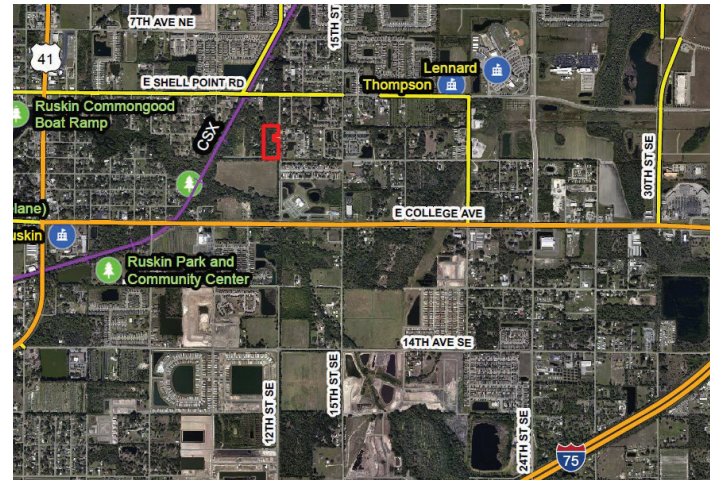


**1.0 APPLICATION SUMMARY**

**Applicant:** Property Reserve Inc.  
**FLU Category:** Residential – 6 (Res-6)  
**Service Area:** Urban  
**Site Acreage:** 4.29 Acres  
**Community Plan Area:** Ruskin  
**Overlay:** None



**Introduction Summary:**  
 The subject site covers approximately 4.29 acres located along the west side of 12<sup>th</sup> Street SE and approximately one-quarter of a mile north of E. Collage Avenue. The property is designated AR on the Zoning Atlas with a Residential-6 underlying future land use designation. The applicant is requesting to rezone the property to Planned Development (PD) to allow for the development of 24 townhomes.

Zoning:	Existing	Proposed
District(s)	AR	PD
Typical General Use(s)	Single-Family Residential (Mobile Home only)	Townhomes, Residential
Acreage	4.29	4.29
Density/Intensity	1 unit per 5 acres	5.59 units per acre
Mathematical Maximum*	0 units	24 units

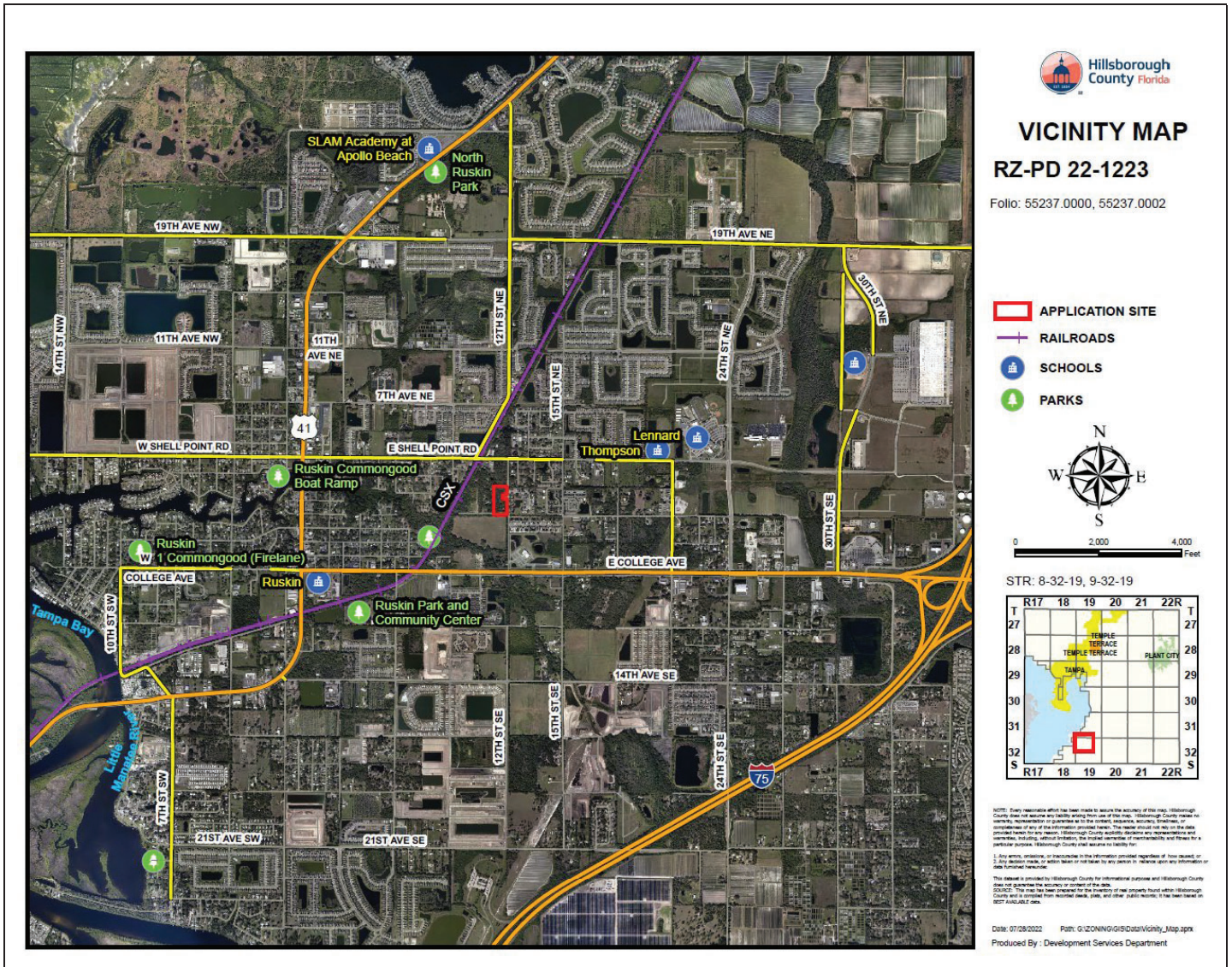
\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD
Lot Size / Lot Width	217,800 sf / 150'	1,700 sf / 20'
Setbacks/Buffering and Screening	Front: 50' Rear: 50' Sides: 25'	Front, Primary: 20' Front, Functioning as a Side: 15' Rear: 20' Side, Internal End Units: 7.5'
Height	50'	35'

Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	
<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions

### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map

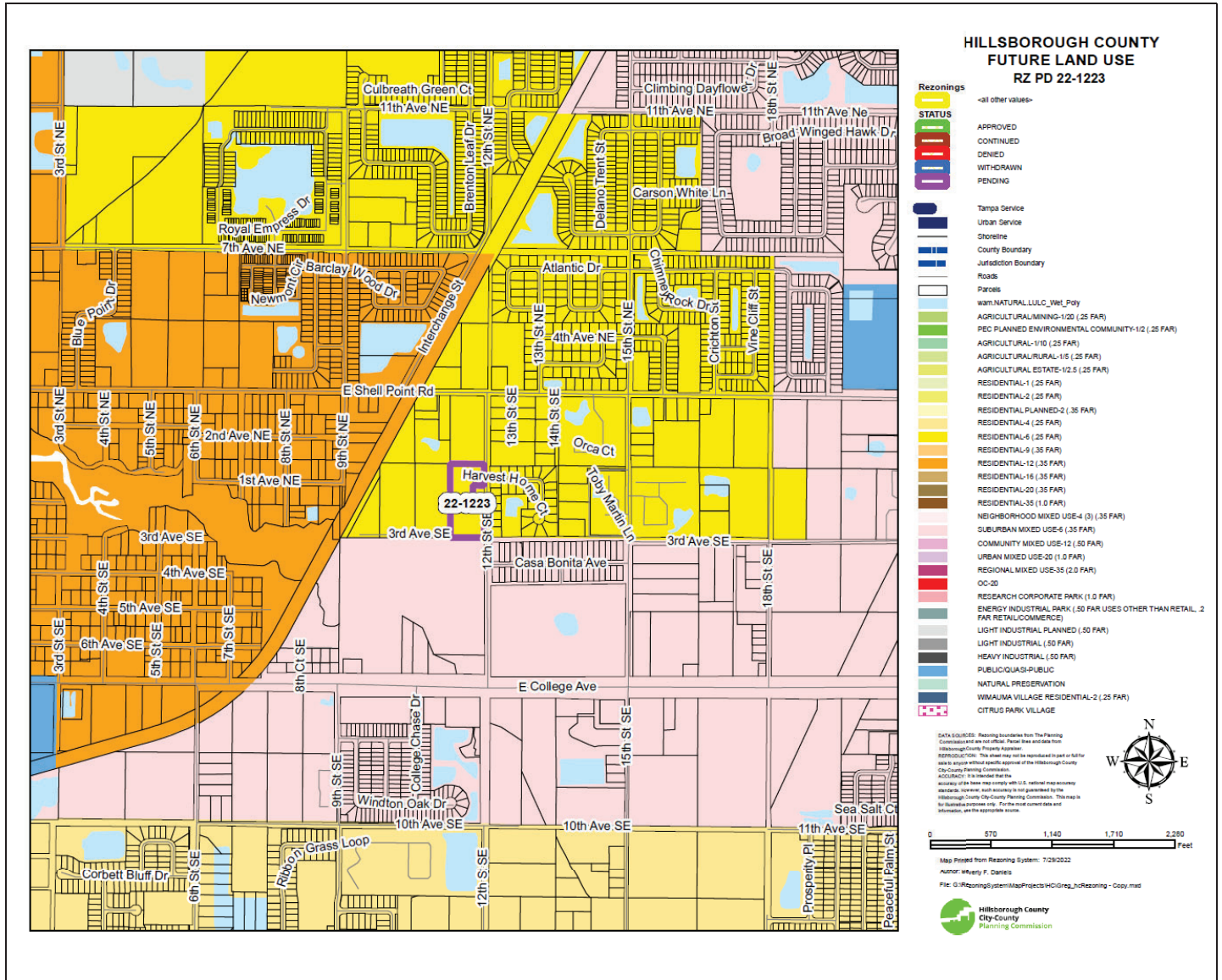


#### Context of Surrounding Area:

The properties in the immediate are a mix of single-family homes, pasture and vacant land, and a religious institution to the south. The subject property adjoins properties zoned AR to the west and south, RMC-6 to the north, and RSC-6 properties to the east. The abutting properties to the north, south and west are undeveloped, and the properties opposite of 12<sup>th</sup> Street SE to the east are developed for single-family use with an allowable density up to 6 dwellings per gross acre (DU per GA). The future land use designations of the neighboring properties allow for residential development up to 6 dwelling per acre.

2.0 LAND USE MAP SET AND SUMMARY DATA

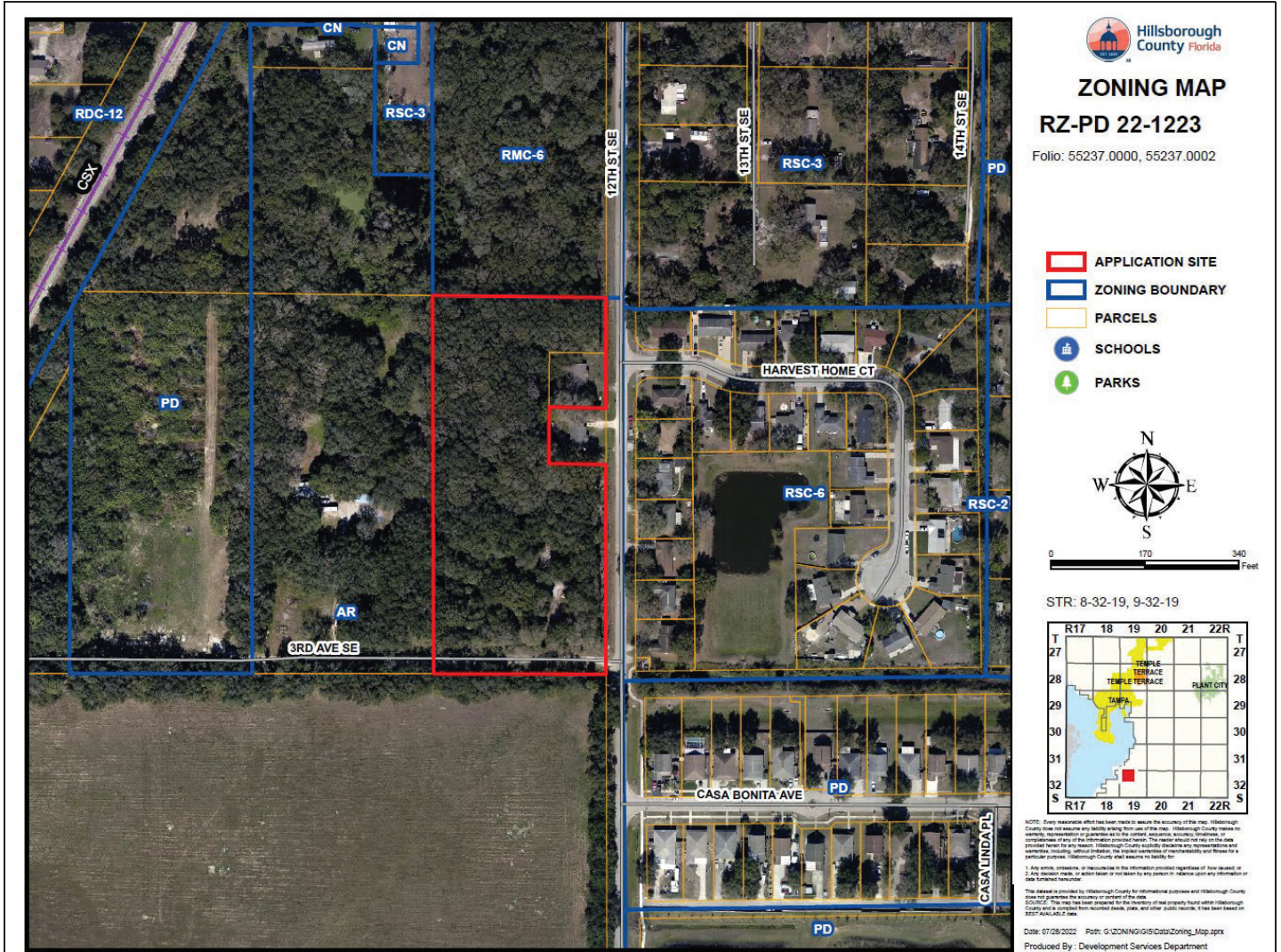
2.2 Future Land Use Map



Subject Site Future Land Use Category	Residential – 6 (R-6)
Maximum Density/FAR	6 DU per GA/FAR: 0.25
Typical Uses	Residential, suburban scale neighborhood commercial, office, multi-purpose and mixed use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

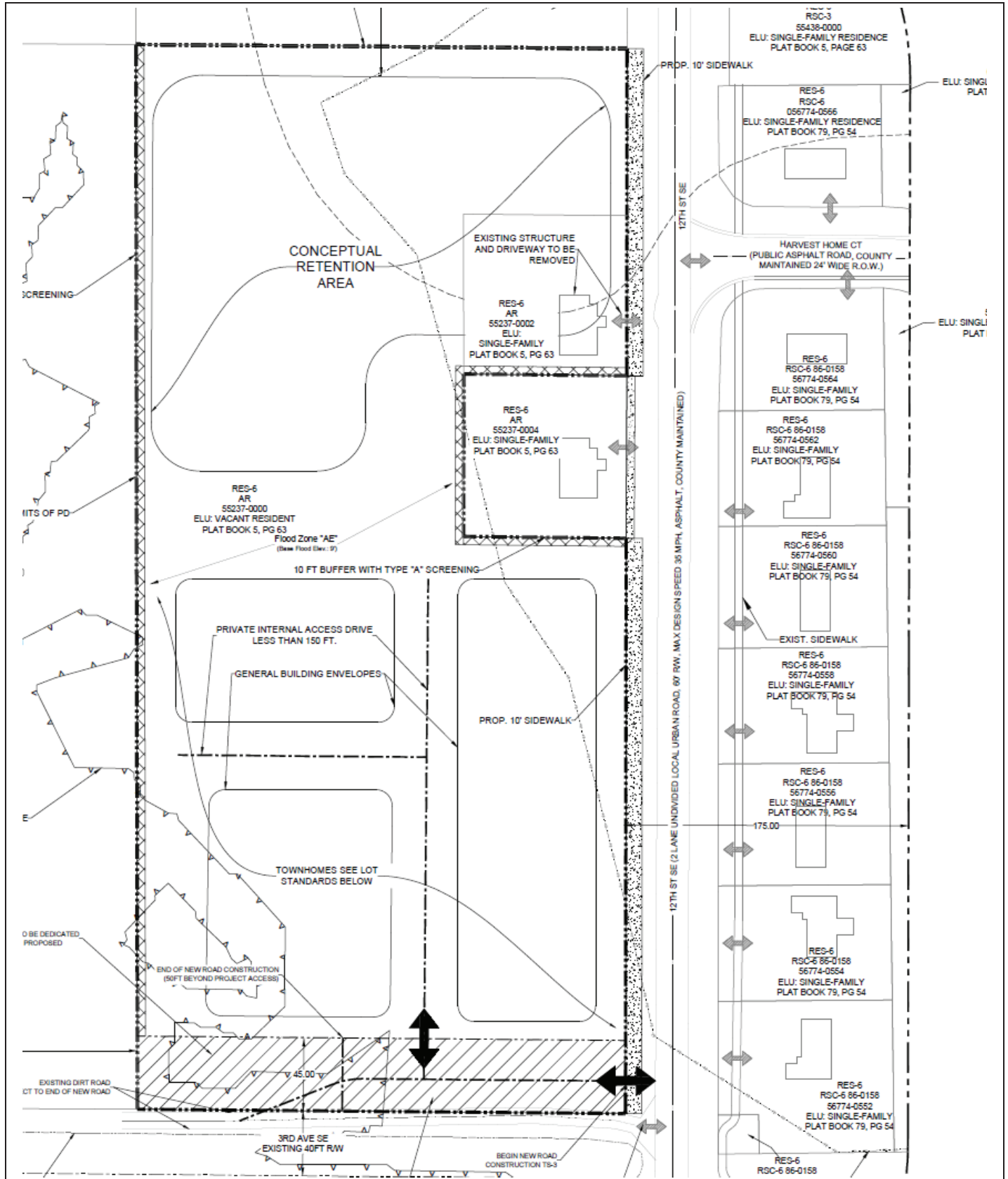


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use
North	RMC-6	6 DU per GA/FAR: NA	Residential, Single-Family and Multi-Family	Vacant Residential
South	AR	1 DU per 5 GA/FAR: NA	Agricultural and Related, and Single-Family Residential	Pasture
East	RSC-6	6.0 DU per GA/FAR: NA	Residential, Single-Family Conventional	Residential, Single-Family
West	AR	1 DU per 5 GA/FAR: NA	Agricultural and Related, and Single-Family Residential	Vacant Residential

### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
SE 12 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
SE 3 <sup>rd</sup> Avenue	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

**Project Trip Generation**

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	176	11	13
Difference (+/1)	+167	+10	+12

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

Notes:

**Design Exception/Administrative Variance**

Road Name/Nature of Request	Type	Finding
SE 12 <sup>th</sup> Street/Substandard Roadway	Design Exception Requested	Approvable

Notes:

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report
<b>Service Area/ Water &amp; Wastewater</b> <input 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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	South County Statement of Record
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" 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 checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A proportionate share agreement is an available option.
<b>Impact/Mobility Fees: Urban Mobility, South Parks/Fire - 24 Townhouse Units</b> Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 * 24 = \$ 159,864 Parks: \$1,957 * 24 = \$ 46,968 School: \$7,027 * 24 = \$ 168,648 Fire: \$ 249 * 24 = \$ 5,976 Total Townhouse: \$ 381,456				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

Based on the adjacent zonings and uses identified in the report, staff finds the proposed rezoning to PD compatible with the existing zoning districts and development pattern in the area.

### **5.2 Recommendation**

Based on the above considerations, staff recommends approval of the request, subject to conditions.



**6.0 PROPOSED CONDITIONS**


Prior to Site Plan Certification, the applicant shall revise the PD General Site Plan to show the most current coastal high hazard boundaries.

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 21, 2019.

1. Development shall be limited to 24 multi-family townhomes.
2. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
3. Building setbacks shall be as follows:
  - Front, Primary: 20 feet;
  - Front, Functioning as a Side: 15 feet;
  - Rear: 20 feet; and
  - Side, Internal End Unit: 7.5 feet.
4. The minimum lot size shall be 1,700 square feet.
5. The minimum lot width shall be 20 feet.
6. Buffering and screening requirements shall be as follows:
  - Western boundary: 10-foot/Type "A"; and
  - Adjoining the parcel with folio number 55237.0004: 10-foot/Type "A".
7. The maximum building height shall be 35 feet.
8. Minimum required parking shall be two spaces per dwelling.
9. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
10. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Proposed land alterations are restricted within the wetland setback areas.
11. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
12. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
13. Water distribution system improvements will need to be completed prior to connection to the County's water system for the subject development. No building permits for the townhome structures shall be issued until the completion by the County of funded Capital Improvement Program projects C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and the projects are put into operation.

14. If PD 22-1223 is approved, the County Engineer will approve a Design Exception (dated November 1, 2022) which was found approvable by the County Engineer (on November 4, 2022) for SE 12th St. substandard road improvements. As SE 12th St. is a substandard local roadway, the developer will be required to construct a 10-ft wide sidewalk on the west side of the roadway from SE 3rd Ave. and to the north +/- 1,000 feet consistent with the approved design exception.
15. Where the proposed new sidewalk runs along the frontages of folio# 55237.0004 and folio#55237.0002, the width of the sidewalk may narrow, if constrained by limited right-of-way. This segment shall be constructed as close to 10 feet wide as feasible, but in no case shall be narrower than 5 feet wide.
16. Primary vehicular and pedestrian access to the project shall be provided to SE 12th St. via SE 3rd Ave., as shown on the PD Site Plan.
17. The developer shall improve SE 3rd Ave. to a TS-3 local roadway standard plus the additional features identified in the typical section detail, as shown on the PD site plan, which includes 45 feet of dedicated and conveyed right-of-way along the project's southern boundary, a 20' maintenance berm and guard railing.
18. A minimum 5-foot wide ADA-compliant sidewalk shall be provide internal to the project between the sidewalk at the project's frontage/entrance, entrances to each of the residential units, parking areas and amenities consistent with LDC, Sec. 6.03.02.
19. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
20. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
21. 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.
22. 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.
23. 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).
24. 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.
25. 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.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Mon Nov 7 2022 12:39:13

**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**



**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

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

**DATE:** 11/04/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 22-1223

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

**CONDITIONS OF ZONING APPROVAL**

- If PD 22-1223 is approved, the County Engineer will approve a Design Exception (dated November 1, 2022) which was found approvable by the County Engineer (on November 4, 2022) for SE 12<sup>th</sup> St. substandard road improvements. As SE 12<sup>th</sup> St. is a substandard local roadway, the developer will be required to construct a 10-ft wide sidewalk on the west side of the roadway from SE 3<sup>rd</sup> Ave. and to the north +/- 1,000 feet consistent with the approved design exception.

Where the proposed new sidewalk runs along the frontages of folio# 55237.0004 and folio#55237.0002, the width of the sidewalk may narrow, if constrained by limited right-of-way. This segment shall be constructed as close to 10 feet wide as feasible, but in no case shall be narrower than 5 feet wide.

- Primary vehicular and pedestrian access to the project shall be provided to SE 12<sup>th</sup> St. via SE 3<sup>rd</sup> Ave., as shown on the PD Site Plan.
- The developer shall improve SE 3<sup>rd</sup> Ave. to a TS-3 local roadway standard plus the additional features identified in the typical section detail, as shown on the PD site plan, which includes 45 feet of dedicated and conveyed right-of-way along the project's southern boundary, a 20' maintenance berm and guard railing.
- A minimum 5-foot wide ADA-compliant sidewalk shall be provide internal to the project between the sidewalk at the project's frontage/entrance, entrances to each of the residential units, parking areas and amenities consistent with LDC, Sec. 6.03.02.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the subject property from Agricultural (AR) to Planned Development (PD) to construct 24 town home units on +/-4.29 acres. The site is located on the east SE 12<sup>th</sup> St. and north side of unimproved SE 3<sup>rd</sup> Ave. The Future Land Use designation of the site is Residential 6 (R-6).

### ***Trip Generation Analysis***

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

#### **Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 1 Unit, Single Family Detached (ITE 210)	<b>9</b>	<b>1</b>	<b>1</b>

#### **Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 24 Units, Town Homes (ITE 220)	<b>176</b>	<b>11</b>	<b>13</b>

#### **Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>+167</b>	<b>+10</b>	<b>+12</b>

The proposed rezoning will result in an increase in potential trip generation by 167 daily trips, 10 AM peak hour trips, and 12 PM peak hour trips.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property fronts SE 12<sup>th</sup> St. to the east and SE 3<sup>rd</sup> Ave. to the south.

#### **SE 12<sup>th</sup> Street**

SE 12<sup>th</sup> St. is a publicly maintained 2-lane, undivided, substandard local roadway characterized by +/- 10-foot wide travel lanes in average condition. The roadway lies within a +/- 64 to +/-68-foot wide right-of-way. There are sidewalks on the east side of the roadway and no bicycle facilities in the vicinity of the proposed project.

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

SE 12<sup>th</sup> St. is not included in the Hillsborough County Corridor Preservation Plan.

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



### SE 3<sup>rd</sup> Avenue

SE 3<sup>rd</sup> Ave. is an unimproved local roadway providing access to several parcels along the estimated 40-foot of existing right of way that includes a large drainage ditch. The applicant is proposing to improve SE 3<sup>rd</sup> Ave. to TS-3 local roadway standards with additional features including a 20 ft maintenance berm and guard railing, per County Storm Water Management Technical Manual (SWMTM) Sec. 4.1.15.2 (A), due to the drainage ditch along the south side of the roadway and dedicate 45 feet of right of way to construct the improved roadway within a finished total right of way of 85 feet. The developer shall make the proposed improvements from SE 12<sup>th</sup> St. to +/- 190 feet along the project frontage and dedicate 45 feet of right-of-way along the entirety of the project boundary on SE 3<sup>rd</sup> Ave for future extension of the roadway by others.

### **SITE ACCESS & CONNECTIVITY**

The proposed PD site plan provides for vehicular and pedestrian access to SE 12<sup>th</sup> St. via SE 3<sup>rd</sup> Ave. SE 3<sup>rd</sup> Ave. will be improved by the developer as a condition of approval and consistent with the typical section included in the PD site plan.

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

The town homes will be served by internal private drive aisles from the project entrance. The plan states that the entrance will not be gated. The developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk between the sidewalk at the project's frontage/entrance, each of the residential units, parking areas and amenities consistent with LDC, Sec. 6.03.02.

The subject property is constrained due to the CSX railway, and the established grid pattern in the area does not have any connection across the CSX railway on the west in between College Avenue and Shell Point Dr. No additional connectivity is proposed or required.

### **REQUESTED DESIGN EXCEPTION: SE 12<sup>TH</sup> STREET**

As SE 12<sup>th</sup> St. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for SE 12<sup>th</sup> St. (November 1, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on November 4, 2022). The developer will be required to construct a 10-ft wide sidewalk on the west side of the roadway from SE 3<sup>rd</sup> Ave. and to the north +/- 1,000 feet consistent with the approved design exception.

Where the proposed new sidewalk runs along the frontages of folio# 55237.0004 and folio#55237.0002, the width of the sidewalk may narrow, if constrained by limited right-of-way. This segment shall be constructed as close to 10 feet wide as feasible, but in no case shall not be narrower than 5 feet wide.

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

### **LEVEL OF SERVICE (LOS)**

SE 12<sup>th</sup> St. and SE 3<sup>rd</sup> Ave. are not regulated roadways.

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hour Directional LOS</b>
SR 674 (College Ave.)	US HWY 41	INTERSTATE 75	D	C

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

**From:** Williams, Michael [WilliamsM@HillsboroughCounty.ORG]  
**Sent:** Friday, November 4, 2022 11:20 AM  
**To:** Steven Henry [shenry@lincks.com]  
**CC:** Carol Walden [cwalden@stearnsweaver.com]; Ball, Fred (Sam) [BallF@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Tirado, Sheida [TiradoS@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; Morales, Cintia [MoralesCS@hillsboroughcounty.org]  
**Subject:** FW: RZ PD 22-1223 Design Exception Review  
**Attachments:** 22-1223 DEReq 1 1-02-22.pdf

**Importance:** High

Steve,

I have found the attached Design Exception (DE) for PD 22-1223 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

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

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

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

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**From:** Tirado, Sheida <[TiradoS@hillsboroughcounty.org](mailto:TiradoS@hillsboroughcounty.org)>  
**Sent:** Wednesday, November 2, 2022 10:04 PM  
**To:** Williams, Michael <[WilliamsM@HillsboroughCounty.ORG](mailto:WilliamsM@HillsboroughCounty.ORG)>  
**Cc:** Morales, Cintia <[MoralesCS@hillsboroughcounty.org](mailto:MoralesCS@hillsboroughcounty.org)>; Perez, Richard <[PerezRL@hillsboroughcounty.org](mailto:PerezRL@hillsboroughcounty.org)>  
**Subject:** RZ PD 22-1223 Design Exception Review  
**Importance:** High

Hello Mike,

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

[shenry@lincks.com](mailto:shenry@lincks.com)  
[cwalden@stearnsweaver.com](mailto:cwalden@stearnsweaver.com)  
[ballf@hillsboroughcounty.org](mailto:ballf@hillsboroughcounty.org)  
[perezrl@hillsboroughcounty.org](mailto:perezrl@hillsboroughcounty.org)

Best Regards,

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

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P: (813) 276-8364  
E: [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Rome, Ashley <[RomeA@hillsboroughcounty.org](mailto:RomeA@hillsboroughcounty.org)>  
**Sent:** Wednesday, November 2, 2022 4:55 PM  
**To:** Allen, Cari <[AllenCA@hillsboroughcounty.org](mailto:AllenCA@hillsboroughcounty.org)>; Andrea Papandrew <[papandrewa@plancom.org](mailto:papandrewa@plancom.org)>;

Blinck, Jim <[BlinckJ@HillsboroughCounty.ORG](mailto:BlinckJ@HillsboroughCounty.ORG)>; Brown, Gregory <[BrownGr@hillsboroughcounty.org](mailto:BrownGr@hillsboroughcounty.org)>; Bryant, Christina <[BryantC@epchc.org](mailto:BryantC@epchc.org)>; Cabrera, Richard <[CabreraR@HillsboroughCounty.ORG](mailto:CabreraR@HillsboroughCounty.ORG)>; Dalfino, Jarryd <[DalfinoJ@hillsboroughcounty.org](mailto:DalfinoJ@hillsboroughcounty.org)>; Santos, Daniel <[daniel.santos@dot.state.fl.us](mailto:daniel.santos@dot.state.fl.us)>; David Skrelunas <[David.Skrelunas@dot.state.fl.us](mailto:David.Skrelunas@dot.state.fl.us)>; Dickerson, Ross <[DickersonR@HillsboroughCounty.ORG](mailto:DickersonR@HillsboroughCounty.ORG)>; Ellen Morrison <[ellen.morrison@swfwmd.state.fl.us](mailto:ellen.morrison@swfwmd.state.fl.us)>; Franklin, Deborah <[FranklinDS@hillsboroughcounty.org](mailto:FranklinDS@hillsboroughcounty.org)>; Glorimar Belangia <[Glorimar.Belangia@hcps.net](mailto:Glorimar.Belangia@hcps.net)>; Greg Colangelo <[colangeg@plancom.org](mailto:colangeg@plancom.org)>; Hansen, Raymond <[HansenR@hillsboroughcounty.org](mailto:HansenR@hillsboroughcounty.org)>; Holman, Emily - PUD <[HolmanE@HillsboroughCounty.ORG](mailto:HolmanE@HillsboroughCounty.ORG)>; Hummel, Christina <[HummelC@hillsboroughcounty.org](mailto:HummelC@hillsboroughcounty.org)>; Impact Fees <[ImpactFees@hillsboroughcounty.org](mailto:ImpactFees@hillsboroughcounty.org)>; James Hamilton <[jhamilton@tecoenergy.com](mailto:jhamilton@tecoenergy.com)>; Jillian Massey <[masseyj@plancom.org](mailto:masseyj@plancom.org)>; Kaiser, Bernard <[KAISERB@HillsboroughCounty.ORG](mailto:KAISERB@HillsboroughCounty.ORG)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Katz, Jonah <[KatzJ@hillsboroughcounty.org](mailto:KatzJ@hillsboroughcounty.org)>; Kyle Brown <[kyle.brown@myfwc.com](mailto:kyle.brown@myfwc.com)>; [landuse-zoningreviews@tampabaywater.org](mailto:landuse-zoningreviews@tampabaywater.org); Mineer, Lindsey <[Lindsey.Mineer@dot.state.fl.us](mailto:Lindsey.Mineer@dot.state.fl.us)>; Lindstrom, Eric <[LindstromE@hillsboroughcounty.org](mailto:LindstromE@hillsboroughcounty.org)>; Mackenzie, Jason <[MackenzieJ@hillsboroughcounty.org](mailto:MackenzieJ@hillsboroughcounty.org)>; McGuire, Kevin <[McGuireK@HillsboroughCounty.ORG](mailto:McGuireK@HillsboroughCounty.ORG)>; Melanie Ganas <[mxganas@tecoenergy.com](mailto:mxganas@tecoenergy.com)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; O'Hern Weeks, Abbie <[weeksa@epchc.org](mailto:weeksa@epchc.org)>; Olivia Ryall <[oryall@teamhcso.com](mailto:oryall@teamhcso.com)>; Perez, Richard <[PerezRL@hillsboroughcounty.org](mailto:PerezRL@hillsboroughcounty.org)>; Petrovic, Jaksa <[PetrovicJ@HillsboroughCounty.ORG](mailto:PetrovicJ@HillsboroughCounty.ORG)>; Pezone, Kathleen <[PezoneK@hillsboroughcounty.org](mailto:PezoneK@hillsboroughcounty.org)>; Ratliff, James <[RatliffJa@hillsboroughcounty.org](mailto:RatliffJa@hillsboroughcounty.org)>; Hessinger, Rebecca <[HessingerR@hillsboroughcounty.org](mailto:HessingerR@hillsboroughcounty.org)>; Renee Kamen <[renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)>; Revette, Nacole <[RevetteN@HillsboroughCounty.ORG](mailto:RevetteN@HillsboroughCounty.ORG)>; Carroll, Richard <[CarrollR@HillsboroughCounty.ORG](mailto:CarrollR@HillsboroughCounty.ORG)>; Rochelle, Randy <[RochelleR@HillsboroughCounty.ORG](mailto:RochelleR@HillsboroughCounty.ORG)>; RP-Development <[RP-Development@hillsboroughcounty.org](mailto:RP-Development@hillsboroughcounty.org)>; Salisbury, Troy <[SalisburyT@hillsboroughcounty.org](mailto:SalisburyT@hillsboroughcounty.org)>; Salma Ahmad <[ahmads@plancom.org](mailto:ahmads@plancom.org)>; Sanchez, Silvia <[sanchezs@epchc.org](mailto:sanchezs@epchc.org)>; Shelton, Carla <[SheltonC@HillsboroughCounty.ORG](mailto:SheltonC@HillsboroughCounty.ORG)>; Steady, Alex <[SteadyA@hillsboroughcounty.org](mailto:SteadyA@hillsboroughcounty.org)>; Tony Mantegna <[tmantegna@tampaairport.com](mailto:tmantegna@tampaairport.com)>; Turbiville, John (Forest) <[TurbivilleJ@HillsboroughCounty.ORG](mailto:TurbivilleJ@HillsboroughCounty.ORG)>; [WetlandsPermits@epchc.org](mailto:WetlandsPermits@epchc.org); Woodard, Sterlin <[Woodard@epchc.org](mailto:Woodard@epchc.org)>; Yeneka Mills <[millsy@plancom.org](mailto:millsy@plancom.org)>

**Cc:** Grady, Brian <[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)>; Ball, Fred (Sam) <[BallF@hillsboroughcounty.org](mailto:BallF@hillsboroughcounty.org)>; Timoteo, Rosalina <[TimoteoR@HillsboroughCounty.ORG](mailto:TimoteoR@HillsboroughCounty.ORG)>; Morales, Cintia <[MoralesCS@hillsboroughcounty.org](mailto:MoralesCS@hillsboroughcounty.org)>; Tirado, Sheida <[TiradoS@hillsboroughcounty.org](mailto:TiradoS@hillsboroughcounty.org)>; Williams, Michael <[WilliamsM@HillsboroughCounty.ORG](mailto:WilliamsM@HillsboroughCounty.ORG)>

**Subject:** RE RZ PD 22-1223

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Sam (Fred) Ball

Contact: [ballf@hillsboroughcounty.org](mailto:ballf@hillsboroughcounty.org)

Have a good one,

**Ashley Rome**  
**Planning & Zoning Technician**  
Development Services Dept.

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**LINCKS & ASSOCIATES, INC.**

November 1, 2022

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

Re: Ruskin Reserve North  
Folio Number 055237.000 & 055237.0002  
RZ PD 22-1223  
Lincks Project No. 21126

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12<sup>th</sup> Street from the project access to College Avenue. The developer proposes to rezone the subject property to allow up to 24 Townhomes.

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

Table 2 provides the trip generation for the project.

The access to serve the project is proposed to be one (1) full access to 3<sup>rd</sup> Avenue. The developer proposed to improve 3<sup>rd</sup> Avenue to County standards for the project access to 12<sup>th</sup> Street.

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

- 1) Right of Way – TS-7 has 96 feet of right of way. The right of way along the property frontage is approximately 50 feet.
- 2) Lane Width – TS-7 has 12 foot travel lanes. The existing roadway has approximately 11 foot travel lanes.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 foot paved. The existing roadway has unpaved shoulders along the subject section.

Mr. Mike Williams  
November 1, 2022  
Page 2

- 4) Sidewalk – TS-7 has sidewalk on both sides of the roadway. There is currently sidewalk along the east side of the roadway.

The justification for the Design Exception is as follows:

1. As indicated, 12<sup>th</sup> Street is a local road. In addition, there are speed bumps along the roadway. Improving the roadway to 12 foot lanes and paved shoulders would potentially increase the speed along the roadway which is contrary to the purpose of the speed bumps.
2. The developer proposes to construct a 10 foot sidewalk along the proposed frontage, as shown in Figure 1. In addition, the intention is to connect the sidewalk to the sidewalk to be constructed by the Ruskin Reserve South (PD 22-1224). The sidewalk may have a reduced width along the Single Family Home at folio 55237.0004 due to right of way constraints as the developer does not control the right of way along this segment. If the 10 foot sidewalk cannot be accommodated along folio 55237.0000, the developer shall construct the maximum width possible for up to 10 feet but no less than 5 feet with the appropriate transition.

Figure 1 illustrates the limits of the proposed improvements.

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



Mr. Mike Williams  
November 1, 2022  
Page 3

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

Best Regards,

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



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

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

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

**Sincerely,**

**Michael J. Williams  
Hillsborough County Engineer**

Mr. Mike Williams  
November 1, 2022  
Page 4

TABLE 1  
12<sup>th</sup> STREET TRAFFIC

<u>Roadway</u>	<u>Location</u>	<u>Period</u>	<u>Peak</u>			<u>Daily Traffic (2)</u>	<u>Daily Project Traffic (3)</u>	<u>Total Daily Traffic</u>
			<u>Season Traffic (1)</u>					
			<u>NB</u>	<u>SB</u>	<u>Total</u>			
12 <sup>th</sup> St	North of SR 674	AM	17	29	46	-	-	-
		PM	48	31	79	878	808	1,686

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

Mr. Mike Williams  
November 1, 2022  
Page 5

TABLE 2  
TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends</u>	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
				<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>
Townhomes	215	24DU's	132	2	5	6	4
					7		10

(1) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition, 2021.

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November 1, 2022  
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FIGURE 1

APPENDIX



PD PLAN





HILLSBOROUGH COUNTY  
ROADWAY FUNCTIONAL CLASSIFICATION MAP





# HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

*Infrastructure & Development Services*



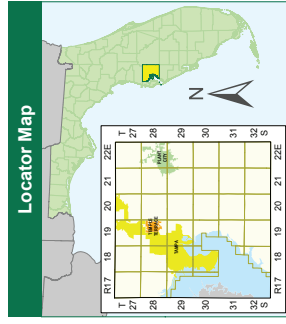
## Legend

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

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

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

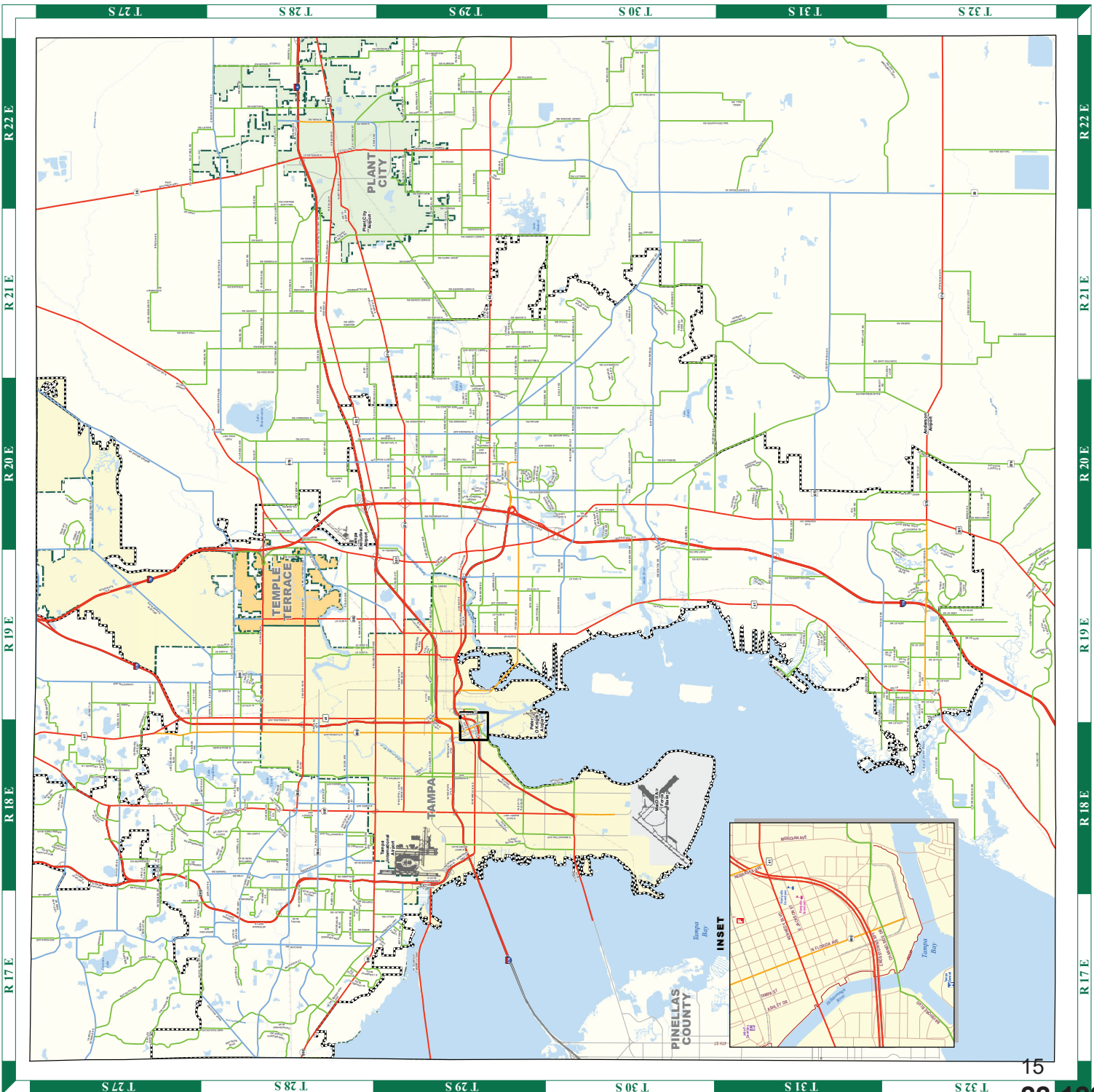
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



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

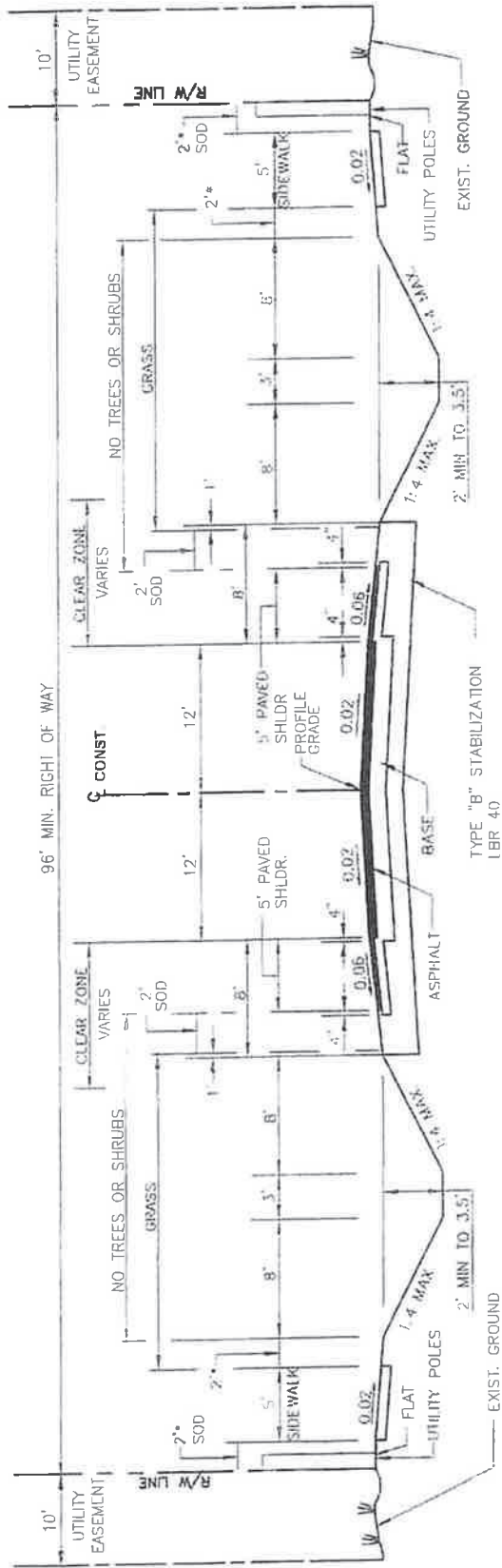
**SOURCE:** This map has been prepared for the inventory of road property lines within Hillsborough County and is based on the most current available data. The map is hereby certified that the aforementioned public information sources should be consulted for verification of the information contained on this map.

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TS-7





**TYPICAL SECTION**

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

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

REVISION DATE: 10/17	<b>TRANSPORTATION TECHNICAL MANUAL</b>	 <b>Hillsborough County Florida</b>	<b>LOCAL &amp; COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION</b> DRAWING NO. <b>TS-7</b> SHEET NO. 1 OF 1
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Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
SE 12 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
SE 3 <sup>rd</sup> Avenue	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	176	11	13
Difference (+/-)	+167	+10	+12

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

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

Notes: Proposing to improve SE 3<sup>rd</sup> Ave. to access SE 12<sup>th</sup> St.

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

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

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

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ PD 22-1223

**DATE OF HEARING:** November 14, 2022

**APPLICANT:** Property Reserve, Inc.

**PETITION REQUEST:** A request to rezone property from AR to PD to permit 24 townhomes

**LOCATION:** West side of the intersection of 12<sup>th</sup> Street SE and Harvest Home Court

**SIZE OF PROPERTY:** 4.29 acres, m.o.l.

**EXISTING ZONING DISTRICT:** AR

**FUTURE LAND USE CATEGORY:** RES-6

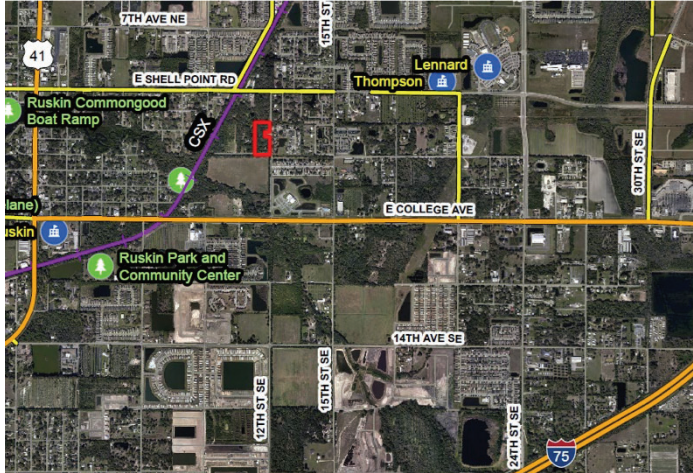
**SERVICE AREA:** Urban

**COMMUNITY PLAN:** Ruskin

## DEVELOPMENT REVIEW STAFF REPORT

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

### 1.0 APPLICATION SUMMARY



Applicant: Property Reserve Inc.

FLU Category: Residential – 6 (Res-6)

Service Area: Urban

Site Acreage: 4.29 Acres

Community Plan Area: Ruskin

Overlay: None

#### Introduction Summary:

The subject site covers approximately 4.29 acres located along the west side of 12<sup>th</sup> Street SE and approximately one-quarter of a mile north of E. Collage Avenue. The property is designated AR on the Zoning Atlas with a Residential-6 underlying future land use designation. The applicant is requesting to rezone the property to Planned Development (PD) to allow for the development of 24 townhomes.

**Zoning: Existing Proposed**

District(s)	AR	PD
Typical General Use(s)	Single-Family Residential (Mobile Home only)	Townhomes, Residential
Acreage	4.29	4.29
Density/Intensity	1 unit per 5 acres	5.59 units per acre
Mathematical Maximum*	0 units	24 units

\*number represents a pre-development approximation

**Development Standards: Existing Proposed**

District(s)	AR	PD
Lot Size / Lot Width	217,800 sf / 150'	1,700 sf / 20'
Setbacks/Buffering and Screening	Front: 50' Rear: 50' Sides: 25'	Front, Primary: 20' Front, Functioning as a Side: 15' Rear: 20' Side, Internal End Units: 7.5'
Height	50'	35'

<b>Additional Information:</b>	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	-



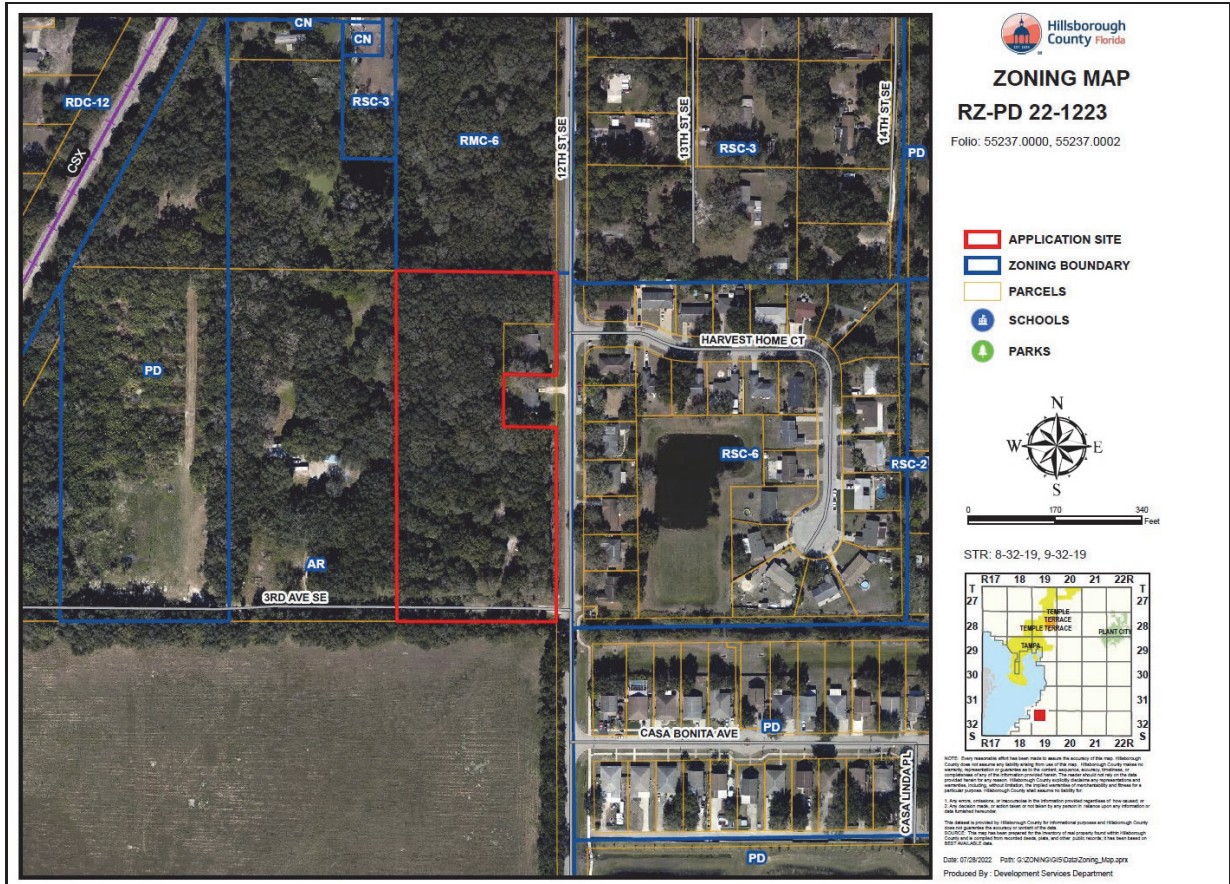


gross acre (DU per GA). The future land use designations of the neighboring properties allow for residential development up to 6 dwelling per acre.

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

Subject Site Future Land Use Category	Residential – 6 (R-6)
Maximum Density/FAR	6 DU per GA/FAR: 0.25
Typical Uses	Residential, suburban scale neighborhood commercial, office, multi- purpose and mixed use.

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



### Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by Zoning District	Allowable Use	Existing Use
North	RMC-6	6 DU per GA/FAR: NA	Residential, Single-Family and Multi-Family	Vacant Residential
South	AR	1 DU per 5 GA/FAR: NA	Agricultural and Related, and Single-Family Residential	Pasture
East		6.0 DU per GA/FAR: NA	Residential, Single-Family Conventional	Residential, Single-Family

	RSC-6			
West	AR	1 DU per 5 GA/FAR: NA	Agricultural and Related, and Single-Family Residential	Vacant Residential



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

**Adjoining Roadways (check if applicable)**

<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
SE 12 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
SE 3 <sup>rd</sup> Avenue	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other

**Project Trip Generation**

	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	9	1	1
Proposed	176	11	13
Difference (+/-)	+167	+10	+12

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

<b>Connectivity and Cross Access</b>				
<b>Project Boundary</b>	<b>Primary Access</b>	<b>Additional Connectivity/Access</b>	<b>Cross Access</b>	<b>Finding</b>
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				
<b>Design Exception/Administrative Variance</b>				
<b>Road Name/Nature of Request</b>		<b>Type</b>	<b>Finding</b>	
SE 12 <sup>th</sup> Street/Substandard Roadway		Design Exception Requested	Approvable	
Notes:				

#### **4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

##### **Environmental:**

Natural Resources

Yes  No

Environmental Protection Commission

Yes  No

Conservation & Environ. Lands Mgmt.

Yes  No

Check if Applicable:

Wetlands/Other Surface Waters

Use of Environmentally Sensitive Land Credit

Wellhead Protection Area

Surface Water Resource Protection Area

Potable Water Wellfield Protection Area  Significant Wildlife Habitat

Coastal High Hazard Area

Urban/Suburban/Rural Scenic Corridor  Adjacent to ELAPP property

Other \_\_\_\_\_

### **Transportation**

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

### **Service Area/ Water & Wastewater**

Urban  City of Tampa

Rural  City of Temple Terrace

### **Hillsborough County School Board**

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

### **Impact/Mobility Fees: Urban Mobility, South Parks/Fire - 24 Townhouse Units**

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)

Mobility: \$6,661 \* 24

A proportionate share agreement is an available option.

Parks: \$1,957 \* 24

School: \$7,027 \* 24

Fire: \$ 249\*24 =\$ 5,976

Total Townhouse: \$ 381,456

**Comprehensive Plan:**

**Planning Commission**

Meets Locational Criteria  N/A  Locational Criteria Waiver Requested   
Minimum Density Met  N/A

Inconsistent  Consistent

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

Based on the adjacent zonings and uses identified in the report, staff finds the proposed rezoning to PD compatible with the existing zoning districts and development pattern in the area.

**5.2 Recommendation**

Based on the above considerations, staff recommends approval of the request, subject to conditions.

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

**SUMMARY OF HEARING**

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

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

Mr. David Smith 401 East Jackson Street Tampa testified on behalf of the applicant and showed a PowerPoint presentation. Mr. Smith stated that the property is 4.29 and is agriculturally zoned. The site is located in the Ruskin Community Plan and the SouthShore Areawide Plan. He showed a copy of the aerial photo to discuss the surrounding land uses. He also showed a copy of the proposed site plan to detail the proposed 24 townhomes. Access will be via 3<sup>rd</sup> Avenue Southeast. Right-of-way will be dedicated for improvements to the County road. Mr. Smith discussed the plan’s consistency with the Ruskin Community Plan as the townhomes will contribute to the diverse home styles in



the area. He detailed the proposed transportation connectivity and added that both planning staffs support the rezoning request.

Mr. Sam Ball, Development Services Department testified regarding the County's staff report. Mr. Ball stated that the request is to rezone 4.29 acres from Agricultural Rural to Planned Development to permit the development of 24 townhome dwelling units. He described the location of the property and stated that the surrounding area is developed with a mix of single-family residential, pasture and vacant land and a religious institution to the south. Mr. Ball described the proposed buffering and screening and stated that staff finds the request approvable.

Ms. Andrea Papandrew of the Planning Commission staff stated that the property is designated Residential-6 Future Land Use category and located in the Urban Service Area and the Ruskin Community Planning Area. The project meets Policy 1.4 regarding compatibility. She concluded her remarks by listing Comprehensive Plan policies that are met by the proposed development and stated that the Planning Commission staff finds the request consistent with the Ruskin Community Plan and the Comprehensive Plan.

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

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

County staff and Mr. Cremer did not have additional comments.

The hearing was then concluded.

### **EVIDENCE SUBMITTED**

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

### **PREFACE**

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

## **FINDINGS OF FACT**

1. The subject site is 4.29 acres in size and is zoned Agricultural Rural (AR) and designated Residential-6 (RES-6) by the Comprehensive Plan. The property is located in the Urban Service Area and the Ruskin Community Plan.
2. The PD rezoning is requested to develop 24 townhomes.
3. No Planned Development Variations or waivers are requested.
4. The Planning Commission staff testified that the request meets Policy 1.4 regarding compatibility. The Planning Commission staff found the request consistent with the Ruskin Community Plan and the Comprehensive Plan.
5. The surrounding area is a mix of agricultural and residential zoning as well as land uses.
6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
7. County transportation staff has no objection to the request and stated that right-of-way will be dedicated for the improvement of SE 3<sup>rd</sup> Avenue along the southern boundary of the project.
8. The rezoning to Planned Development for the development of 24 townhomes is consistent with the parcel's location within the Urban Service Area. The project is consistent with the existing zoning and land use pattern as well as the Land Development Code and Comprehensive Plan.

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

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

## **CONCLUSIONS OF LAW**

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

## SUMMARY

The request is to rezone 4.29 acres from Agricultural Rural to Planned Development is to develop 24 townhomes.

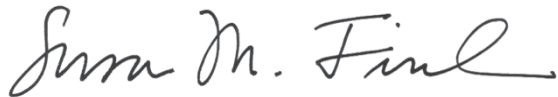
The Planning Commission testified that the request meets Policy 1.4 regarding compatibility with the surrounding area. The Planning Commission staff found the request consistent with the Ruskin Community Plan and the Comprehensive Plan.

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

The rezoning to Planned Development for the development of 24 townhomes is consistent with the parcel's location within the Urban Service Area. The project is consistent with the existing zoning and land use pattern as well as the Land Development Code and Comprehensive Plan.

## RECOMMENDATION

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

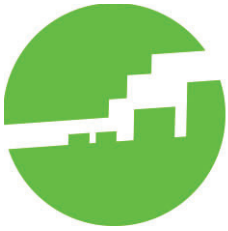


December 7, 2022

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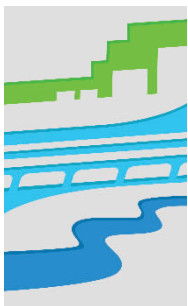
**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> November 14, 2022	<b>Petition: PD 22-1223</b>
<b>Report Prepared:</b> November 2, 2022	<b>1150 3<sup>rd</sup> Avenue</b>  <i>West side of 12<sup>th</sup> Street and north of 3<sup>rd</sup> Avenue Southeast</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-6 (6 du/ga; 0.25 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	Ruskin, Southshore
<b>Rezoning Request:</b>	Rezone from Agricultural Rural (AR) to Planned Development (PD) to develop 24 townhomes.
<b>Parcel Size (Approx.):</b>	4.29 +/- acres (186,872.4 square feet)
<b>Street Functional Classification:</b>	12 <sup>th</sup> Street – <b>Local</b> 3 <sup>rd</sup> Avenue Southeast – <b>Local</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Area:</b>	A



## **Context**

- The subject site is located on approximately 4.29 acres on the west side of 12th Street and north of 3<sup>rd</sup> Avenue Southeast. The site is in the Urban Service Area and within the limits of the Ruskin and Southshore Areawide Systems Community Plans.
- The subject site's Future Land Use designation is Residential-6 (RES-6). Typical uses of RES-6 include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by RES-6 to the east, north and west, and Suburban Mixed Use-6 (SMU-6) to the south. Further west is designated as Residential-12 (RES-12). The site is mainly surrounded by single family residential, two-family residential, vacant, agricultural and public institutional uses.
- The majority of the site appears to be located within the Coastal High Hazard Area.
- The subject site is zoned Agricultural Rural (AR). To the south and west of the site is AR zoning. To the east of the site is Residential - Single-Family Conventional (RSC-6) zoning. North of the site is Residential - Multi-Family Conventional (RMC-6) zoning.
- The applicant requests to rezone the site from Agricultural Rural (AR) to Planned Development (PD) to develop 24 townhomes.

### **Compliance with Comprehensive Plan:**

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

## **Future Land Use Element**

### ***Urban Service Area***

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

### ***Policy 1.2: Minimum Density***

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

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

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

### **Land Use Categories**

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

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

### **Relationship to Land Development Regulations**

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

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

### **Neighborhood/Community Development**

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

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

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

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

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

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

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

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

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

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

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

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

## **Community Design Component (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

## **Livable Communities Element: Ruskin and Southshore Community Plans**

### **Ruskin Community Plan**

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

*Strategies:*

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

### **Southshore Areawide Systems Community Plan**

#### **4. Maintain housing opportunities for all income groups.**

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

#### **Staff Analysis of Goals Objectives and Policies:**

The subject site is located on approximately 4.29 acres on the west side of 12th Street and north of 3rd Avenue Southeast. The site is in the Urban Service Area and within the limits of the Ruskin and Southshore Areawide Systems Community Plans. Although the site plan indicates approximately .25 acres of the site located in the Coastal High Hazard Area (CHHA), PC staff mapping applications show that majority of the site appears to be located within the CHHA. The applicant requests to rezone the site from Agricultural Rural (AR) to Planned Development (PD) to develop 24 townhomes.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed residential density is consistent with Policy 1.2 and is typical in the RES-6 designation within the Urban Service Area. It is compatible with the existing character of development in the area. The site is surrounded by the RES-6, SMU-6, and RES-12 designation with single family residential, two-family residential, vacant agricultural, and public institutional uses.

The proposed rezoning meets the intent of Objective 16 and policies 16.1, 16.2, 16.3, 16.7, 16.8, 16.10, 16.11 and 17.7. The proposal includes appropriate setbacks and landscape buffers. In addition, a stormwater retention area is proposed on the north side of the property. The proposed townhome style of housing is what is envisioned in Area 2 of the Ruskin Community Plan. The site plan appears to show a system of internal roadways with main access off 3<sup>rd</sup> Avenue Southeast and a 10 foot sidewalk along the site's frontage on 12<sup>th</sup> Street. Because 3<sup>rd</sup> Avenue Southeast is a substandard roadway, the applicant proposes to dedicate 45' of the site for Right of Way to bring it up to standards. At the time of drafting this report, Planning Commission staff had not received transportation comments based on the October 21<sup>st</sup> site plan submittal, therefore Planning Commission staff finding did not take transportation comments into consideration for the analysis of the request.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding



area. The development pattern and character of this general area along 12<sup>th</sup> Street contains single family residential, two-family residential, vacant agricultural, and public institutional uses and therefore the proposed townhome residential use is compatible with the surrounding development pattern.

The subject site meets the intent of the Ruskin and Southshore Community Plans. Goal 5 of the Ruskin Community Plan provides for diverse home styles and types and includes a strategy to support housing to accommodate a diverse population and income levels. The proposal is for a townhome style which is envisioned in Area 2 where the site is located. The Southshore Plan seeks to create housing opportunities for a diverse population and income level. The proposed development meets the intent of the housing goals in the plan.

Overall, staff finds that the proposed residential development is appropriate within the RES-6 in the Urban Service Area and supports the vision of the Ruskin and Southshore Community Plans. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing development pattern found within the surrounding area.

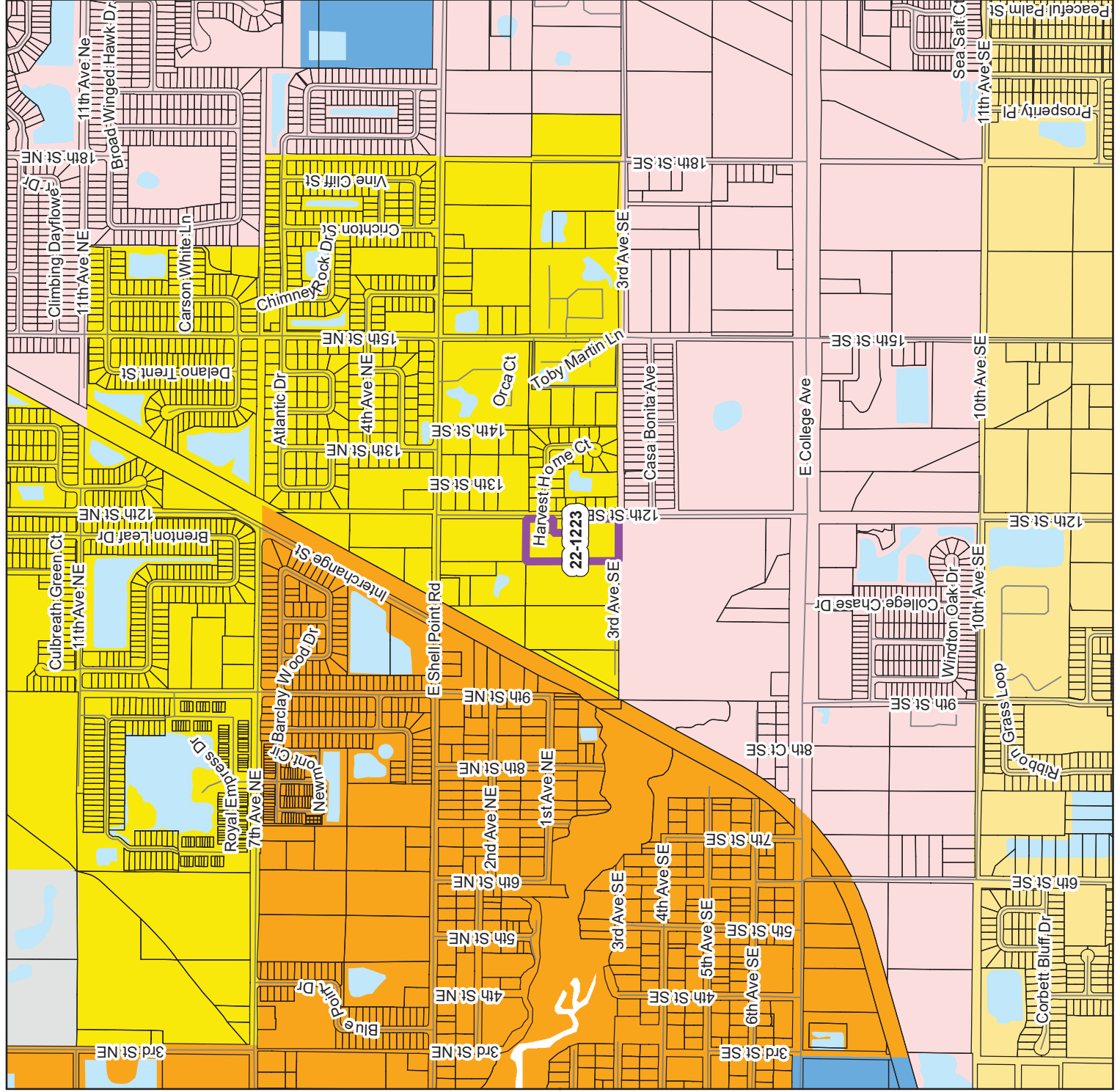
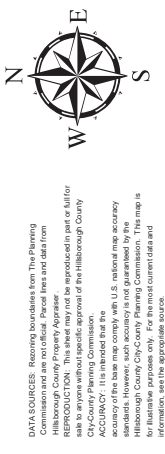
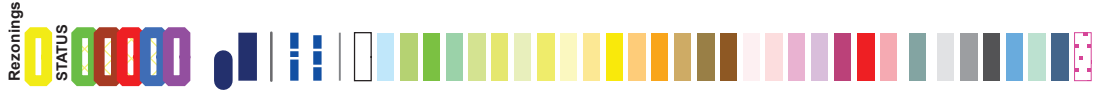
#### **Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE

## RZ PD 22-1223

all other values





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**DEVELOPMENT SERVICES**

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

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

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

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Ruskin Reserve North

Zoning File: RZ-PD (22-1223) Modification: None

Atlas Page: None Submitted: 12/16/22

To Planner for Review: 12/16/22 Date Due: ASAP

Contact Person: Jacob Cremer Phone: Jcremer@stearnsweaver.com/ cwalden@stearnsweaver.com

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

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

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

Reviewed by: Sam Ball Date: 12-16-22

Date Agent/Owner notified of Disapproval: \_\_\_\_\_





# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

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

**DATE:** 11/04/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD 22-1223

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

**CONDITIONS OF ZONING APPROVAL**

- If PD 22-1223 is approved, the County Engineer will approve a Design Exception (dated November 1, 2022) which was found approvable by the County Engineer (on November 4, 2022) for SE 12<sup>th</sup> St. substandard road improvements. As SE 12<sup>th</sup> St. is a substandard local roadway, the developer will be required to construct a 10-ft wide sidewalk on the west side of the roadway from SE 3<sup>rd</sup> Ave. and to the north +/- 1,000 feet consistent with the approved design exception.

Where the proposed new sidewalk runs along the frontages of folio# 55237.0004 and folio#55237.0002, the width of the sidewalk may narrow, if constrained by limited right-of-way. This segment shall be constructed as close to 10 feet wide as feasible, but in no case shall be narrower than 5 feet wide.

- Primary vehicular and pedestrian access to the project shall be provided to SE 12<sup>th</sup> St. via SE 3<sup>rd</sup> Ave., as shown on the PD Site Plan.
- The developer shall improve SE 3<sup>rd</sup> Ave. to a TS-3 local roadway standard plus the additional features identified in the typical section detail, as shown on the PD site plan, which includes 45 feet of dedicated and conveyed right-of-way along the project's southern boundary, a 20' maintenance berm and guard railing.
- A minimum 5-foot wide ADA-compliant sidewalk shall be provide internal to the project between the sidewalk at the project's frontage/entrance, entrances to each of the residential units, parking areas and amenities consistent with LDC, Sec. 6.03.02.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere along the project boundary.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the subject property from Agricultural (AR) to Planned Development (PD) to construct 24 town home units on +/-4.29 acres. The site is located on the east SE 12<sup>th</sup> St. and north side of unimproved SE 3<sup>rd</sup> Ave. The Future Land Use designation of the site is Residential 6 (R-6).

### ***Trip Generation Analysis***

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

#### **Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 1 Unit, Single Family Detached (ITE 210)	<b>9</b>	<b>1</b>	<b>1</b>

#### **Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 24 Units, Town Homes (ITE 220)	<b>176</b>	<b>11</b>	<b>13</b>

#### **Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference (+/-)</b>	<b>+167</b>	<b>+10</b>	<b>+12</b>

The proposed rezoning will result in an increase in potential trip generation by 167 daily trips, 10 AM peak hour trips, and 12 PM peak hour trips.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property fronts SE 12<sup>th</sup> St. to the east and SE 3<sup>rd</sup> Ave. to the south.

#### **SE 12<sup>th</sup> Street**

SE 12<sup>th</sup> St. is a publicly maintained 2-lane, undivided, substandard local roadway characterized by +/- 10-foot wide travel lanes in average condition. The roadway lies within a +/- 64 to +/-68-foot wide right-of-way. There are sidewalks on the east side of the roadway and no bicycle facilities in the vicinity of the proposed project.

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

SE 12<sup>th</sup> St. is not included in the Hillsborough County Corridor Preservation Plan.

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



### SE 3<sup>rd</sup> Avenue

SE 3<sup>rd</sup> Ave. is an unimproved local roadway providing access to several parcels along the estimated 40-foot of existing right of way that includes a large drainage ditch. The applicant is proposing to improve SE 3<sup>rd</sup> Ave. to TS-3 local roadway standards with additional features including a 20 ft maintenance berm and guard railing, per County Storm Water Management Technical Manual (SWMTM) Sec. 4.1.15.2 (A), due to the drainage ditch along the south side of the roadway and dedicate 45 feet of right of way to construct the improved roadway within a finished total right of way of 85 feet. The developer shall make the proposed improvements from SE 12<sup>th</sup> St. to +/- 190 feet along the project frontage and dedicate 45 feet of right-of-way along the entirety of the project boundary on SE 3<sup>rd</sup> Ave for future extension of the roadway by others.

### **SITE ACCESS & CONNECTIVITY**

The proposed PD site plan provides for vehicular and pedestrian access to SE 12<sup>th</sup> St. via SE 3<sup>rd</sup> Ave. SE 3<sup>rd</sup> Ave. will be improved by the developer as a condition of approval and consistent with the typical section included in the PD site plan.

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

The town homes will be served by internal private drive aisles from the project entrance. The plan states that the entrance will not be gated. The developer will be required to construct a minimum 5-foot wide ADA-compliant sidewalk between the sidewalk at the project's frontage/entrance, each of the residential units, parking areas and amenities consistent with LDC, Sec. 6.03.02.

The subject property is constrained due to the CSX railway, and the established grid pattern in the area does not have any connection across the CSX railway on the west in between College Avenue and Shell Point Dr. No additional connectivity is proposed or required.

### **REQUESTED DESIGN EXCEPTION: SE 12<sup>TH</sup> STREET**

As SE 12<sup>th</sup> St. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for SE 12<sup>th</sup> St. (November 1, 2022) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on November 4, 2022). The developer will be required to construct a 10-ft wide sidewalk on the west side of the roadway from SE 3<sup>rd</sup> Ave. and to the north +/- 1,000 feet consistent with the approved design exception.

Where the proposed new sidewalk runs along the frontages of folio# 55237.0004 and folio#55237.0002, the width of the sidewalk may narrow, if constrained by limited right-of-way. This segment shall be constructed as close to 10 feet wide as feasible, but in no case shall not be narrower than 5 feet wide.

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

### **LEVEL OF SERVICE (LOS)**

SE 12<sup>th</sup> St. and SE 3<sup>rd</sup> Ave. are not regulated roadways.

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hour Directional LOS</b>
SR 674 (College Ave.)	US HWY 41	INTERSTATE 75	D	C

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

**From:** Williams, Michael [WilliamsM@HillsboroughCounty.ORG]  
**Sent:** Friday, November 4, 2022 11:20 AM  
**To:** Steven Henry [shenry@lincks.com]  
**CC:** Carol Walden [cwalden@stearnsweaver.com]; Ball, Fred (Sam) [BallF@hillsboroughcounty.org]; Perez, Richard [PerezRL@hillsboroughcounty.org]; Tirado, Sheida [TiradoS@hillsboroughcounty.org]; PW-CEIntake [PW-CEIntake@hillsboroughcounty.org]; Morales, Cintia [MoralesCS@hillsboroughcounty.org]  
**Subject:** FW: RZ PD 22-1223 Design Exception Review  
**Attachments:** 22-1223 DEReq 1 1-02-22.pdf

**Importance:** High

Steve,

I have found the attached Design Exception (DE) for PD 22-1223 APPROVABLE.

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

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

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

---

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

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Tirado, Sheida <[TiradoS@hillsboroughcounty.org](mailto:TiradoS@hillsboroughcounty.org)>  
**Sent:** Wednesday, November 2, 2022 10:04 PM  
**To:** Williams, Michael <[WilliamsM@HillsboroughCounty.ORG](mailto:WilliamsM@HillsboroughCounty.ORG)>  
**Cc:** Morales, Cintia <[MoralesCS@hillsboroughcounty.org](mailto:MoralesCS@hillsboroughcounty.org)>; Perez, Richard <[PerezRL@hillsboroughcounty.org](mailto:PerezRL@hillsboroughcounty.org)>  
**Subject:** RZ PD 22-1223 Design Exception Review  
**Importance:** High

Hello Mike,

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

[shenry@lincks.com](mailto:shenry@lincks.com)  
[cwalden@stearnsweaver.com](mailto:cwalden@stearnsweaver.com)  
[ballf@hillsboroughcounty.org](mailto:ballf@hillsboroughcounty.org)  
[perezrl@hillsboroughcounty.org](mailto:perezrl@hillsboroughcounty.org)

Best Regards,

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

---

P: (813) 276-8364  
E: [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

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**From:** Rome, Ashley <[RomeA@hillsboroughcounty.org](mailto:RomeA@hillsboroughcounty.org)>  
**Sent:** Wednesday, November 2, 2022 4:55 PM  
**To:** Allen, Cari <[AllenCA@hillsboroughcounty.org](mailto:AllenCA@hillsboroughcounty.org)>; Andrea Papandrew <[papandrewa@plancom.org](mailto:papandrewa@plancom.org)>;

Blinck, Jim <[BlinckJ@HillsboroughCounty.ORG](mailto:BlinckJ@HillsboroughCounty.ORG)>; Brown, Gregory <[BrownGr@hillsboroughcounty.org](mailto:BrownGr@hillsboroughcounty.org)>; Bryant, Christina <[BryantC@epchc.org](mailto:BryantC@epchc.org)>; Cabrera, Richard <[CabreraR@HillsboroughCounty.ORG](mailto:CabreraR@HillsboroughCounty.ORG)>; Dalfino, Jarryd <[DalfinoJ@hillsboroughcounty.org](mailto:DalfinoJ@hillsboroughcounty.org)>; Santos, Daniel <[daniel.santos@dot.state.fl.us](mailto:daniel.santos@dot.state.fl.us)>; David Skrelunas <[David.Skrelunas@dot.state.fl.us](mailto:David.Skrelunas@dot.state.fl.us)>; Dickerson, Ross <[DickersonR@HillsboroughCounty.ORG](mailto:DickersonR@HillsboroughCounty.ORG)>; Ellen Morrison <[ellen.morrison@swfwmd.state.fl.us](mailto:ellen.morrison@swfwmd.state.fl.us)>; Franklin, Deborah <[FranklinDS@hillsboroughcounty.org](mailto:FranklinDS@hillsboroughcounty.org)>; Glorimar Belangia <[Glorimar.Belangia@hcps.net](mailto:Glorimar.Belangia@hcps.net)>; Greg Colangelo <[colangeg@plancom.org](mailto:colangeg@plancom.org)>; Hansen, Raymond <[HansenR@hillsboroughcounty.org](mailto:HansenR@hillsboroughcounty.org)>; Holman, Emily - PUD <[HolmanE@HillsboroughCounty.ORG](mailto:HolmanE@HillsboroughCounty.ORG)>; Hummel, Christina <[HummelC@hillsboroughcounty.org](mailto:HummelC@hillsboroughcounty.org)>; Impact Fees <[ImpactFees@hillsboroughcounty.org](mailto:ImpactFees@hillsboroughcounty.org)>; James Hamilton <[jhamilton@tecoenergy.com](mailto:jhamilton@tecoenergy.com)>; Jillian Massey <[masseyj@plancom.org](mailto:masseyj@plancom.org)>; Kaiser, Bernard <[KAISERB@HillsboroughCounty.ORG](mailto:KAISERB@HillsboroughCounty.ORG)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Katz, Jonah <[KatzJ@hillsboroughcounty.org](mailto:KatzJ@hillsboroughcounty.org)>; Kyle Brown <[kyle.brown@myfwc.com](mailto:kyle.brown@myfwc.com)>; [landuse-zoningreviews@tampabaywater.org](mailto:landuse-zoningreviews@tampabaywater.org); Mineer, Lindsey <[Lindsey.Mineer@dot.state.fl.us](mailto:Lindsey.Mineer@dot.state.fl.us)>; Lindstrom, Eric <[LindstromE@hillsboroughcounty.org](mailto:LindstromE@hillsboroughcounty.org)>; Mackenzie, Jason <[MackenzieJ@hillsboroughcounty.org](mailto:MackenzieJ@hillsboroughcounty.org)>; McGuire, Kevin <[McGuireK@HillsboroughCounty.ORG](mailto:McGuireK@HillsboroughCounty.ORG)>; Melanie Ganas <[mxganas@tecoenergy.com](mailto:mxganas@tecoenergy.com)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; O'Hern Weeks, Abbie <[weeksa@epchc.org](mailto:weeksa@epchc.org)>; Olivia Ryall <[oryall@teamhcso.com](mailto:oryall@teamhcso.com)>; Perez, Richard <[PerezRL@hillsboroughcounty.org](mailto:PerezRL@hillsboroughcounty.org)>; Petrovic, Jaksa <[PetrovicJ@HillsboroughCounty.ORG](mailto:PetrovicJ@HillsboroughCounty.ORG)>; Pezone, Kathleen <[PezoneK@hillsboroughcounty.org](mailto:PezoneK@hillsboroughcounty.org)>; Ratliff, James <[RatliffJa@hillsboroughcounty.org](mailto:RatliffJa@hillsboroughcounty.org)>; Hessinger, Rebecca <[HessingerR@hillsboroughcounty.org](mailto:HessingerR@hillsboroughcounty.org)>; Renee Kamen <[renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)>; Revette, Nacole <[RevetteN@HillsboroughCounty.ORG](mailto:RevetteN@HillsboroughCounty.ORG)>; Carroll, Richard <[CarrollR@HillsboroughCounty.ORG](mailto:CarrollR@HillsboroughCounty.ORG)>; Rochelle, Randy <[RochelleR@HillsboroughCounty.ORG](mailto:RochelleR@HillsboroughCounty.ORG)>; RP-Development <[RP-Development@hillsboroughcounty.org](mailto:RP-Development@hillsboroughcounty.org)>; Salisbury, Troy <[SalisburyT@hillsboroughcounty.org](mailto:SalisburyT@hillsboroughcounty.org)>; Salma Ahmad <[ahmads@plancom.org](mailto:ahmads@plancom.org)>; Sanchez, Silvia <[sanchezs@epchc.org](mailto:sanchezs@epchc.org)>; Shelton, Carla <[SheltonC@HillsboroughCounty.ORG](mailto:SheltonC@HillsboroughCounty.ORG)>; Steady, Alex <[SteadyA@hillsboroughcounty.org](mailto:SteadyA@hillsboroughcounty.org)>; Tony Mantegna <[tmantegna@tampaairport.com](mailto:tmantegna@tampaairport.com)>; Turbiville, John (Forest) <[TurbivilleJ@HillsboroughCounty.ORG](mailto:TurbivilleJ@HillsboroughCounty.ORG)>; [WetlandsPermits@epchc.org](mailto:WetlandsPermits@epchc.org); Woodard, Sterlin <[Woodard@epchc.org](mailto:Woodard@epchc.org)>; Yeneka Mills <[millsy@plancom.org](mailto:millsy@plancom.org)>

**Cc:** Grady, Brian <[GradyB@HillsboroughCounty.ORG](mailto:GradyB@HillsboroughCounty.ORG)>; Ball, Fred (Sam) <[BallF@hillsboroughcounty.org](mailto:BallF@hillsboroughcounty.org)>; Timoteo, Rosalina <[TimoteoR@HillsboroughCounty.ORG](mailto:TimoteoR@HillsboroughCounty.ORG)>; Morales, Cintia <[MoralesCS@hillsboroughcounty.org](mailto:MoralesCS@hillsboroughcounty.org)>; Tirado, Sheida <[TiradoS@hillsboroughcounty.org](mailto:TiradoS@hillsboroughcounty.org)>; Williams, Michael <[WilliamsM@HillsboroughCounty.ORG](mailto:WilliamsM@HillsboroughCounty.ORG)>

**Subject:** RE RZ PD 22-1223

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Sam (Fred) Ball

Contact: [ballf@hillsboroughcounty.org](mailto:ballf@hillsboroughcounty.org)

Have a good one,

**Ashley Rome**

**Planning & Zoning Technician**

Development Services Dept.

---

P: (813) 272-5595

E: [romea@hillsboroughcounty.org](mailto:romea@hillsboroughcounty.org)

W: [HCFLGov.net](http://HCFLGov.net)

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**Hillsborough County**

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**LINCKS & ASSOCIATES, INC.**

November 1, 2022

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

Re: Ruskin Reserve North  
Folio Number 055237.000 & 055237.0002  
RZ PD 22-1223  
Lincks Project No. 21126

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12<sup>th</sup> Street from the project access to College Avenue. The developer proposes to rezone the subject property to allow up to 24 Townhomes.

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

Table 2 provides the trip generation for the project.

The access to serve the project is proposed to be one (1) full access to 3<sup>rd</sup> Avenue. The developer proposed to improve 3<sup>rd</sup> Avenue to County standards for the project access to 12<sup>th</sup> Street.

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

- 1) Right of Way – TS-7 has 96 feet of right of way. The right of way along the property frontage is approximately 50 feet.
- 2) Lane Width – TS-7 has 12 foot travel lanes. The existing roadway has approximately 11 foot travel lanes.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 foot paved. The existing roadway has unpaved shoulders along the subject section.

Mr. Mike Williams  
November 1, 2022  
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- 4) Sidewalk – TS-7 has sidewalk on both sides of the roadway. There is currently sidewalk along the east side of the roadway.

The justification for the Design Exception is as follows:

1. As indicated, 12<sup>th</sup> Street is a local road. In addition, there are speed bumps along the roadway. Improving the roadway to 12 foot lanes and paved shoulders would potentially increase the speed along the roadway which is contrary to the purpose of the speed bumps.
2. The developer proposes to construct a 10 foot sidewalk along the proposed frontage, as shown in Figure 1. In addition, the intention is to connect the sidewalk to the sidewalk to be constructed by the Ruskin Reserve South (PD 22-1224). The sidewalk may have a reduced width along the Single Family Home at folio 55237.0004 due to right of way constraints as the developer does not control the right of way along this segment. If the 10 foot sidewalk cannot be accommodated along folio 55237.0000, the developer shall construct the maximum width possible for up to 10 feet but no less than 5 feet with the appropriate transition.

Figure 1 illustrates the limits of the proposed improvements.

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



Mr. Mike Williams  
November 1, 2022  
Page 3

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

Best Regards,

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



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

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

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

**Sincerely,**

**Michael J. Williams  
Hillsborough County Engineer**

Mr. Mike Williams  
November 1, 2022  
Page 4

TABLE 1  
12<sup>th</sup> STREET TRAFFIC

<u>Roadway</u>	<u>Location</u>	<u>Period</u>	<u>Peak</u>		<u>Daily Traffic (1)</u>	<u>Daily Traffic (2)</u>	<u>Daily Project Traffic (3)</u>	<u>Total Daily Traffic</u>
			<u>NB</u>	<u>SB</u>				
			<u>Totals</u>	<u>Total</u>				
12 <sup>th</sup> St	North of SR 674	AM	17	29	46	-	-	-
		PM	48	31	79	878	808	1,686

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

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November 1, 2022  
Page 5

TABLE 2  
TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends</u>	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
				<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>
Townhomes	215	24DU's	132	2	5	6	4
					7		10

(1) Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition, 2021.

Mr. Mike Williams  
November 1, 2022  
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FIGURE 1

APPENDIX



PD PLAN





HILLSBOROUGH COUNTY  
ROADWAY FUNCTIONAL CLASSIFICATION MAP





# HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

*Infrastructure & Development Services*



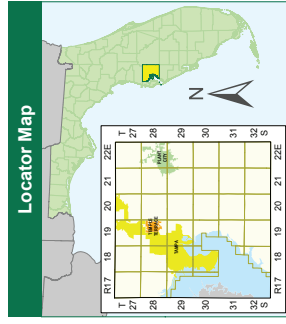
## Legend

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

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

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

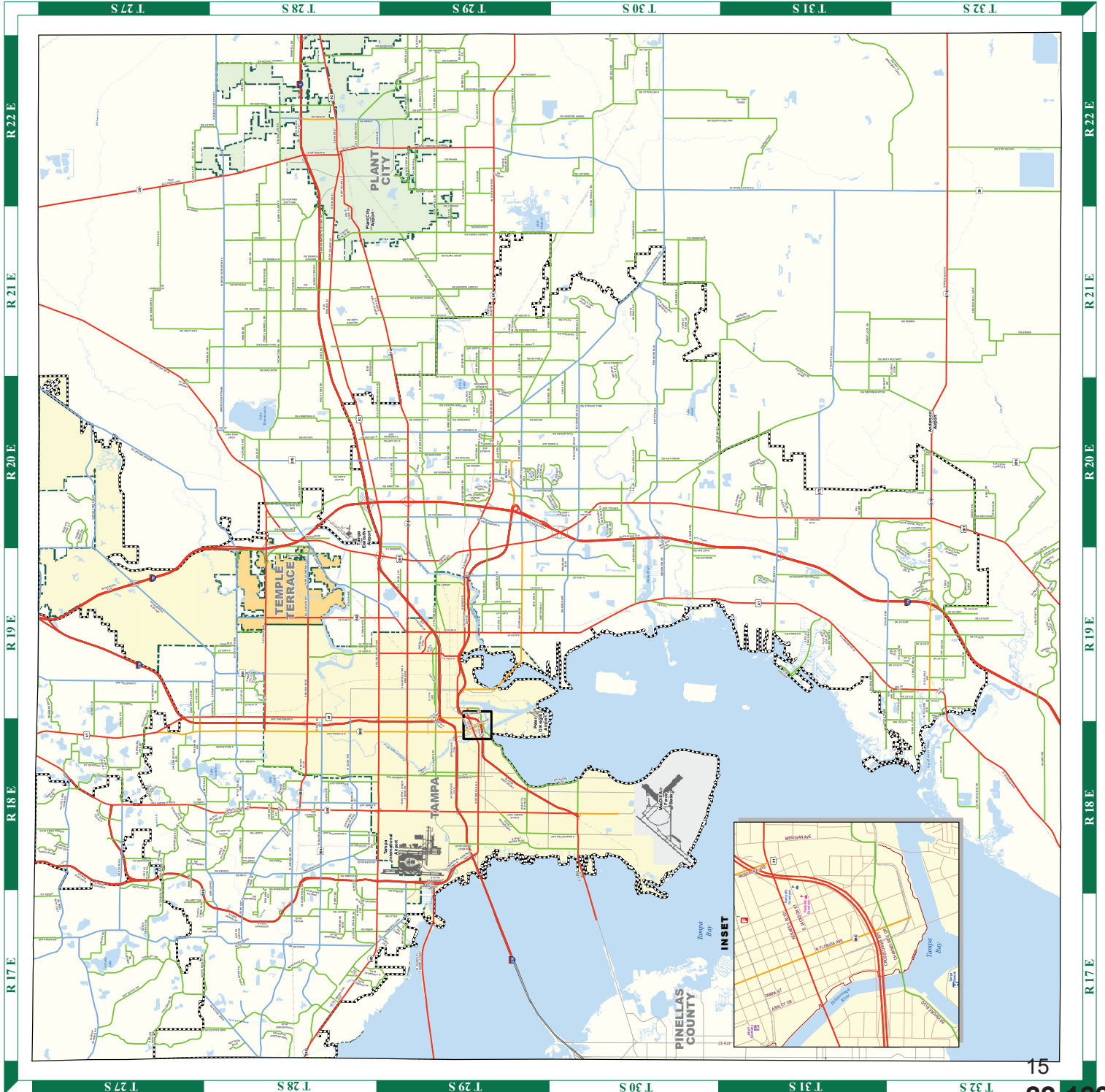
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighbourhood Traffic Calming Program.



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

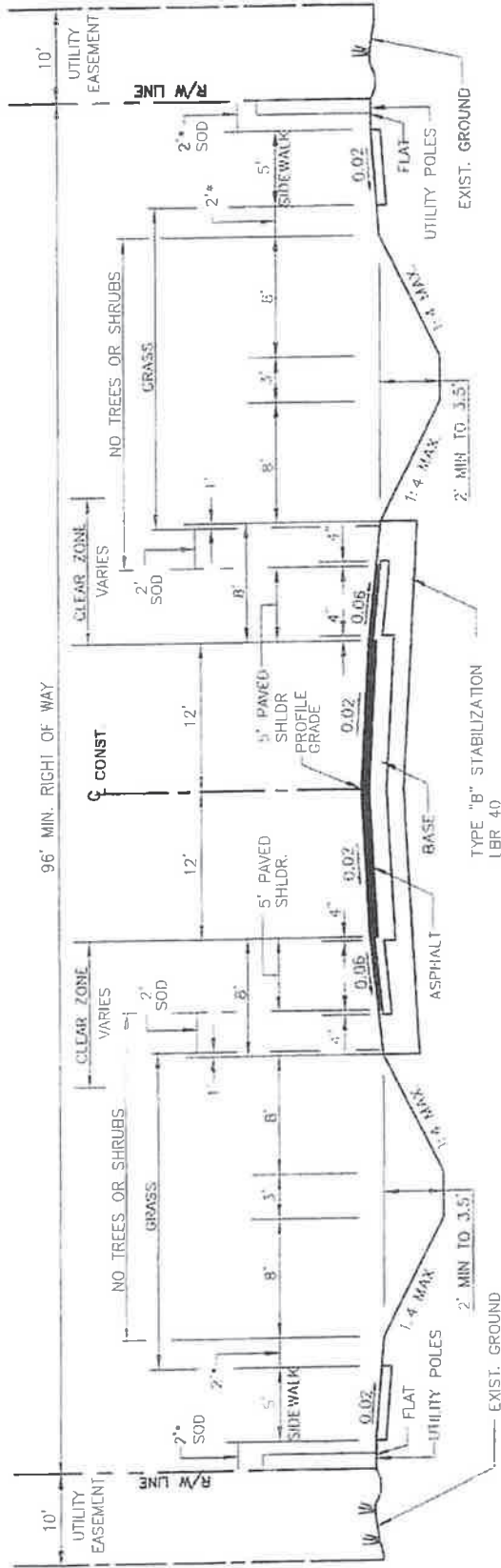
SOURCE: This map has been prepared for the inventory of road property lines within Hillsborough County and is based on the most current available information. The information is provided for informational purposes only. Users of the map are hereby notified that the above-stated public information sources should be consulted for verification of the information contained on this map.

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



TS-7





**TYPICAL SECTION**

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

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

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
SE 12 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
SE 3 <sup>rd</sup> Avenue	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" 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	9	1	1
Proposed	176	11	13
Difference (+/-)	+167	+10	+12

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

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

Notes: Proposing to improve SE 3<sup>rd</sup> Ave. to access SE 12<sup>th</sup> St.

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

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

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

**COMMISSION**

Mariella Smith CHAIR  
 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn "Gwen" W. Myers  
 Kimberly Overman  
 Stacy White



**DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Reginald Sanford, MPH AIR DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> October 17, 2022</p> <p><b>PETITION NO.:</b> 22-1223</p> <p><b>EPC REVIEWER:</b> Kelly M. Holland</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1222</p> <p><b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a></p>	<p><b>COMMENT DATE:</b> August 17, 2022</p> <p><b>PROPERTY ADDRESS:</b> 203 12th Street, SE and 1150 3rd Avenue, Ruskin</p> <p><b>FOLIO #s:</b> 0552370000 and 0552370002</p> <p><b>STR:</b> 08-32S-19E</p>
<p><b>REQUESTED ZONING:</b> Rezoning from AR to a Planned Development</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p>	<p>YES</p>
<p><b>SITE INSPECTION DATE</b></p>	<p>August 17, 2022</p>
<p><b>WETLAND LINE VALIDITY</b></p>	<p>N/A</p>
<p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>Other Surface Waters exist along the northern, western and southern property boundaries</p>
<p><b>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:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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</li> </ul>	

*Environmental Excellence in a Changing World*

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

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

**INFORMATIONAL COMMENTS:**

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

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

kmh / app

ec: Jacob T. Cremer, Agent - [jcremer@stearnsweaver.com](mailto:jcremer@stearnsweaver.com) & [cwalden@stearnsweaver.com](mailto:cwalden@stearnsweaver.com)

**Adequate Facilities Analysis: Rezoning**

**Date:** 9/26/2022

**Acreage:** ± 4.29 acres

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** Planned Development

**Case Number:** RZ 22-1223

**Future Land Use:** RES-6

**HCPS #:** RZ-473

**Maximum Residential Units:** 24 Units

**Address:** West side of 12<sup>th</sup> St, SE and Harvest Home Ct.,  
Ruskin

**Residential Type:** Single-Family, Attached

**Parcel Folio Number(s):** 055237.0000; 055237.0002

School Data	Thompson Elementary	Shields Middle	Lennard High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	950	1,557	2,494
<b>2021-22 Enrollment</b> K-12 enrollment on 2021-22 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	710	1,782	2,249
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	75%	114%	90%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of September 25, 2022	188	10	251
<b>Students Generated</b> Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	3	2	2
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	95%	115%	100%

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

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



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

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

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PETITION NO.: PD22-1223      REVIEWED BY: Randy Rochelle      DATE: 8/22/2022

FOLIO NO.: 55237.0000 & 55237.0002

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
  
- A 6 inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the west Right-of-Way of 12<sup>th</sup> Street SE. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
  
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
  
- A 3 inch wastewater low pressure force main exists  (adjacent to the site),  (approximately 45 feet from the site) and is located within the east Right-of-Way of 12<sup>th</sup> Street SE. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
  
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

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



## Statement of Record

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

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

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

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 16 August 2022**

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

**APPLICANT: Jacob Cremer**

**PETITION NO: RZ-PD 22-1223**

**LOCATION: Not listed**

**FOLIO NO: 55237.0000 & 55237.0002**

**SEC: \_\_\_\_\_ TWN: \_\_\_\_\_ RNG: \_\_\_\_\_**

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- This agency has no comments.
  
- This agency has no objection.
  
- This agency has no objection, subject to listed or attached conditions.
  
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.



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

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**TO:** Zoning Review, Development Services

**DATE:** 11/04/2022

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Property Reserve Inc

**PETITION NO:** 22-1223

**LOCATION:** 1150 3rd Ave & 203 SE 12th St

**FOLIO NO:** 55237 & 55237.0002

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**Estimated Fees:**

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)

Mobility: \$6,661 \* 24 = \$159,864

Parks: \$1,957 \* 24 = \$46,968

School: \$7,027 \* 24 = \$168,648

Fire: \$249 \* 24 = \$5,976

Total Townhouse: \$381,456

**Project Summary/Description:**

Urban Mobility, South Parks/Fire - 24 Townhouse Units

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** November 4, 2022

**Agency:** Natural Resources **Petition #:** 22-1223

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

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Proposed land alterations are restricted within the wetland setback areas.
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
5. 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.



# **VERBATIM TRANSCRIPT**



1 residential neighborhood. I think this is a good plan. Again,  
2 it will reduce the impacts of this charter school in the  
3 residential portion of Winthrop Village and help our community  
4 continue to grow and prosper in the coming years. So thank you  
5 very much.

6 HEARING MASTER: Mr. Griffin, before you go, could you  
7 give us your address for the record, please?

8 MR. GRIFFIN: Certainly. My address is 6143 Cliff  
9 House Lane, Riverview, Florida 33578.

10 HEARING MASTER: Perfect. Thank you so much. I  
11 appreciate your comments.

12 MR. GRIFFIN: Thank you for your time.

13 HEARING MASTER: Is there anyone else that would like  
14 to speak in support? I'm seeing no one. Anyone in opposition  
15 to this request? I see no one in the room. No one online. All  
16 right. Mr. Grady, anything else?

17 MR. GRADY: Nothing further.

18 HEARING MASTER: Mr. Molloy.

19 MR. MOLLOY: No. I think we're a happy team. I would  
20 like to thank Mr. Griffin for his comments. I know he is well  
21 respected. It's good to see him and we appreciate -- we  
22 appreciate his support. Thank you.

23 HEARING MASTER: Thank you so much. With that, we'll  
24 close major modification 22-1112 and go to the next case.

25 MR. GRADY: The next item is Agenda Item D.7 Rezoning

1 PD 22-1223. The applicant is Property Reserve Incorporated.  
2 The request is to rezone from AR to plan development. Sam Ball  
3 with county staff with provide staff presentation -- staff  
4 recommendation after presentation by the applicant.

5 HEARING MASTER: Good evening.

6 MR. CREMER: Hi. Good evening, Jay Cremer with  
7 Sterns, Weaver, Miller, 401 East Jackson Street, Number 2100.  
8 For the record, in light of the hour, I'll go ahead and have our  
9 land planner, David Smith launch into the short presentation.

10 HEARING MASTER: Thank you so much.

11 MR. CREMER: Thank you.

12 HEARING MASTER: If you could please sign-in. Good  
13 evening.

14 MR. SMITH: Good evening. We have a -- a Powerpoint.  
15 And we'll go very briefly. David Smith, 401 East Jackson  
16 Street, director of development and zoning for Sterns, Weaver  
17 and Miller. I have been sworn. The application tonight, as we  
18 say, is our ZPD 22-1223. And go to the next page, please.

19 It's generally located in the Ruskin planning area  
20 just north of College Avenue and along 12th Street at the  
21 northwest corner. Next slide.

22 The 4.29 acre site is an agricultural zoning on it.  
23 Future land use of RES-6 located in the SouthShore Areawide  
24 Plan, but also located within Ruskin Community Plan. So in this  
25 area, you can see in the graphics where this parcel is located,



1 it's pretty much mid-block between College and Shell Point as it  
2 goes to the north on the left side or west side of the street.

3 Next slide please.

4 In this aerial you see the location. This is an  
5 undeveloped piece of property, it's adjacent to us. There is a  
6 single-family home along 12th. There's vacant property to the  
7 west for residential. All the way over by the railroad track,  
8 there's an old PD for multi-family development. On the south  
9 side, it's agricultural land, but we will be talking about  
10 another zoning coming up just behind this for the property to  
11 the south. It's on an unimproved right-of-away that is 3rd --  
12 3rd Avenue southeast and this development will propose to  
13 improve along its frontage that section of the right-of-way to  
14 County standards. Next slide, please.

15 This shows a general site plan. This is for 24  
16 townhouse developments. Hashed down below is the additional  
17 right-of-way and area of development for the roadway system.  
18 Just to the south of that hashmark, there's a large County storm  
19 water conveyance system. And on the site plan there's a typical  
20 section that shows the protection of the roadway and from the  
21 ditch so that there's a guardrail installed along to prevent  
22 people from traveling off the road and -- and potentially into  
23 the ditch during storm events and for safety purposes. In this  
24 you can see the footprints of the development, the northern part  
25 of it is the conceptual area for the retention pond. We do have

1 one single-family home that is essentially surrounded by this  
2 development, but no development of residential units will go  
3 behind it or to the north. Everything is to the south of that  
4 particular house. It's on 12th. Next slide, please.

5           So looking at the zoning request, already indicated,  
6 we have 5.59 dwelling units per acre. That's 24 townhouses,  
7 maximum height 30 feet. The development standards have been set  
8 for each lot. We'll have the one full access point on 3rd  
9 Avenue southeast. We'll have 10-foot Type A buffer around on  
10 the east and the west side. And we are dedicating right-of-way  
11 for the improvement of 3rd Avenue southeast to County standards.  
12 Next slide.

13           So looking at consistency with goals and strategies  
14 for the comprehensive plan in Ruskin Community Plan, townhouses  
15 are permitted in RES-6 future land use category. The project  
16 complies with the maxima density of six dwelling units per acre.  
17 The Ruskin Community Plan says this is an area A-2, which  
18 indicates a variety of housing types are -- are -- are  
19 recommended, including townhomes. So we're consistent with  
20 that. Project meets Goal five of the Ruskin Community Plan.  
21 We're providing divi -- diverse home styles and types to  
22 accommodate a diverse population and income levels. And then  
23 Goal seven of the Ruskin Community Plan incurred just higher  
24 density residential between 12th and 3rd, which were pretty much  
25 in the epicenter of that particular area. Next slide.

1           Looking at transportation connectivity. So the  
2 applicant is only proposing one access point to the south and  
3 3rd Avenue southeast. We are dedicating 45 feet of right-of-way  
4 to improve the platted street section. As far as connectivity  
5 of going further west or north, the site is relatively  
6 constrained. If you look at the grid pattern that is on the  
7 west side of CSX, you'll see that there's multiple streets,  
8 multiple connections, but they also stop at CSX. This  
9 particular location, we have the same situation. There's no  
10 connectivity that can be put in place to go across the railroad  
11 track to continue the grid pattern in that location. When you  
12 go back to the east, 3rd Avenue southeast is basically only a  
13 drainage conveyance. There's no road section in that area. In  
14 looking at the block sizes in -- in this area just to our north,  
15 there's a similarly sized land area that is immediately to our  
16 north. And because of that, when you look at the connectivity  
17 options that are available, it's a very small frontage on the  
18 Shell Point Road and 3rd Avenue. So when you look at the  
19 general area, anybody that wants to go visit somebody that's  
20 immediately north of them, they will easily be able to traverse  
21 on the sidewalk system that's going to be put in place so they  
22 won't have -- there's no need to have a car access going up and  
23 the short block lengths that would in existence.

24           And so that is basically the general reason we haven't  
25 had any other connectivity to the south, which we'll be talking

1 about the project shortly. There is a large storm water  
2 conveyance that's really prohibits connectivity to that side.  
3 But once again, the proximity of the developments are going to  
4 be easily pedestrian accessible and no real need for vehicular  
5 traffic. We have a design exception and it relates to 12th --  
6 12th Street southeast is a substandard road. However, we have a  
7 design exception that put in -- was requested, and it deals with  
8 its approval and the condition is is that we provide a ten-foot  
9 wide pedestrian path along the west side. The only exception to  
10 that is where the single family home out cut is there. But if  
11 there's an adequate right-of-way, a 10-foot path would put there  
12 as well. Otherwise, it would be no smaller than five feet for  
13 just that piece of the road section. Next slide.

14           So in reviewing the staff report, the County Staff  
15 Development Services found the PD compa -- you know, compatible  
16 with existing zoning districts and development pattern in the  
17 area and they recommended approval subject to conditions. Next  
18 slide.

19           Planning Commission Staff reported also found it  
20 consistent with area two of the Ruskin community plan,  
21 compatible with the existing development pattern in the area,  
22 which consists of principally developed single-family  
23 subdivisions, either older ones or some newer ones and then a  
24 church to our east. And overall, the staff provides it -- the  
25 proposed residential development supportable, approvable and

1 appropriate in this location supports the vision of Ruskin  
2 community in SouthShore plans. Last slide.

3 In conclusion, Staff recommends approval with  
4 conditions. Planning Commission found it consistent and we  
5 respectfully request a recommendation for approval. I'd be glad  
6 to answer any questions. We have our entire team here, the  
7 engineer's here, traffic engineer and the developer as well.

8 HEARING MASTER: None at this time, but I appreciate  
9 it.

10 MR. SMITH: Thank you. Development services.

11 MR. BALL: Good evening. Sam Ball, Hillsborough  
12 County Development Services. The applicant is requesting to  
13 rezone a 4.29 acre property located along the west side of 12th  
14 Street southeast and approximately one-quarter mile north of  
15 East College Avenue from agricultural rural to plan development  
16 in order to allow for the development of 24 townhomes. The  
17 surrounding zoning and develop pattern consists of a mix of  
18 single-family homes, pasture and vacant land and a religious  
19 institution to the south. The subject property adjoins  
20 properties zoned AR to the west and south, RMC-6 to the north,  
21 RSC-6 to the east. The abutting properties to the north, south  
22 and west are undeveloped and the properties on the opposite side  
23 of 12th Street southeast to the east are developed for  
24 single-family use with an allowable density up to six dwellings  
25 per gross acre.

1           If the rezoning to PD is approved, the property will  
2 be allowed to be developed 24 dwellings to density of 5.59 units  
3 per acre. Development standards would require minimum lot sizes  
4 of 1,700 square feet, 20-foot minimum widths. The minimum  
5 setbacks would be 20 feet for the front and the rear seven and a  
6 half feet for the sides and 15 feet for fronts functioning sides  
7 and the maximum height allowed would be 35 feet. The western  
8 boundary would require a ten-foot Type A bugger and the  
9 adjoining parcel with folio number 55237.004, would be required  
10 to have a ten-foot Type A buffer. If approved, the County  
11 engineer will -- will approve a design exception for the  
12 southeast 12th Street substandard road improvements. Based on  
13 Residential-6 future land use classification, the surrounding  
14 zoning and development pattern and the proposed use as  
15 development standards for the plan development, zoning district  
16 staff finds request approvable.

17           That concludes my presentation. I'm available for any  
18 questions.

19           HEARING MASTER: Not at this time. Thank you so much.  
20 Planning Commission.

21           MS. PAPANDREW: Andrea Papandrew, Planning Commission  
22 Staff. The subject property is within the Residential-6 future  
23 land use category. The site is within the limits of the Reskin  
24 and the SouthShore Areawide Systems Community Plans. Planning  
25 Commission Staff mapping application show that the majority of

1 the site appears to be located within the costal high hazard  
2 area. The site is in the urban service area where according  
3 objective one, 80% of the County's growth is to be directed.  
4 Policy 1.4 requires all new development to be compatible with  
5 the surrounding area, noting that compatibility does not mean  
6 the same as, rather it refers to the sensitivity of development  
7 proposals and maintain the character of existing development.  
8 The proposed residential density is consistent with Policy 1.2  
9 and it's typical in the Residential-6 designation within the  
10 urban service area. It is compatible the existing character of  
11 development in the area. The site is surrounded by the  
12 Residential-6 suburban mixed use six and Residential-12  
13 designations of a single-family residential to family  
14 residential, vacant agricultural and public institutional uses.

15 The proposed meets the intent of Objective 16 and  
16 Policy 16.1, 16.2, 16.3, 16.7, 16.8, 16.10, 16.11 and 17.7. The  
17 proposal includes appropriate setbacks and landscape buffers, in  
18 addition a storm water retention area is proposed on the north  
19 side of the property. The proposed townhome style housing is  
20 what is in envision in area two for the Reskin Community Plan.  
21 The site plan appears to show a system of internal roadways with  
22 main access off 3rd Avenue southeast and a ten-foot sidewalk  
23 along the sites frontage on 12th Street.

24 As the applicant has stated, they are proposing to  
25 dedicate 45 feet of the site for right-of-way to bring up the

1 standards. At the time of drafting this report, Planning  
2 Commission Staff had not received transportation comments based  
3 on the October 21st site plan submittal. Therefore, a Staff  
4 finding did not take transportation comments into consideration  
5 for the analysis of this request. Objective 12-1 and Policy  
6 12-1.4, the community design component discussed how new  
7 development shall be compatible, the established character of  
8 the surrounding area, the development pattern and character of  
9 this area along 12th Street contains single-family residential,  
10 two family residential, vacant agricultural and public  
11 institutional uses and the proposed townhome residential is  
12 compatible with the surrounding development pattern.

13           The site meets the intent of the Ruskin and the  
14 SouthShore Community Plans. Goal five of the Ruskin Community  
15 Plan provides for diverse home styles and types and includes a  
16 strategy support housing to accommodate a diverse population.  
17 The proposals for a townhome style envision in area two. The  
18 SouthShore Plan seeks to create housing opportunities for  
19 diverse population, income level and the proposed meets the  
20 intent of these housing goals.

21           Based upon the above considerations, Planning  
22 Commission Staff finds the proposed plan development consistent  
23 with the Unincorporated Hillsborough County Comprehensive Plan,  
24 subject to conditions proposed in the Development Services  
25 Department. Thank you.



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

6 MR. GRADY: Nothing further.

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

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

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

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

18 HEARING MASTER: Good evening.

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

23 HEARING MASTER: Thank you.

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

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

-----X  
)  
IN RE: )  
)  
LAND USE HEARING OFFICER )  
HEARINGS )  
)  
-----X

LAND USE HEARING OFFICER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, October 17, 2022

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

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

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter  
U.S. Legal Support

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

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

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

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

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

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

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



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

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

PAGE 1 OF 6

DATE/TIME: 11/14/22 6pm

HEARING MASTER: Susan Finch

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

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

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

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

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

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

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

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



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

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

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

HEARING MASTER: Susan Finch


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




NOVEMBER 14, 2022 - ZONING HEARING MASTER


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

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

A. WITHDRAWALS AND CONTINUANCES

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

 Susan Finch, ZHM, overview of ZHM process.

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


 Susan Finch, ZHM, oath.

B. REMANDS

None.


C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0698

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


 David Wright, applicant rep, presents testimony.

 Susan Finch, ZHM, questions to applicant rep.

 David Wright, applicant rep, answers ZHM questions.












 Isis Brown, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.






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

MONDAY, NOVEMBER 14, 2022




C.2. RZ 22-1303

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

C.3. RZ 22-1449


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

C.4. RZ 22-1452

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

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 Andrea Papandrew, Planning Commission, staff report.

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


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

D.1. RZ 22-0461


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


 Truett Gardner, applicant rep, presents testimony.


 Susan Finch, ZHM, questions to applicant rep.

 Truett Gardner, applicant rep, answers ZHM questions.


 Susan Finch, ZHM, questions to applicant rep.


 Truett Gardner, applicant rep, answers ZHM questions.

 Addie Clark, applicant rep, continues testimony.

 Steve Henry, applicant rep, continues testimony.


 Susan Finch, ZHM, questions to applicant rep.

 Steve Henry, applicant rep, answers ZHM questions.

 Truett Gardner, applicant rep, continues testimony.

 Michelle Heinrich, Development Services, staff report.


 Susan Finch, ZHM, questions to development Services.

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


 James Ratliff, Development Services Transportation, staff report.

 Andrea Papandrew, Planning Commission, staff report.

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


 Truett Gardner, applicant rep, answers ZHM questions.

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 Susan Finch, ZHM, closes RZ 22-0461.


D.2. MM 22-0860

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

 William Molloy, applicant rep, presents testimony.


 Susan Finch, ZHM, questions to applicant rep.

 William Molloy, applicant rep, answers ZHM questions.


 Steve Henry, applicant rep, continues testimony.


 Susan Finch, ZHM, questions to applicant rep.

 Steve Henry, applicant rep, answers ZHM questions.


 William Molly, applicant rep, continues testimony.

 Susan Finch, ZHM, questions to applicant rep.

 William Molloy, applicant rep, answers ZHM questions.

 Sam Ball, Development Services, staff report.

 Susan Finch, ZHM, questions to Development Services.

 Sam Ball, Development Services, answers ZHM questions.

 Andrea Papandrew, Planning Commission, staff report.


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

 William Molloy, applicant rep, corrects record.

 Susan Finch, ZHM, closes MM 22-0860.


D.3. RZ 22-0943

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

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


 Susan Finch, ZHM, questions to applicant rep.

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 Isabelle Albert, applicant rep, answers ZHM questions.

 Tania Chapela, Development Services, staff report.


 Andrea Papandrew, Planning Commission, staff report.

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

D.4. RZ 22-0949

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

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

 Tim Lampkin, Development Services, staff report.


 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, questions to Planning Commission.

 Andrea Papandrew, Planning Commission, answers ZHM questions.

 Susan Finch, ZHM, calls proponents/opponents.

 Christopher Jordan, opponent, presents testimony/submits exhibits.


 David Shern, opponent, presents testimony.

 Joan Alagood, opponent, presents testimony.


 Vincent Roberson, opponent, presents testimony.


 Attila Nagy, opponent, presents testimony.

 Susan Finch, ZHM, questions to Development Services Transportation.

 Alex Steady, Development Services Transportation, answers ZHM questions.

 Susan Finch, ZHM, questions to Development Services Transportation.

 Alex Steady, Development Services Transportation, answers ZHM questions.


 Colin Rice, applicant rep, gives rebuttal.


 Susan Finch, ZHM, questions to applicant rep.



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 Colin Rice, applicant rep, answers ZHM questions.


 Susan Finch, ZHM, closes MM 22-0949.

 Susan Finch, ZHM, breaks.


 Susan Finch, ZHM, resumes meeting.


D.5. RZ 22-1103


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

 Kami Corbett, applicant rep, presents testimony.


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

 Steve Henry, applicant rep, continues testimony.

 Kami Corbett, applicant rep, concludes testimony.


 Sam Ball, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.


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


D.6. MM 22-1112

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


 William Molloy, applicant rep, presents testimony.


 Susan Finch, ZHM, questions to applicant rep.

 William Molloy, applicant rep, answers ZHM questions.

 Jason Kendal, applicant rep, continues testimony.

 Susan Finch, ZHM, questions to applicant rep

 Jason Kendall, applicant rep, answers ZHM questions.

 William Molloy, applicant rep, presents testimony.

 John Sullivan, applicant rep, presents testimony.


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 Michelle Heinrich, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.

 Susan Finch, ZHM, calls proponents.

 Steven Griffin, opponent, presents testimony.


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

 William Molloy, applicant rep, gives closing remarks.

 Susan Finch, ZHM, closes MM 22-1112.

D.7. RZ 22-1223


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

 Jacob Cremer, applicant rep, presents testimony.

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

 Sam Ball, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.

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

D.8. RZ 22-1224


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

 Jacob Cremer, applicant rep, presents testimony.

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

 Tim Lampkin, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.

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

MONDAY, NOVEMBER 14, 2022


D.9. MM 22-1301


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


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 Susan Finch, ZHM, questions to Development Services Transportation.

 James Ratliff, Development Services Transportation, answers ZHM questions.

 Kami Corbett, applicant rep, answers ZHM questions.


 Steve Henry, applicant rep, closing remarks.

 Susan Finch, ZHM, closes MM 22-1301.

E. ZHM SPECIAL USE


E.1. SU 22-1222

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

 Doug Denboer, applicant rep, presents testimony.

 Michelle Heinrich, Development Services, staff report.

 Andrea Papandrew, Planning Commission, staff report.

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

ADJOURNMENT

 Susan Finch, ZHM, adjourns the meeting.

Application No. RZ 22-1223  
Name: David M. Smith  
Entered at Public Hearing: ZHM  
Exhibit # 1 Date: 11/14/22

STEARNS  
WEAVER  
MILLER



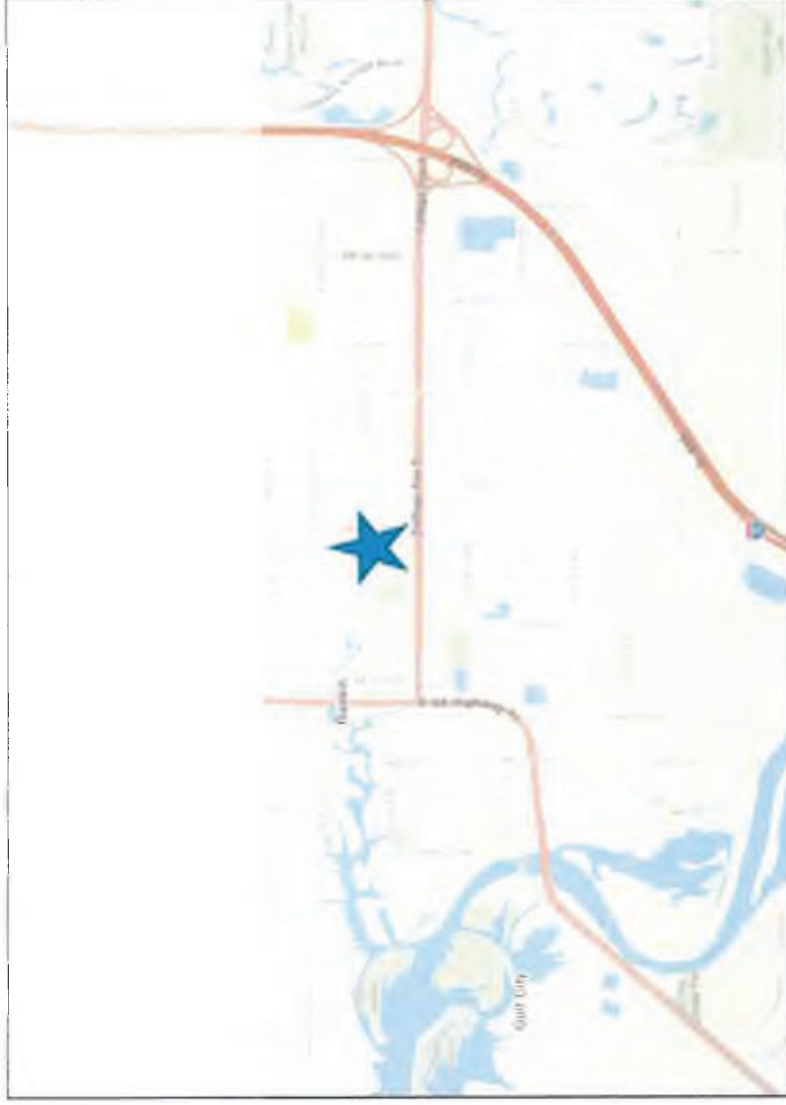
Property Reserve, Inc.  
PD Rezoning  
RZ-PD 22-1223

Hillsborough County  
Zoning Hearing Master  
November 14, 2022

## Property Location

- Size: ± 4.29 acres
- Property is located in unincorporated Hillsborough County, north of College Ave E and east of US Highway 41 South
- Folios: 55237.0000 and 55237.0002

## Vicinity Map



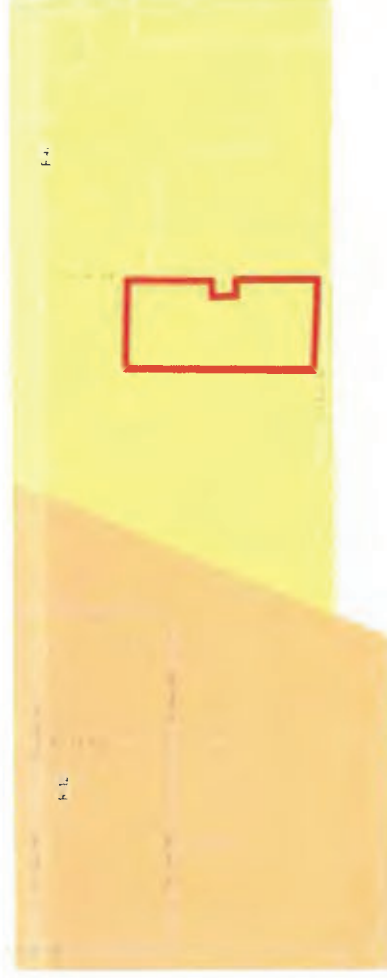
# Zoning and Future Land Use Maps

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

Zoning Map



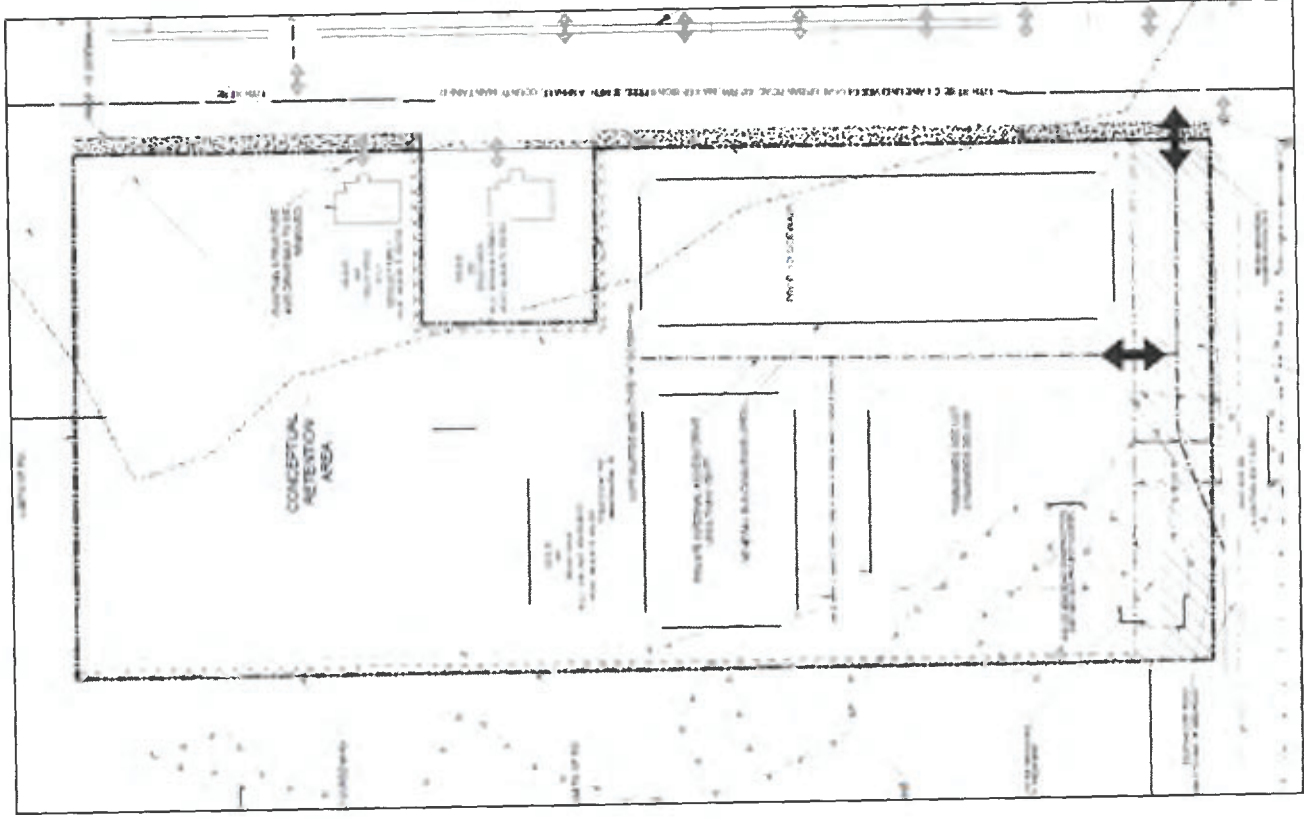
FLU Map







# Proposed Site Plan



## PD Rezoning Request

- Rezoning from AR to PD for 24 townhomes;
- Proposed density of 5.59 dwelling units per acre;
- Maximum height of 35';
- 20' front setbacks, 20' garage setbacks, 20' rear setbacks and 7.5' side setbacks;
- One full access point to the south of the Project on platted 3<sup>rd</sup> Avenue SE;
- 10' buffer with Type A screening along the east and west; and
- Dedicate ROW and improve 3<sup>rd</sup> Avenue SE to the South of the Project to County Standards out to 12<sup>th</sup> Street SE.

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

- Townhomes are a permitted use in the RES-6 Future Land Use Category.
- The Project complies with maximum density of 6 dwelling units per acre.
- The Ruskin Community Plan classifies this property as Area “2” which allows for a variety of land uses and housing types, including townhomes.
- The Project meets Goal 5 of the Ruskin Community Plan by providing diverse home styles and types to accommodate a diverse population and income levels.
- Goal 7 of the Ruskin Community Plan encourages higher density residential uses between 12<sup>th</sup> Street and 3<sup>rd</sup> Street along College Avenue, which is where the Project is located.

# Transportation & Connectivity

- The Applicant is proposing one access point to the south onto 3<sup>rd</sup> Avenue SE.
- The Applicant will dedicate 45 feet of ROW to improve the platted unimproved portion of 3<sup>rd</sup> Avenue SE which will facilitate access onto 12<sup>th</sup> Street SE to the east of the Project, improving the established grid pattern.
- The Applicant is constrained by the existing CSX railway and the established grid pattern does not have any connection across the CSX railway between College Avenue and Shell Point Road.
- The County Engineer found the Design Exception request to allow for only one sidewalk to be constructed on the west side of 12<sup>th</sup> Street SE [approvable](#).

# Hillsborough County Staff Report

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- “[S]taff finds the proposed rezoning to PD compatible with the existing zoning districts and development pattern in the area.”
- “[S]taff recommends approval of the request, subject to conditions.”

# Planning Commission Staff Report

- “The proposed townhome style of housing is what is envisioned in Area 2 of the Ruskin Community Plan.”
- “The request is compatible with the existing development pattern found within the surrounding area.”
- “Overall, staff finds that the proposed residential development is appropriate within the RES-6 in the Urban Service Area and supports the vision of the Ruskin and Southshore Community Plans.”

## CONCLUSION

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- Hillsborough County staff has recommended approval with conditions.
- Planning Commission staff found the project consistent with the Hillsborough County Comprehensive Plan.
- We respectfully request approval of RZ-PD 22-1223.



**PARTY OF  
RECORD**



**NONE**