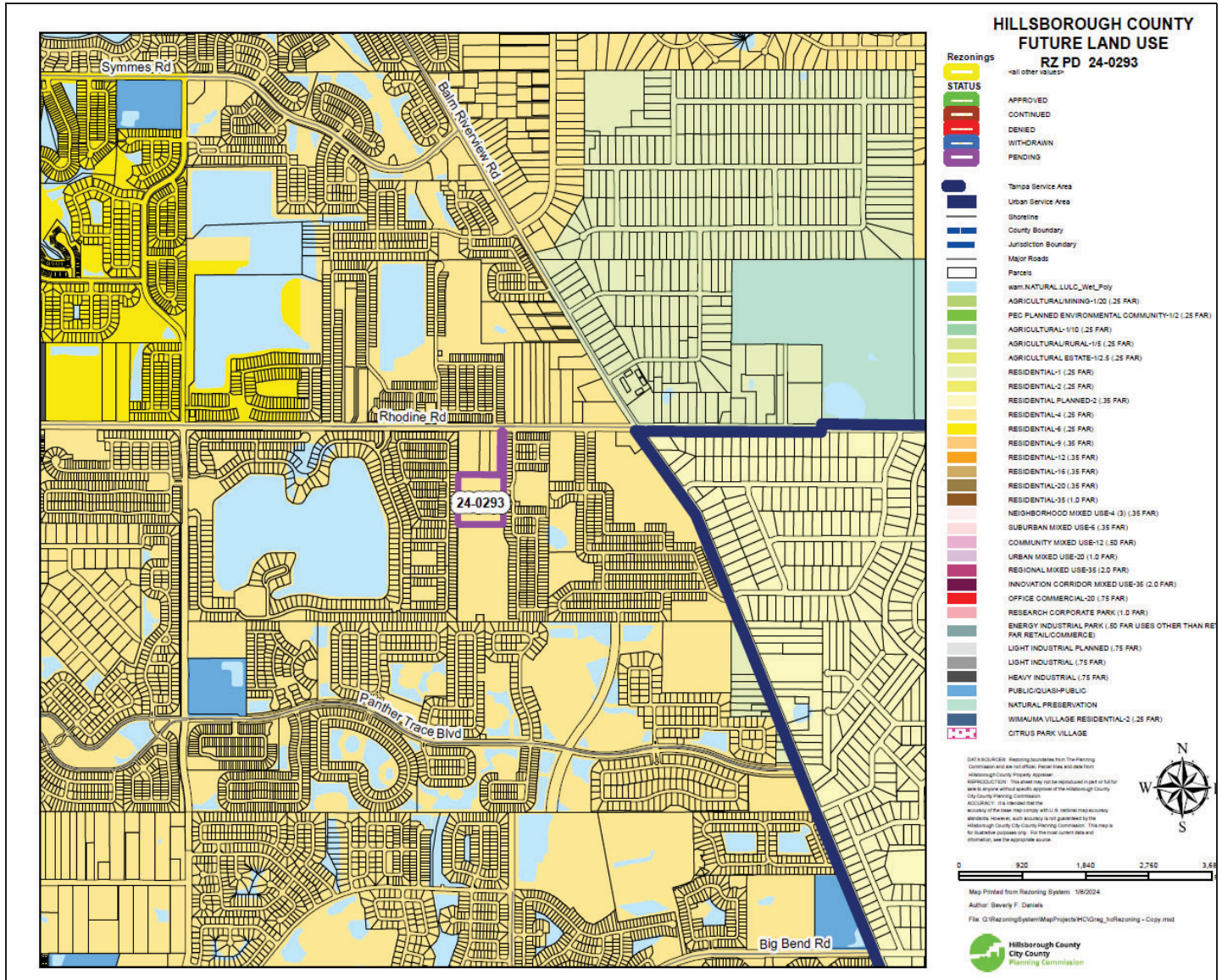


Context of Surrounding Area:

The surrounding area is largely comprised of single-family residential developments and agriculturally zoned property. The properties located north of the subject property are zoned AS-1 and are developed with single family conventional and mobile homes. The properties to the east, west and south are zoned PD 04-1593 and PD 19-1420 and are approved for single family uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

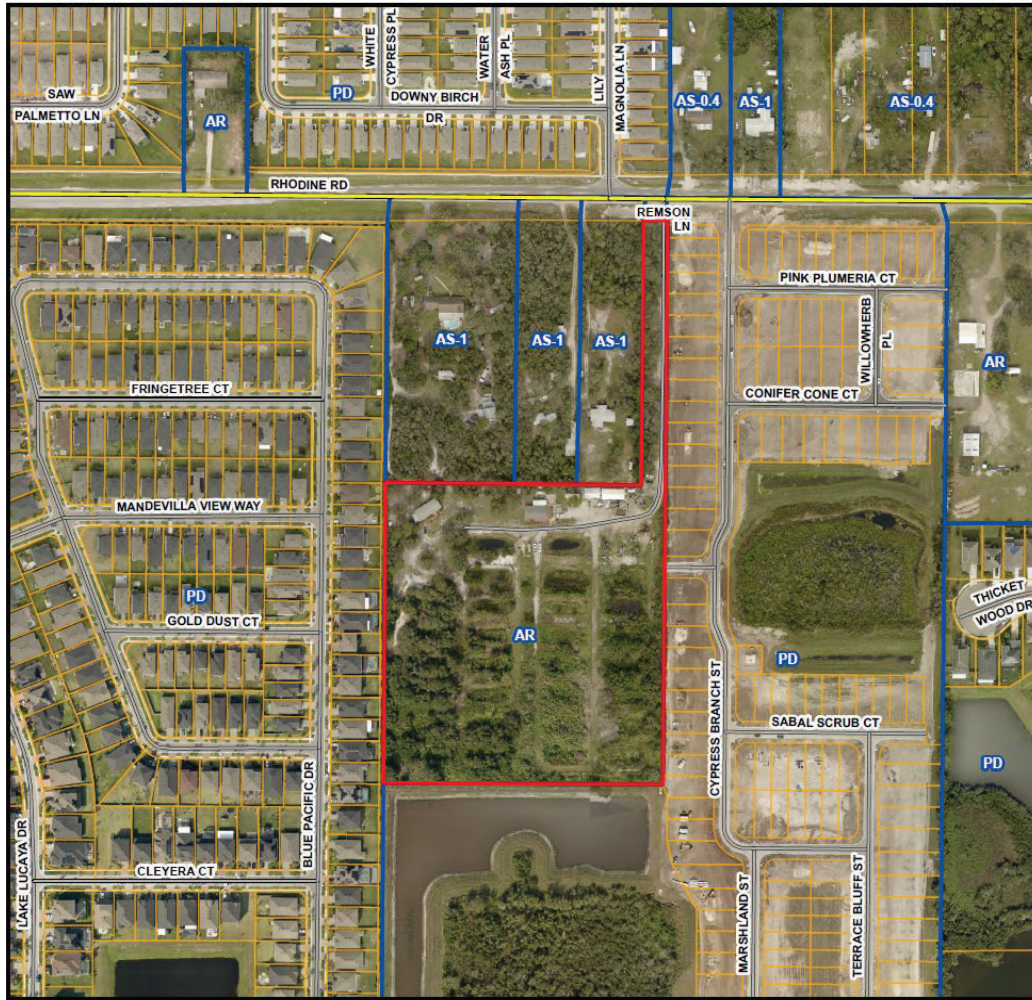
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 DU/AC 175,000 sq. ft. or .25 FAR, whichever is less intense
Typical Uses:	Suburban scale neighborhood commercial, office, multi-purpose or mixed use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



ZONING MAP

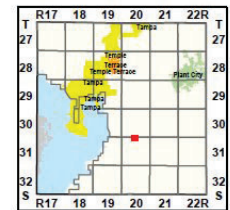
RZ-PD 24-0293

Folio: 77434.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS



STR: 04-31-20



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2. Any reliance on the data shown or not shown by any person in violation of any applicable or applicable laws.

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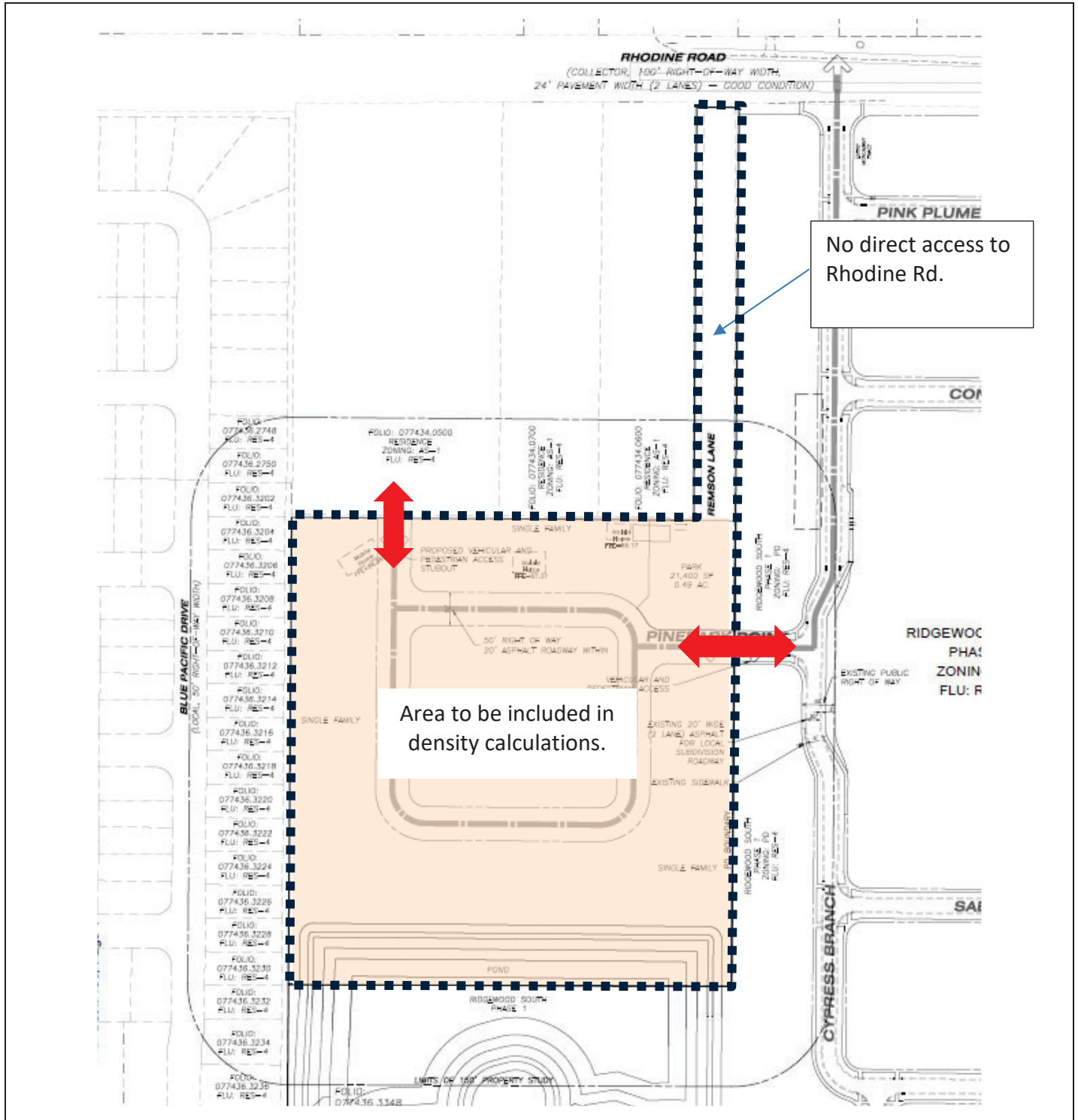
Date: 01/17/2024 File: G:\ZONING\GIS\Zoning_Map.aprx
Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 DU/AC	Agricultural, Single Family Residential	Single Family Residential
South	PD 19-1420	3.98 DU/AC	Single Family Residential	Retention pond, Wetlands
East	PD 19-1420	3.98 DU/AC	Single Family Residential	Single Family Residential
West	PD 04-1593	3.31 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)



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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Pinebark Pointe Ct./Cypress Branch St.	County Local - Urban	2 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

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	454	34	44
Difference (+/1)	(+) 435	(+) 33	(+) 42

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

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	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
N/A	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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
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 type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	not available at the time of staff report filing
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 42 = \$385,686 Parks: \$2,145 * 42 = \$ 90,090 School: \$8,227 * 42 = \$345,534 Fire: \$335 * 42 = \$ 14,070 Total per House: \$19,890 * 42 = \$835,380			
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

The adjacent properties to the south, east and west are zoned PD with single family development. Staff finds the proposed request to be compatible with the approved residential uses across Rhodine Road, to the north. The surrounding subdivision lot sizes are comparable with the proposed project standards. Furthermore, the proposed density is compliant with the RES-4 Comprehensive Plan category.

Given the above, Staff finds the request compatible with the surrounding development pattern and recommends approval, with conditions.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted, May 3, 2024.

Prior to certification, the applicant shall:

- Revise site data table to correct side and rear yards on corner lots to a minimum 15 feet.
- Revise the single headed arrow at the intersection of Cypress Branch St and Rhodine Rd. to a doubled headed arrow.
- Revise the singled headed arrow in the site plan legend to a double headed arrow and label it as "Vehicular and Pedestrian Access".
- Delete Site Plan General Notes # 25. All internal roadways to be public.

1. The project shall be permitted a maximum of 42 single-family detached residential dwelling units and developed according to the following development standards:

Minimum lot size:	5,500 square feet
Minimum lot width:	50 feet
Front yard setback:	20 feet
Rear yard setback:	15 feet
Side yard setback:	5 feet**
Maximum building height:	35 feet (maximum two stories)
Maximum lot coverage:	60%

Corner lots: minimum front yard serving as a side yard shall be 15 feet.
Corner lots: minimum side yard serving as a rear yard shall be 15 feet.

2. At the preliminary plat certification time, the 0.89 AC parcel track adjacent to Rhodine Road shall be combined with parcel #77434.0600. Otherwise, it shall be comprised by one of the project subdivision lots.

3. The project shall be permitted one full access connection on Pinebark Pointe Ct. as shown on the PD site plan.

4. The project shall stubout a roadway connection to folio #77434.0500 consistent with LDC, Sec. 6.02.01. subdivision access requirements, as shown in the PD site plan.
5. Notwithstanding anything shown of the PD site plan to the contrary, final determination of project internal roadway maintenance authority will be made at the time of plat/site/construction plan review and shall be consistent with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan.
6. The subject property existing driveway, referred to in the PD site plan as Remson Lane, shall be closed and resodded on Rhodine Rd.
7. The developer shall construct a 5-foot sidewalk along the project frontage on Rhodine Rd.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
10. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
11. The construction and location of any proposed wetland impacts are not approved by correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
12. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
13. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
14. 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.
15. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



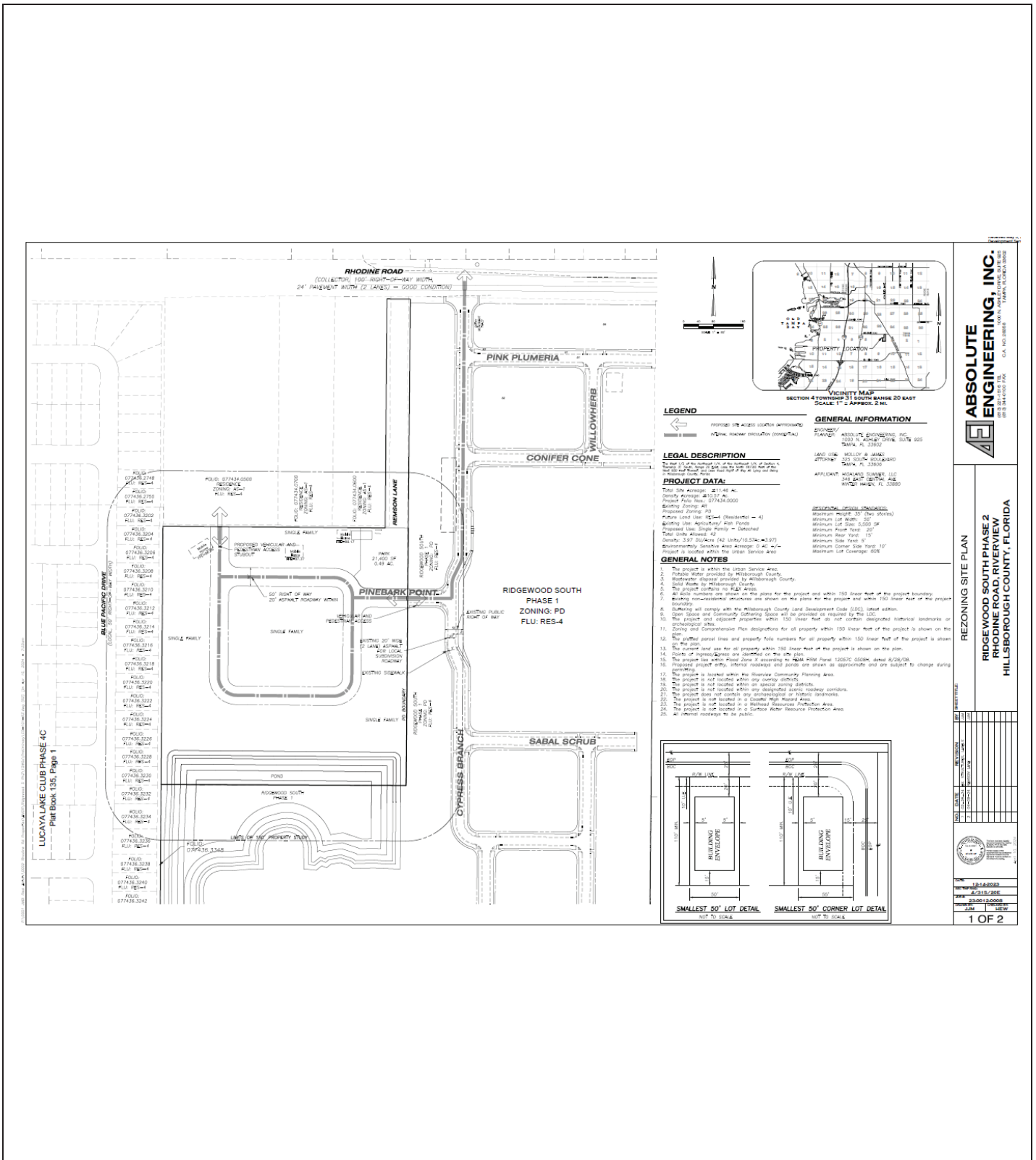
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

The applicant provided a revised plan after the Revised Plan Deadline. The proposed changes do not trigger a continuance to a further hearing date.

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: 5/02/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/South

PETITION NO: PD 24-0293

-
-
- 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.

CONDITIONS OF APPROVAL

- The project shall be permitted one full access connection on Pinebark Pointe Ct. as shown on the PD site plan.
- The project shall stubout a roadway connection to folio#77434.0500 consistent with LDC, Sec. 6.02.01. subdivision access requirements, as shown in the PD site plan.
- Notwithstanding anything shown of the PD site plan to the contrary, final determination of project internal roadway maintenance authority will be made at the time of plat/site/construction plan review and shall be consistent with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan.
- The subject property existing driveway, referred to in the PD site plan as Remson Lane, shall be closed and resodded on Rhodine Rd.
- The developer shall construct a 5-foot sidewalk along the project frontage on Rhodine Rd.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

OTHER CONDITIONS:

Prior to certification, the applicant shall:

- A) Revise the single headed arrow at the intersection of Cypress Branch St and Rhodine Rd. to a doubled headed arrow.
- B) Revise the singled headed arrow in the site plan legend to a double headed arrow and label it as "Vehicular and Pedestrian Access".
- C) Delete Site Plan General Notes # 25. *All internal roadways to be public.*

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 11.46-acre parcel, from Agricultural Rural (AR) to Planned Development to construct 42 single family detached units. The site is located south of Rhodine Rd. and west of Cyress Branch St. The Future Land Use designation is Residential 4 (R-4).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 2 Single Family Detached Units (ITE Code 210)	19	1	2

Proposed Rezoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD:42 Single Family Detached Units (ITE Code 210)	454	34	44

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)435	(+)33	(+)42

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development on the site by +435 average daily trips, +33 a.m. peak hour trip, and +42 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Pinebark Pointe Ct./Cypress Branch St. are new 2-lane, local residential roadways within a 50-foot right-of-way that were recently constructed as part of the Ridgewood South residential subdivision. They are characterized by +/-10-foot-wide travel lanes in new condition with curb, gutter and sidewalks on both sides.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on Pinebark Pointe Ct. and Cypress Branch St. The subject properties existing access at Rhodine Rd. via the private drive referred to as Remson Lane will be closed, resodded and a sidewalk constructed along the project’s Rhodine Rd. frontage.

As demonstrated by the site access analysis submitted by the applicant’s traffic engineer, the project access does not meet warrants for site access improvements (i.e. turn lanes) at the projects access connection. Staff notes that the intersection of Cypress Branch St. and Rhodine Rd. is served by recently constructed westbound and eastbound turn lanes.

The internal roadways shall be constructed to the County TS-3 local roadway typical section. An internal roadway stubout is provided for connectivity to the adjacent property to the north as required by LDC, Sec. 6.02.01 subdivision access requirements. final determination of project internal roadway maintenance authority will be made at the time of plat/site/construction plan review and shall be consistent with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Pinebark Pointe Ct. and Cypress Branch St. are not a regulated roadway in the Hillsborough County Level of Service (LOS) report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
RHODINE RD	US HWY 301	BALM RIVERVIEW RD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) 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
Pinebark Pointe Ct./Cypress Branch St.	County Local - Urban	2 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

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	454	34	44
Difference (+/-)	(+)435	(+)33	(+)42

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

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

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	See report.

**COUNTY OF HILLSBOROUGH
ZONING HEARING MASTER'S RECOMMENDATION**

Application number:	RZ-PD 24-0293
Hearing date:	May 14, 2024
Applicant:	William J. Molloy, Molloy and James
Request:	Rezone to Planned Development
Location:	11211 Remson Lane, Riverview
Parcel size:	11.46 acres +/-
Existing zoning:	AR
Future land use designation:	Res-4 (4 du/ga; 0.25 FAR)
Service area:	Urban Services Area
Community planning area:	Riverview Community Plan and Southshore Areawide Systems Plan

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

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1.0 APPLICATION SUMMARY
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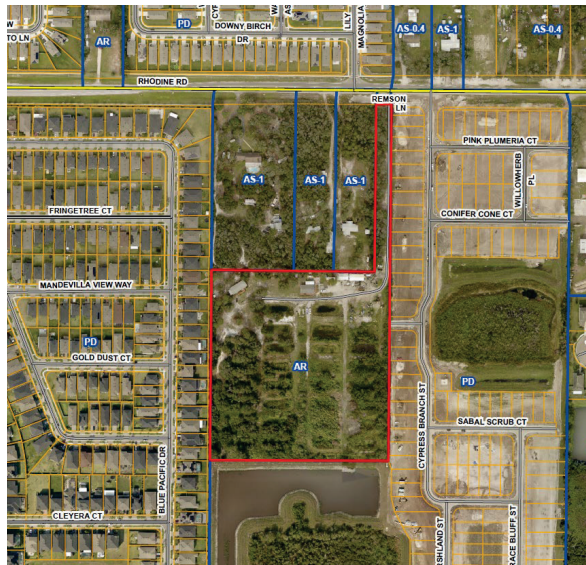
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Zoning:

District(s)	Current AR Zoning	Proposed PD Zoning
Typical General Use(s)	Agricultural, Single Family Residential	Single Family units
Acreage	11.46 AC Total Site Area 10.57 AC Density Acreage	11.46 AC Total Site Area 10.57 AC Density Acreage
Mathematical Maximums *	2 dwelling units	42 dwelling units
Density / Intensity	0.2 DU/AC	3.97 DU/AC

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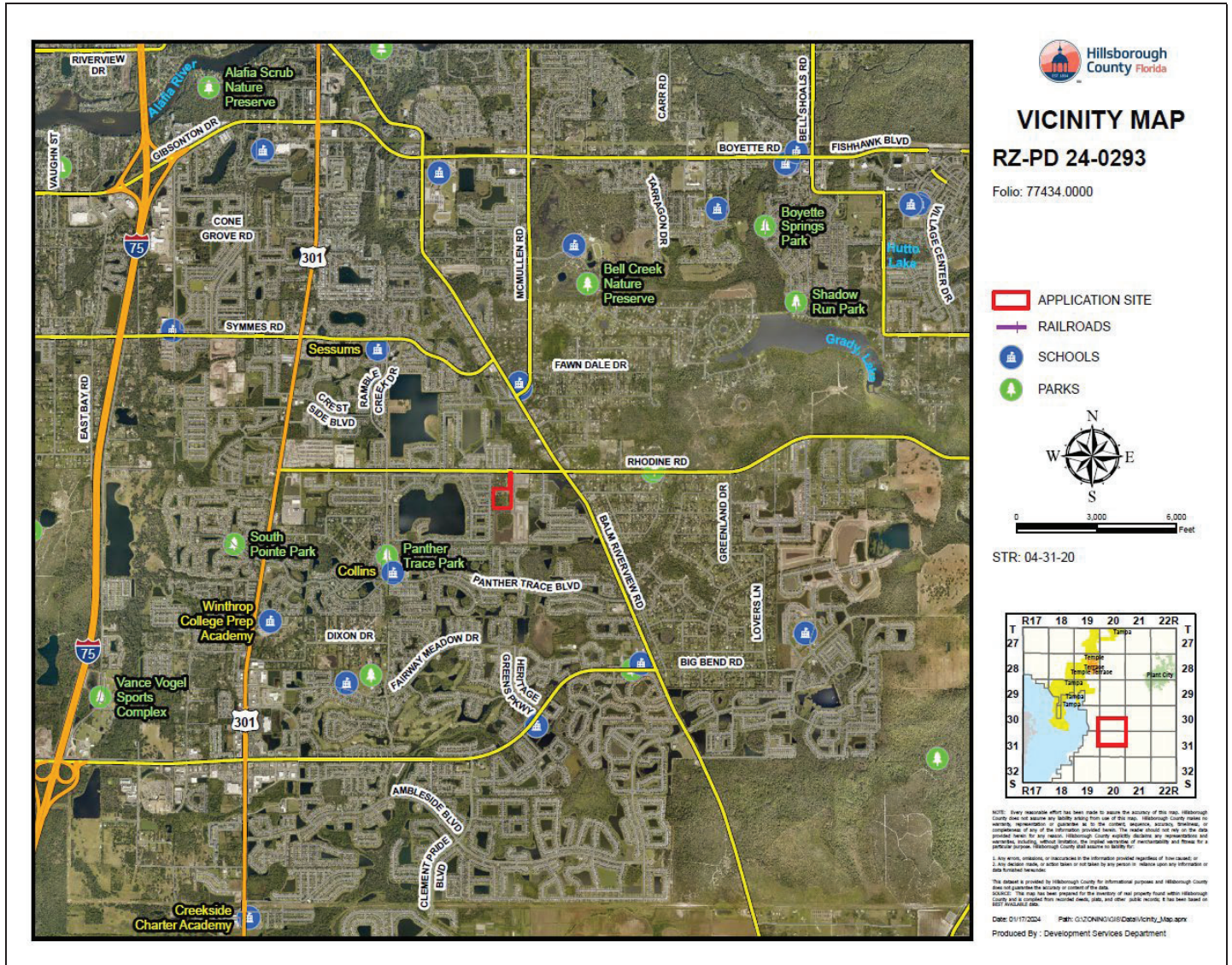
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Height	50 feet Max.	35 feet, two stories Max.

Additional Information:

PD Variations	None requested with this application
Waiver(s) to the Land Development Code	None requested with this application
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Development Services Department Recommendation	Approvable, subject to conditions

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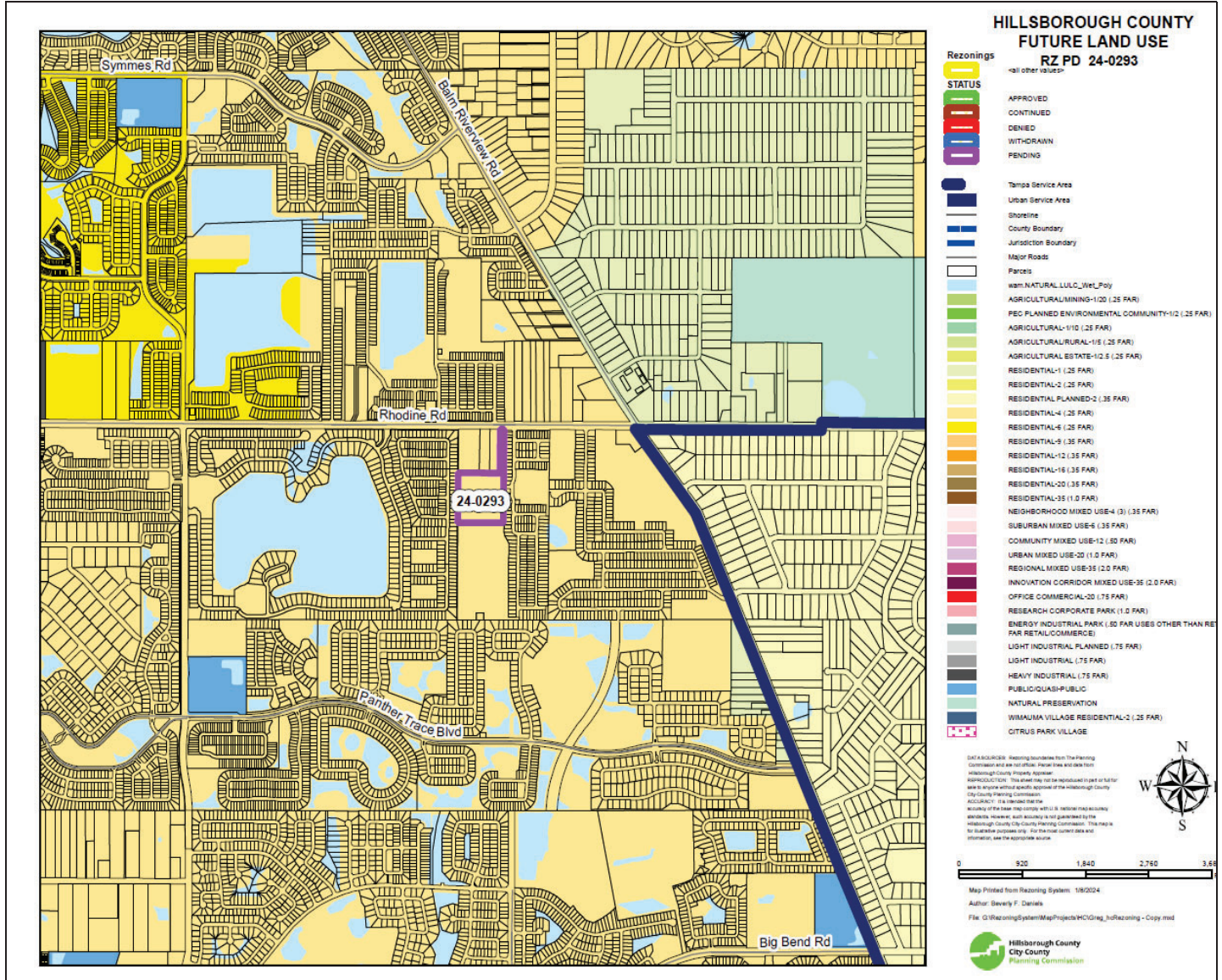


Context of Surrounding Area:

The surrounding area is largely comprised of single-family residential developments and agriculturally zoned property. The properties located north of the subject property are zoned AS-1 and are developed with single family conventional and mobile homes. The properties to the east, west and south are zoned PD 04-1593 and PD 19-1420 and are approved for single family uses.

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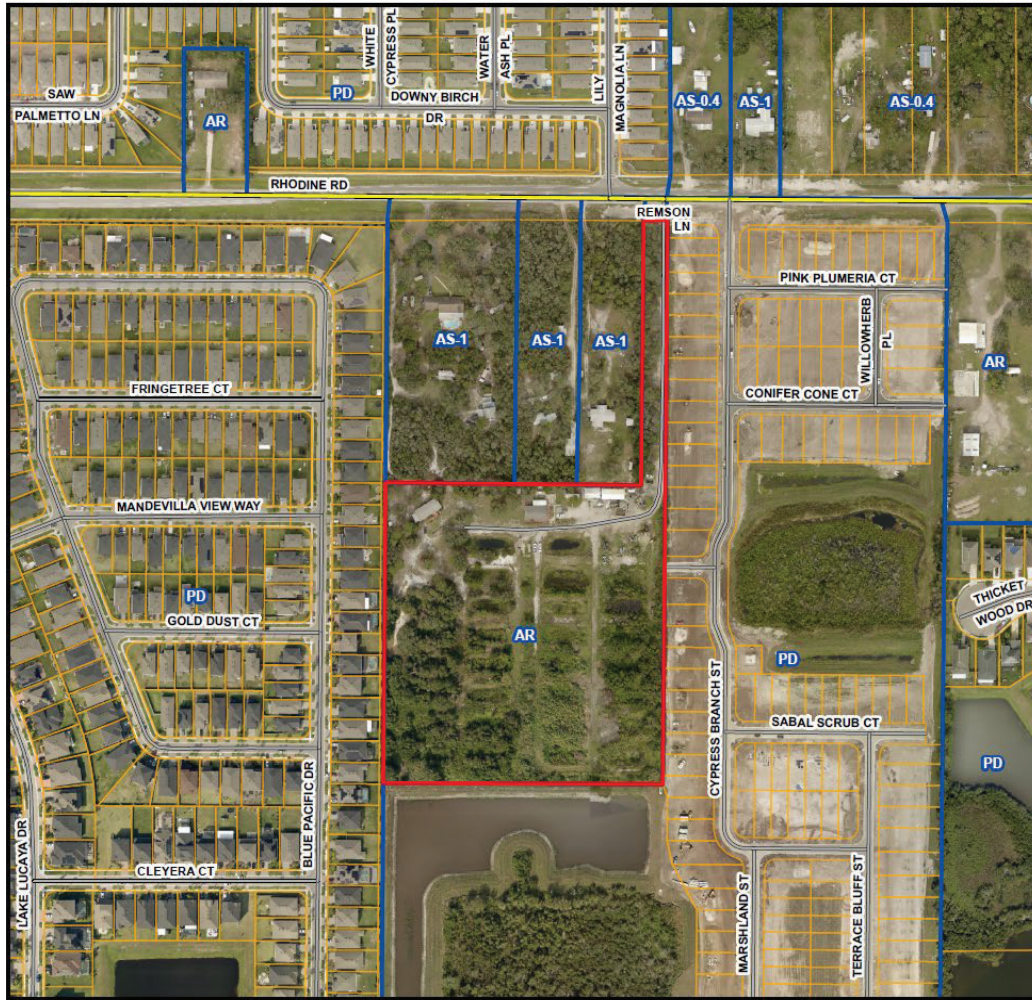
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 DU/AC 175,000 sq. ft. or .25 FAR, whichever is less intense
Typical Uses:	Suburban scale neighborhood commercial, office, multi-purpose or mixed use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



ZONING MAP

RZ-PD 24-0293

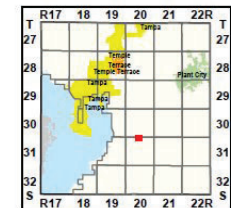
Folio: 77434.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS



0 230 450 Feet

STR: 04-31-20



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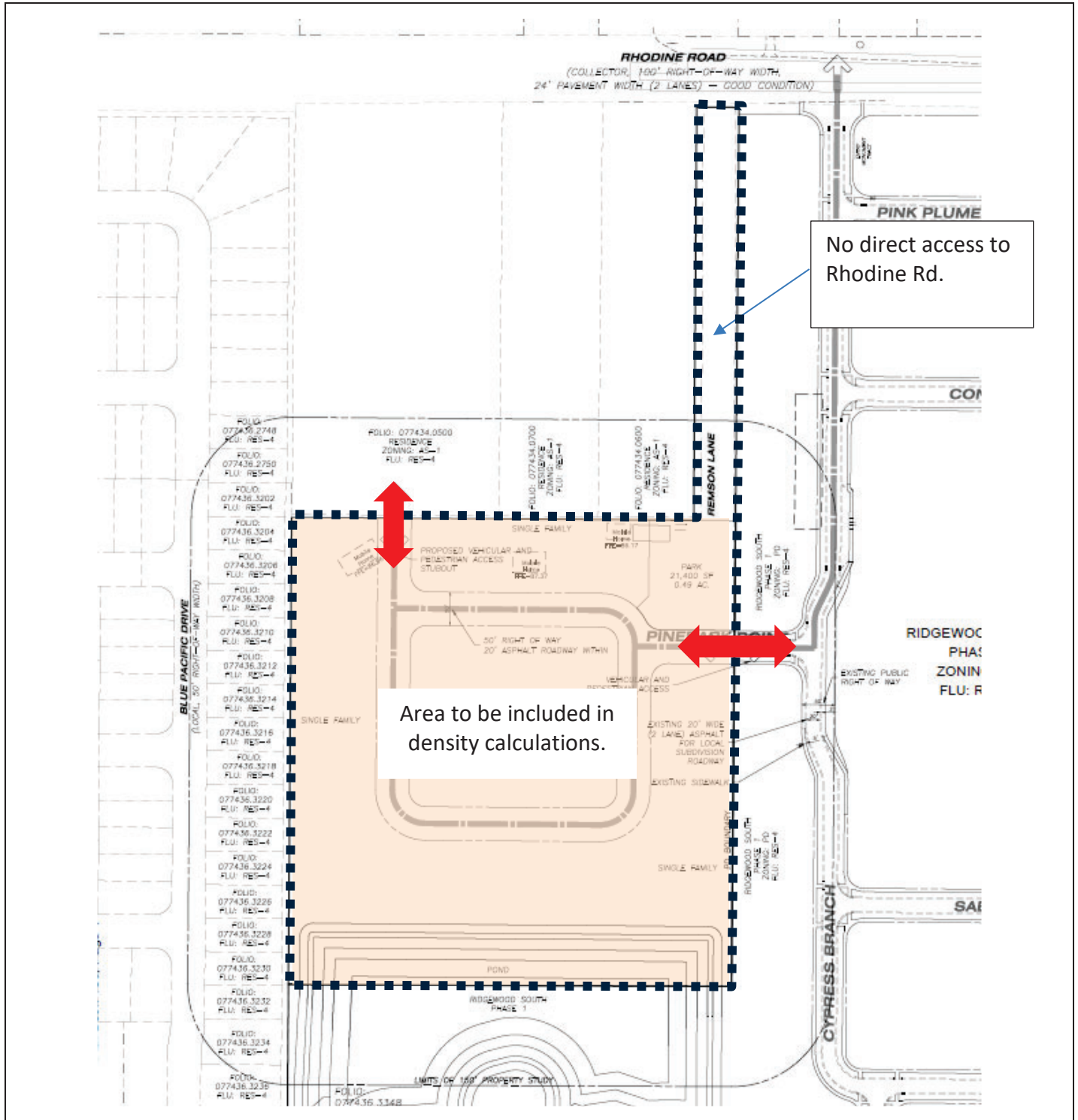
Date: 01/17/2024 File: C:\ZONING\GIS\Zoning_Map.aprx
Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 DU/AC	Agricultural, Single Family Residential	Single Family Residential
South	PD 19-1420	3.98 DU/AC	Single Family Residential	Retention pond, Wetlands
East	PD 19-1420	3.98 DU/AC	Single Family Residential	Single Family Residential
West	PD 04-1593	3.31 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)



APPLICATION NUMBER: PD 24-0293

ZHM HEARING DATE: May 14, 2024

BOCC LUM MEETING DATE: July 9, 2024

Case Reviewer: Tania C. Chapela

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Pinebark Pointe Ct./Cypress Branch St.	County Local - Urban	2 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

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	454	34	44
Difference (+/1)	(+) 435	(+) 33	(+) 42

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

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Meets LDC
East	X	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
N/A	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 checked="" type="checkbox"/> Yes <input 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"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <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 checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
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 type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	not available at the time of staff report filing
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 42 = \$385,686 Parks: \$2,145 * 42 = \$ 90,090 School: \$8,227 * 42 = \$345,534 Fire: \$335 * 42 = \$ 14,070 Total per House: \$19,890 * 42 = \$835,380			
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

The adjacent properties to the south, east and west are zoned PD with single family development. Staff finds the proposed request to be compatible with the approved residential uses across Rhodine Road, to the north. The surrounding subdivision lot sizes are comparable with the proposed project standards. Furthermore, the proposed density is compliant with the RES-4 Comprehensive Plan category.

Given the above, Staff finds the request compatible with the surrounding development pattern and recommends approval, with conditions.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted, May 3, 2024.

Prior to certification, the applicant shall:

- Revise site data table to correct side and rear yards on corner lots to a minimum 15 feet.
- Revise the single headed arrow at the intersection of Cypress Branch St and Rhodine Rd. to a doubled headed arrow.
- Revise the singled headed arrow in the site plan legend to a double headed arrow and label it as "Vehicular and Pedestrian Access".
- Delete Site Plan General Notes # 25. All internal roadways to be public.

1. The project shall be permitted a maximum of 42 single-family detached residential dwelling units and developed according to the following development standards:


Minimum lot size:	5,500 square feet
Minimum lot width:	50 feet
Front yard setback:	20 feet
Rear yard setback:	15 feet
Side yard setback:	5 feet**
Maximum building height:	35 feet (maximum two stories)
Maximum lot coverage:	60%

Corner lots: minimum front yard serving as a side yard shall be 15 feet.
Corner lots: minimum side yard serving as a rear yard shall be 15 feet.

2. At the preliminary plat certification time, the 0.89 AC parcel track adjacent to Rhodine Road shall be combined with parcel #77434.0600. Otherwise, it shall be comprised by one of the project subdivision lots.

3. The project shall be permitted one full access connection on Pinebark Pointe Ct. as shown on the PD site plan.

4. The project shall stubout a roadway connection to folio #77434.0500 consistent with LDC, Sec. 6.02.01. subdivision access requirements, as shown in the PD site plan.
5. Notwithstanding anything shown of the PD site plan to the contrary, final determination of project internal roadway maintenance authority will be made at the time of plat/site/construction plan review and shall be consistent with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan.
6. The subject property existing driveway, referred to in the PD site plan as Remson Lane, shall be closed and resodded on Rhodine Rd.
7. The developer shall construct a 5-foot sidewalk along the project frontage on Rhodine Rd.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
10. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
11. The construction and location of any proposed wetland impacts are not approved by correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
12. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
13. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
14. 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.
15. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:	
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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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on May 14, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. William Molloy spoke on behalf of the applicant. Mr. Molloy introduced the rezoning request and provided testimony as reflected in the hearing transcript.

Development Services Department

Ms. Tania Chapela, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

Planning Commission

Ms. Melissa Lienhard, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services

Ms. Heinrich stated that condition 2 in the staff report will be corrected to refer to "preliminary plat" instead of "plat certification." The condition will state that at preliminary plat time the 0.89 acre parcel adjacent to Rhodine Road shall be combined with parcel 77434.0600 or shall become part of a subdivision lot. Mr. Molloy agreed with the correction language.

Applicant Rebuttal

Mr. Molloy stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 24-0293.

C. EVIDENCE SUBMITTED

No additional documentary evidence was submitted to the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 11.46 acres at 11211 Remson Lane, Riverview.

2. The Subject Property is zoned AR and is designated Res-4 on the comprehensive plan Future Land Use Map. The Subject Property is in the Urban Services Area and is within the boundaries of the Riverview Community Plan and Southshore Areawide Systems Plan.
3. The general area surrounding the Subject Property consists of residential single-family subdivisions and agriculturally zoned large-lot residential properties. Adjacent properties include residential single-family subdivisions zoned PD to the east and west, and across Rhodine Road to the north; three large residential properties zoned AS-1 to the north; and a subdivision common area stormwater pond to the south.
4. The applicant is requesting to rezone the Subject Property to Planned Development to accommodate development of up to 42 single-family residential units with minimum lot area of 5,500 square feet.
5. The Subject Property is configured as a “flag lot” with an extended driveway access on Rhodine Road to the north. The applicant is proposing to combine the existing driveway extension with adjacent folio 077434-0600 and to provide access to the planned development through Pinebark Pointe Court, a roadway within the residential subdivision to the Subject Property’s east.
6. Development Services Department staff found the rezoning request compatible with the approved residential uses on Rhodine Road. Staff found the proposed lot sized comparable with surrounding subdivision lot sizes. Staff concluded the proposed planned development is compatible with the surrounding development pattern, and recommended approval with conditions.
7. Transportation staff had no objections subject to conditions specified in the staff report.
8. Planning Commission staff found the proposed planned development meets the intent of the Riverview Community Plan and would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

Considering the record as a whole, the evidence demonstrates the proposed Planned Development is in compliance with and does further the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the

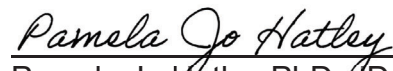
comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested Planned Development is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to accommodate development of up to 42 single-family residential units with minimum lot area of 5,500 square feet.

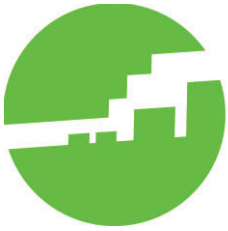
H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning subject to the conditions set out in the Development Services Department staff report based on the applicant’s general site plan submitted May 3, 2024.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

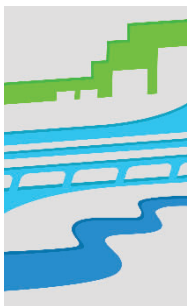
June 6, 2024

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: May 14, 2024 Report Prepared: May 2, 2024	Petition: PD 24-0293 11211 Remson Lane <i>South of Remson Lane, south of Rhodine Road between US Highway 301 and Balm Riverview Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Riverview, Southshore Areawide Systems Plan
Rezoning Request	Agricultural Rural (AR) to Planned Development (PD) to develop 42 single family residential dwellings
Parcel Size	10.57 ± acres
Street Functional Classification	Remson Lane – Local Rhodine Road – County Collector US Highway 301 – State Principal Arterial Balm Riverview Road – County Collector
Locational Criteria	N/A
Evacuation Zone	None



Context

- The approximately 10.57 ± acre subject site is located south of Remson Lane, south of Rhodine Road between US Highway 301 and Balm Riverview Road.
- The site is located within the Urban Service Area and is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan.
- The site has a Future Land Use designation of Residential-4 (RES-4), which allows for consideration of up to 4 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The RES-4 Future Land Use is intended to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed-use projects that are serving the area may be permitted. Typical uses in the RES-4 Future Land Use category include residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses must meet locational criteria for specific land uses.
- Residential-4 (RES-4) surrounds the site on all sides. Further east across Balm Riverview Road is Residential-1 (RES-1) and Residential Planned-2 (RP-2). Further northwest across Rhodine Road is Residential-6 (RES-6) and Heavy Industrial (HI). Further west across US Highway 301 is Suburban Mixed Use-6 (SMU-6) and Residential-9 (RES-9).
- The subject site is currently classified as single family/mobile home by the Hillsborough County Property Appraiser. There are currently mobile homes and fishponds on the site. The subject site is surrounded by single family residential, vacant residential land, and HOA common property.
- The subject property is currently zoned Agricultural Rural (AR). To the north there is Agricultural Single Family-1 (AS-1) zoning. There is Planned Development (PD) zoning further to the north, and to the east, west, and south of the site.
- The applicant requests to rezone the subject site from Agricultural Rural (AR) to Planned Development (PD) to develop 42 single family residential dwellings.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

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.

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.

LIVABLE COMMUNITIES ELEMENT

Riverview Community Plan

Goal 1 Achieve better design and densities that are compatible with Riverview's vision.

- *Develop Riverview district-specific design guidelines and standards. The standards shall build on recognizable themes and design elements that are reflective of historic landmarks, architecture and heritage of Riverview. The mixed-use, residential, non-residential and roadway design standards shall include elements such as those listed.*

Mixed Use-Commercial-Residential

- *Promote aesthetically pleasing subdivision entrances, formal and manicured landscapes and other amenities such as street furniture, public art, and creative paving techniques.*
- *Promote diversity in housing type and style to counter generic subdivision look.*
- *Provide appropriate and compatible buffers and transitions to existing, adjacent land uses particularly with agricultural operations and the lands acquired for preservation and/or open space.*
- *Require natural and attractive stormwater retention facilities, such as standards for gently sloping grass sides/banks and prohibiting hard (i.e. concrete, asphalt) surfaces and aeration techniques: screen and buffer ponds with natural vegetation or berms or at a*

minimum vinyl fencing with vines, prohibit plain exposed chain link fencing. Encourage master stormwater facilities.

Staff Analysis of Goals, Objectives, and Policies:

The approximately 10.57 ± acre subject site is located south of Remson Lane, south of Rhodine Road between US Highway 301 and Balm Riverview Road. The site is located within the Urban Service Area and is within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The subject site is currently classified as single family/mobile home by the Hillsborough County Property Appraiser. Currently there are mobile homes and fishponds on the site. The subject site is surrounded by single family residential, vacant residential land, and HOA common property.

The subject site is in the Urban Service Area and per Objective 1 of the Future Land Use Element (FLUE), where 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 density of 3.97 dwelling units per gross acre is comparable to the average residential developments surrounding the site and is consistent with the expected density in the RES-4 Future Land Use category. Overall, the proposal will implement a single-family development in a complementary manner to the existing residential uses located in this area. Therefore, the proposal meets the intent of Policy 1.4 as well as Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC).

The proposed rezoning meets the intent of Objective 16 and Policies 16.1, 16.2, 16.3, 16.7, 16.8 and 16.10. 42 single family detached dwellings are proposed with a minimum lot size of 5,500 square feet square feet (0.13 ± acres) and a maximum building height of two stories. The proposed density and lot sizes are reflective of the surrounding neighborhoods. The proposal includes adequate setbacks and buffers. In addition, there is a pond on the south side of the site that serves as a buffer. There is an open space area proposed for residents located at the northeast portion of the site, also utilizing Remson Lane which is currently a dirt road that will not serve as access for vehicles to the site. The site plan appears to show an efficient system of internal circulation with the main access off Pinebark Point, and a future connection to the vacant parcel to the north. At the time of filing this report, the County's Transportation Review Section did not object, subject to conditions.

The proposed Planned Development meets the intent of the Riverview Community Plan. The proposal provides diversity in housing types by developing a range in lot sizes and uses, appropriate and compatible buffers and transitions to existing, adjacent land uses. There are no applicable goals, objectives or policies in the SouthShore Areawide Systems Plan that apply to this request.

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

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*,

subject to the conditions proposed by the Development Services Department of Hillsborough County.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-0293

all other values

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

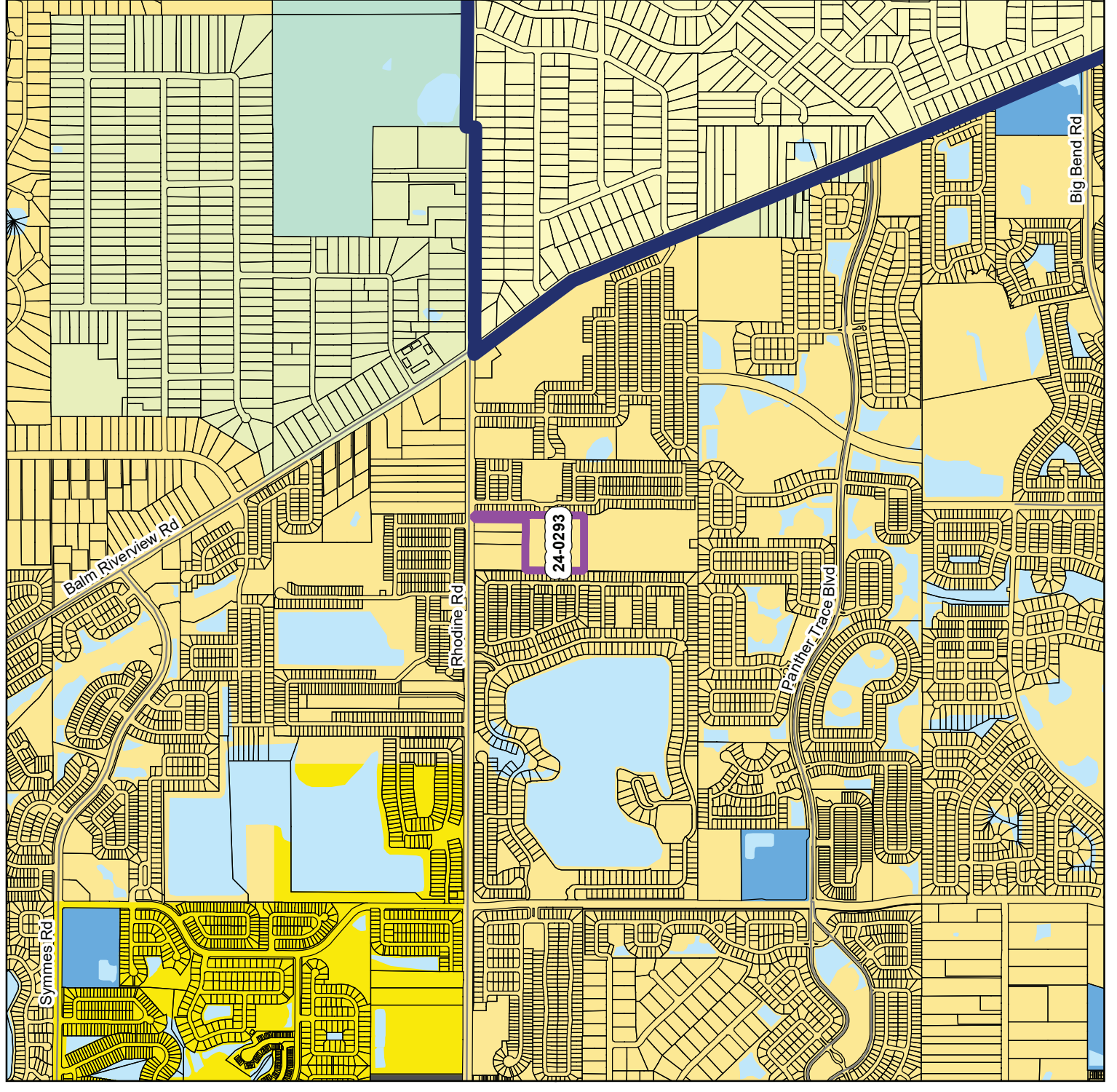
- WATER NATURAL LULC_We_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 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)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning and all other information on this map is subject to the final approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that this map be used for general information only. It is not intended to be used for any legal or financial purposes. The map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 1/6/2024
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gis\ReZoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

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**

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Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Ridgewood North

Zoning File: RZ PD (24-0293) Modification: None

Atlas Page: None Submitted: 06/25/24

To Planner for Review: 06/25/24 Date Due: ASAP

Contact Person: William Molloy / Molloy & James Phone: 813-629-8725/wmolloy@mjlaw.us

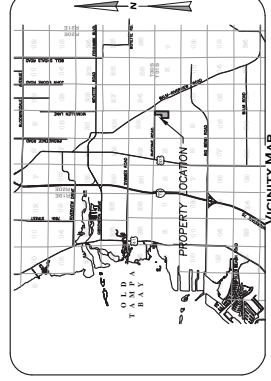
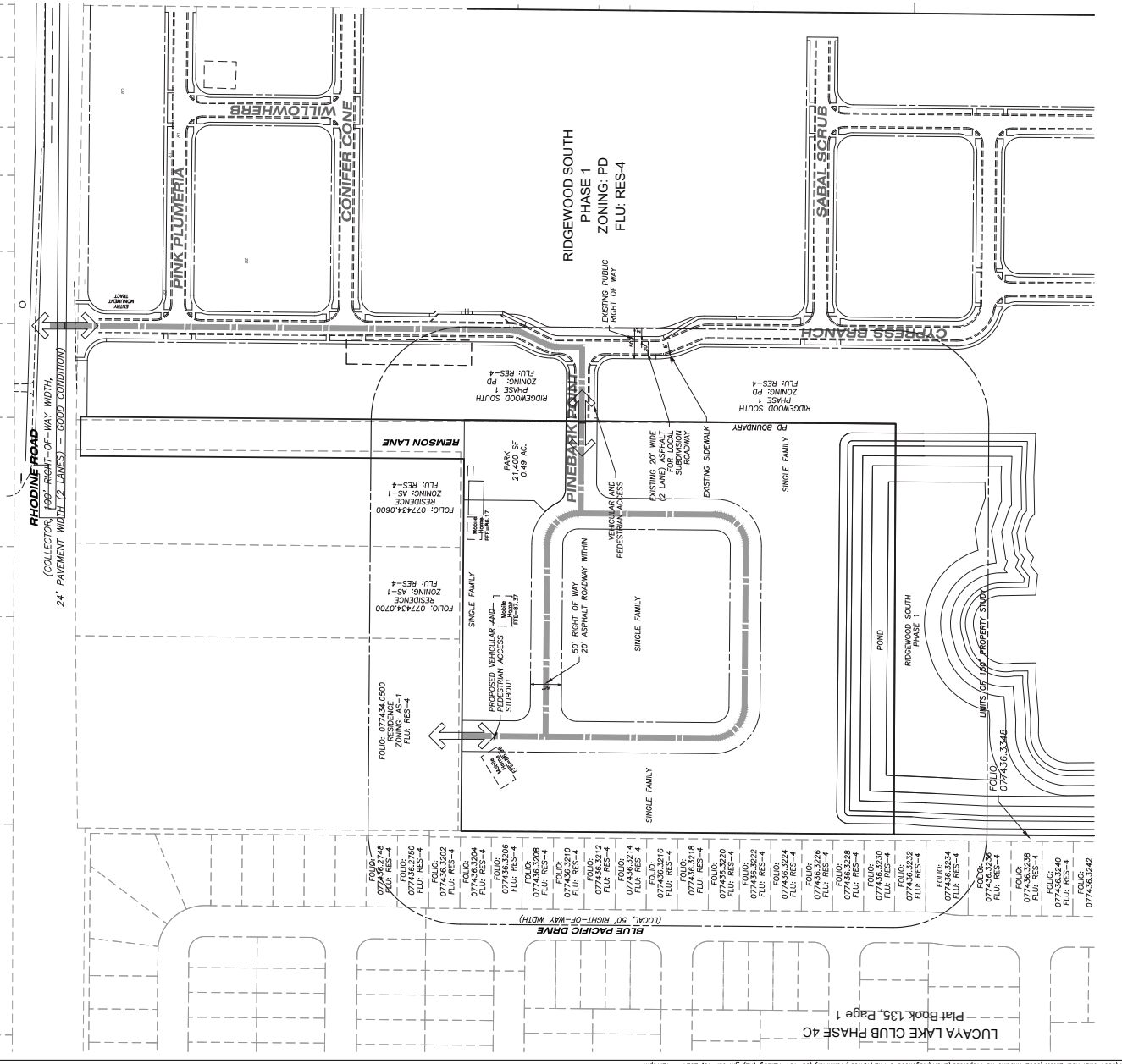
Right-Of-Way or Land Required for Dedication: Yes No

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: 06/06/2024

Date Agent/Owner notified of Disapproval: _____



GENERAL INFORMATION
 ENGINEER/
 PLANNER:
 ABSOLUTE ENGINEERING, INC.
 1500 ASHLEY DRIVE, SUITE 925
 TAMPA, FL 33602

LAND USE: MOLLOY & JAMES
 ATTORNEY 320 SOUTH BOULEVARD
 TAMPA, FL 33602

APPLICANT: HIGHLAND SIMPSON, LLC
 346 EAST CENTRAL AVE
 WINTER HAVEN, FL 33880

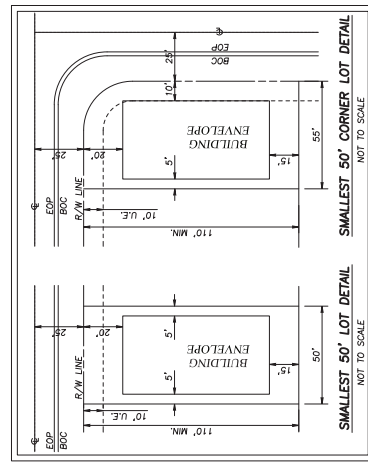
RESIDENTIAL DESIGN STANDARDS:
 Minimum Lot Area: 5,000 SF
 Minimum Lot Width: 50'
 Minimum Front Setback: 5'
 Minimum Rear Yard: 15'
 Minimum Side Yard: 5'
 Maximum Lot Coverage: 60%

LEGAL DESCRIPTION
 The West 1/2 of the Northeast 1/4 of the Section 4, Township 31 South, Range 20 East, as shown on the plat for the subdivision of the land into lots, recorded in Public Record Book 135, Page 1, Hillsborough County, Florida.

PROJECT DATA:
 Total Area: 146.48 Ac.
 Project Folio Nos.: 077434.0000
 Density: 3.39 DU/Acre
 Proposed Zoning: PD
 Future Land Use: RES-4 (Residential - 4)
 Existing Use: Agriculture/ Pasture
 Total Units Allowed: 492 Units - Detached
 Density: 3.39 DU/Acre (42 Units/10,076 sq. ft.)
 Project is located within the Urban Service Area

GENERAL NOTES

- The project is within the Urban Service Area.
- Parade Water provided by Hillsborough County.
- Water and Sewer provided by Hillsborough County.
- The project contains no FLEX Areas.
- The project contains no FLEX Areas.
- Existing non-residential structures are shown on the plans for the project and within 150 linear feet of the project boundary.
- Setback requirements shall comply with the Hillsborough County Land Development Code (LDC), latest edition.
- Open Space and Community Gathering Space will be provided as required by the LDC.
- Adjacent parcels within 150 linear feet of the project do not contain designated historical landmarks or archaeological sites.
- Zoning and Comprehensive Plan designations for all property within 150 linear feet of the project is shown on the plans.
- The plat of the parcel lines and property folio numbers for all property within 150 linear feet of the project is shown on the plans.
- Points of ingress/egress are identified on the site plan.
- Proposed project entry, internal roadways and points are shown as approximate and are subject to change during permitting.
- The project is not located within any overlay districts.
- The project is not located within any designated historic roadway corridors.
- The project does not contain any archaeological or historic landmarks.
- The project is not located in a Wellhead Resources Protection Area.
- All proposed roadways to be public.



Received June 25, 2024 2:02 PM
 Absolute Engineering, Inc.
 1500 N. Ashley Drive, Suite 925
 Tampa, Florida 33602
 (813) 221-9195 FAX
 C.A. No. 28359

ABSOLUTE ENGINEERING, INC.

REZONING SITE PLAN
 RIDGEWOOD SOUTH PHASE 2
 HILLSBOROUGH COUNTY, FLORIDA

NO. DATE REVISION
 1 02-28-24 EX. STRUCTURES, LABELS, LUM
 2 04-24-24 REVISION LUM
 3 04-29-24 LOT DETAIL, ACCESS ARROWS LUM
 4 06-18-24 LOT DETAIL, ACCESS ARROWS LUM

BY SHEET TITLE

June 18, 2024
 12-14-2023
 47/315/2025
 23-001-200008
 JIM
 1 OF 2



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/02/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/South

PETITION NO: PD 24-0293

-
-
- 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.

CONDITIONS OF APPROVAL

- The project shall be permitted one full access connection on Pinebark Pointe Ct. as shown on the PD site plan.
- The project shall stubout a roadway connection to folio#77434.0500 consistent with LDC, Sec. 6.02.01. subdivision access requirements, as shown in the PD site plan.
- Notwithstanding anything shown of the PD site plan to the contrary, final determination of project internal roadway maintenance authority will be made at the time of plat/site/construction plan review and shall be consistent with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan.
- The subject property existing driveway, referred to in the PD site plan as Remson Lane, shall be closed and resodded on Rhodine Rd.
- The developer shall construct a 5-foot sidewalk along the project frontage on Rhodine Rd.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

OTHER CONDITIONS:

Prior to certification, the applicant shall:

- A) Revise the single headed arrow at the intersection of Cypress Branch St and Rhodine Rd. to a doubled headed arrow.
- B) Revise the singled headed arrow in the site plan legend to a double headed arrow and label it as "Vehicular and Pedestrian Access".
- C) Delete Site Plan General Notes # 25. *All internal roadways to be public.*

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 11.46-acre parcel, from Agricultural Rural (AR) to Planned Development to construct 42 single family detached units. The site is located south of Rhodine Rd. and west of Cyress Branch St. The Future Land Use designation is Residential 4 (R-4).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 2 Single Family Detached Units (ITE Code 210)	19	1	2

Proposed Rezoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD:42 Single Family Detached Units (ITE Code 210)	454	34	44

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)435	(+)33	(+)42

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development on the site by +435 average daily trips, +33 a.m. peak hour trip, and +42 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Pinebark Pointe Ct./Cypress Branch St. are new 2-lane, local residential roadways within a 50-foot right-of-way that were recently constructed as part of the Ridgewood South residential subdivision. They are characterized by +/-10-foot-wide travel lanes in new condition with curb, gutter and sidewalks on both sides.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on Pinebark Pointe Ct. and Cypress Branch St. The subject properties existing access at Rhodine Rd. via the private drive referred to as Remson Lane will be closed, resodded and a sidewalk constructed along the project’s Rhodine Rd. frontage.

As demonstrated by the site access analysis submitted by the applicant’s traffic engineer, the project access does not meet warrants for site access improvements (i.e. turn lanes) at the projects access connection. Staff notes that the intersection of Cypress Branch St. and Rhodine Rd. is served by recently constructed westbound and eastbound turn lanes.

The internal roadways shall be constructed to the County TS-3 local roadway typical section. An internal roadway stubout is provided for connectivity to the adjacent property to the north as required by LDC, Sec. 6.02.01 subdivision access requirements. final determination of project internal roadway maintenance authority will be made at the time of plat/site/construction plan review and shall be consistent with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Pinebark Pointe Ct. and Cypress Branch St. are not a regulated roadway in the Hillsborough County Level of Service (LOS) report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
RHODINE RD	US HWY 301	BALM RIVERVIEW RD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) 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
Pinebark Pointe Ct./Cypress Branch St.	County Local - Urban	2 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

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	454	34	44
Difference (+/-)	(+)435	(+)33	(+)42

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

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

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	See report.

COMMISSION

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 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
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 Diana M. Lee, P.E. AIR DIVISION
 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: April 15, 2024</p> <p>PETITION NO.: 24-0293</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: January 30, 2024</p> <p>PROPERTY ADDRESS: 11211 Remson Ln, Riverview</p> <p>FOLIO #: 0773340000</p> <p>STR: 04-31S-20E</p>
<p>REQUESTED ZONING: AS-1 to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	January 24, 2024
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Fishponds located throughout the property
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ 	

OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Aow/

ec: wmolloy@mjlaw.us



Adequate Facilities Analysis: Rezoning

Date: May 13, 2024

Acreage: 11.46 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 24-0293

Future Land Use: R-4

HCPS #: RZ 616

Maximum Residential Units: 42

Address: 11211 Remson Lane

Residential Type: Single Family Detached

Parcel Folio Number(s): 77434.0000

School Data	Collins K-8 Elementary	Collins K-8 Middle	Riverview High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1566	1566	2568
2023-2 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	1502	1502	2499
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	96%	96%	97%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 5/10/2024	28	28	66
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	9	4	6
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	98%	98%	100%

Notes: At this time, adequate capacity exists at Collin K-8 School for the proposed rezoning. Although Riverview High School is projected to be at capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the high school level.

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.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
 Department Manager, Planning & Siting
 Growth Management Department
 Hillsborough County Public Schools
 E: andrea.stingone@hcps.net
 P: 813.272.4429 C: 813.345.6684



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: 04/05/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: William J Molloy, Molloy & James

PETITION NO: 24-0293

LOCATION: 11211 Remson Ln

FOLIO NO: 77434.0000

Estimated Fees:

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: \$9,183 * 42 = \$385,686

Parks: \$2,145 * 42 = \$ 90,090

School: \$8,227 * 42 = \$345,534

Fire: \$335 * 42 = \$ 14,070

Total per House: \$19,890 * 42 = \$835,380

Project Summary/Description:

Urban Mobility, South Parks/Fire - 42 single family home/townhomes

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 2 Feb. 2024

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

APPLICANT: William Molloy

PETITION NO: RZ-PD 24-0293

LOCATION: 11211 Remson Ln., Riverview, FL 33579

FOLIO NO: 77434.0000

SEC: 34 TWN: 28 RNG: 20

- 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: _____.

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

PETITION NO.: RZ-PD 24-0293 REVIEWED BY: Clay Walker, E.I. DATE: 1/19/2024

FOLIO NO.: 77434.0000

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 ___ feet from the site) and is located north of the subject property within the south Right-of-Way of County Road 579. 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 _____ and will need to be completed by the _____ 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 forcemain exists (adjacent to the site), (approximately ___ feet from the site) and is located west of the subject property within the east Right-of-Way of County Road 579. 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. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
 Land Use Hearing Master

DATE: Tuesday, May 14, 2024

TIME: Commencing at 6:00 p.m.
 Concluding at 8:28 p.m.

LOCATION: Hillsborough County BOCC
 601 East Kennedy Boulevard
 Second Floor Boardroom
 Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

1 MS. HEINRICH: Our next item is Item D.3, PD 24-0293.
2 The applicant is William Molloy, requesting a rezoning from AR
3 to plan development. Tania Chapela with Development Services
4 will provide staff findings after the applicant's presentation.

5 MR. MOLLOY: Good evening. William Molloy, 325 South
6 Boulevard, Tampa, Florida.

7 This is hopefully a very straightforward project in
8 the Riverview Area. We have approximately 11 and a half acres
9 of the existing AR with a Future Land Use of R-4 in the urban
10 service area. The ask this evening is to utilize that Future
11 Land Use 42 single family detached units with a minimum lot
12 sizes 5,500 square feet. And minimum lot width of 50. It's
13 entirely consistent with everything that's around it. I believe
14 in both Development Services and the Planning Commission agree
15 that as I said, this is really -- it's a suburban infill
16 project. It's a piece that we didn't have previously. We're --
17 we're fitting in with the larger development now.

18 There are three AS-1 lots just the north of us that
19 are not part of our project. One of them is owned by our
20 seller, so we have no issues with that. The other two, we do
21 not speak to the property in the middle. I spoke to the
22 property owner to the west, and they have no issues with the --
23 with the request. I would note too on that end that our
24 property line and their residences are -- there's significant
25 distance there. And also some pretty heavy vegetation on their

1 side, which we have no reason to suspect wouldn't remain.

2 The only wrinkle in this entire program really was the
3 partial is an existing flag lot and the existing owner was
4 taking access to Rodeen through an easement. It may or may not
5 have been up with the board, but we're not touching Rodeen and
6 we excluded the -- the pole, so-to-speak, from our ask for
7 density and any other purposes. We kept it in the PD because
8 it's -- it's five to one. So we'd be leaving an irregular lot,
9 nonconforming lot. Can't do that.

10 We'll likely merging post zoning with the owners
11 existing lot to the north. And that's really it. We have no
12 agency objections. We have Development Services and the
13 Planning Commission with us on this one. I'm happy to answer
14 any questions.

15 HEARING MASTER: All right. I have no questions for
16 you. Thank you.

17 MR. MOLLOY: Thank you.

18 HEARING MASTER: Development Services.

19 MS. CHAPELA: Tania Chapela, Development Services.

20 The applicant is proposing to rezone the subject property from
21 AR to PD to allow 42 single family detached residential units.
22 The properties to the south, east and west are zoned PD with
23 single family development. Staff finds the proposed request to
24 be compatible and comparable with the approved surrounding
25 development while it is complying with the rest for

1 comprehensive plan category.

2 Given the above, the staff finds the the request it is
3 approval, subject to the conditions. Thank you.

4 HEARING MASTER: All right. Thank you. Planning
5 Commission.

6 MS. LIENHARD: Thank you. The subject property is
7 located in the residential-four Future Land Use Category. It is
8 in the urban service area. And it is also located with the
9 limits of the Riverview Community Plan and the South Shore
10 Areawide Systems Plan.

11 The residential-four Future Land Use Category
12 surrounds the site on all sides. Further east across Riverview
13 Road is residential one. And residential plan two. Further
14 northwest across Rodeen Road is residential six and having
15 industrial future land use categories. The proposed density of
16 3.97 dwelling units per gross acre is comparable to the average
17 residential development surrounding the site and is consistent
18 with the expected density and the residential four Future Land
19 Use Category.

20 Overall, the proposal would include single family
21 development that would complement the existing residential uses
22 located in the area. Therefore, the proposal meets the intent
23 of Future Land Use Element Policy 1.4, as well as consistency
24 with Objective 12-1 and Policy 12-1.4 of the community design
25 component. The proposed rezoning meets the intent of Objective

1 16 and it's accompanying policies in the Future Land Use Element
2 that relate to neighborhood protection.

3 The proposed density and lot sizes are reflective of
4 the surrounding neighborhoods. And in addition, there's a pond
5 on the south side of the site that would serve as a buffer. The
6 proposed plan development meets the intent of the Riverview
7 community plan. The proposal provides density -- I'm sorry,
8 diversity in housing types by developing a range and lot sizes
9 and uses appropriate and compatible buffers and transitions to
10 existing adjacent uses.

11 There are no applicable goals, objectives or policies
12 in the Southshore Areawide Systems Plan that apply to this
13 request.

14 Based upon those considerations, Planning Commission
15 Staff finds the proposed plan development consistent with the
16 Unincorporated Hillsborough County Comprehensive Plan subject to
17 the conditions proposed by Development Services. Thank you.

18 HEARING MASTER: All right. Thank you. Is there
19 anyone here or online who wishes to speak in support of this
20 application? All right. I'm not hearing anyone.

21 Is there anyone here or online who wishes to speak in
22 opposition to this application? All right. I'm not hearing
23 anyone.

24 Development Services, anything further.

25 MS. HEINRICH: Just quickly on the record. I believe

1 transportation --

2 HEARING MASTER: Okay.

3 MS. HEINRICH: I'm getting confirmation that he
4 thought there was a condition missing. He's able to locate
5 that. So other than that, I just wanted to note, I've seen
6 condition two, and this may have been proffered by the
7 applicant. It states that plat certification time, the 0.89
8 acre parcel adjacent to Rodeen shall be com -- combined with
9 parcel 77434.0600. Otherwise, it shall be comprised of one of
10 the project supervision lots.

11 I believe they meant to say preliminary plat. We have
12 a plat certification process. So I don't know if -- if that's a
13 problem for Mr. Molloy or am I making sense.

14 MR. MOLLOY: Yes, ma'am. You're fine. This is not a
15 problem.

16 HEARING MASTER: So just a correction in the --

17 MS. HEINRICH: Yes.

18 HEARING MASTER: -- verbiage there.

19 MS. HEINRICH: Correct.

20 HEARING MASTER: Okay.

21 MS. HEINRICH: Preliminary plat time.

22 HEARING MASTER: Okay. Thank you. Applicant.

23 MR. MOLLOY: We're good.

24 HEARING MASTER: All right. So applicant, no
25 objection to that correction in the language and nothing

1 further. All right. Thank you.

2 MR. MOLLOY: Thank you.

3 HEARING MASTER: All right. All right. This will
4 close the hearing on Rezoning PD 24-0293.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HARTLEY
Land Use Hearing Master

DATE: Monday, April 15, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 8:38 p.m.

LOCATION: Frederick B. Karl County Center
601 East Kennedy Boulevard
Tampa, Florida 33602

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

1 Item A.2, MM 23-0904. This application is being
2 continued by the applicant to the May 14, 2024, ZHM Hearing.

3 Item A.3, PD 23-0997. This application is being
4 continued by the applicant to the May 14, 2024, ZHM Hearing.

5 Item A.4, MM 24-0034. This application is being
6 continued by the applicant to the May 14, 2024, ZHM Hearing.

7 Item A.5, PD 24-0044. This application is being
8 continued by the applicant to the May 14th ZHM Hearing.

9 PD 24-0124. This application is out of order to be
10 heard and is continued to the May 14, 2024, ZHM Hearing.

11 Item A.7. This application is out of order to be
12 heard, which is PD 24-0141. This application is out order to be
13 heard and is being continued to the May 14, 2024, ZHM Hearing.

14 Item A.8, RZ-STD 24-0232. This application is out of
15 order to be heard and is being continued to the May 14, 2024,
16 ZHM Hearing.

17 Item A.9, PD 24-0239. This application out of order
18 to be heard and is being continued to the May 14, 2024, ZHM
19 Hearing.

20 Item A.10, SU-GEN 24-0257. This application is being
21 continued by the applicant to the May 14, 2024 ZHM Hearing.

22 Item A.11, PD 24-0293. This application is out of
23 order to be hearing is being continued to the May 14, 2024, ZHM
24 Hearing.

25 Item A.12, MM 24-0300. This application is being



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 5/14/2024 6pm HEARING MASTER: Pamela Jo Hatley

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

<p>APPLICATION # <u>RZ 24-0232</u></p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Pete (St.)</u> STATE <u>FL</u> ZIP <u>33729</u> PHONE <u>727-564-1760</u></p>
<p>APPLICATION # <u>RZ 24-0338</u></p>	<p>PLEASE PRINT NAME <u>Rohit Mehta</u> MAILING ADDRESS <u>6331 Gandula Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-643-5511</u></p>
<p>APPLICATION # <u>RZ 24-0338</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>Denah Butts</u> MAILING ADDRESS <u>11306 J and B Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-853-1280</u></p>
<p>APPLICATION # <u>RZ 24-0469</u></p>	<p>PLEASE PRINT NAME <u>CHRISTOPHER S. MCNEEL</u> MAILING ADDRESS <u>15957 N. FLORIDA AVE</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-205-2504</u></p>
<p>APPLICATION # <u>RZ 23-0997</u></p>	<p>PLEASE PRINT NAME <u>Trent Stephenson</u> MAILING ADDRESS <u>505 E Jackson #200</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 375 0616</u></p>
<p>APPLICATION # <u>RZ 23-0997</u></p>	<p>PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0616</u></p>

DATE/TIME: 5/14/2024 6pm HEARING MASTER: Pamela Jo Hatley

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

<p>APPLICATION # RZ 23-0997</p>	<p>PLEASE PRINT NAME <u>STEVE HENRY</u></p> <p>MAILING ADDRESS <u>5023 W. LANIER ST</u></p> <p>CITY <u>TVA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u></p>
<p>APPLICATION # RZ 23-0997</p>	<p>PLEASE PRINT NAME <u>Rebecca Kert</u></p> <p>MAILING ADDRESS <u>400 N Tampa St Suite 1908</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-368-3064</u></p>
<p>APPLICATION # RZ 23-0997</p>	<p>PLEASE PRINT NAME <u>Michael Brooks</u></p> <p>MAILING ADDRESS <u>400 N Tampa St / St 1910</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-594-5900</u></p>
<p>APPLICATION # MM 24-0029</p>	<p>PLEASE PRINT NAME <u>Todd Pressing</u></p> <p>MAILING ADDRESS <u>200 Julie Ave S #157</u></p> <p>CITY <u>J. Pk</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>813-274-1760</u></p>
<p>APPLICATION # MM 24-0029</p>	<p>PLEASE PRINT NAME <u>Rajiv Mathur</u></p> <p>MAILING ADDRESS <u>1612 Carlin Oaks Dr</u></p> <p>CITY <u>Vero</u> STATE <u>FL</u> ZIP <u>32909</u> PHONE <u>887-7164211</u></p>
<p>APPLICATION # RZ 24-0293</p>	<p>PLEASE PRINT NAME <u>William J. Molly</u></p> <p>MAILING ADDRESS <u>326 S Blvd</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-629-2752</u></p>

DATE/TIME: 5/14/2024 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p>RZ 24-0454</p>	<p>PLEASE PRINT NAME <u>Kami Corbett</u></p> <p>MAILING ADDRESS <u>14 E Kennedy Blvd, Ste 3700</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u></p>
<p>APPLICATION #</p> <p>RZ 24-0454</p>	<p>PLEASE PRINT NAME <u>Stephen Sposato</u></p> <p>MAILING ADDRESS <u>505 E Jackson St</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0611</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

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

DATE: 5/14/2024


HEARING MASTER: Pamela Jo Hatley

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-0232	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 23-0997	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 24-0029	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 24-0454	Stephen Sposato	1. Applicant Presentation Packet	No

MAY 14, 2024 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, May 14, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.


 Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

 Pamela Jo Hatley, ZHM, overview of ZHM process.

 Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

 Pamela Jo Hatley, ZHM, Oath.

B. REMANDS - None.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0232

 Michelle Heinrich, DS, called RZ 24-0232.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0232.

C.2. RZ 24-0338

 Michelle Heinrich, DS, called RZ 24-0338.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0338.

C.3. RZ 24-0469

 Michelle Heinrich, DS, called RZ 24-0469.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0469.

TUESDAY, MAY 15, 2024

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

D.1. RZ 23-0997

 Michelle Heinrich, DS, called RZ 23-0997.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 23-0997.

D.2. MM 24-0029

 Michelle Heinrich, DS, called MM 24-0029.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed MM 24-0029.

D.3. RZ 24-0293


 Michelle Heinrich, DS, called RZ 24-0293.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0293.

D.4. RZ 24-0454

 Michelle Heinrich, DS, called RZ 24-0454.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0454.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

 Pamela Jo Hatley, ZHM, adjourned the meeting at 8:27 p.m.

Rezoning Application: PD 24-0293
Zoning Hearing Master Date: May 14, 2024
BOCC Land Use Meeting Date: July 9, 2024



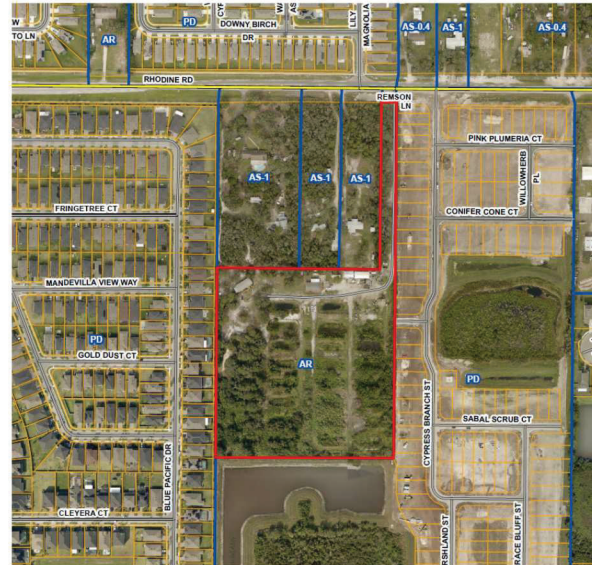
**Hillsborough
 County Florida**

Development Services Department

REVISED REPORT

1.0 APPLICATION SUMMARY

Applicant: William J. Molloy, Molloy & James
FLU Category: RES-4
Service Area: Urban
Site Acreage: 11.46 AC +/-
Community Plan Area: Riverview
Overlay: None
Request: Rezoning to Planned Development



Request Summary:

The existing zoning is AR (Agricultural Rural) which permits agricultural and single family residential uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow 42 single family residential units pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:		
District(s)	Current AR Zoning	Proposed PD Zoning
Typical General Use(s)	Agricultural, Single Family Residential	Single Family units
Acreage	11.46 AC Total Site Area 10.57 AC Density Acreage	11.46 AC Total Site Area 10.57 AC Density Acreage
Mathematical Maximums *	2 dwelling units	42 dwelling units
Density / Intensity	0.2 DU/AC	3.97 DU/AC

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

Development Standards:		
	Current AR Zoning	Proposed PD Zoning
Lot Size / Lot Width	5 acres / 150'	5,500 sf / 50'

APPLICATION NUMBER: PD 24-0293

ZHM HEARING DATE: May 14, 2024

BOCC LUM MEETING DATE: July 9, 2024

Case Reviewer: Tania C. Chapela

Setbacks/Buffering and Screening	50' Front 25' Side 50' Rear	20' Front 5' Side 15' Rear Corner lots: minimum front yard serving as a side yard shall be 15 feet. Minimum side yard serving as a rear yard shall be 15 feet.
Height	50 feet Max.	35 feet, two stories Max.

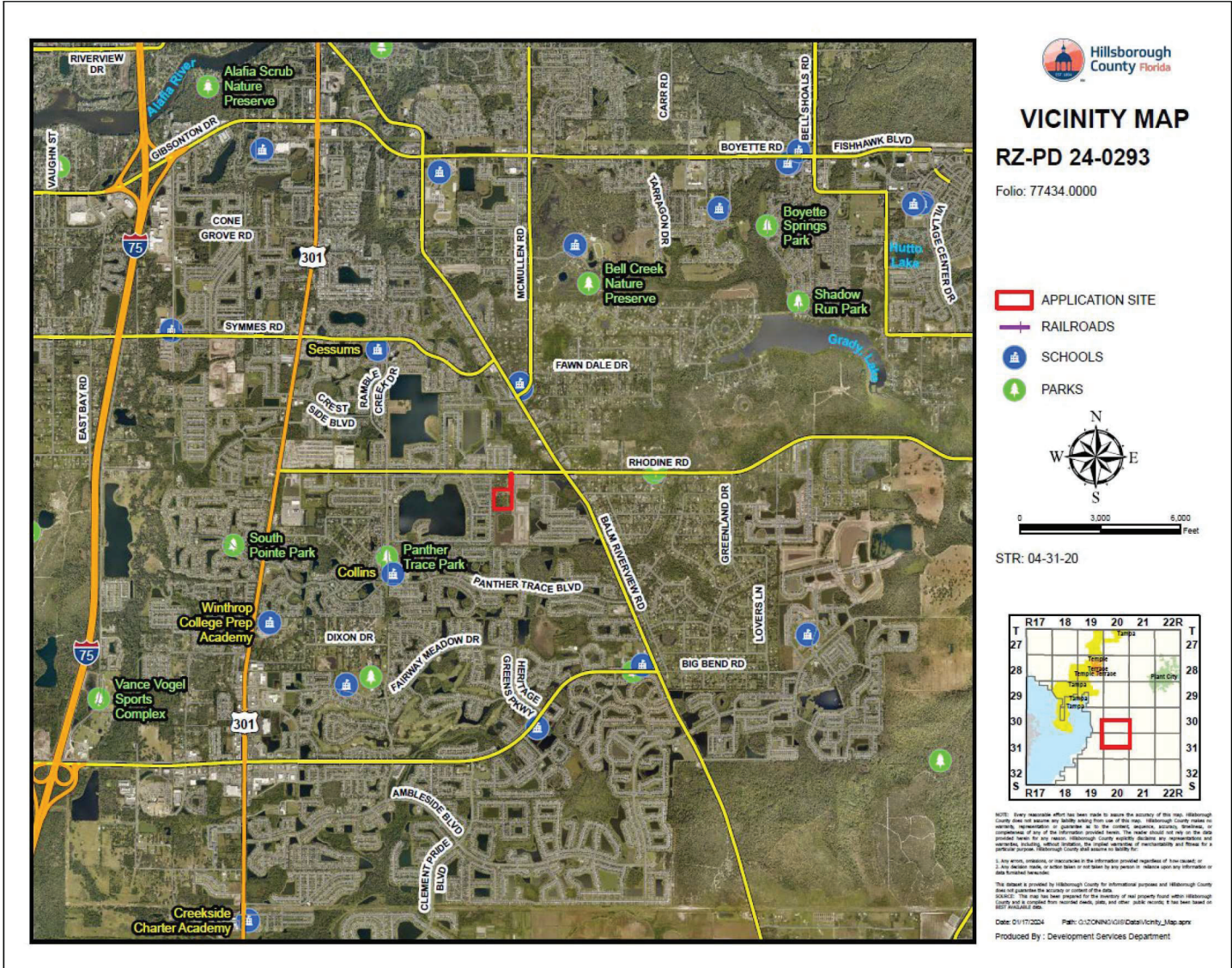
Additional Information:

PD Variations	None requested with this application
Waiver(s) to the Land Development Code	None requested with this application

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

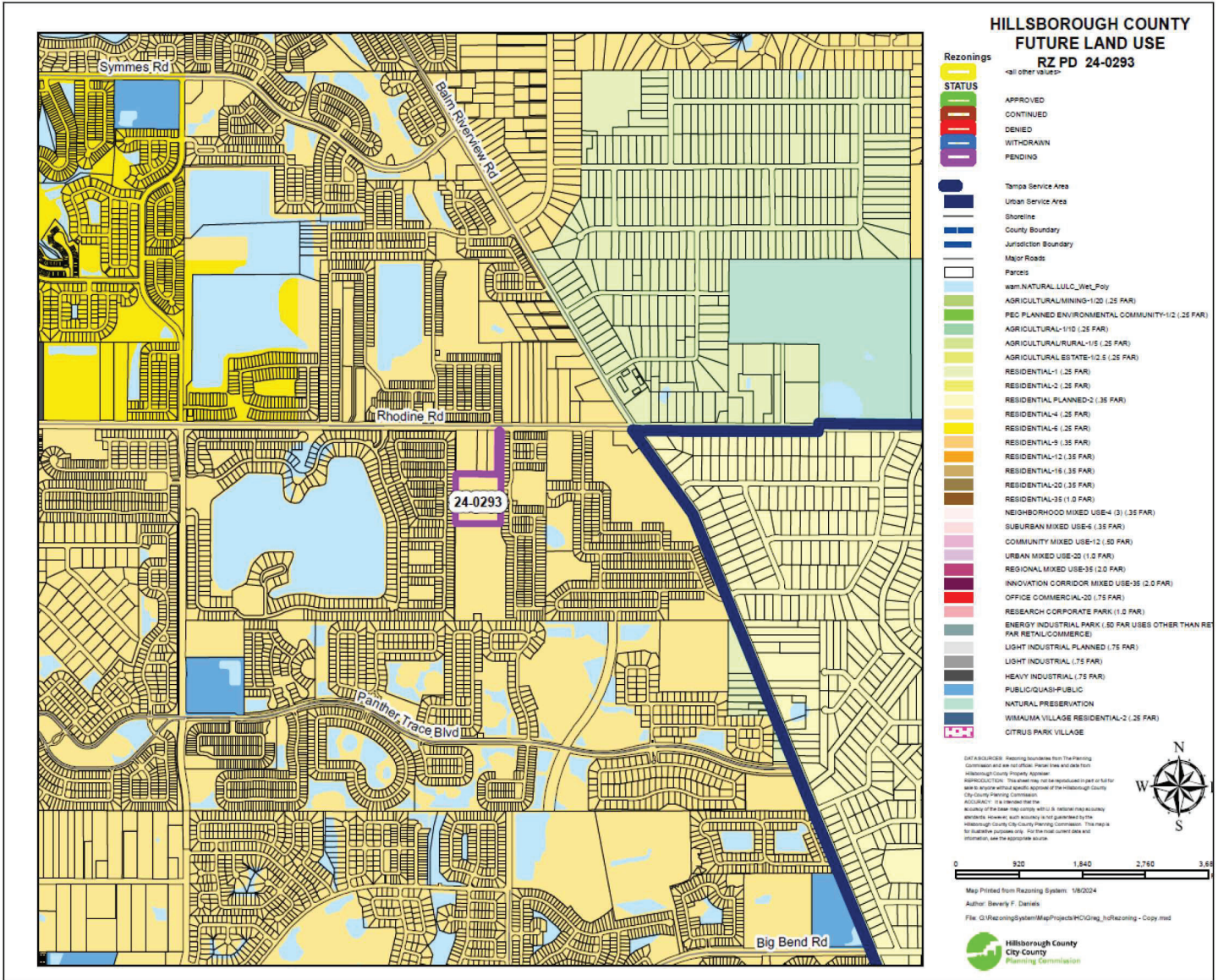


Context of Surrounding Area:

The surrounding area is largely comprised of single-family residential developments and agriculturally zoned property. The properties located north of the subject property are zoned AS-1 and are developed with single family conventional and mobile homes. The properties to the east, west and south are zoned PD 04-1593 and PD 19-1420 and are approved for single family uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map




Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 DU/AC 175,000 sq. ft. or .25 FAR, whichever is less intense
Typical Uses:	Suburban scale neighborhood commercial, office, multi-purpose or mixed use projects.


2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



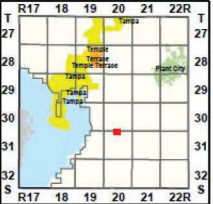

ZONING MAP
RZ-PD 24-0293
 Folio: 77434.0000

APPLICATION SITE
 ZONING BOUNDARY
 PARCELS
S SCHOOLS
P PARKS


 0 230 450 Feet

STR: 04-31-20

T 17 18 19 20 21 22R
 27
 28
 29
 30
 31
 32
 S R17 18 19 20 21 22R



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant any liability arising from the use of this map. Hillsborough County makes no warranty, representation or guarantee as to the actual, separate, accurate, truthful or completeness of any of the information included herein. The reader should not rely on the data herein, including, without limitation, the zoning, boundary, parcel, school, or other information, and should consult the official zoning map, parcel map, plat, and other public records of Hillsborough County and its agencies for the most current information.

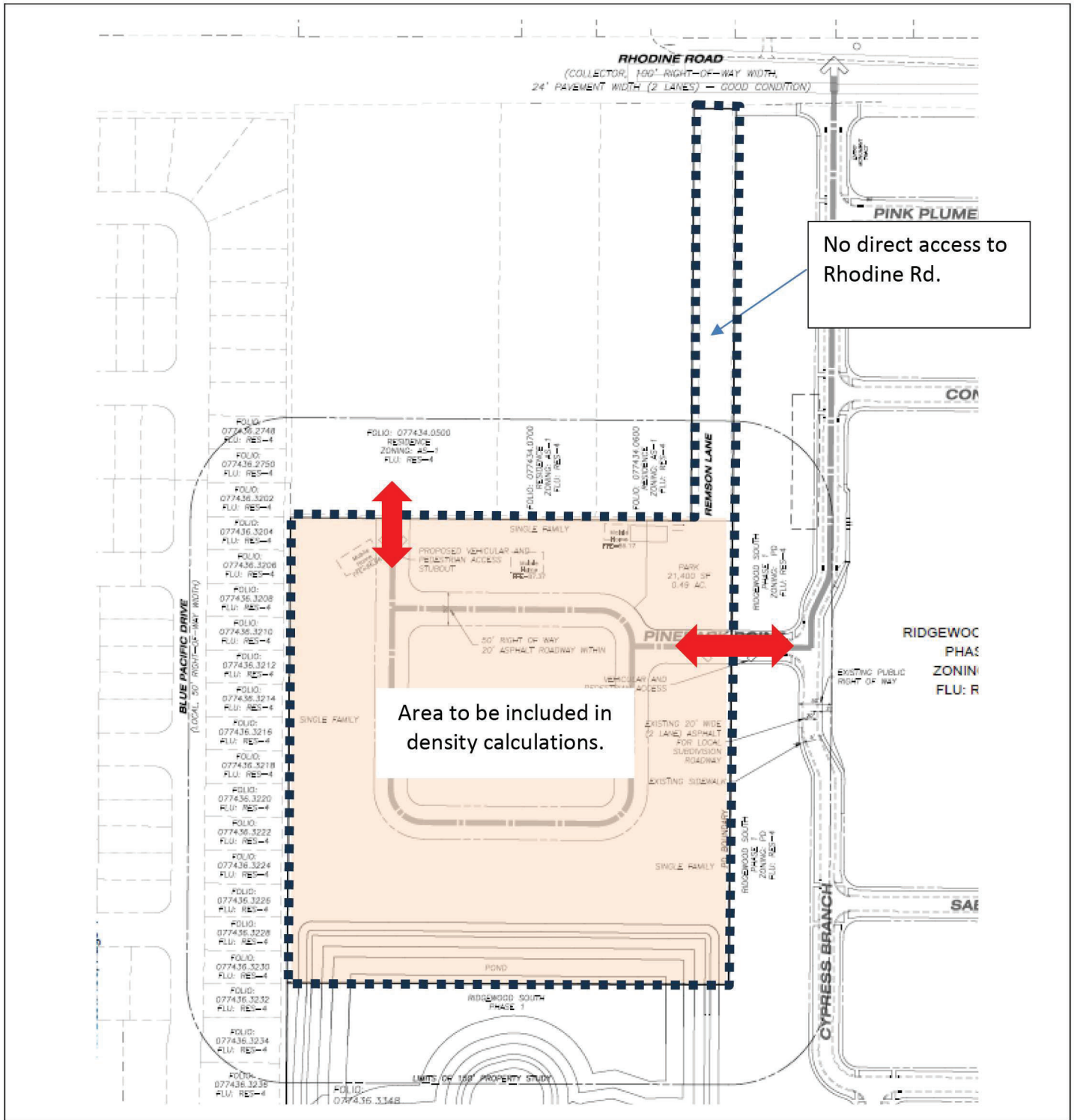
Date: 01/17/2024 File: G:\ZONING\GIS\GIS\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 DU/AC	Agricultural, Single Family Residential	Single Family Residential
South	PD 19-1420	3.98 DU/AC	Single Family Residential	Retention pond, Wetlands
East	PD 19-1420	3.98 DU/AC	Single Family Residential	Single Family Residential
West	PD 04-1593	3.31 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)



APPLICATION NUMBER: PD 24-0293
 ZHM HEARING DATE: May 14, 2024
 BOCC LUM MEETING DATE: July 9, 2024

Case Reviewer: Tania C. Chapela

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Pinebark Pointe Ct./Cypress Branch St.	County Local - Urban	2 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

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	454	34	44
Difference (+/1)	(+) 435	(+) 33	(+) 42

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
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 type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	not available at the time of staff report filing
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 42 = \$385,686 Parks: \$2,145 * 42 = \$ 90,090 School: \$8,227 * 42 = \$345,534 Fire: \$335 * 42 = \$ 14,070 Total per House: \$19,890 * 42 = \$835,380			
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

The adjacent properties to the south, east and west are zoned PD with single family development. Staff finds the proposed request to be compatible with the approved residential uses across Rhodine Road, to the north. The surrounding subdivision lot sizes are comparable with the proposed project standards. Furthermore, the proposed density is compliant with the RES-4 Comprehensive Plan category.

Given the above, Staff finds the request compatible with the surrounding development pattern and recommends approval, with conditions.

5.2 Recommendation

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted, May 3, 2024.

Prior to certification, the applicant shall:

- Revise site data table to correct side and rear yards on corner lots to a minimum 15 feet.
- Revise the single headed arrow at the intersection of Cypress Branch St and Rhodine Rd. to a doubled headed arrow.
- Revise the singled headed arrow in the site plan legend to a double headed arrow and label it as "Vehicular and Pedestrian Access".
- Delete Site Plan General Notes # 25. All internal roadways to be public.

1. The project shall be permitted a maximum of 42 single-family detached residential dwelling units and developed according to the following development standards:

Minimum lot size:	5,500 square feet
Minimum lot width:	50 feet
Front yard setback:	20 feet
Rear yard setback:	15 feet
Side yard setback:	5 feet**
Maximum building height:	35 feet (maximum two stories)
Maximum lot coverage:	60%

Corner lots: minimum front yard serving as a side yard shall be 15 feet.

Corner lots: minimum side yard serving as a rear yard shall be 15 feet.

2. At the preliminary plat ~~certification~~ time, the 0.89 AC parcel track adjacent to Rhodine Road shall be combined with parcel #77434.0600. Otherwise, it shall be comprised by one of the project subdivision lots.
3. The project shall be permitted one full access connection on Pinebark Pointe Ct. as shown on the PD site plan.

4. The project shall stubout a roadway connection to folio #77434.0500 consistent with LDC, Sec. 6.02.01. subdivision access requirements, as shown in the PD site plan.
5. Notwithstanding anything shown of the PD site plan to the contrary, final determination of project internal roadway maintenance authority will be made at the time of plat/site/construction plan review and shall be consistent with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan.
6. The subject property existing driveway, referred to in the PD site plan as Remson Lane, shall be closed and resodded on Rhodine Rd.
7. The developer shall construct a 5-foot sidewalk along the project frontage on Rhodine Rd.
8. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
10. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
11. The construction and location of any proposed wetland impacts are not approved by correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
12. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
13. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
14. 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.
15. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



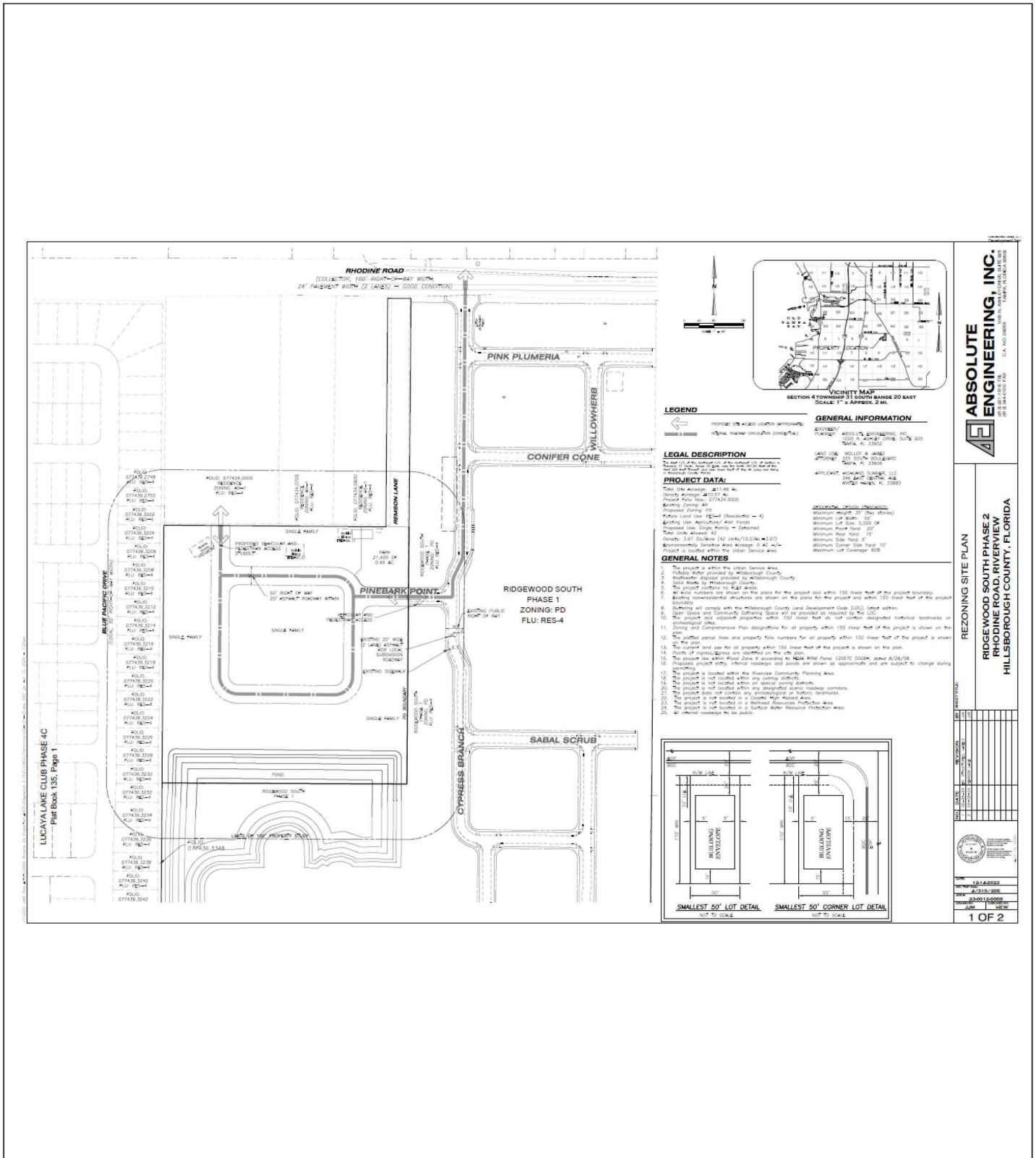
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

The applicant provided a revised plan after the Revised Plan Deadline. The proposed changes do not trigger a continuance to a further hearing date.

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 24-0293

ZHM HEARING DATE: May 14, 2024

BOCC LUM MEETING DATE: July 9, 2024

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/02/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/South

PETITION NO: PD 24-0293

-
-
- 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.

CONDITIONS OF APPROVAL

- The project shall be permitted one full access connection on Pinebark Pointe Ct. as shown on the PD site plan.
- The project shall stubout a roadway connection to folio#77434.0500 consistent with LDC, Sec. 6.02.01. subdivision access requirements, as shown in the PD site plan.
- Notwithstanding anything shown of the PD site plan to the contrary, final determination of project internal roadway maintenance authority will be made at the time of plat/site/construction plan review and shall be consistent with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan.
- The subject property existing driveway, referred to in the PD site plan as Remson Lane, shall be closed and resodded on Rhodine Rd.
- The developer shall construct a 5-foot sidewalk along the project frontage on Rhodine Rd.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

OTHER CONDITIONS:

Prior to certification, the applicant shall:

- A) Revise the single headed arrow at the intersection of Cypress Branch St and Rhodine Rd. to a doubled headed arrow.
- B) Revise the singled headed arrow in the site plan legend to a double headed arrow and label it as "Vehicular and Pedestrian Access".
- C) Delete Site Plan General Notes # 25. *All internal roadways to be public.*

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 11.46-acre parcel, from Agricultural Rural (AR) to Planned Development to construct 42 single family detached units. The site is located south of Rhodine Rd. and west of Cyress Branch St. The Future Land Use designation is Residential 4 (R-4).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 2 Single Family Detached Units (ITE Code 210)	19	1	2

Proposed Rezoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD:42 Single Family Detached Units (ITE Code 210)	454	34	44

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)435	(+)33	(+)42

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development on the site by +435 average daily trips, +33 a.m. peak hour trip, and +42 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Pinebark Pointe Ct./Cypress Branch St. are new 2-lane, local residential roadways within a 50-foot right-of-way that were recently constructed as part of the Ridgewood South residential subdivision. They are characterized by +/-10-foot-wide travel lanes in new condition with curb, gutter and sidewalks on both sides.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on Pinebark Pointe Ct. and Cypress Branch St. The subject properties existing access at Rhodine Rd. via the private drive referred to as Remson Lane will be closed, resodded and a sidewalk constructed along the project’s Rhodine Rd. frontage.

As demonstrated by the site access analysis submitted by the applicant’s traffic engineer, the project access does not meet warrants for site access improvements (i.e. turn lanes) at the projects access connection. Staff notes that the intersection of Cypress Branch St. and Rhodine Rd. is served by recently constructed westbound and eastbound turn lanes.

The internal roadways shall be constructed to the County TS-3 local roadway typical section. An internal roadway stubout is provided for connectivity to the adjacent property to the north as required by LDC, Sec. 6.02.01 subdivision access requirements. final determination of project internal roadway maintenance authority will be made at the time of plat/site/construction plan review and shall be consistent with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Pinebark Pointe Ct. and Cypress Branch St. are not a regulated roadway in the Hillsborough County Level of Service (LOS) report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
RHODINE RD	US HWY 301	BALM RIVERVIEW RD	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) 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
Pinebark Pointe Ct./Cypress Branch St.	County Local - Urban	2 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

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	454	34	44
Difference (+/-)	(+)435	(+)33	(+)42

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

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

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	See report.



**PARTY OF
RECORD**

NONE