

Rezoning Application:

MM 21-0944

Zoning Hearing Master Date:
9/13/2021

BOCC Land Use Meeting Date: 11/9/2021



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Habitat for Humanity of Hillsborough County, Florida, LLC.

FLU Category: RES-6

Service Area: Urban

Site Acreage: 4.79

Community Plan Area: Brandon

Overlay: None



Introduction Summary:

The request is to modify Planned Development PD 08-0270 (as modified by MM 12-0712), and is seeking a major modification to the existing PD. The development intent includes increasing the number of single-family homes located in POD "B" from 15 single-family homes to 23 single-family homes. The applicant also requests to modify the use of POD "A" from Business Office Professional to Residential (RSC-6 standard) to maintain the existing single-family home.

Existing Approval(s):

POD "A"

Existing structure designated as BPO Office use, to remain residential as interim use only.

Proposed Modification(s):

Change existing and future use for POD "A" to remain residential, subject to RSC-6 standards.

POD "B"

15 single-family homes

Increase the number of single-family homes from 15 homes to 23 homes.

Additional Information:

PD Variation(s):

LDC Part 6.06.00 (Landscaping/Buffering)

- Reduce the 20-foot wide buffer / Type "B" screening to a 10-foot wide buffer / Type "A" screening along the eastern property boundary.

Waiver(s) to the Land Development Code:

None requested.

Planning Commission Recommendation:

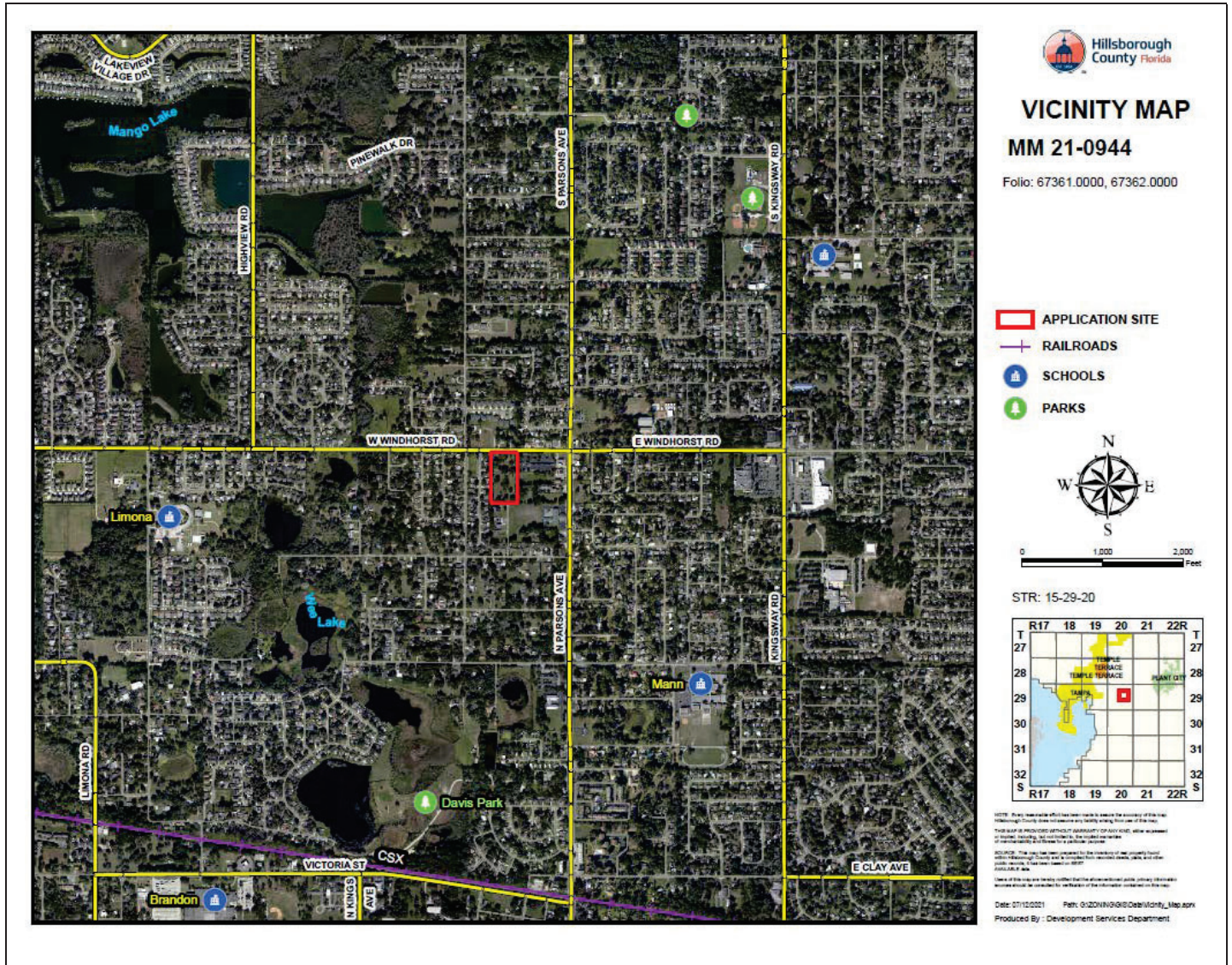
Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



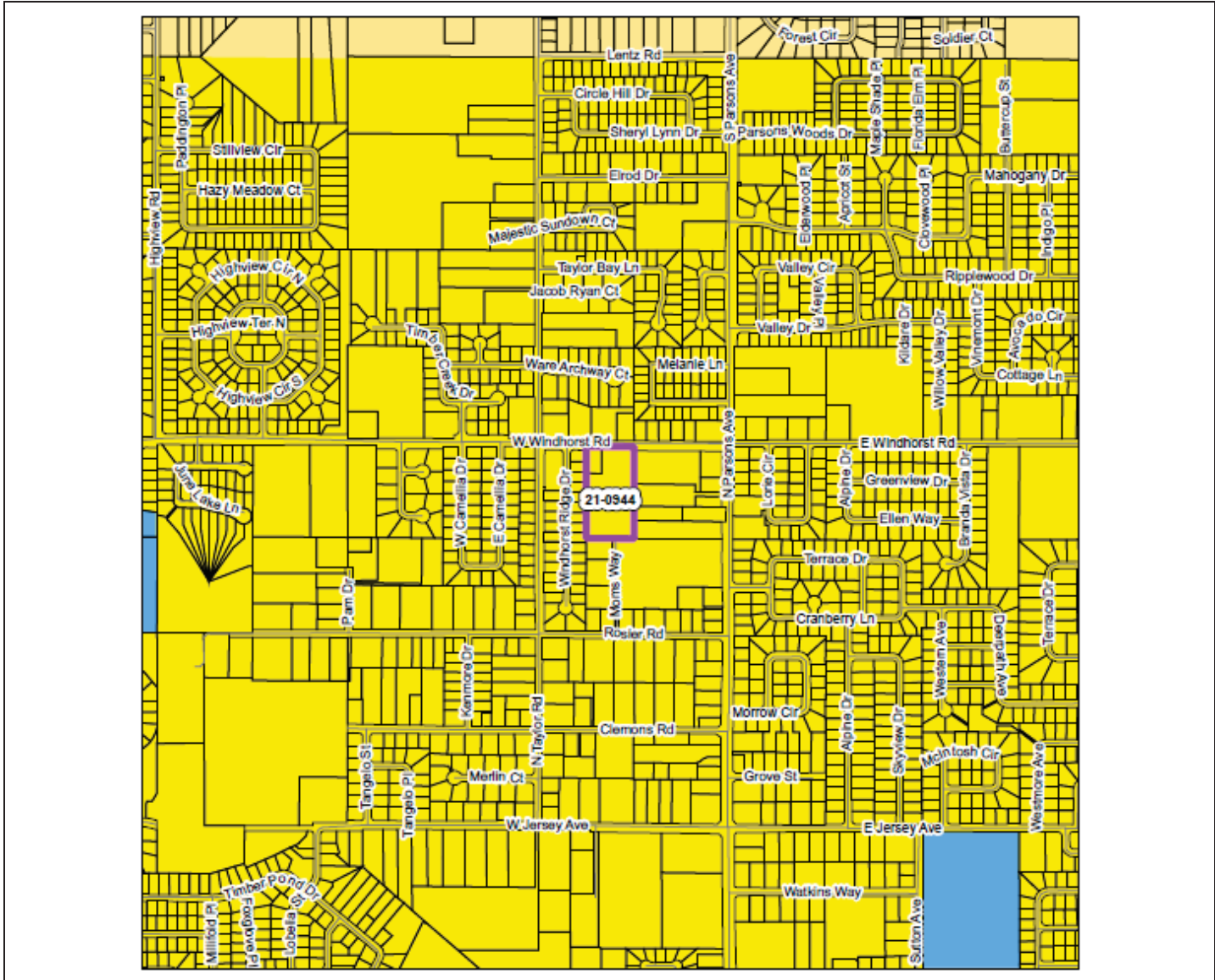
Context of Surrounding Area:

The subject site is located off Windhorst Road approximately 625 feet to the west of the intersection of Parsons Avenue North and West Windhorst Road. The surrounding area includes a mix of uses including:

- To the north and northeast across West Windhorst Road is RSC-6 and ASC-1 zoned property and developed with single-family homes.
- Directly east of the subject side is a CN (Commercial Neighborhood) zoned property developed with a shopping center. South east is vacant CN and RSC-6 zoned land. Southeast is BPO and POD "C" of MM 12-0712, designated for a storage facility.
- To the south is an existing church located on 7.46 acres and a single-family home on 0.7 acres.
- To the west is a single-family subdivision (Windhorst Village) zoned RSC-6, which abuts POD "A" and POD "B".

2.0 LAND USE MAP SET AND SUMMARY DATA

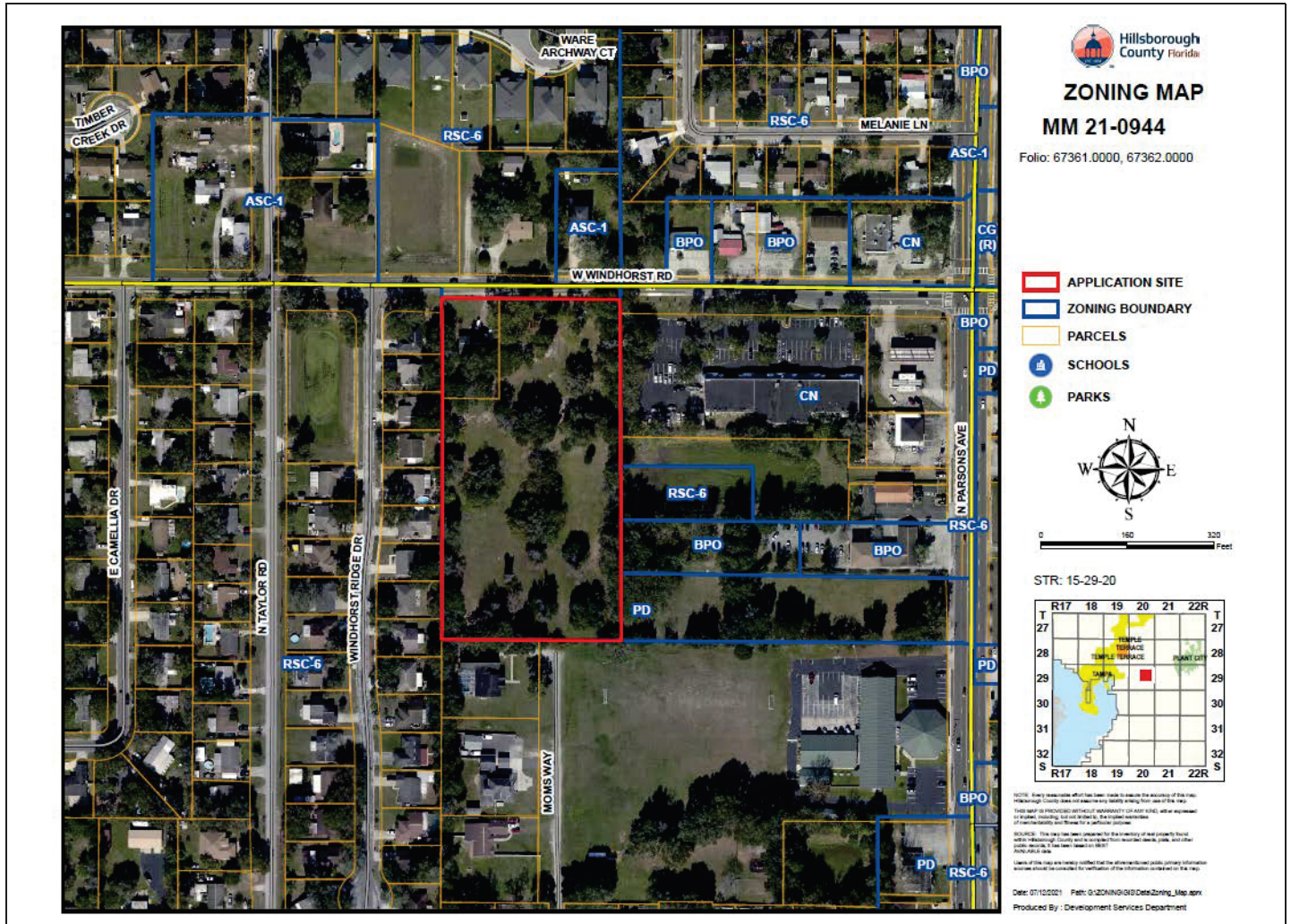
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6
Maximum Density/F.A.R.:	6 dwelling units per acre / 0.25 F.A.R.
Typical Uses:	Residential, suburban commercial, offices, multi-purpose, mixed use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

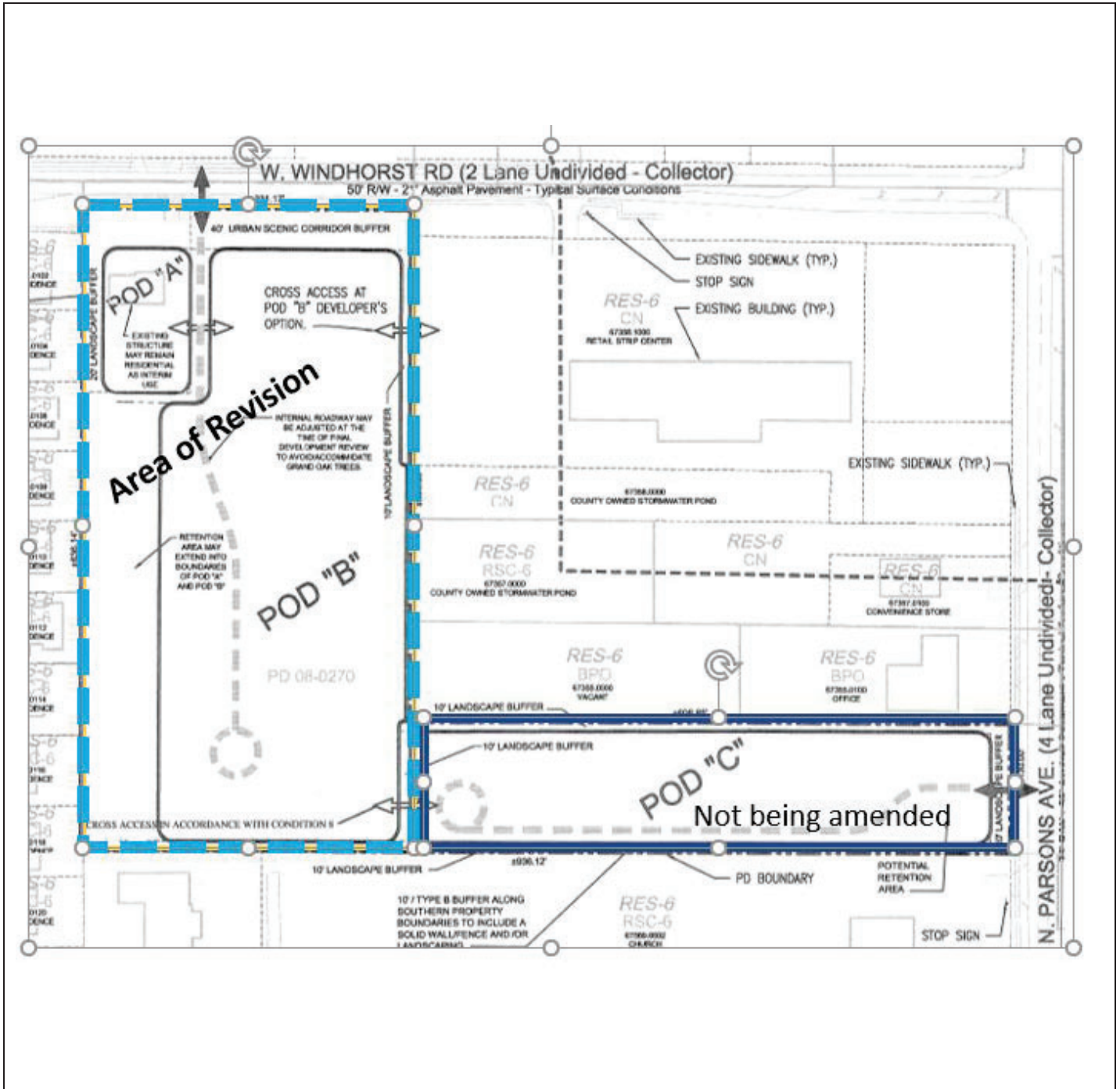


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6, ASC-1	Minimum 7,000 square foot lot and 1 dwelling unit per acre	Single-family home	Single-family home
South	RSC-6	Minimum 7,000 square foot lot	Single-family home	Single-family home / Vacant
East	RSC-6, CN, BPO, PD	Minimum 7,000 square foot lot, CN & BPO FAR = .20	Commercial, office	Commercial, office, stormwater retention area, vacant
West	RSC-6	Minimum 7,000 square foot lot	Single-family home	Single-family home

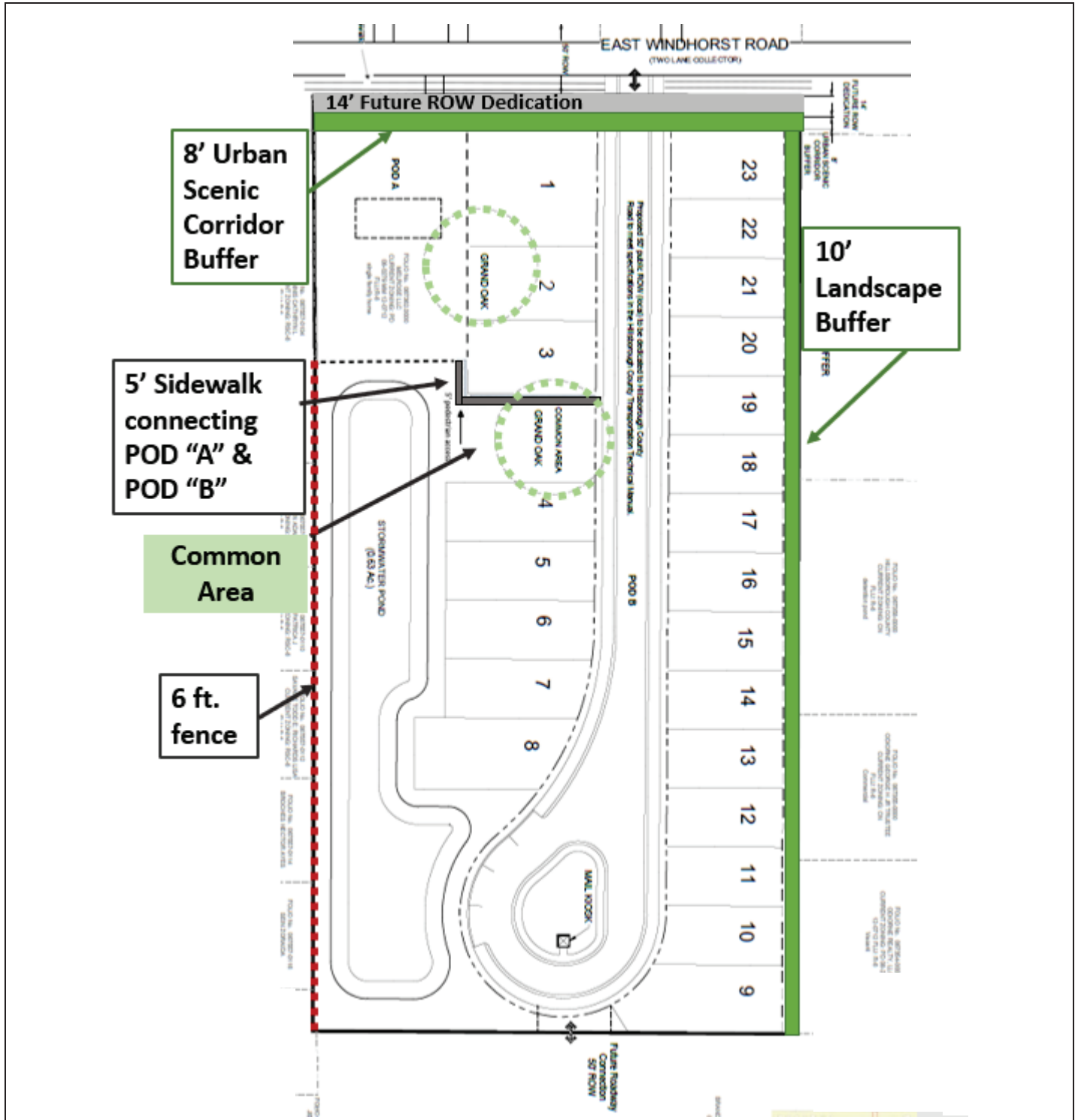
2.0 LAND USE MAP SET AND SUMMARY DATA

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



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)



2.5 Variations Requested

The applicant has requested a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements. Per LDC Section 6.06.06, the proposed residential, single family use would require a 20-foot buffer with Type B screening against the adjacent CN zoned parcel to the east (folio no. 67358.1000). The applicant proposes the following variation.

- Reduce the 20-foot wide buffer with Type “B” screening to 10-foot wide buffer with Type “A” screening along the eastern PD boundary.

The applicant is requesting this variation to ensure that the home square footage is at least 1200 square feet finished. With approximately 87 feet of depth on the lots adjacent to this eastern buffer, the 20 feet of required buffer will not allow for typical home models to be constructed. According to the applicant, if a 20-foot buffer is required, there would not be adequate depth for homes.

East Buffer Variance Reduction from 20 feet to 10 feet:

Staff has reviewed the applicant’s waiver request and finds the eastern buffer waiver request supportable. The northernmost adjacent parcel (folio no. 67358.1000) designated Commercial Neighborhood located immediately east of proposed Lots 18 through 23 would be required to have a perimeter buffer adjacent to the parking area driveway, if redeveloped. Presently, there is an approximate 30-foot vegetated buffer between the neighborhood shopping center and the proposed residential lots, as shown in the aerial photo below illustrating the approximate location of the 10-foot buffer and 5-foot setback (measured from the 10-foot buffer) on the subject site. Additionally, shown is the existing approximate 30-foot vegetated buffer area to the immediate east of the site.



10 ft. buffer

5 ft. setback from the 10 ft. buffer

The homeowners will have screening and buffering to block the view of this element. The applicant has stated that fencing and plant material will be installed to provide privacy and screening between the two properties. Staff proposes a condition to ensure future residents are buffered against the adjacent uses. It should also be noted that a portion of the eastern boundary is the location of a Hillsborough County owned retention pond, which does not require a buffer, but the applicant has proposed to have a consistent buffer on the eastern lots.

Staff has reviewed the justification statement submitted by the applicant for the variation and finds it to meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master’s recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval.

APPLICATION NUMBER: MM 21-0944

ZHM HEARING DATE: September 13, 2021

BOCC LUM MEETING DATE: November 9, 2021

Case Reviewer: Timothy Lampkin

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
Windhorst Rd	County Collector - 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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,336	113	77
Proposed	227	18	24
Difference (+/-)	(-) 1,109	(-) 95	(-) 53

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Windhorst Rd./Substandard Roadway Improvements	Administrative Variance Requested	Approvable
Windhorst Rd./Number of Access Connections	Administrative Variance Requested	Approvable
Windhorst Rd./Minimum Driveway Separation	Administrative Variance Requested	Approvable

Notes: Applicant proffered right of way dedication on Windhorst Rd.

4.0 Additional Site Information & Agency Comments Summary

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (W. Windhorst Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This is an analysis for adequate facilities only and is not a determination of school concurrency. A school concurrency review will be issued prior to preliminary plat or site plan approval.
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input 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

The subject site is located off Windhorst Road approximately 625 feet to the west of the intersection of Parsons Avenue North and West Windhorst Road. The request is to allow an increase in the number of single-family homes located in POD "B" from 15 single-family homes to 23 single-family homes. Additionally, the applicant proposes to modify the use of POD "A" from Business Office Professional to Residential (RSC-6 standard) to maintain the existing single-family home.

The development of POD "A" and POD "B" is bound on the east by vacant property referred to as POD "C" of the same Planned Development. Also located east is a shopping center, BPO-zoned office buildings, and a stormwater pond on an adjacent property. To the west is a single-family subdivision (Windhorst Village) zoned RSC-6, which abuts POD "A" and POD "B". To the south is an existing church located on 7.46 acres and a single-family home on 0.7 acres. The residential development will provide an adequate transition from the commercial, office and self-storage facility.

The applicant proposes residential single-family development; therefore, the cross access to POD "C" is not required. The applicant also proposes to remove the vehicular cross-access between POD "A" and POD "B" and replace it with a 5-foot sidewalk to promote pedestrian connectivity through the designated Common Area, as shown on the site plan.

A 16-inch water main is located within the south right-of-way of W. Windhorst Road and a 6-inch wastewater force main exists is located within the north right-of-way of W. Windhorst Road. Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

The proposed use with conditions demonstrates sensitivity to adjacent residential uses through site conditions. While not required, the applicant has proposed a condition requiring a 6-foot high wood fence finished side out with Type "A" screening on the western boundary of POD "B" adjacent to the retention pond and common area screening the back yards of the existing homes (folios 67557.0106, 67557.0108, 67557.0110, 67557.0112, 67557.0114, 67557.0116, and 67557.0120) located along Windhorst Ridge Road adjacent to the retention pond in POD "B".

The application requests a variation to Land Development Code Parts 6.06.00 (Landscaping/Buffering) to reduce the 20-foot wide buffer with Type "B" screening to allow a 10-foot wide buffer with Type "A" screening along the eastern PD boundary. In lieu of the 20-foot landscape buffer, the applicant proposes a 10-foot buffer with Type "A" screening. The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. As reflected in the recommended conditions of approval in this report, staff does not object to the requested variation. The hearing master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval, per LDC Section 5.03.06.C.6.

5.2 Recommendation

The request is consistent with the goals of the Brandon Community Plan area. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. The proposed project with the proposed development standards, existing scale and restrictions may be found approvable, with conditions. The request would encourage residential development that complements the surrounding character and promotes housing diversity in the Brandon Community Plan area.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 18, 2021.

- 1. The site may be developed with either of the Proposed Alternate PD Plans as shall be developed as depicted on the general site plan, and subject to the conditions listed below for each Alternate Plan.

Alternate A (Sheet 1 OF 2, Proposed General Development Plan)

POD A shall be developed with a single family home, subject to RSC 6 standards. maximum of 22,000 square feet of BPO Uses:

- Minimum Front Setback: 40 feet (W. Windhorst Rd.)
Minimum Front Setback: 30 feet (Internal Road)
Minimum Side Setback: 15 feet
Minimum Rear Setback: 20 feet
Minimum Building Separation: 15 feet
Maximum Building Height: 35 feet (2 stories)
Minimum Lot Size 10,000 square feet
Minimum Lot Width 70 feet

The existing home in POD A be an interim use and has the option to modify to an office use. Medical office use shall be prohibited. The Office use shall be limited to the following hours of operation:

- Monday-Friday 7a.m.-9p.m.

POD B shall be developed with a maximum of 10,000 square feet of BPO/Restaurant Uses:

- Minimum Front Setback: 40 feet (W. Windhorst Rd.)
Minimum Front Setback: 30 feet (Internal Road)
Minimum Side Setback: 10 feet
Minimum Rear Setback: 20 feet
Minimum Building Separation: 15 feet
Maximum Building Height: 35 feet (2 stories)
Minimum Lot Size 10,000 square feet
Minimum Lot Width 70 feet

If POD B is developed with a freestanding restaurant, the applicant shall provide a maximum 50 foot building setback from the northern boundary south of W. Windhorst Road; there shall be no drive thru. Parking field shall be located to the south and/or west of the subject's building; there shall be no parking between W. Windhorst Road and the building. If the restaurant is free standing the maximum square footage shall be 3,500.

~~POD C shall be developed with a maximum of 40,000 square feet of self storage:~~

- ~~● Minimum Front Setback: 20 feet~~
- ~~● Minimum Side Setback: 20 feet (along the southern boundary)~~
- ~~● Minimum Side Setback: 15 feet (Adjacent to folio numbers 67355.0000 and 67355.0100)~~
- ~~● Minimum Rear Setback: 20 feet~~
- ~~● Minimum Building Separation: 15 feet~~
- ~~● Maximum Building Height: 35 feet (2 stories)~~
- ~~● Minimum Lot Size: 10,000 square feet~~
- ~~● Minimum Lot Width: 70 feet~~
 - ~~● The east elevation (facing North Parsons Avenue) of the self storage building(s) shall architecturally be residential in style and shall consist of a pitched or gable roof, window treatments and architecturally finished.~~
 - ~~● Self storage operation shall be 6 a.m. to 9 p.m. Monday-Saturday, and 8 a.m. to 5 p.m. on Sunday. An attendant/employee shall be on the premises at all times during business operating hours.~~
 - ~~● The south elevation of the self storage building shall include patterns at intervals of no more than 50 feet along the horizontal length of the facade and the patterns shall be either horizontal or vertical. Patterns shall include features such as color changes, texture changes and/or surface molding changes such as offsets, reveals or ribs.~~
 - ~~● No outside storage of vehicles, recreational vehicles, equipment, etc. shall be permitted in Pod C. The self storage use may be allowed to park and/or store one moving type truck on site for lease/rental to its customers as an accessory use. The truck shall be internally within the self storage facility.~~

~~Alternate B (Sheet 2 OF 2, Proposed General Development Plan)~~

~~POD A shall be developed with a single-family home, subject to RSC-6 standards. maximum of 3,050 square feet of BPO Uses:~~

- ~~● Minimum Front Setback: 40 feet (W. Windhorst Rd.)~~
- ~~● Minimum Front Setback: 30 feet (Internal Road)~~
- ~~● Minimum Side Setback: 15 feet~~
- ~~● Minimum Rear Setback: 20 feet~~
- ~~● Minimum Building Separation: 15 feet~~
- ~~● Maximum Building Height: 35 feet (2 stories)~~
- ~~● Minimum Lot Size: 10,000 square feet~~
- ~~● Minimum Lot Width: 70 feet~~

~~The existing home in POD A shall remain. be an interim use and has the option to modify to an office use. Medical office use shall be prohibited. The Office use shall be limited to the following hours of operation:~~

~~Monday-Friday 7a.m.-9p.m.~~

POD B shall be developed with a maximum of twenty-three (23) ~~fifteen (15)~~ Single Family units:

- ~~• Minimum Front Setback: 40 feet (W. Windhorst Rd.)~~
- ~~• Minimum Side Setback: 15 feet along W. Windorst Rd.~~
- Minimum Front Setback: 25 ~~20~~ feet (Internal Road)
- Minimum Side Setback: 7.5 ~~5~~ feet
- Minimum Rear Setback: 25 ~~5~~ feet
- Minimum Building Separation: 15 ~~10~~ feet
- Maximum Building Height: 35 feet (2 stories)
- Minimum Lot Size: ~~7,000~~ 3,480 square feet
- Minimum Lot Width: ~~70~~ 40 feet

If POD B is developed with three (3) or fewer dwelling units, the developer shall not be required to construct the internal road.

POD C shall be developed with a maximum of 40,000 square feet of self storage:

- Minimum Front Setback: 20 feet
- Minimum Side Setback: 20 feet (along the southern boundary)
- Minimum Side Setback: 15 feet (Adjacent to folio numbers 67355.0000 and 67355.0100)
- Minimum Rear Setback: 20 feet
- Minimum Building Separation: 15 feet
- Maximum Building Height: 35 feet (2 stories)
- Minimum Lot Size: 10,000 square feet
- Minimum Lot Width: 70 feet

- The east elevation (facing North Parsons Avenue) of the self storage building(s) shall architecturally be residential in style and shall consist of a pitched or gable roof, window treatments and architecturally finished.

Self storage operation shall be 6 a.m. to 9 p.m. Monday-Saturday , and 8 a.m. to 5 p.m. on Sunday. An attendant/employee shall be on the premises at all times during business operating hours.

- The south elevation of the self storage building shall include patterns at intervals of no more than 50 feet along the horizontal length of the facade and the patterns shall be either horizontal or vertical. Patterns shall include features such as color changes, texture changes and/or surface molding changes such as offsets, reveals or ribs.

No outside storage of vehicles, recreational vehicles, equipment, etc. shall be permitted in Pod C. The self-storage use may be allowed to park and/or store one moving type truck on site for lease/rental to its customers as an accessory use. The truck shall be internally within the self-storage facility.

2. The subject property shall be subject to the buffering and screening requirements of Section 6.06.06 and 4.01.07 of the Hillsborough County Land Development Code, unless specified herein.
The following minimum buffers shall be required for Alternative A:

- ~~40 foot buffer along the northern (W. Windhorst Rd.) boundary and a 10 foot buffer along the southern boundary~~
- ~~10 foot buffer east of POD B~~
- ~~20 foot buffer east of POD C (along N. Parsons Ave.)~~
- ~~20 foot buffer along the western boundary adjacent to POD A.~~

The following minimum buffers shall be required, ~~for Alternative B~~ if (23) twenty-three units ~~four or more units~~ are constructed in POD "B":

- ~~40~~ 8-foot urban scenic corridor buffer and 14-foot future right-of-way dedication along the northern (W. Windhorst Rd.) boundary and a 10-foot buffer along the southern boundary, excluding lot 9 and the Future Roadway Connection.
- ~~10-foot~~ 10-foot buffer with Type "A" screening east of POD ~~A and B~~
- ~~20-foot~~ 20-foot buffer east of POD C (along N. Parsons Ave.)
- ~~20 foot buffer along the western boundary~~
- A 6-foot high wood fence finished side out with Type "A" screening on the western boundary adjacent to the retention pond and common area.

3. ~~Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop. This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.~~


4. The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.

5. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/ permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.

6. Trees defined as Grand Oaks per the Land Development Code (LDC) shall be identified on the preliminary plat(s) submitted through the LDC subdivision review process. If it is determined the Grand Oaks require preservation by the County, the location of the proposed north-south internal roadway between Pod A and Pod B as well as any other nearby improvements shall be modified and/or situated in a manner so as to avoid adverse impacts to the Grand Oaks. In this event, a modification to the Planned Development shall not be required.

7. The project may be permitted above uses and will be subject to formal delineation of on-site conservation areas, preservation areas and water bodies and final calculation of maximum density/intensity (FAR) permitted by the Comprehensive Plan in accordance with the Environmentally Sensitive Lands Credits requirement of the Comprehensive Plan. If the maximum number of units and/or maximum square footage for the project as permitted herein exceeds the maximum density/intensity (FAR) permitted by the Comprehensive Plan, per the Environmentally Sensitive Lands Credits requirement, the number of dwelling units and/or square footage allowed in the project shall decrease as necessary to conform to the Comprehensive Plan.
- ~~8. If POD C develops prior to POD B, then cross access shall be stubbed out according to alternative A, however, that cross access may be removed if POD B develops according to alternative B. POD C may be developed without the cross access if:~~
- ~~• POD B is developed under alternative B; or~~
 - ~~• Prior to Site Development Approval An executed agreement between the owners of POD C and POD B is provided, stating that the cross access will not be provided and that POD B will develop according to alternative B.~~
8. If MM 21-0944 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated August 30, 2021) which was found approvable by the County Engineer (on September 1, 2021). Approval of this Administrative Variance will waive the W. Windhorst Rd. substandard road improvements required by Section 6.04.03.L. of the LDC.
9. If MM 21-0944 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated August 30, 2021) which was found approvable by the County Engineer (on September 1, 2021). Approval of this Administrative Variance will waive the maximum number of access connections required by Section 6.04.03. I. of the LDC to allow two (2) access connection on W. Windhorst Rd. as shown on the PD Site Plan.
10. If MM 21-0944 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated August 30, 2021) which was found approvable by the County Engineer (on September 1, 2021). Approval of this Administrative Variance will waive the minimum driveway spacing required by Section 6.04.07 of the LDC for the project driveway connections as shown on the PD Site Plan.
11. As shown on the PD Site Plan, the developer shall dedicate 14 feet of right of way along the frontage of West Windhorst Road.
12. Notwithstanding anything herein these conditions or on the PD Site Plan to the contrary, POD A shall be restricted to a single-family detached dwelling unit. This condition shall be considered a Critical Design Feature and modification shall be reviewed as a major modification in accordance with the procedures of LDC, Sec. 10.03.00.
13. The developer shall construct, with the initial increment of development, a vehicular and pedestrian roadway connection stub-out to folio no. 67589.6622. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Control Devices (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".

- 14. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, on-street parking in the vicinity of the cul-de-sac shall be permitted provided the roadway meets Transportation Technical Manual TND-3 standards (or another section which allows on street parking).
- 15. As shown on the PD Site Plan, the developer shall construct a minimum 5-foot wide sidewalk connection which connects Pod A with the sidewalk to be constructed within the internal roadway within Pod B. This condition shall be considered a critical design feature, and any future changes to this condition shall be considered a Major Modification and reviewed in accordance with the process outlined in Section 10.03.00 of the LDC.
- 16. 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.
- 17. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 18. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163 Part II, Florida Statutes.

Zoning Administrator Sign Off:	 Brian Grady Fri Sep 3 2021 13:24:36
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: MM 21-0944

DATE OF HEARING: September 13, 2021

APPLICANT: Habitat for Humanity of Hillsborough
County Florida, Inc.

PETITION REQUEST: The Major Modification request is to
modify PD 08-0270 to increase the
number of single-family homes and
eliminate the permitted office land uses

LOCATION: South side of W. Windhorst Rd and 200
feet east of Windhorst Ridge Rd

SIZE OF PROPERTY: 4.34 acres, m.o.l.

EXISTING ZONING DISTRICT: PD 08-0270

FUTURE LAND USE CATEGORY: RES-6

SERVICE AREA: Urban

COMMUNITY PLAN: Brandon

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: Habitat for Humanity of Hillsborough County, Florida, LLC.

FLU Category: RES-6

Service Area: Urban

Site Acreage: 4.79

Community Plan Area: Brandon

Overlay: None

Introduction Summary:	
<p>The request is to modify Planned Development PD 08-0270 (as modified by MM 12-0712), and is seeking a major modification to the existing PD. The development intent includes increasing the number of single-family homes located in POD “B” from 15 single-family homes to 23 single-family homes. The applicant also requests to modify the use of POD “A” from Business Office Professional to Residential (RSC-6 standard) to maintain the existing single-family home.</p>	
Existing Approval(s):	Proposed Modification(s):
<p>POD “A”</p> <p>Existing structure designated as BPO Office use, to remain residential as interim use only.</p>	<p>Change existing and future use for POD “A” to remain residential, subject to RSC-6 standards.</p>
<p>POD “B”</p> <p>15 single-family homes</p>	<p>Increase the number of single-family homes from 15 homes to 23 homes.</p>

Additional Information:

PD Variation(s): LDC Part 6.06.00 (Landscaping/Buffering):

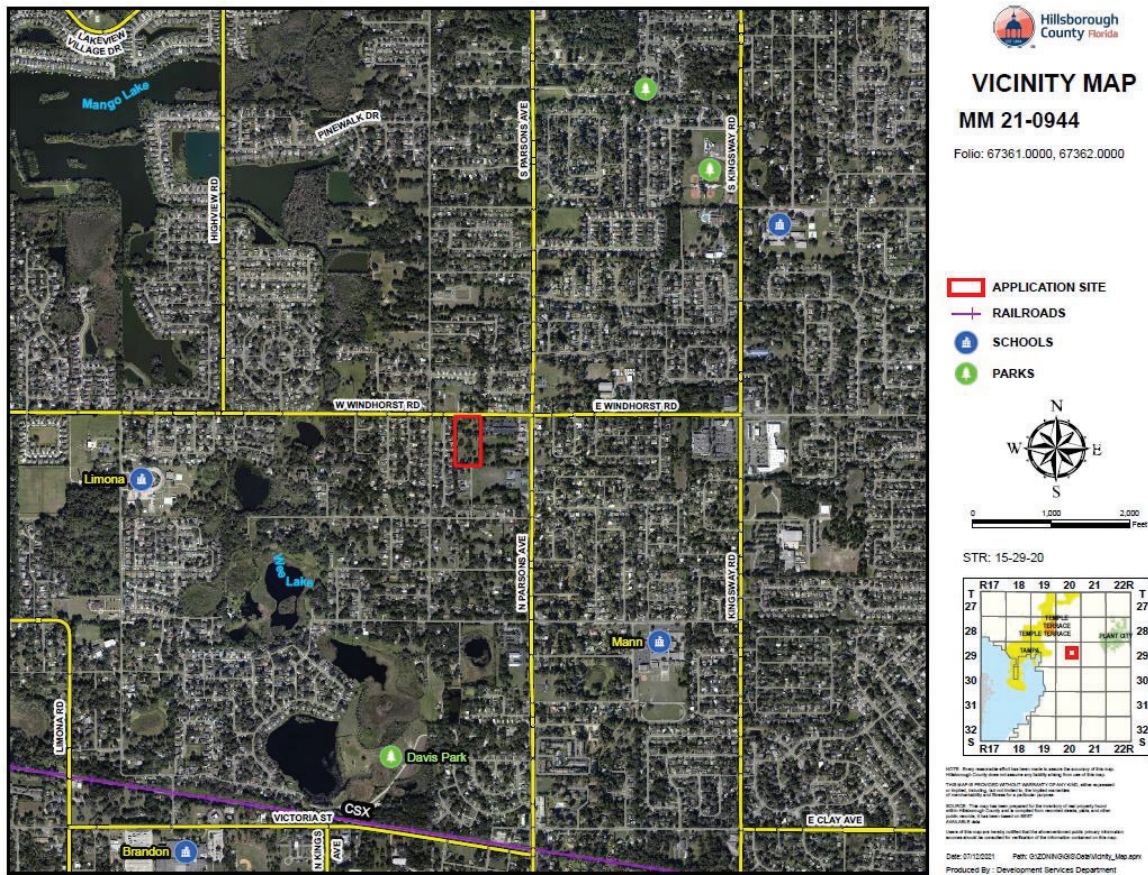
Reduce the 20-foot wide buffer / Type "B" screening to a 10-foot wide buffer / Type "A" screening along the eastern property boundary.

Waiver(s) to the Land Development Code: None requested.

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

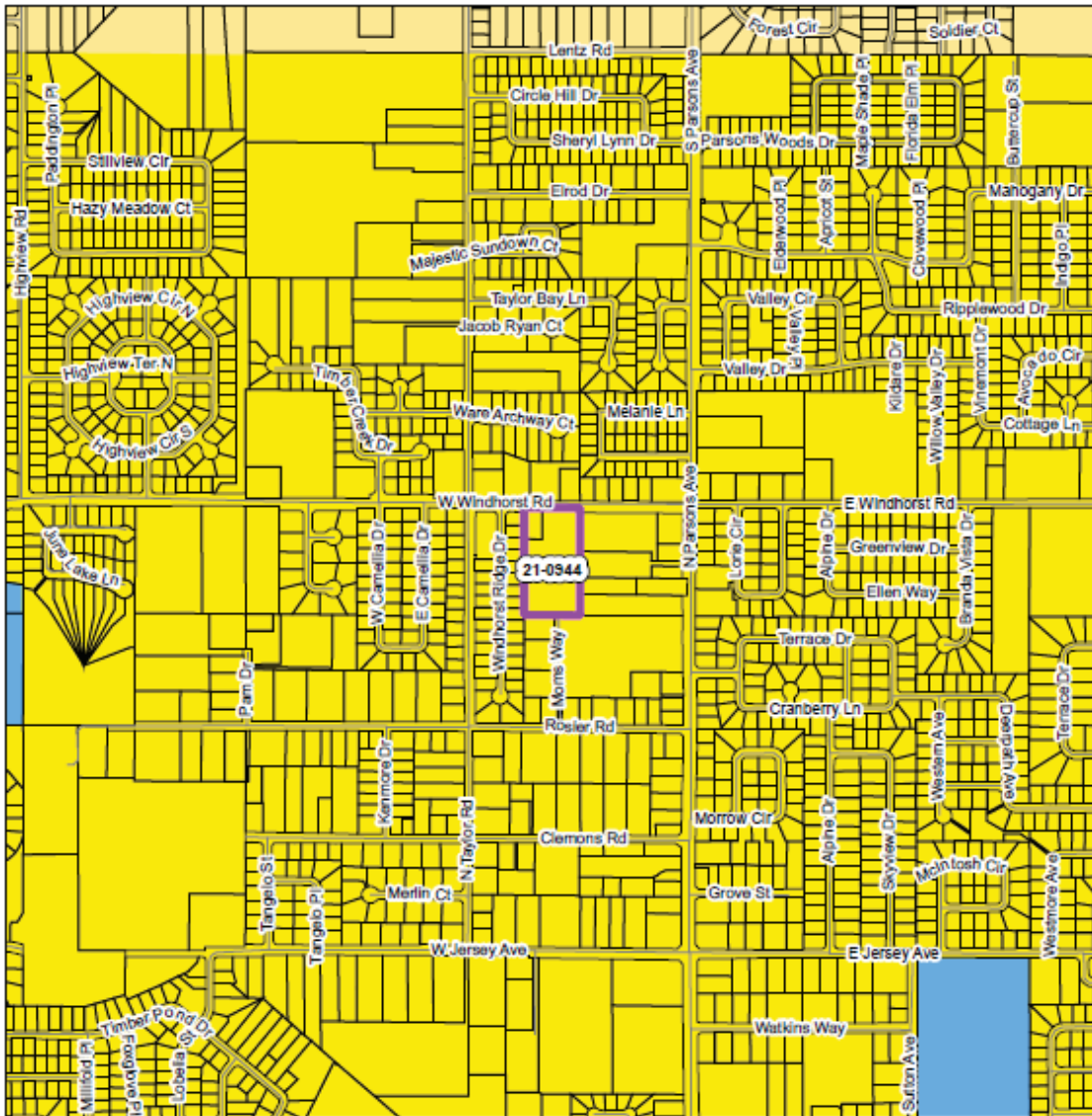


Context of Surrounding Area:

The subject site is located off Windhorst Road approximately 625 feet to the west of the intersection of Parsons Avenue North and West Windhorst Road. The surrounding area includes a mix of uses including:

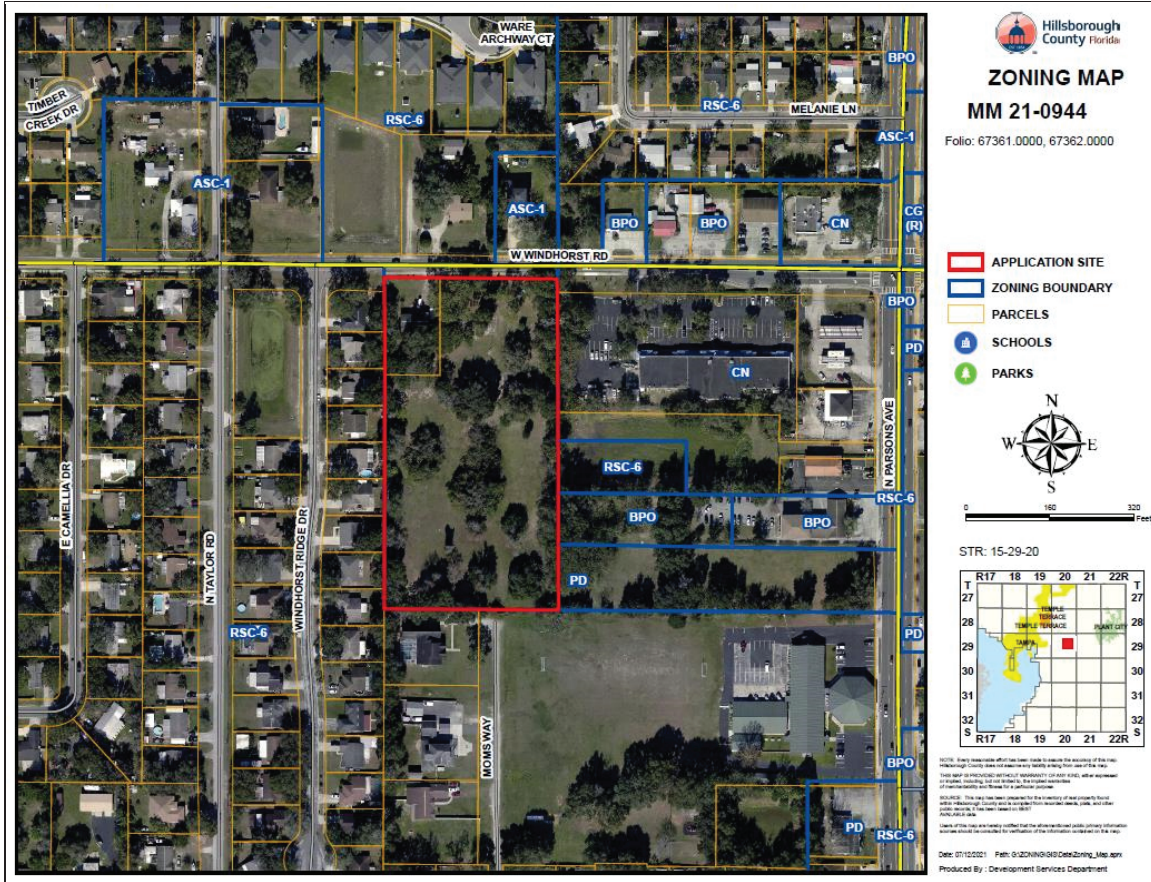
- To the north and northeast across West Windhorst Road is RSC-6 and ASC-1 zoned property and developed with single-family homes.
 - Directly east of the subject side is a CN (Commercial Neighborhood) zoned property developed with a shopping center. South east is vacant CN and RSC-6 zoned land. Southeast is BPO and POD "C" of MM 12- 0712, designated for a storage facility.
 - To the south is an existing church located on 7.46 acres and a single-family home on 0.7 acres.
 - To the west is a single-family subdivision (Windhorst Village) zoned RSC-6, which abuts POD "A" and POD "B".
-

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



Subject Site Future Land Use Category:	RES-6
Maximum Density/F.A.R.:	6 dwelling units per acre / 0.25 F.A.R.
Typical Uses:	Residential, suburban commercial, offices, multi-purpose, mixed use development.

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



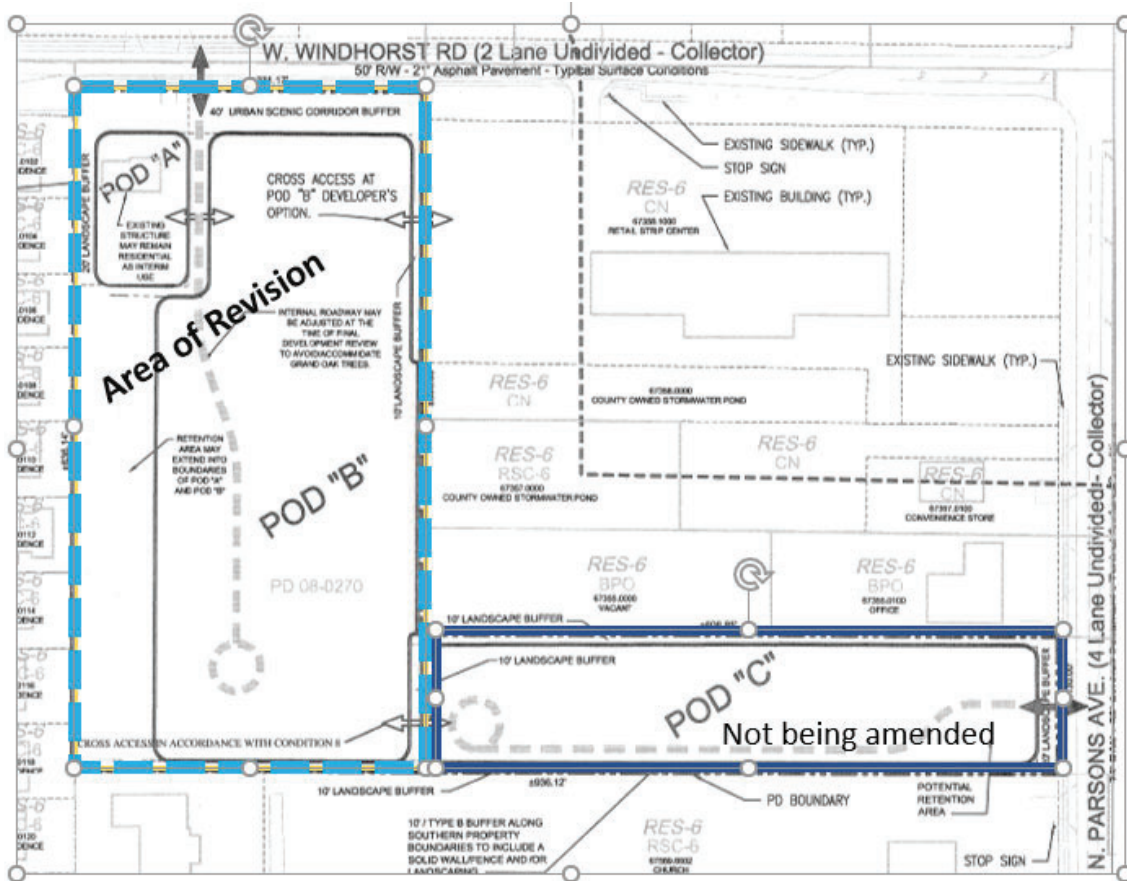
Adjacent Zonings and Uses

Location :	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6, ASC-1	Minimum 7,000 square foot lot and 1 dwelling unit per acre	Single-family home	Single-family home

East	RSC-6, CN, BPO, PD	Minimum 7,000 square foot lot, CN & BPO FAR = .20	Commercial, office	Commercial, office, stormwater retention area, vacant
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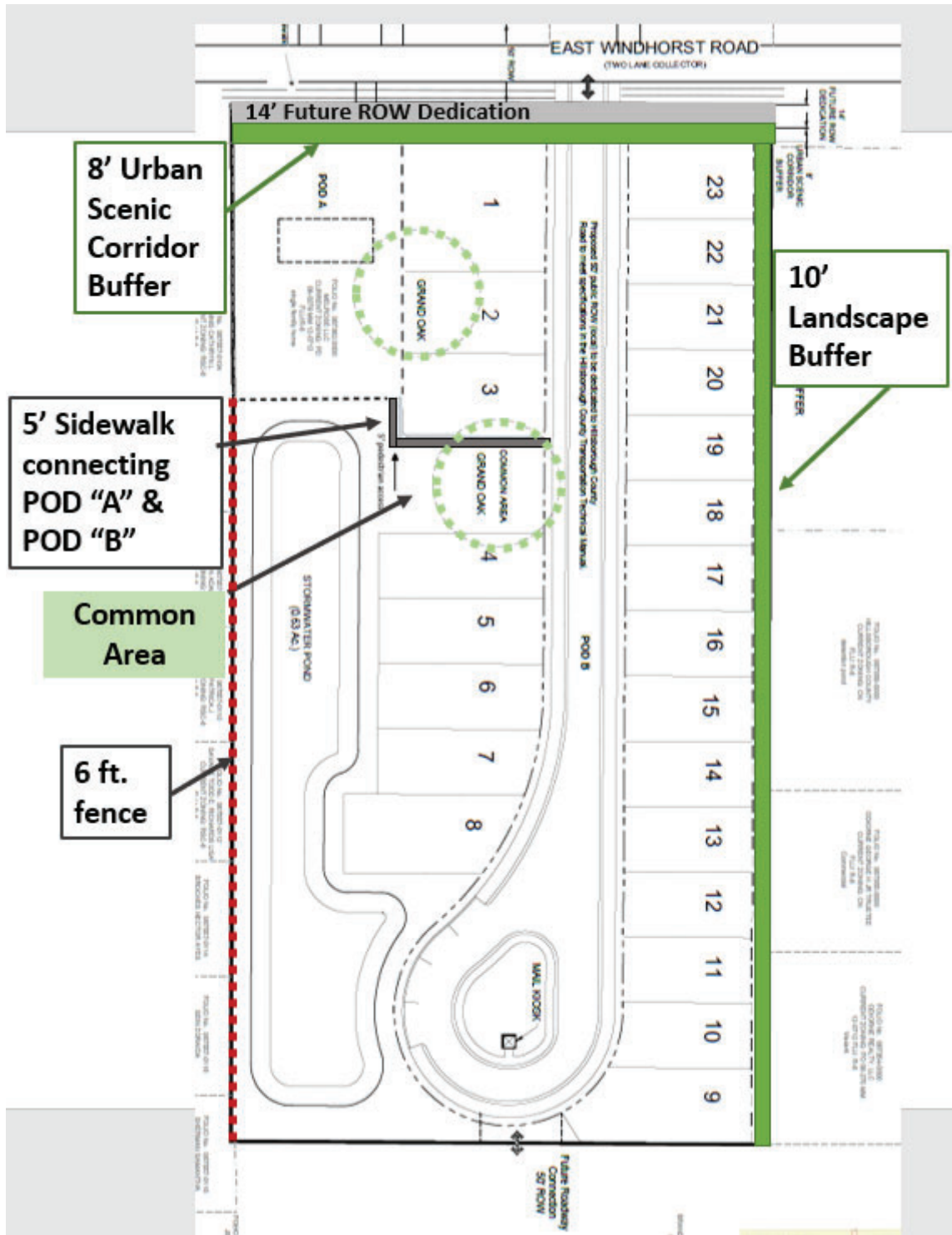
2.0 LAND USE MAP SET AND SUMMARY DATA

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



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



2.5 Variations Requested

The applicant has requested two variations from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements. Per LDC Section 6.06.06, the proposed residential, single family use would require a 20-foot buffer with Type B screening against the adjacent CN zoned parcel to the east (folio no. 67358.1000).

- Reduce the 20-foot wide buffer to 10 feet along the western PD boundary with Type “A” screening.
- Allow the 15-foot rear setback to be included in the buffer zone.

The applicant is requesting variances to ensure that the home square footage is at least 1200 square feet finished. With approximately 87 feet of depth on the lots adjacent to this eastern buffer, the 20 feet of required buffer will not allow for typical home models to be constructed. According to the applicant, if the front and rear setbacks are both 20feet and an additional 15-foot buffer is required, there would only be 32 feet of depth for homes.

East Buffer Variance Reduction from 20 feet to 10 feet:

Staff has reviewed the applicant’s waiver request and finds the eastern buffer waiver request supportable. The northernmost adjacent parcel (folio no. 67358.1000) designated Commercial Neighborhood located immediately west of proposed Lots 18 through 23 would be required to have a perimeter buffer adjacent to the parking area driveway, if redeveloped. Presently, there is an approximate 30-foot vegetated buffer between the neighborhood shopping center and the proposed residential lots, as shown in the aerial photo below illustrating the approximate location of the 10- foot buffer and concurrent 15-foot setback on the subject site. Additionally, shown is the existing approximate 30-foot vegetated buffer area to the immediate east of the site.

Staff has reviewed the applicant’s waiver request and finds the request to have the setback within the buffer area to be supportable. The homeowners will have screening and buffering to block the view of this element. The applicant has stated that fencing and plant material will be installed to provide privacy and screening between the two properties. Staff proposes a condition to ensure future residents are buffered against the adjacent uses. It should also be noted that a portion of the eastern boundary is the location of a Hillsborough County owned retention pond, which does not require a buffer, but the applicant has proposed to have a consistent buffer on the eastern lots.

Staff has reviewed the justification statement submitted by the applicant for the variations and finds they meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master’s recommendation for this application

is required to include a finding on whether the requested variations meet the criteria for approval.



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)			
Adjoining Roadways (check if applicable)			
Windhorst Rd	County Collector - 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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

Additional Information/Comments

See Staff Report.

Connectivity and Cross Access Not applicable for this request

Transportation

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

Objections

Yes N/A No

Conditions Requested

Yes No

Yes No Yes No Yes No

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY				
INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments

Environmental Protection Commission Natural Resources Conservation & Environ. Lands Mgmt.

Yes No Yes No Yes No

Yes No Yes No 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 (W. Windhorst Rd.) Adjacent to ELAPP property

Other _____

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.

Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A				
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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> <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

The subject site is located off Windhorst Road approximately 625 feet to the west of the intersection of Parsons Avenue North and West Windhorst Road. The request is to allow an increase in the number of single-family homes located in POD “B” from 15 single-family homes to 23 single-family homes. Additionally, the applicant proposes to modify the use of POD “A” from Business Office Professional to Residential (RSC-6 standard) to maintain the existing single-family home.

The development of POD “A” and POD “B” is bound on the east by vacant property referred to as POD “C” of the same Planned Development. Also located east is a shopping center, BPO-zoned office buildings, and a stormwater pond on an adjacent property. To the west is a single-family subdivision (Windhorst Village) zoned RSC-6, which abuts POD “A” and POD “B”. To the south is an existing church located on 7.46 acres and a single-family home on 0.7 acres. The residential development will provide an adequate transition from the commercial, office and self-storage facility.

The applicant proposes residential single-family development; therefore, the cross access to POD “C” is not required. The applicant also proposes to remove the vehicular cross-access between POD “A” and POD “B” and replace it with a

5-foot sidewalk to promote pedestrian connectivity through the designated Common Area, as shown on the site plan.

A 16-inch water main is located within the south right-of-way of W. Windhorst Road and a 6-inch wastewater force main exists is located within the north right-of-way of W. Windhorst Road. Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

The proposed use with conditions demonstrates sensitivity to adjacent residential uses through site conditions. While not required, the applicant has proposed a condition requiring a 6-foot high wood fence finished side out with Type "A" screening on the western boundary of POD "B" adjacent to the retention pond and common area screening the back yards of the existing homes (folios 67557.0106, 67557.0108, 67557.0110, 67557.0112, 67557.0114, 67557.0116, and 67557.0120) located along Windhorst Ridge Road adjacent to the retention pond in POD "B".

The application requests a variation to Land Development Code Parts 6.06.00 (Landscaping/Buffering) to reduce the 20-foot wide buffer to 10 feet along the western PD boundary, and concurrently allow the rear setback to be included in the buffer zone. In lieu of the landscape buffer, the applicant proposes a 10-foot buffer with Type "A" screening. The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. As reflected in the recommended conditions of approval in this report, staff does not object to the requested variation. The hearing master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval, per LDC Section 5.03.06.C.6.

5.2 Recommendation

The request is consistent with the goals of the Brandon Community Plan area. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. The proposed project with the proposed development standards, existing scale and restrictions may be found approvable, with conditions. The request would encourage residential development that complements the surrounding character and promotes housing diversity in the Brandon Community Plan area.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 13, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Ron Spoor with Habitat for Humanity 509 East Jackson Street Tampa testified on behalf of the applicant. Mr. Spoor stated that rents in the Tampa Bay area have increased 21 percent since January. He added that good housing is out of reach for many families in Hillsborough County. Habitat for Humanity is proposing to provide 23 local families the opportunity to build attractive, sustainable and affordable housing in a new subdivision proposed at 205 Windhorst Road. A zoning modification is requested to make the opportunities possible.

Ms. Lanette Glass with Habitat for Humanity 509 East Jackson Street Tampa testified on behalf of the applicant. Ms. Glass discussed the aesthetics of the proposed community. She stated that they intend to save a group of three live oak trees that are greater than 36 inches each. A common area for the community will be created. Ms. Glass showed pictures of typical houses that would be built which include one and two story models.

Mr. Tim Lampkin of the Development Services Department, testified regarding the County staff report. Mr. Lampkin described the Major Modification as a proposed increase from 15 single-family homes to 23 single-family homes and also the modification of Pod A and B. He identified the location of the property and stated that Pod A is designated as permitted Business Professional Office uses which will remain residential in the interim. Pod B was approved for 15 single-family homes and its increasing to 23. Two Planned Development Variations are requested regarding the required buffering and screening. The applicant is requesting to reduce the required 20-foot buffer to 10 feet in the rear.

Hearing Master Finch asked Mr. Lampkin if that area was required to have a Type B buffer. Mr. Lampkin replied yes and added that the applicant requests to install a Type A buffer instead as a part of the Variation request.

Mr. Lampkin continued his presentation by showing a copy of the site plan. The applicant is requesting a 10-foot buffer and an 8-foot urban scenic corridor. Connectivity will be provided via a 5-foot sidewalk which connects Pods A and B in the future. He described the proposed 6-foot fence on the southern property line that goes to the stub-out and not included in Lot 9. The fence was in response to a neighbor that requested some type of screening. Mr. Lampkin concluded his presentation by stating that staff found the request approvable.

Ms. Melissa Lienhard of the Planning Commission testified regarding the Planning Commission staff report. Ms. Lienhard stated that the property is designated Residential-6 by the Future Land Use Map and is located within the Urban Service Area and the Brandon Community Plan. She described the request for an additional 8 dwelling units as being compatible with the residential development pattern in the area. The proposal to keep the existing single-family home in Pod A and delete the BPO uses is also compatible with the development pattern in the area. The Planning Commission found the modification is consistent with 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.

Ms. Samantha Sherman 1201 Windhorst Ridge Drive testified in opposition. Ms. Sherman stated that she was concerned about the reduction in the required buffers and that the homes would have less land which creates tension between neighbors. She added that she is also concerned about parking with the additional eight homes. She asked if the two-story homes would overlook Windhorst Village which is adjacent to the west. She also asked about the location of the fence and if there would be any trees left. Ms. Sherman asked what Type A screening meant and if the applicant was certain that Windhorst Village would not be affected by flooding from the project.

County staff did not have additional comments.

Ms. Glass testified during the rebuttal period that a buffer is not required on the west side as the land uses are both residential. She added that the applicant agreed to install a 6-foot high wooden fence that would have the better side of the fence toward the outside of the subdivision on the west side along the entire perimeter. In addition to the fence on the west side there is also a retention pond. Trees will be retained if they are on the subject property to the extent possible.

Hearing Master Finch asked Ms. Glass about the location of the two-story homes. Ms. Glass replied that generally the two-story homes are on shallow lots which will be closer to Windhorst Road. However, the homeowner picks their own house plans.

Hearing Master Finch asked Ms. Glass to describe the Type A buffer. Ms. Glass replied that on the eastern side, there will be a fence. The applicant has requested a 10-foot buffer with the fence which will face outward. Ms. Glass added that the retention pond will hold all the water from the project.

Mr. Grady testified that the conditions need to be clarified to specify the buffer

width and the 5-foot rear yard setback on the eastern side which is different than the western buffer reduction.

Hearing Master Finch then concluded the hearing.

EVIDENCE SUBMITTED

*Ms. Glass submitted photos of representative Habitat for Humanity homes 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 4.34 acres in size and is zoned Planned Development (08-0270). The property is designated RES-6 by the Comprehensive Plan and located in the Urban Service Area and the Brandon Community Planning Area.
2. The Planned Development is currently approved for 15 single-family homes, one existing single-family home as an interim use, 10,000 square feet of Business Professional Office (BPO) land uses and 40,000 square feet of self-storage uses.
3. The Major Modification request proposes to add 8 single-family homes for a total of 23 single-family homes, delete the BPO land use, retain the existing single-family home and 40,000 square feet of self-storage uses.
4. Two Planned Development variations are requested. They pertain to the required buffering and screening on the eastern side of the property. The applicant proposes to reduce the required 20-foot buffer to 10-feet and provide Type A screening instead of the required Type B screening. The applicant also requests to permit the 15 foot rear yard setback to be concurrent with the 10 foot buffer. The applicant has requested these variances to ensure that at least a 1,200 square foot home could be constructed on the eastern lots of the subdivision. The applicant stated that the Type A screening will include a fence and planting materials that will buffer the proposed residential from adjacent uses.

It is noted that the Development Services Department revised staff report has conflicting information regarding the PD Variation requests as the initial description of the PD Variation lists only the reduction in buffer width

and screening type while Section 2.5 of the staff report notes that there are two PD Variation requests with the addition of the required rear yard setback being concurrent with the 10 foot buffer. The Hearing Master's Recommendation will evaluate both PD Variation requests.

The PD Variations for the reduction in buffering and screening as well as a portion of the rear yard setback being concurrent with the 10-foot wide buffer meets Section 5.03.06.6(b) of the Land Development Code as a portion of the adjacent property to the east is owned by Hillsborough County and developed with a retention pond. Additionally, the applicant proposes to install a fence and planting materials to screen the residential homes from the adjacent land uses. The Variations serve to meet the intent of the buffering and screening as well as setback standards and will not adversely impact adjacent property owners.

5. The Planning Commission found that the request for an additional 8 dwelling units is compatible with the residential development pattern in the area. The proposal to keep the existing single-family home in Pod A and delete the BPO uses is also compatible with the development pattern in the area. The Planning Commission found the modification consistent with the Comprehensive Plan.
6. Adjacent parcels to the north, south and west are zoned residential and developed with single-family homes. The parcel to the east is zoned residential and commercial. Uses include commercial, office and a retention pond.
7. The modification proposes to eliminate the Business Professional Office land uses and instead develop single-family homes.
8. One person testified in opposition at the Zoning Hearing Master hearing. The neighbor, who resides to the west of the subject property, expressed concerns regarding the reduction in buffer width and possible flooding. The neighbor also asked where the two-story homes would be constructed and the location of the fence and if there would be any trees left after development.

The applicant's representative replied that a retention pond is proposed along the western side of the project which will serve as a buffer to the parcels to the west even though a buffer is not required as the two properties are developed with residential land uses. Further, the applicant's representative stated that a 6-foot high wooden fence would be installed along the western property boundary and testified that the existing trees would be retained to the extent possible. Finally, the applicant's representative stated that the homeowner selects the housing type but that the two story model is typically located on more shallow lots.

9. The proposed Major Modification request serves to provide housing to a variety of people and is consistent with the character of the area and intent of the Land Development Code and the Comprehensive Plan.

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

The Major Modification 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 Major Modification to the Planned Development zoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

Planned Development 08-0270 is currently approved for 15 single-family homes, one existing single-family home as an interim use, 10,000 square feet of Business Professional Office (BPO) land uses and 40,000 square feet of self-storage uses. The Major Modification proposes to add 8 single-family homes for a total of 23 single-family homes, delete the BPO land use, retain the existing single-family home and 40,000 square feet of self-storage uses.

Two Planned Development variations are requested. The applicant proposes to reduce the required 20-foot buffer to 10-feet and provide Type A screening instead of the required Type B screening. The applicant also requests to permit the 15 foot rear yard setback to be concurrent with the 10 foot buffer. The applicant has requested these variances to ensure that at least a 1,200 square foot home could be constructed on the eastern lots of the subdivision. The applicant stated that the Type A screening will include a fence and planting materials that will buffer the proposed residential from adjacent uses. The Variations meet Section 5.03.06.6(b) of the Land Development Code as they serve to meet the intent of the buffering and screening as well as setback standards and will not adversely impact adjacent property owners.

The Planning Commission supports the request and found the modification consistent with the Comprehensive Plan.

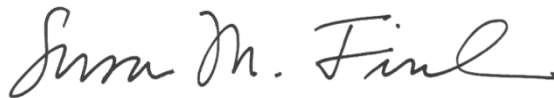
One person testified in opposition at the Zoning Hearing Master hearing. The neighbor, who resides to the west of the subject property, expressed concerns

regarding the reduction in buffer width and possible flooding. The neighbor also asked where the two-story homes would be constructed and the location of the fence and if there would be any trees left after development. The applicant's representative replied that a retention pond is proposed along the western side of the project which will serve as a buffer to the parcels to the west even though a buffer is not required as the two properties are developed with residential land uses. Further, the applicant's representative stated that a 6-foot high wooden fence would be installed along the western property boundary and testified that the existing trees would be retained to the extent possible. Finally, the applicant's representative stated that the homeowner selects the housing type but that the two story model is typically located on more shallow lots.

The proposed Major Modification request serves to provide housing to a variety of people and is consistent with the character of the area and intent of the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

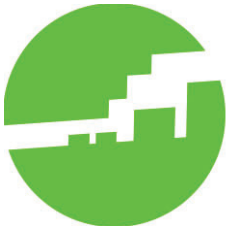
Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 08-0270 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



October 1, 2021

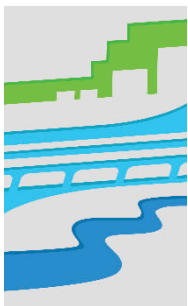
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: September 13, 2021 Report Prepared: September 1, 2021	Petition: MM 21-0944 205 & 209 West Windhorst Road Folios: 67361.0000 & 67362.0000 <i>Southwest Corner of West Windhorst Road and North Parsons Avenue</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-6 (6 du/ga; 0.25 FAR)
Service Area:	Urban
Community Plan:	Brandon Community Plan
Modification Request:	Modify an existing three parcel Planned Development (PD 08-0270 & MM 12-0712) to increase the density of Pod B from 15 to 23 single family dwelling units and remove condition of approval on Pod A which allowed the development of Business Professional Office (BPO) uses.
Parcel Size (Approx.):	4.79 +/- acres
Street Functional Classification:	West Windhorst Road – Collector North Parsons Avenue Road – Arterial
Locational Criteria:	N/A
Evacuation Zone:	The subject property is not located in an Evacuation Zone.



Context

- The subject parcels are located on approximately 4.79 acres at the southwest corner of West Windhorst Road and North Parsons Avenue. The site is located within the limits of the Brandon Community Plan, in the suburban character district. The site is located within the Urban Service Area (USA).
- The site is designated Residential-6 (RES-6) on the Future Land Use Map. RES-6 allows residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses are required to 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 Residential-6 (RES-6) Future Land Use category surrounds the subject property on all sides.
- The subject parcels requested for modification are currently developed with a single-family home (Pod A) and vacant residential land (Pod B), zoned as Planned Development (PD 08-0270). Residential Single-Family Conventional-6 (RSC-6) zoning surrounds the site on the north, west and south sides. Commercial, Neighborhood (CN), RSC-6, Business Professional Office (BPO), and PD zoning are located to the east of the subject site.
- The applicant requests to modify an existing three parcel Planned Development (PD 08-0270 & MM 12-0712) to increase the density of Pod B from 15 to 23 single family dwelling units. The applicant is also requesting that Pod A shall remain developed with a single-family home, subject to RSC-6 standards, and that the original condition of approval is removed, which allowed the redevelopment of Business Park Office (BPO) uses up to 22,000 square feet and allowed the existing house to remain as interim use.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area (USA)

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

Policy 1.2: 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.*

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

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

Community Design Component

5.2 URBAN/SUBURBAN

GOAL 13: *Within urban and/or suburban areas of the County, encourage new developments or infill developments to incorporate a mix of uses.*

OBJECTIVE 13-1: *Flexible urban design standards should be considered to guide new development and redevelopment in urban/suburban areas*

Livable Communities Element: Brandon Community Plan

5. *General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.*

d. *Suburban - Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.*

Staff Analysis of Goals, Objectives, and Policies:

The subject parcels are located on approximately 4.79 acres at the southwest corner of West Windhorst Road and North Parsons Avenue. The site is located within the limits of the Brandon Community Plan, in the suburban character district. The site is located within the Urban Service Area (USA). The applicant requests to modify an existing three parcel Planned Development (PD 08-0270 & MM 12-0712) to increase the density of Pod B from 15 to 23 single family dwelling units. The applicant is also requesting that Pod A shall remain developed with an existing single-family home, subject to RSC-6 standards, and that the original condition of approval be removed, which permitted the redevelopment of Business Park Office (BPO) uses up to 22,000 square feet.

The application requests an increase in density from the original approval, from 15 to 23 single family units on Pod B. The site is located within the Hillsborough County Urban Service Area where the majority of growth is required to be directed per FLUE Objective 1 and Objective 1.4. The additional 8 units will contribute to the residential development pattern in the area and meet the minimum density requirements, according to Policy 1.2. The proposal that Pod A shall remain developed with a single-family home, subject to RSC-6 standards, and that the original condition of approval is removed, which allowed the redevelopment of Business Park Office (BPO) uses up to 22,000 square feet and allowed the existing house to remain as an interim use is also consistent with the residential development in the area. The lots within the general vicinity are predominately single family residential. Therefore, the proposed residential use is consistent with the overall character of the area.

The proposed modification would facilitate residential development comparable to the development pattern in the surrounding area. Single family home developments surround the site on all sides in the general vicinity, while light commercial, natural open space and

a church are located immediately to the east and southeast. The single-family homes would complement the existing suburban and neighborhood commercial development pattern. The proposed density is compatible with the surrounding area, promotes infill within the Urban Service Area and is consistent with FLUE Objective 1, Policy 1.4, Objective 16 and Policies 16.2, 16.3, 16.8 and 16.10.

The proposal is consistent with Goal 13 in the Community Design Component with regards to Urban/Suburban development, which encourages new developments or infill developments to incorporate a mix of uses. The overall Planned Development has three parcels, incorporating single family dwellings and storage (on Pod C which is not a part of this modification).

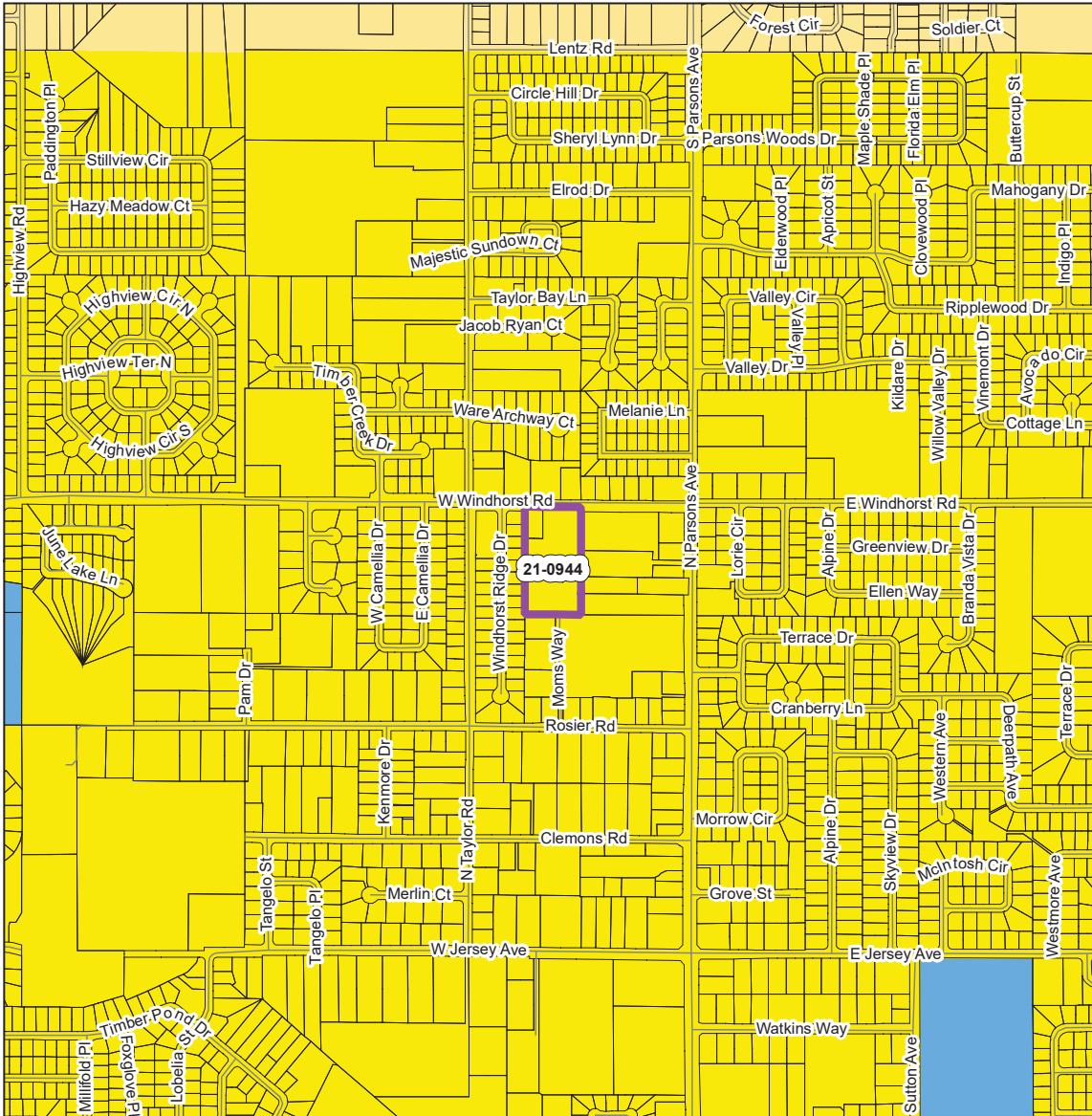
The proposed development is consistent with the suburban character district goals of the Brandon Community Plan which seeks to develop a primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. The additional single family dwelling units on Pod B facilitate residential development which is allowed under the RES-6 Future Land Use category, and the single family dwelling on Pod A which is proposed to remain a residential use rather than the previously approved BPO uses is consistent with the goals of the Brandon Community Plan.

Overall, Planning Commission staff finds that the proposed modification is compatible with the surrounding area. The request is also consistent with the goals of the Brandon Community Plan area. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 21-0944

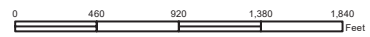


- Rezoning**
- STATUS**
- APPROVED**
 - CONTINUED**
 - DENIED**
 - WITHDRAWN**
 - PENDING**
- Tampa Service**
- Urban Service**
- Shoreline**
- County Boundary**
- Jurisdiction Boundary**
- Roads**
- Parcels**
- AGRICULTURE/MINING-1/20 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-1/10 (.25 FAR)
 - AGRICULTURAL/RURAL-1/5 (.25 FAR)
 - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
 - RESIDENTIAL-1 (.25 FAR)
 - RESIDENTIAL-2 (.25 FAR)
 - RESIDENTIAL PLANNED-2 (.35 FAR)
 - RESIDENTIAL-4 (.25 FAR)
 - RESIDENTIAL-6 (.35 FAR)
 - RESIDENTIAL-9 (.35 FAR)
 - RESIDENTIAL-12 (.35 FAR)
 - RESIDENTIAL-16 (.35 FAR)
 - RESIDENTIAL-20 (.35 FAR)
 - RESIDENTIAL-35 (1.0 FAR)
 - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
 - SUBURBAN MIXED USE-6 (.35 FAR)
 - COMMUNITY MIXED USE-12 (.50 FAR)
 - URBAN MIXED USE-20 (1.0 FAR)
 - REGIONAL MIXED USE-35 (2.0 FAR)
 - OC-20
 - RESEARCH CORPORATE PARK (1.0 FAR)
 - ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
 - LIGHT INDUSTRIAL PLANNED (.50 FAR)
 - LIGHT INDUSTRIAL (.50 FAR)
 - HEAVY INDUSTRIAL (.50 FAR)
 - PUBLIC/QUASI-PUBLIC
 - NATURAL PRESERVATION
 - WIMAUIMA VILLAGE RESIDENTIAL-2 (.25 FAR)
 - CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 8/30/2021
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\H\CG\reg_h\Rezoning - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

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: Windhorst Commons

Zoning File: None Modification: MM 21-0944

Atlas Page: None Submitted: 10/22/21

To Planner for Review: 10/25/21 Date Due: ASAP

Contact Person: Habitat for Humanity of Hillsborough County FL, Inc Phone: 813-523-6447/ iglass@habitahillsborough.org

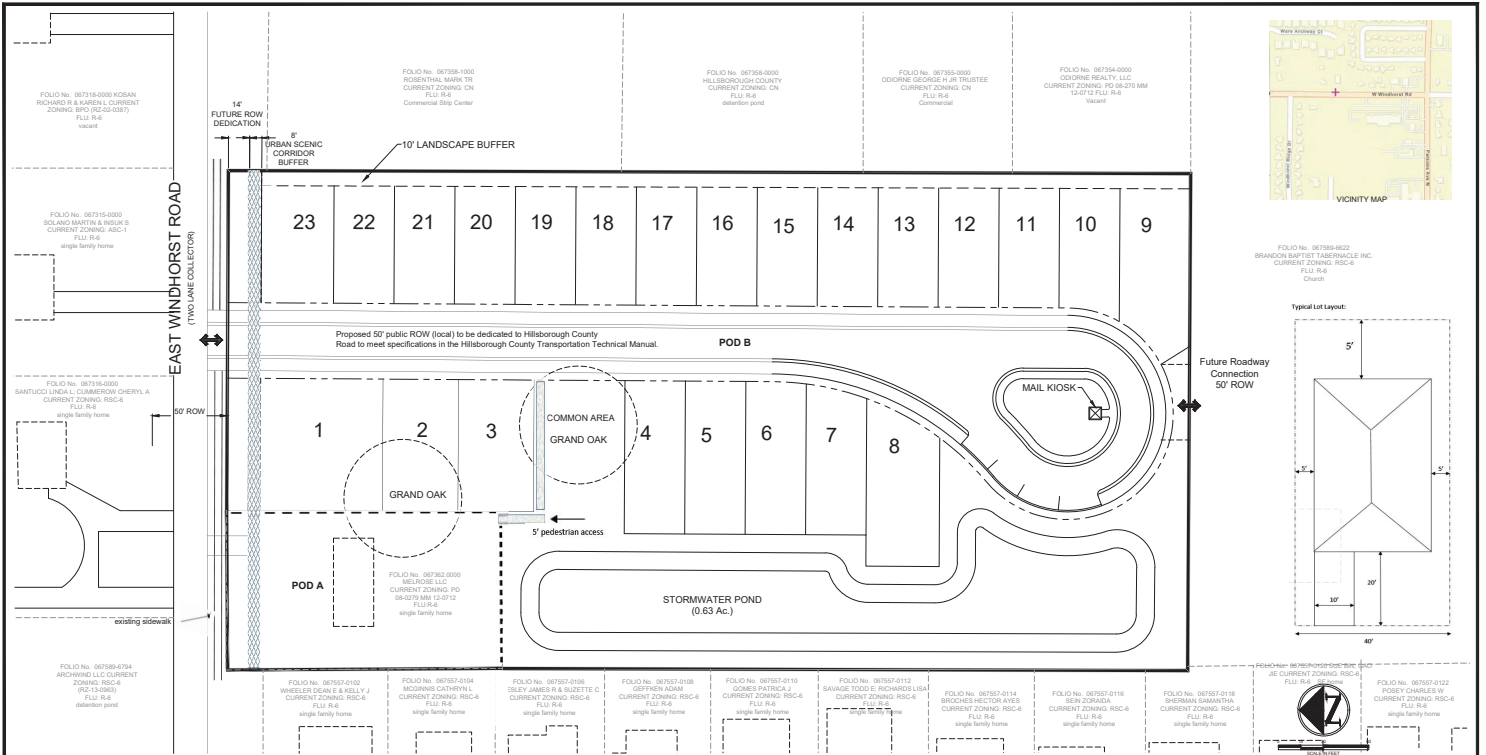
Right-Of-Way or Land Required for Dedication: Yes No

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

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

Reviewed by: Tim Lampkin Date: 10.25.21

Date Agent/Owner notified of Disapproval: _____



The Developer commits to completion and adherence to the Approved Plans through agreements, covenants, contracts, or deed restrictions which shall be enacted to ensure the completion of the development without any expense to the general public which was not agreed to at the time of the approval. Additionally, said agreements, covenants, contracts, or deed restrictions shall bind all successive owners and developers of all or any portion of the district or any commitments made and any restrictions laced on the approved General Development Plan or any document, graphic, map, or other such information provide, which is part of the official record. Not portion of a PD district may be developed in conflict with the approved General Development Plan.

POD A - Legal Description: The west 104 Feet of the North 208 feet of the East 1/4 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 19 South, Range 20 East, Hillsborough County Florida, less the North 25 feet for Road, all lying and being in Hillsborough County, Florida.

POD B - Legal Description: The East one-half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 15, Township 19 South, Range 20 East, less the west 104 feet of the North 208 feet and less the North 25 feet for road, all lying and being in Hillsborough County, Florida.

Developer: **POD-A-McIntosh, LLC**
Engineer: **LevelUp, LLC**

POD-B- Inhibit for humanity of Hillsborough County Florida, Inc.

Revision Block		
Revision No.	Description	Date
1	Changed rear setback to 5'. lot sq ft to 3,480, and plan file	10/21/21



SITE DATA TABLE	
PROJECT LOCATION	HILLSBOROUGH COUNTY, FLORIDA
FOLIO NUMBERS	07181-0000 and 07182-0000
PROJECT AREA	2.79 +/- ACRES
ADDRESS	205 and 209 West Windhorst Road, Brandon FL 33518
SECTION	SECTION 15, TOWNSHIP 19, RANGE 20
ZONING	PLUFE P108 0270 - MANSION MODIFICATION- 12-0712
POD B Gross Density	5.29 PMU/AC
COMPREHENSIVE PLAN DESIGNATION	Proposed 25 single family dwelling units
URBAN SERVICE AREA	R-6
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	20'
MAXIMUM BUILDING HEIGHT	2 STORY/75'
MINIMUM LOT SIZE	3,480 Sq. Ft.
MINIMUM LOT WIDTH	40'
DATE PREPARED:	July 2, 2021

PROJECT NAME: WINDHORST COMMONS		 505 E. JACKSON STREET SUITE 300 TAMPA, FLORIDA 33602 OFFICE: 813-375-0616 WWW.LEVELUPFLORIDA.COM
DRAWING TITLE: PROPOSED CERTIFIED SITE PLAN		
PREPARED FOR: HABITAT FOR HUMANITY		
PROJECT No.	PRELIMINARY	SHEET



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/01/2021
Revised: 9/03/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/Central

PETITION NO: MM 21-0944

- 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.

REPORT SUMMARY AND CONCLUSIONS

- The proposed project will result in a decrease in the maximum trip generation potential of the subject property by 380 daily trips, 31 am peak hour trips, and 21 pm peak hour trips.
- West Windhorst Rd. is a substandard collector roadway. The applicant requested a Section 6.04.02.B. Administrative Variance from the Section 6.04.03.L. requirement to improve the substandard roadway, which was found approvable by the County Engineer. If the rezoning is approved, the County Engineer will approve the Administrative Variance, upon which the developer will not be required to make improvements.
- The number of project driveway connections exceeds the maximum allowed per the LDC. The applicant requested a Section 6.04.02.B. Administrative Variance from the Section 6.04.03. I requirement limiting the number of access connections, which was found approvable by the County Engineer. If the rezoning is approved, the County Engineer will approve the Administrative Variance, upon which the developer will be allowed to exceed the maximum number of access connections.
- The project driveway spacing at West Windhorst Rd. is substandard. The applicant requested a Section 6.04.02.B. Administrative Variance from the Section 6.04.07 requirement to meet minimum spacing, which was found approvable by the County Engineer. If the rezoning is approved, the County Engineer will approve the Administrative Variance, upon which the developer will not be required to meet the minimum spacing for the proposed driveway connections.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

Revised Conditions:

~~8. If POD C develops prior to POD B, then cross access shall be stubbed out according to alternative A, however, that cross access may be removed if POD B develops according to alternative B. POD C may be developed without the cross access if:~~

- ~~• POD B is developed under alternative B; or~~
- ~~• Prior to Site Development Approval An executed agreement between the owners of POD C and POD B is provided, stating that the cross access will not be provided and that POD B will develop according to alternative B.~~

[Proposed new conditions address interconnectivity of the subject site.]

New Conditions:

- If MM 21-0944 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated August 30, 2021) which was found approvable by the County Engineer (on September 1, 2021). Approval of this Administrative Variance will waive the W. Windhorst Rd. substandard road improvements required by Section 6.04.03.L. of the LDC.
- If MM 21-0944 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated August 30, 2021) which was found approvable by the County Engineer (on September 1, 2021). Approval of this Administrative Variance will waive the maximum number of access connections required by Section 6.04.03. I. of the LDC to allow two (2) access connection on W. Windhorst Rd. as shown on the PD Site Plan.
- If MM 21-0944 is approved, the County Engineer will approve a Section 6.04.02. Administrative Variance (dated August 30, 2021) which was found approvable by the County Engineer (on September 1, 2021). Approval of this Administrative Variance will waive the minimum driveway spacing required by Section 6.04.07 of the LDC for the project driveway connections as shown on the PD Site Plan.
- As shown on the PD Site Plan, the developer shall dedicate 14 feet of right of way along the frontage of West Windhorst Road.
- Notwithstanding anything herein these conditions or on the PD Site Plan to the contrary, POD A shall be restricted to a single-family detached dwelling unit. This condition shall be considered a Critical Design Feature and modification shall be reviewed as a major modification in accordance with the procedures of LDC, Sec. 10.03.00.
- The developer shall construct, with the initial increment of development, a vehicular and pedestrian roadway connection stubout to foilo# 67589.6622. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic Control Devices (MUTCD), the developer shall place signage which identifies roadway stubouts as a “Future Roadway Connection”.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, on-street parking in the vicinity of the cul-de-sac shall be permitted provided the roadway meets Transportation Technical Manual TND-3 standards (or another section which allows on street parking).
- As shown on the PD Site Plan, the developer shall construct a minimum 5-foot wide sidewalk connection which connects Pod A with the sidewalk to be constructed within the internal roadway within Pod B. This condition shall be considered a critical design feature, and any future changes to this condition shall be considered a Major Modification and reviewed in accordance with the process outlined in Section 10.03.00 of the LDC.

Other Conditions:

Prior to PD Site Plan Certification, the applicant shall revise the PD site plan as follows:

- Re-label “East Windhorst Road” to West Windhorst Road.
- Revise the language “Future Roadway Connection 50' ROW” to Access Stubout – See Conditions of Approval.
- Remove Urban Scenic Corridor Buffer graphic from the proposed 50ft public internal roadway.
- Within the Legend, replace “Future Access Point” with Access Point.

PROJECT SUMMARY AND ANALYSIS

The applicant is seeking to modify the existing Planned Development (MM 12-0712) to allow 24 single-family dwelling units. The existing PD allows for 32,000 square feet of office with a restaurant use option. This project is located on the south side of West Windhorst Rd., approximately 610 feet west of North Parsons Ave. The future land use designation is Residential 6 (R-6).

As provided for in the Development Review Procedures Manual (DRPM), the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Staff’s analysis is summarized below.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 22,000 sf, General Office (ITE Code 710)	214	26	25
PD: 3,500 sf, High Turnover Sit-Down Restaurant (ITE 932)	393	35	34
Total	607	61	59
Internal Capture	N/A	12	0
Pass-By Trips	N/A	0	14
Net Trips	607	49	45

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 24 Single Family Units (ITE Code 210)	227	18	24

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 380	(-) 31	(-) 21

The proposed project will result in a decrease in the maximum trip generation potential of the subject property by 380 daily trips, 31 am peak hour trips, and 21 pm peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The project is located on the south side of W. Windhorst Rd., west of N. Parsons Ave.

W. Windhorst Rd. is a substandard, 2-lane, undivided, collector roadway characterized by +/- 11-foot travel lanes with no paved shoulders or curb and gutter and no bike lanes. There are sidewalks on both sides of

the road within the vicinity of the project. The roadway lies within a +/-50 ft right-of-way. The pavement condition is good.

Per the Transportation Technical Manual (TTM) an undivided Urban Collector Road Typical Section (TS-4) requires 64' minimum right of way, 7 ft buffered bike lanes, curb and gutter and a grass separator strip.

The applicant submitted an administrative variance request, to seek relief from the substandard roadway improvement requirements, addressed herein in greater detail. Additionally, the applicant has proffered to dedicate 14 ft of right of way along W. Windhorst Rd.

SITE ACCESS AND CONNECTIVITY

The proposed site plan provides one new access connection to W. Windhorst Rd for POD B and keep the existing access connection for POD A. POD A is proposed to remain as an existing single-family dwelling. The number of access connections and the distance between them do not meet the criteria of the LDC, Sec. 6.04.03. I. and Sec. 6.04.07, respectively. Additionally, there are four (4) existing driveway access connections on W. Windhorst Rd., not associated with the PD, that are within the minimum spacing distance of 245 ft.

The applicant submitted an administrative variance request, to seek relief from the above said requirements, addressed below in greater detail. Additionally, staff is proposing a condition to restrict the use of POD A to a single-family dwelling unit to limit the potential for increasing trips to and from the existing access connection.

Additionally, a vehicular and pedestrian roadway stubout to connect to folio# 67589.662, to the south, is proposed consistent with LDC, Sec. 6.02.01. A. 15.

PROPOSED INTERNAL ROADWAY

As shown on the proposed PD Site Plan, the developer will construct a 50ft wide, public local road to serve the 23 single-family dwelling units in POD B consistent with the Hillsborough County Transportation Technical Manual. The design includes a cul-de-sac with mail kiosk and four (4) On-street parking spaces on the south side. The segment of roadway immediately adjacent to the on-street parking shall meet Transportation Technical Manual TND-3 standards (or another section which allows on-street parking).

ADMINISTRATIVE VARIANCE: SUBSTANDARD ROADWAY

The applicant's EOR submitted a Section 6.04.02.B. Administrative Variance request (dated August 30, 2021) for relief from the Section 6.04.03.L requirement to improve W. Windhorst Rd. to current County standards for a Type TS-4 Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On September 1, 2021 the County Engineer found the variance approvable.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ADMINISTRATIVE VARIANCE: NUMBER OF ACCESS CONNECTIONS

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated August 30, 2021) from the Section 6.04.03. I. LDC requirement, governing number of access connections. Based upon the number of peak hour trips generated by the project, the LDC limits the number of access connections to the PD to one access connection. The applicant is proposing to maintain the existing driveway on Windhorst Rd. serving a single-family dwelling with POD A (folio#67362.0000) and establish a second access connection on Windhorst Rd. to serve the new 23 single-family homes proposed to be constructed in POD B (folio#67361.0000). Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on September 1, 2021.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ADMINISTRATIVE VARIANCE: ACCESS CONNECTION MINIMUM SEPARATION

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated August 30, 2021) from the Section 6.04.07 LDC requirement, governing the spacing between access connections. Based upon the access classification (Class 6) for a collector roadway, the LDC a minimum separation between access connections of 245 ft. The applicant is proposing to maintain the existing driveway on Windhorst Rd. serving a single-family dwelling with POD A (folio#67362.0000) and establish a second access connection on Windhorst Rd. within 138 ft to serve the new 23 single-family homes proposed to be constructed in POD B (folio#67361.0000). Four (4) other existing driveways on the north side of W. Windhorst Rd. are within 245 ft of the proposed new access connection. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on September 1, 2021.

If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
WINDHORST RD	LAKWOOD DR.	SEFNER VALRICO RD.	D	D

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)



Hillsborough County Florida

Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Received August 31, 2021
Development Services

Date Stamp Here

Application Number: MM 21-0944 Applicant's Name: Habitat for Humanity of Hillsborough Co FL, Inc.

Reviewing Planner's Name: _____ Date: _____

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): 9/13/21

The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
For Minor Change: 6 large copies.
For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
Development Services Department
Community Development Division
P.O. Box 1110
Tampa, FL 33601-1110

Hand Deliver to:
County Center
Development Services Department
19th Floor
601 E. Kennedy Blvd., Tampa

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Lanette Glass

Signature

August 31, 2021

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent Scanned into OPTIX
- Transmittal Completed

In-Take Completed by: _____



*Building strength, stability and
self-reliance through shelter.*

August 30, 2021

Mr. Michael J. Williams, P.E., County Engineer
Director, Development Review Division
Hillsborough County Development Services Department
601 E Kennedy Blvd., 20th Floor
Tampa, FL 33602

RE: Section 6.04.02.B Administrative Variance Requests
Windhorst Commons
FL-MM-21-0944 (former PD-08-0270 and MM-12-0712)

Dear Mr. Williams:

We are requesting three Administrative Variances per Hillsborough County's Land Development Code (LDC), Section 6.04.02.B. for the Windhorst Commons project located on the south side of Windhorst Road approximately 650 feet to the west of Parsons Avenue in Brandon.

First, we are requesting an Administrative Variance from LDC Section 6.04.03.I – number of access points as it relates to the POD "A" (folio 067362.0000) and POD "B" (folio 067361.0000) to allow for two (2) separate access points on Windhorst Road (a Class 6 roadway), one for each POD.

MM 21-0944 will include the request to reduce the zoning on POD "A" to RSC-6 and retain the use as a single-family property. This site will require driveway access for the resident of the home and will retain the existing driveway onto Windhorst. MM 21-0944 will also include the request to develop POD "B" to be a 23-unit subdivision and will develop a new roadway into the site for the homes.

In consideration of this first variance request, this letter serves to provide the following information:

- a) There is an unreasonable burden on the applicant.
Access to each site is only available from Windhorst Road. POD "A" and POD "B" are separate developments and need separate access points. POD "A" plans to retain the existing driveway for the single-family resident. POD "B" plans to develop the new roadway into the site. The driveway to POD "A" is existing. To develop POD "B", the new subdivision roadway will not meet Section 6.04.03.I. number of access points and therefore POD "B" cannot be developed.
- b) The variance would not be detrimental to the public health, safety and welfare.

The two access points will not create a large impact to the traffic on Windhorst Road. POD "A" is a single-family property with minimal impact to accessing Windhorst Road. According to the trip generation table (Exhibit "A") POD "B" will generate weekday average daily trips of 217 with maximum AM peak hour traffic of 17 and maximum PM peak hour traffic of 23. The access spacing should not contribute to harming the public health, safety and welfare.

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

POD "A" has the only access to these two sites at this time. If POD "B" does not have approval of this variance to allow for another access point for the development roadway then reasonable access to this parcel cannot be provided.

Second, we are requesting an Administrative Variance from LDC Section 6.04.07 – Minimum Spacing as it relates to the POD "B" proposed roadway (folio 067361.0000) Windhorst Road (a Class 6 roadway) to the single-family driveways across from the proposed subdivision road. The minimum connection spacing is required to be 245 feet. Several driveways are included in this variance.

Exhibit "B" shows the spacing distances from the centerline of the proposed road to the driveways on the north side of Windhorst. These driveway spacing distances range from 21' to 203' on the north side of Windhorst Road. As such if approved, the proposed variance will result in access spacing of 172 feet from the driveway centerline of the single-family residence at Point A, 120 feet from the driveway centerline of the single-family residence at Point B, 23 feet from the driveway centerline of the single-family residence at Point C, 203 feet from the driveway centerline of the small commercial business at Point D. On the south side adjacent to the Windhorst Commons property, the proposed roadway is 138 feet from the driveway centerline of the single-family residence at Point E and 263 feet from the driveway centerline of the commercial strip at point F.

In consideration of this second variance request, this letter serves to provide the following information:

a) There is an unreasonable burden on the applicant.

Access to the site is only available from Windhorst Road. The property has approximately 225 feet of property frontage and is across from single family homes. Any point on the property frontage will not meet Section 6.04.07 minimum connection spacing of 245 feet and therefore the property cannot be developed.

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

The driveway opposite the planned development of Windhorst Commons is an existing single-family home and a low volume driveway. The 5-Year Crash Report (Exhibit "C") for Windhorst Road at Windhorst Ridge Drive, dated January 2016 through December 2020, provides information that over the last five years there have been 3 crashes on Windhorst Road, one in 2018, one in 2019 and one in 2020. The access spacing should not contribute to harming the public health, safety and welfare.

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

The site only has access onto Windhorst Road and cannot meet the spacing requirements of Section 6.04.07 from any point on the property frontage and therefore reasonable access to this parcel cannot be provided.

And third, we are requesting an Administrative Variance from Section 6.04.03.L. to improve the roadway(s) between the project roadway and the nearest standard roadway to current County standards for a TS-4 collector roadway. We have determined the nearest standard roadway to the project is Dr. Martin Luther King Jr. Boulevard to the north, which is approximately 1.72 miles from the project.

In consideration of this third variance request, this letter serves to provide the following information:

a) There is an unreasonable burden on the applicant.

This project is an affordable housing development for households with incomes below 80 % of the area median income. The cost for road improvements to the TS-4 standards from the project site to Dr. MLK Boulevard will make the project cost prohibitive to develop thereby losing the opportunity to increase affordable housing opportunities in Hillsborough County.

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

The trip generation table (Exhibit "A") notes that the added volume to the adjacent streets is 162 weekday average daily trips (enclosed). The current road features include 22' of asphalt payment with no curb, 1' grass strip and 5' sidewalk that fits within the current ROW of 50'. Features missing are the curb and gutter, 2' of grass strip and the required ROW of 64 feet. Although this is not a large number of increased daily trips Habitat for Humanity of Hillsborough County is interested in dedicating and conveying 14 feet of land to the County for future right-of-way so that the County or others can have sufficient land along the project frontage to improve the roadway to county standards.

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

This is the only road for access from the site and there is no reasonable access that can be provided.

Habitat for Humanity is appreciative of the efforts to provide thoughtful planning and increase the transportation safety of the residents of Hillsborough County. It is our hope that we can also provide new affordable homeownership opportunities for Hillsborough County residents. We respectfully submit these administrative variances for review.

Sincerely,



Ron Spoor,
Chief Operating Officer

Enclosures-
Exhibit A - Trip Generation Table
Exhibit B- Spacing Distance Plan
Exhibit C- 5 Year Crash Report

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

_____ Approved with Conditions

_____ Approved

_____ Disapproved

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

Notice: Consistent with Section 6.04.02.B.8. of the LDC,
the result of this variance application may be appealed,
as further described in Section 10.05.01. of the LDC, to
the Land Use Hearing Officer within 30 calendar days
of the date of the above action.

EXHIBIT "A"

Trip Generation Summary

Alternative: Alternative 1
Phase:
Project: New Project

Open Date: 06/17/2021
Analysis Date: 06/17/2021

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic		
		* Enter	Exit	Total	* Enter	Exit	Total	* Enter	Exit	Total
210	SFHOUSE 1 23 Dwelling Units	109	108	217	4	13	17	14	9	23
720	OFFICEMEDICAL 1 3.05 1000 Sq. Ft. GFA	53	53	106	6	2	8	3	8	11
	Unadjusted Volume	162	161	323	10	15	25	17	17	34
	Internal Capture Trips	0	0	0	0	0	0	0	0	0
	Pass-By Trips	0	0	0	0	0	0	0	0	0
	Volume Added to Adjacent Streets	162	161	323	10	15	25	17	17	34

Total Weekday Average Daily Trips Internal Capture = 0 Percent
Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent
Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Exhibit "B"

Windhorst Commons Road spacing - field measured



- Proposed Windhorst Commons Road to Point A Center Line- 172'
- Proposed Windhorst Commons Road to Point B Center Line- 120'
- Proposed Windhorst Commons Road to Point C Center Line- 23'
- Proposed Windhorst Commons Road to Point D Center Line- 203'
- Proposed Windhorst Commons Road to Point E Center Line- 138'
- Proposed Windhorst Commons Road to Point F Center Line- 263'

Report Memo:

Windhorst Rd. (+/- 300 feet east and west of proposed PD 21-0944 access)



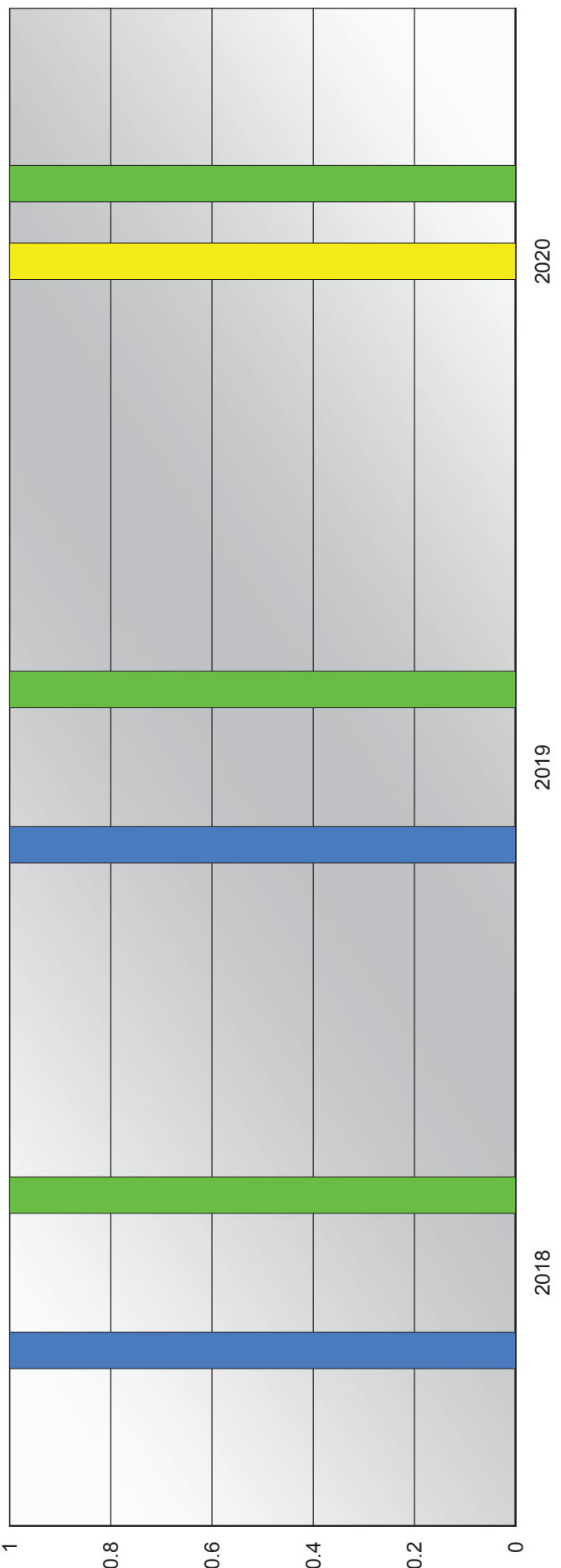
Selections used to generate this report:

Date Range: 1/1/2016 - 12/31/2020
Saved Area 1: -82.28982900094326,27.959376211679416,-82.28713606309196,27.959845300817626

Records Date Range: 04/08/2018 to 10/07/2020		Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.																					
		3	0	1	0	0	0	0	0	0	0	0	0	2	1	0																					
Intersection Summary																																					
Top 40 Report																																					
Click for Drill Down																																					
WINDHORST RD @ WINDHORST RIDGE DR																																					
Strategic Highway Safety Plan																																					
Injury Severity										Crash Type				Ped and Bike																							
Fatal Crashes			Non Incap			Possible Injury				Left Turn		Right Turn		Head On		Comm. Veh		Work Zone		No Restraint		Speed Agr. Driving		Lane Depart		At Int.		Distract Driving		Teen Driver 15-19		Aging Driver 65+		Impaired		Motor Cycle	
0			0			0				0		0		0		1		0		0		2		1		0		0		1		1		0		0	
Total Crashes		Total Fatalities		Total Injuries		Total Crashes		Total Injuries		Total Crashes		Total Injuries		Total Crashes		Total Injuries		Total Crashes		Total Injuries		Total Crashes		Total Injuries		Total Crashes		Total Injuries		Total Crashes		Total Injuries		Total Crashes		Total Injuries	
3		0		1		0		1		0		0		0		0		0		0		0		0		0		0		0		0		0			

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
04/08/2018 to 10/07/2020	3	0	1	0	0	0	0	0	0	0	0	0	2	1	0

Number of Crashes By Year

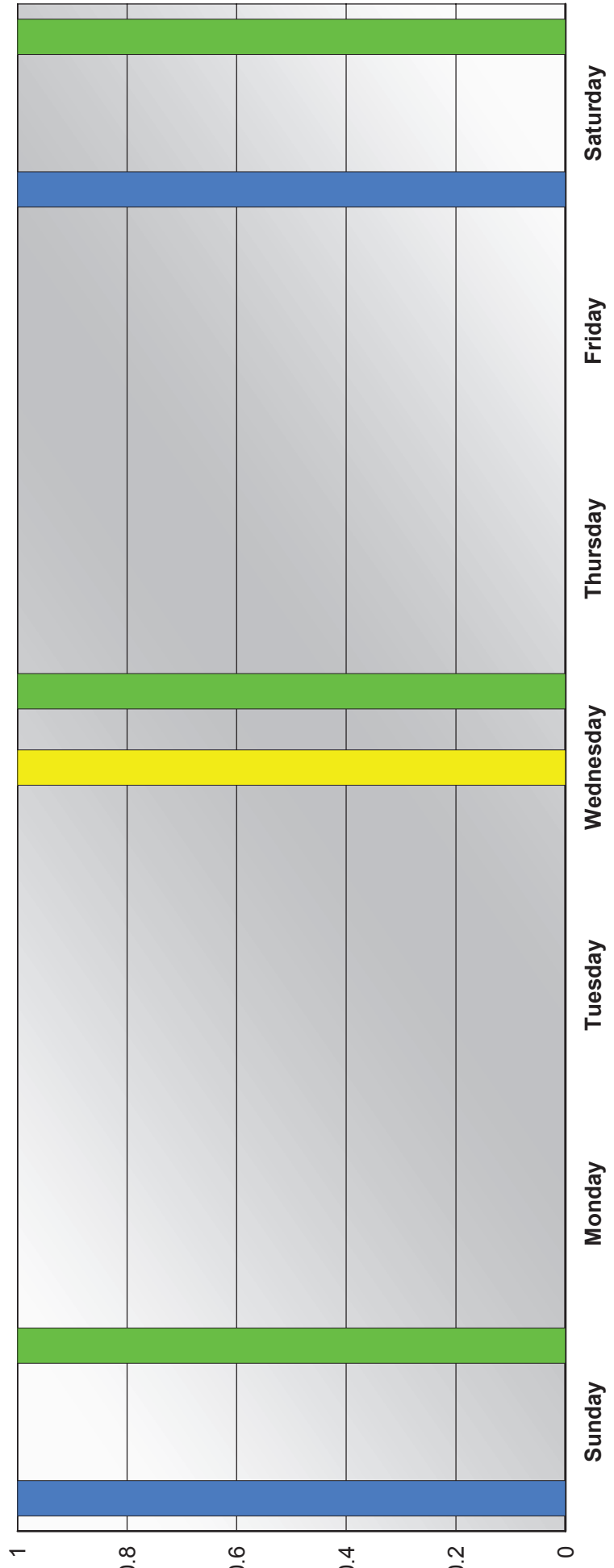


Breakdown of Crashes by Year

	2018	2019	2020
PDO	1	1	0
Injury Crashes	0	0	1
Total Crashes	1	1	1

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
04/08/2018 to 10/07/2020	3	0	1	0	0	0	0	0	0	0	0	0	2	1	0

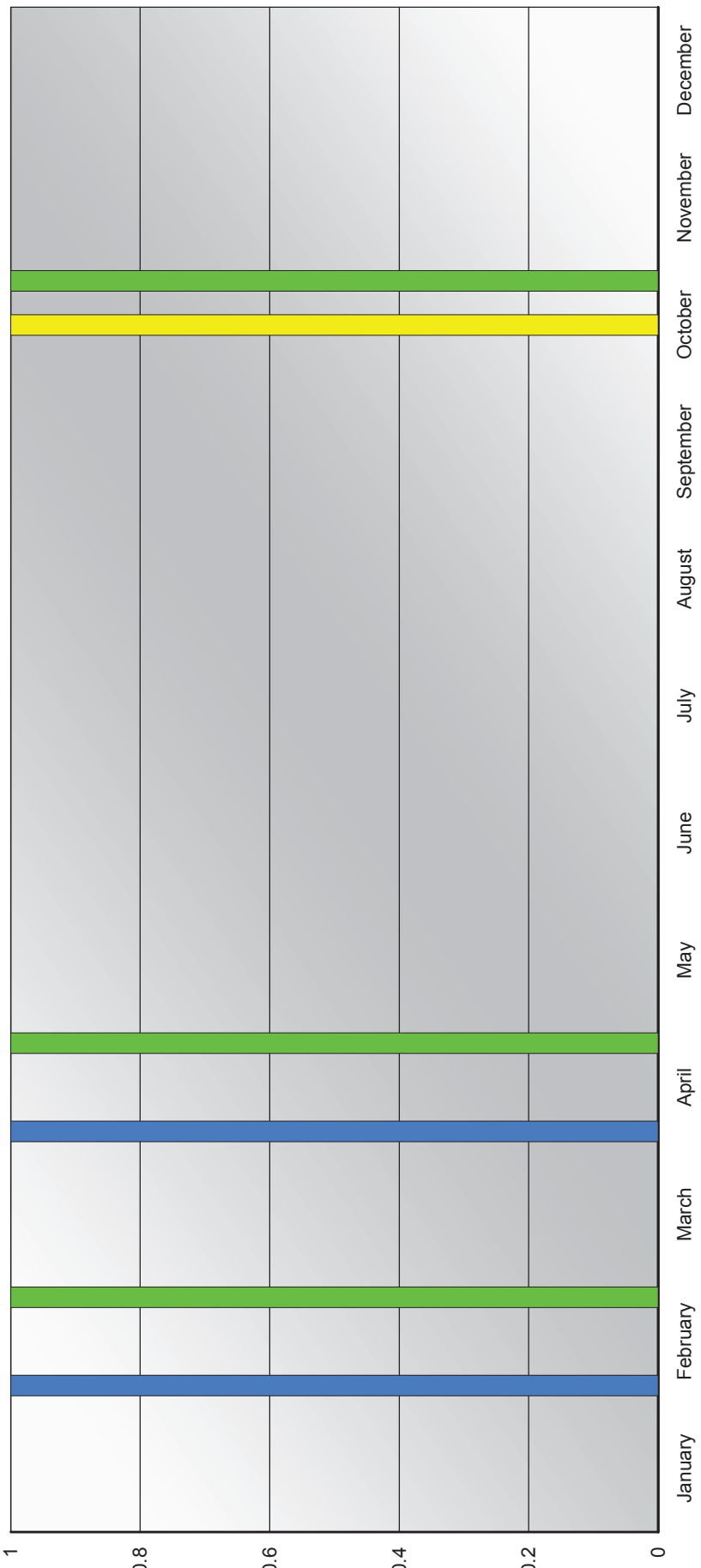
Number of Crashes by Day of Week



	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Total
PDO	1	0	0	0	0	0	1	2
Injury Crashes	0	0	0	1	0	0	0	1
Others	0	0	0	0	0	0	0	0
Total Crashes	1	0	0	1	0	0	1	3

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Viol. Users	Agr. Driving	Lane Depart	At Int.
04/08/2018 to 10/07/2020	3	0	1	0	0	0	0	0	0	0	0	0	2	1	0

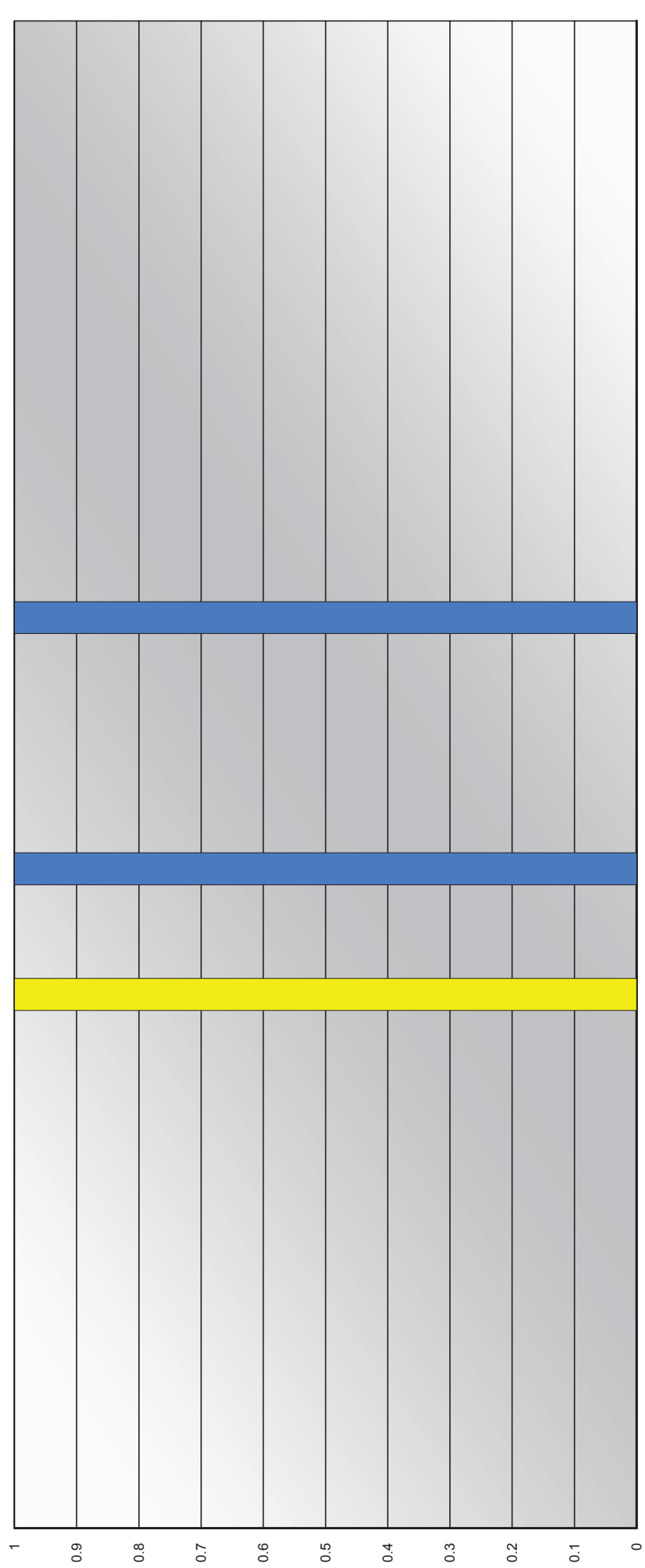
Number of Crashes by Month



	January	February	March	April	May	June	July	August	September	October	November	December	Total
PDO	0	1	0	1	0	0	0	0	0	0	0	0	2
Injury Crashes	0	0	0	0	0	0	0	0	0	1	0	0	1
Others	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Crashes	0	1	0	1	0	0	0	0	0	1	0	0	3

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
04/08/2018 to 10/07/2020	3	0	1	0	0	0	0	0	0	0	0	0	2	1	0

Crashes by Time of Day



	8:00 AM	10:00 AM	2:00 PM
PDO	0	1	1
Injury Crashes	1	0	0
Total	1	1	1

5-Year Crash Report (1/1/2016 to 12/31/2020)

CDMS - Crash Data Management Systems

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
04/08/2018 to 10/07/2020	3	0	1	0	0	0	0	0	0	0	0	0	2	1	0

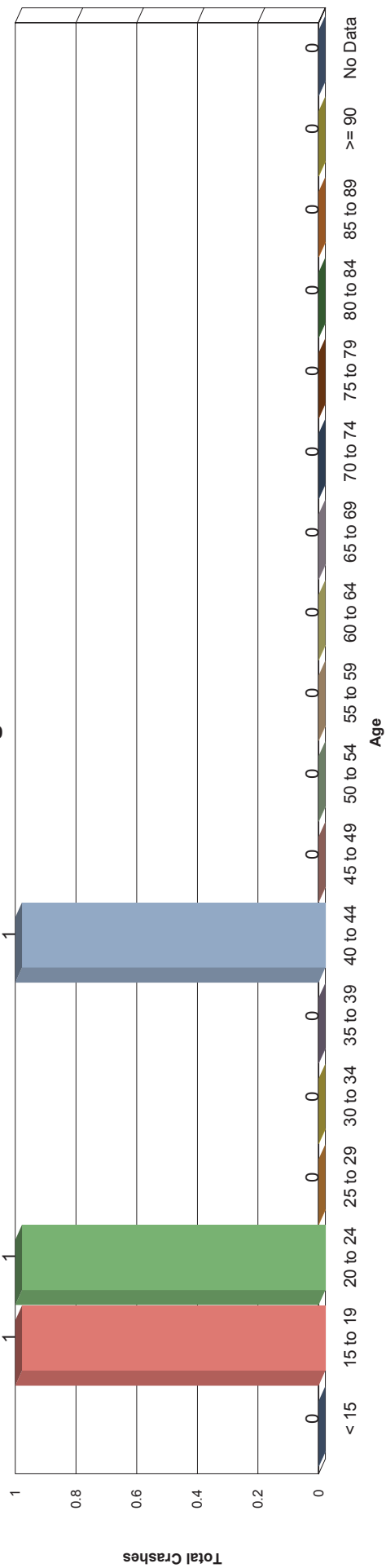
Driver Age Summary (Vehicle 1, Driver 1)

Driver Actions

Drill Down Rpt.

Age	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Run Off-Road	Distraction	Agr. Driving
Age < 15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 15 to 19	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Age 20 to 24	1	0	0	0	0	0	0	0	0	0	0	0	1	1
Age 25 to 29	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 30 to 34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 35 to 39	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 40 to 44	1	0	1	0	0	0	0	0	0	0	0	0	1	0
Age 45 to 49	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 50 to 54	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 55 to 59	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 60 to 64	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 65 to 69	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 70 to 74	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 75 to 79	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 80 to 84	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age 85 to 89	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age >= 90	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Age No Data	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Driver Age



Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
04/08/2018 to 10/07/2020	3	0	1	0	0	0	0	0	0	0	0	0	2	1	0

Crash Type Summary

Impact Type

Click for Drill Down	Strategic Highway Safety Plan (SHSP)														
	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
Front to Front	1	0	0	0	0	0	0	0	0	0	1	1	1	1	0
Front to Rear	2	0	1	0	0	0	0	0	0	0	1	1	0	0	0

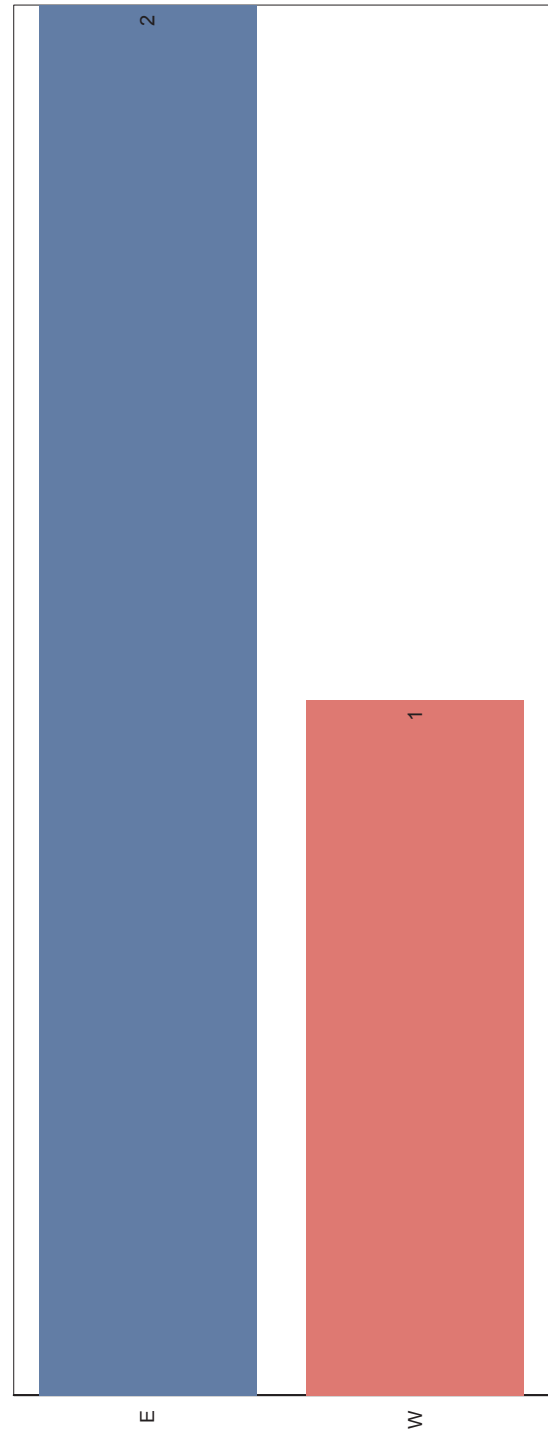
Relation to Intersection

Click for Drill Down	Strategic Highway Safety Plan (SHSP)														
	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Vulnerable Users	Aggressive Driving	Lane Departure	At Intersection					
Non-Junction	2	0	1	0	0	0	0	1	0	0					
Driveway/Ally Access Related	1	0	0	0	0	0	0	1	1	0					

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
04/08/2018 to 10/07/2020	3	0	1	0	0	0	0	0	0	0	0	0	2	1	0

Vehicle 1 Direction Summary

Total Crashes By Vehicle 1 Direction



Crash Type By Vehicle 1 Direction

	Front to Front	Front to Rear
E	1	1
W	0	1
Total	1	2

At Fault Vehicle Summary

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Viol. Users	Agr. Driving	Lane Depart	At Int.
04/08/2018 to 10/07/2020	3	0	1	0	0	0	0	0	0	0	0	0	2	1	0

Vehicle Type

Strategic Highway Safety Plan (SHSP)																	
Click for Drill Down																	
Crashes			Fatalities			Injuries			Peds			Bike			Motorcycle		
3			0			1			0			0			0		
Vulnerable Users			Aggressive Driving			Lane Departure			At Intersection								
0			2			1			0			1			0		

Vehicle Movement

Strategic Highway Safety Plan (SHSP)																	
Click for Drill Down																	
Straight Ahead																	
Crashes			Fatalities			Injuries			Peds			Bike			Motorcycle		
2			0			1			0			0			0		
Vulnerable Users			Aggressive Driving			Lane Departure			At Intersection								
0			1			0			0			1			0		
Turning Left																	
Crashes			Fatalities			Injuries			Peds			Bike			Motorcycle		
1			0			0			0			0			0		
Vulnerable Users			Aggressive Driving			Lane Departure			At Intersection								
0			1			0			0			1			0		

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
04/08/2018 to 10/07/2020	3	0	1	0	0	0	0	0	0	0	0	0	2	1	0

Traffic Control

Strategic Highway Safety Plan (SHSP)

Click for Drill Down

No Controls

Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
3	0	1	0	0	0	0	0	0	0	2	0	1	0	0

Road Alignment

Strategic Highway Safety Plan (SHSP)

Click for Drill Down

Straight

Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Departure	At Intersection
3	0	1	0	0	0	0	0	0	0	2	0	1	0	0

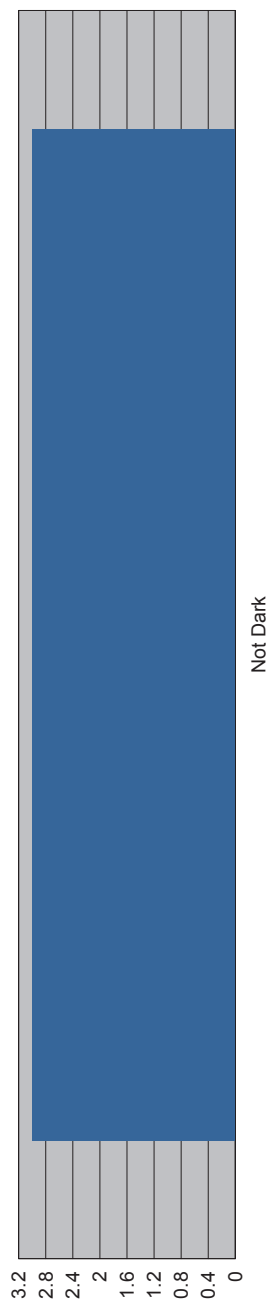
Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
04/08/2018 to 10/07/2020	3	0	1	0	0	0	0	0	0	0	0	0	2	1	0

Environment Summary Report

Lighting

Click for Drill Down

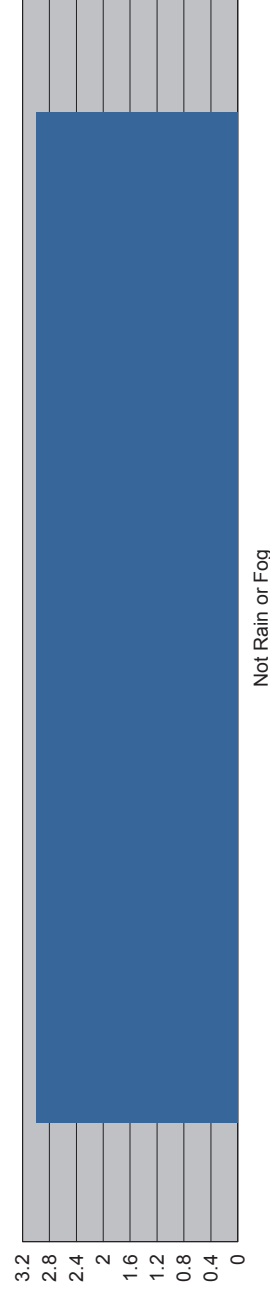
Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
3	0	1	0	0	0	0	0	0	0	0	0	2	1	0



Weather

Click for Drill Down

Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
3	0	1	0	0	0	0	0	0	0	0	0	2	1	0



Located Crashes

Area	Crashes	Fatalities	Injuries
BRANDON	3	0	1
Totals:	3	0	1

Private Property, Parking Lot, and Unlocated Crashes

Area	Crashes	Fatalities	Injuries
Totals:	0	0	0

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
Windhorst Rd	County Collector - 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 type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	607	49	45
Proposed	227	18	24
Difference (+/-)	(-) 380	(-) 31	(-) 21

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Windhorst Rd./Substandard Roadway Improvements	Administrative Variance Requested	Approvable
Windhorst Rd./Number of Access Connections	Administrative Variance Requested	Approvable
Windhorst Rd./Minimum Driveway Separation	Administrative Variance Requested	Approvable
Notes: Applicant proffered right of way dedication on Windhorst Rd.		

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

COMMISSION

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 Pat Kemp VICE-CHAIR
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 Ken Hagan
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 Kimberly Overman
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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: July 26, 2021</p> <p>PETITION NO.: 21-0944</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 X1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: June 30, 2021</p> <p>PROPERTY ADDRESS: 205 & 209 W Windhorst Road, 1202 N Parsons Ave, Brandon</p> <p>FOLIO #: 0673540000; 0673610000; 0673620000</p> <p>STR: 15-29S-20E</p>
<p>REQUESTED ZONING: Minor Mod to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	06/30/21
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Aerials, Soils Survey, No Wet Determination expired 2017
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

Jpc/mst

Cc: lglass@habitahillsborough.com



Adequate Facilities Analysis: Rezoning

Date: August 26, 2021	Acreage: ±4.8 ac
Jurisdiction: Hillsborough County	Proposed Zoning: PD 08-0270
Case Number: MM 21-0944	Future Land Use: Residential 6 (0.25 FAR)
HCPS #: RZ-398	Maximum Residential Units: 23 Units
Address: 205 & 209 W. Windhorst Road	Residential Type: Single-Family, Detached
Parcel Folio Number(s): 067361.0000; 067362.0000	

School Data	Seffner Elementary	Mann Middle	Brandon High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	898	1,335	2,490
2020-21 Enrollment K-12 enrollment on 2020-21 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	398	781	1,620
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	44%	59%	65%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 8/26/2021	16	53	286
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	5	3	4
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	47%	63%	77%

Notes: Seffner Elementary, Mann Middle and Brandon High currently have adequate capacity for the proposed project.

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

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



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

TO: Zoning Review, Development Services

DATE: 09/02/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Habitat for Humanity

PETITION NO: 21-0944

LOCATION: 209 West Windhorst Road

FOLIO NO: 67361.0000

Estimated Fees:

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached)

Mobility: \$7,346 * 23 units = \$168,958*

Parks: \$1,815 * 23 units = \$ 41,745

School: \$8,227 * 23 units = \$189,221

Fire: \$335 * 23 units = \$ 7,705

Total Single Family Detached = \$407,629

*Project may be eligible for reduced Mobility rates if they go through Affordable Housing Relief program

Project Summary/Description:

Urban Mobility, Central Park/Fire - 23 Single Family Units, affordable housing

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

PETITION NO.: MM21-0944 **REVIEWED BY:** Randy Rochelle **DATE:** 6/21/2021

FOLIO NO.: 67361.0000

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 16 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the south Right-of-Way of W. Windhorst Road.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

WASTEWATER

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 6 inch wastewater force main exists (adjacent to the site), (approximately 45 feet from the site) and is located within the north Right-of-Way of W. Windhorst Road.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is ____.

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
September 13, 2021
ZONING HEARING MASTER: SUSAN FINCH

D12:
Application Number: MM 21-0944
Applicant: Habitat for Humanity of
Hillsborough County Florida,
Inc.
Location: S side of W. Windhorst Rd. &
200' E of Windhorst Ridge Dr.
Folio Number: 067361.0000
Acreage: 4.34 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: PD 08-0270
Request: Major Modification to a Planned
Development

1 MR. GRADY: The last item of the agenda is
2 agenda item D-12, Major Mod Application 21-0944.
3 The applicant's Habitat for Humanity of
4 Hillsborough County Florida. The request is for a
5 Major Modification to existing Planned Development.

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

8 HEARING MASTER FINCH: All right. Is the
9 applicant here? If you could come forward. It's
10 your turn. They continued to the next hearing.
11 Good evening.

12 MR. SPOOR: Good evening. I'm Ron Spoor,
13 Habitat for Humanity, 509 East Jackson Street,
14 Tampa.

15 I read in the Tampa Bay Times today that
16 rents in our area have increased 21 percent since
17 January. Good housing is escalating out of reach
18 for many families in Hillsborough County. More
19 than one-third of residents are struggling to find
20 decent housing that they can afford.

21 Habitat for Humanity is proposing to provide
22 opportunities for 23 local families to build
23 attractive, stainable, affordable homeownership in
24 a new subdivision proposed for 205 Windhorst Road.

25 We're requesting a zoning modification that

1 will make these opportunities possible. If the
2 zoning's approved, 23 families will have the
3 opportunity for a good home, affordable mortgage,
4 and a long-term equity strength and stability that
5 comes through homeownership. Thank you for your
6 consideration.

7 HEARING MASTER FINCH: Thank you, sir. If
8 you could please sign in with the clerk's office,
9 thank you.

10 And you'll just need to turn on the
11 microphone that's right there. You just press the
12 button on the base of that. Yes, perfect. Good
13 evening.

14 MS. GLASS: Good evening. My name's Lanette
15 Glass. I'm with Habitat for Humanity, 509 East
16 Jackson Street, Tampa, Florida.

17 So I want to talk a little bit about the
18 aesthetics of the community. We are planning on
19 saving a group of trees. They're three live oaks
20 that are greater than 36 inches each.

21 We're putting -- we're having this. It's in
22 the middle of the site. We want to create a little
23 common area for the community -- or for the
24 subdivision -- for the homeowners of the
25 subdivision.

1 We also wanted to show you some of the
2 houses that we build. There we go. So either
3 going to be very typical of the type of houses that
4 we're going to be building and we do have on the
5 plans the square footage of the houses. There's
6 another. Sorry. And these are recently built
7 homes that we've done.

8 We do also have a two-story model. These
9 will be for the shallow lots. Shallow lot,
10 two-story model fits better on the lot. Another
11 one that also is a single story that can fit on a
12 shallow lot.

13 And this is probably our favorite plan by
14 most of the homeowners. They like the front
15 kickout where they have a dining room in the front.
16 And here's a couple of pictures from the interior.
17 One of our kitchens. Probably our favorite with
18 the island. And then we also do bathrooms if we're
19 trying to make them handicapped accessible. So
20 this is one with a roll-in shower.

21 HEARING MASTER FINCH: I don't have any at
22 this time, but thank you so much. If you'd like to
23 sign in with the clerk's office and if you want to
24 submit those documents, you're more than welcome
25 to. Thank you.

1 Development Services, please.

2 MR. LAMPKIN: Hello. Tim Lampkin for
3 Development Services.

4 I had an issue with my microphone earlier.

5 MR. LAMPE: We can hear you.

6 MR. LAMPKIN: Okay. Thank you. Just one
7 second, please.

8 MR. GRADY: We can see the presentation.

9 MR. LAMPKIN: Okay. It's not moving forward
10 for me for some reason. Let's see.

11 MR. LAMPE: You can try using the arrows on
12 the keyboard.

13 MR. LAMPKIN: That's actually what I'm
14 doing. I'm doing the arrows instead.

15 MR. LAMPE: You may have to click on the
16 PowerPoint.

17 MR. LAMPKIN: Okay. I'll do that. Where on
18 the PowerPoint do I click?

19 MR. LAMPE: It should be anywhere.

20 MR. LAMPKIN: Okay. There we go. Sorry
21 about that everyone.

22 Application 21-0944. This is modified
23 Planned Development 12-0712. The request is to
24 allow an increase from 15 single-family homes to 23
25 single-family homes and also modifying pod A and

1 pod B.

2 The subject site is located on the south
3 side of Windhorst Road, approximately 625 feet from
4 the intersection of Parsons and Windhorst. It's
5 located in the Urban Service Area, and it's located
6 in the Brandon Community area.

7 The Future Land Use designation is
8 Residential-6. It's surrounded, as you can see, on
9 the screen on the north, south, east, and the west.
10 There's nothing within proximity except for RES-6.
11 RES-6 has a max density of six dwelling acres per
12 acre.

13 The applicant's requesting approximately 5.3
14 for pod B and residential is a typical use of
15 RES-6. The surrounding uses include north and
16 northeast across West Windhorst is RES-6 and ASC-1.
17 Directly east is Commercial Neighborhood and RSC
18 zoned land southeast.

19 Further southeast is Business Professional
20 Office, and there's also pod C. If you can see my
21 cursor is right here. An overview of the proposed
22 modification, so there are two pods. Pod A -- and
23 going to this a little bit, I'll show a visual
24 momentarily.

25 The existing PD for pod A is designated as

1 BPO office use to remain residential as an interim
2 use only, and they're proposing to in the
3 conditions modify pod A to remain residential
4 subject to the RSC standards.

5 You'll see in the conditions of approval
6 there are initially were two alternatives. They're
7 Alternative A and B, and the applicant, because --
8 they are have made a determination definitely
9 develop as residential, they're eliminating Option
10 A -- or pod A and for pod B.

11 Pod B was approved for 15 single-family
12 homes and, again, it's increasing to 23. There are
13 two variations requested as shown on the slide
14 here. So on the eastern property, the variations
15 are to LDC Section 6.06.00 landscaping buffering.

16 The applicant is requesting to reduce the
17 required 20-foot buffer to 10 feet along the
18 eastern property boundary and provide Type A
19 screening, and they're also asking for -- in the
20 rear setback to be included in the 10-foot buffer
21 as shown on the screen.

22 The yellow line shows the 20-foot -- I'm
23 sorry, shows the 10-foot, and then the red line
24 shows the additional 5 feet for the setback that
25 would not be included in the buffer.

1 HEARING MASTER FINCH: Mr. Lampkin, before
2 you leave that slide, if I could just ask real
3 quick, that reduction from the buffer width from 20
4 to 10 and it says Type A screening, is that what
5 they're required to have or is it Type B screening?

6 MR. LAMPKIN: No. They would be required to
7 have Type B, and actually, I'm going to double
8 check super quick. Sorry. I'm pretty certain it's
9 Type B.

10 HEARING MASTER FINCH: So that's part of the
11 variation?

12 MR. LAMPKIN: That's correct.

13 HEARING MASTER FINCH: Okay.

14 MR. LAMPKIN: All right. I'm looking it up.
15 Yes. They would be required to normally have Type
16 B.

17 HEARING MASTER FINCH: All right. Thank you
18 so much.

19 MR. LAMPKIN: You're welcome.

20 So here's the site plan here showing the 23
21 single-family homes. You'll notice on the west
22 side is a retention pond. The applicant, again, is
23 proposing the 10-foot landscape buffer, which is
24 required anyway.

25 They're showing the 8-foot urban scenic

1 corridor. They're providing connectivity to the
2 open space with a 5-foot sidewalk, and it also
3 connects pod A and pod B in the future.

4 They also as the applicant has stated --
5 they're showing the grand oaks on the property.
6 There is a 6-foot fence on the southern property
7 line that's conditioned that goes to the stub-out
8 and is not included there and also is not included
9 in Lot 9.

10 The applicant also proffered a 6-foot fence
11 on the western property line for a neighbor that
12 had called and requested some type of screening,
13 and they proffered that up.

14 Staff does find the request approvable.
15 Satisfies the goals, objectives, and policies of
16 the Unincorporated Hillsborough County
17 Comprehensive Plan.

18 It's compatible with the proposed -- the
19 proposed development is consistent with the
20 existing scale and restrictions found nearby; and
21 with proposed development standards, the existing
22 scale and restrictions may be found approvable with
23 conditions.

24 And that does conclude staff's presentation,
25 unless there are any additional questions.

1 HEARING MASTER FINCH: No further questions
2 at this time. Thank you.

3 Planning Commission, please.

4 MS. LIENHARD: Thank you. Melissa Lienhard,
5 Planning Commission staff.

6 The subject property is located in the
7 Residential-6 Future Land Use Category. It is in
8 the Urban Service Area and also within the limits
9 of the Brandon Community Plan.

10 The application requests an increase in
11 density from the original approval from 15 to 23
12 single-family units on pod B. The site is located
13 within the Hillsborough County Urban Service Area
14 where the majority of growth is required to be
15 directed per Future Land Use Element Objective 1
16 and Objective -- I'm sorry, Objective 1 and
17 Policy 1.4.

18 The additional eight units will contribute
19 to the residential development pattern in the area
20 and meet the minimum density requirements as part
21 of Future Land Use Element Policy 1.2.

22 The proposal of pod A remained developed to
23 the single-family home, and the original condition
24 of approval is removed, which allowed the
25 redevelopment of BPO uses up to 22,000 square feet.

1 It is also consistent with the residential
2 development pattern in the area.

3 The lots within the general vicinity are
4 predominantly single-family residential.
5 Therefore, the proposed residential use is
6 consistent with the overall character of the area.

7 The proposed modification would facilitate
8 residential development that is comparable to the
9 development pattern in the area. Single-family new
10 development surround the site on all sides in the
11 general vicinity while light commercial, natural
12 open space, and a church are located immediately to
13 the east and southeast.

14 The single-family homes would complement the
15 existing suburban and neighborhood commercial
16 development pattern. The proposed density is
17 compatible with the surrounding area promoting
18 infill within the Urban Service Area and is
19 consistent with the compatibility policy and the
20 Future Land Use Element.

21 The proposed development is also consistent
22 with the Suburban Character District goals of the
23 Brandon Community Plan, which seeks to develop a
24 primarily residential area of single-family
25 detached residential homes with side and perimeter

1 yards on one-quarter acre or less.

2 The additional single-family dwelling units
3 on pod B facilitate residential development, which
4 is consistent with the Residential-6 Future Land
5 Use Category.

6 And a single-family dwelling on pod A, which
7 is proposed to remain a residential use rather than
8 the previously approved BPO use, is consistent with
9 the goals of the Brandon Community Plan.

10 And based upon those considerations,
11 Planning Commission staff finds the proposed Major
12 Modification consistent with the Future of
13 Hillsborough Comprehensive Plan for Unincorporated
14 Hillsborough County subject to the conditions
15 proposed by Development Services. Thank you.

16 HEARING MASTER FINCH: Thank you so much. I
17 appreciate it.

18 All right. Is there anyone in the room or
19 online that would like to speak in support? Anyone
20 in favor of this project?

21 Seeing no one, anyone in opposition to this
22 project? Yes. Please come forward where you are.
23 Is there anyone online? Okay.

24 Just gives your name and address to start
25 with.

1 MS. SHERMAN: Hi.

2 HEARING MASTER FINCH: Good evening.

3 MS. SHERMAN: My name is Samantha Sherman
4 and my address is 1201 Windhorst Ridge Drive,
5 Brandon, Florida 33510.

6 So I was just -- I'm concerned about all the
7 buffers that are requested to be reduced. Also,
8 all the homes, there are going to have less land,
9 and my experience that causes tension between
10 neighbors.

11 I guess they're also allowing less space
12 between driveways. There's going to be parking
13 issues, I assume. It seems like a huge variance
14 between 15 houses allowed and the 23 houses they're
15 requesting.

16 And then they said there'd be two-story
17 homes overlooking -- will that be overlooking the
18 Windhorst Village, which is adjacent to the west?
19 Because our homes are only one story, and it's more
20 conducive to a one-story neighborhood area.

21 And I was wondering how far from the
22 easement will the fence be built on the west side.
23 Will there be any trees left? There's trees now
24 kind of dividing the property. If not, will they
25 plant large plants between properties?

1 They said something about Type A, but I
2 don't know what Type A vegetation is. And will
3 there be a fence at the south side of the property?
4 And then I -- I don't know if this is an issue, but
5 it says that -- I know that the land is higher
6 there than the homes on the west, Windhorst
7 Village.

8 Are they certain that Windhorst Village will
9 not be affected by any flooding or of that nature?
10 I'm not necessarily opposed to the Habitat for
11 Humanity home. It's just the height and spacing
12 and reduced buffers.

13 HEARING MASTER FINCH: Okay. All right.
14 We'll ask the applicant to address that as part of
15 their rebuttal testimony. Does that conclude what
16 you wanted to say?

17 MS. SHERMAN: Yes.

18 HEARING MASTER FINCH: Okay. If you could
19 just sign in, thank you so much for coming down. I
20 appreciate it.

21 All right. You have five minutes for your
22 rebuttal. If you could please address her
23 comments.

24 MS. GLASS: Okay. I'll try to go in order
25 first. The buffer -- this is residential to

1 residential, on the west side where you have
2 Windhorst Ridge, there would not be a requirement
3 of the buffer.

4 However, we did work with the planner,
5 Mr. Lampkin, and we did agree that we would put in
6 a 6-foot lag -- I'm sorry, 6-foot-tall wooden fence
7 that would, of course, provide the better side to
8 the outside of the subdivision.

9 HEARING MASTER FINCH: And that's on the
10 west side?

11 MS. GLASS: That's on the west side, along
12 the entire perimeter there along the west side.
13 And we also -- that's where the detention pond is.
14 So we also have the edge -- the edge for being able
15 to mow and then the retention pond. And then we,
16 of course, have setbacks from the detention pond to
17 the housing.

18 So there is a wide gap there between the
19 property line and where the rear of the houses will
20 be on that side. So --

21 HEARING MASTER FINCH: So there's a 6-foot
22 fence -- I just want to make sure I understand. So
23 the retention pond is along the western boundary?

24 MS. GLASS: Yes. If you go to the site
25 plan, it will show where that is. And then on the

1 south side, we'll be doing the fence from that
2 southwest corner over to where we have the
3 right-of-way that we have that shows the connection
4 to the south.

5 HEARING MASTER FINCH: That's the 6-foot
6 fence?

7 MS. GLASS: Yes. That will also be a 6-foot
8 fence. We will retain any of the existing trees
9 that we can at this time. There is -- there are
10 trees along that boundary, but at this time I don't
11 know if those are on our property or on the
12 properties that are along Windhorst Ridge.

13 HEARING MASTER FINCH: There was a question
14 about the location of the proposed two-story homes
15 as opposed to one-story. Are those on the eastern
16 side?

17 MS. GLASS: Well, generally, our two-story
18 homes because they are more shallow, those will be
19 on the shallow lots. And that probably is going to
20 be up on the lots that are closer to Windhorst
21 Road, if you look at the site plan.

22 But we also like to give our homeowners the
23 option to be able to pick their house plans. So we
24 do leave that up to the homeowner candidates as
25 well.

1 HEARING MASTER FINCH: All right. And then
2 the last thing I wrote down was the buffer that
3 you're going to put in. It's called -- the County
4 calls it Type A buffer, but exactly what that will
5 consist of on that eastern side?

6 MS. GLASS: Well, on the eastern side, we'll
7 have a fence there as well. The properties on that
8 side, two of the properties are county owned and I
9 think one is a detention pond right now.

10 The original Major Mod 12-721, I think,
11 712 -- yes. That actually had a buffer -- it's a
12 20-foot buffer from Windhorst Road south on the
13 property to the end of the first lot, the first
14 commercial lot.

15 We've asked for the 10-foot buffer to go
16 down the entire lane, and it will have Type A
17 screening, which is the fence, which will also face
18 outward.

19 HEARING MASTER FINCH: All right. And so on
20 the western side -- just to sum up, on the western
21 side, you have a 6-foot fence and a stormwater pond
22 to hold all of the -- one, provide a buffer, but to
23 hold all the water from the project?

24 MS. GLASS: That's correct. That's correct.
25 Yes. It will have posts leading what was

1 predevelopment.

2 HEARING MASTER FINCH: I see. Is there
3 anything else you wanted to add?

4 MR. GRADY: Before we close, I -- I think we
5 need to clarify in the conditions along that would
6 be the eastern boundary, the setback, and the
7 buffers because as Mr. Lampkin I think indicated,
8 you know, with the buffer and the lot, it's --
9 that's total 15 feet from the property boundary.

10 But technically, I think it needs to be
11 clarified that technically that rear yard setback
12 along there would be 5 feet given where the
13 property line is in relation to the buffer. So --

14 HEARING MASTER FINCH: For the lots along
15 the east?

16 MR. GRADY: Yes. We'll clarify that in the
17 conditions because I think that just needs to be
18 clear. It's a little unclear the way the
19 conditions are worded. It's treating the east and
20 west the same and there's a difference there.

21 HEARING MASTER FINCH: Oh, I see, to include
22 that rear setback in the buffer area? I
23 understand.

24 MR. GRADY: Yep. So we can clarify that.
25 Thank you.

1 HEARING MASTER FINCH: All right. Anything
2 else before we close?

3 MS. GLASS: We'd just like -- I'd like to
4 thank all the staff for all their help. A lot of
5 hand holding and we really appreciate it.

6 HEARING MASTER FINCH: All right. Thank
7 you. I appreciate your testimony.

8 And with that, we'll close Major
9 Modification 21-0944 and adjourn the hearing.
10 Thank you-all for your time and testimony.

11 (Hearing was concluded at 10:36 p.m.)

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER (ZHM) )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Zoning Hearing Master

DATE: Monday, August 16, 2021

TIME: Commencing at 6:00 p.m.
Concluding 8/17/21 at 12:04 a.m.

PLACE: Hybrid Meeting/Cisco Webex
R.W. Saunders Sr. Public Library
Ada T. Payne Community Room
1505 Nebraska Avenue
Tampa, Florida

Andrew Mayes
Executive Reporting Service
Ulmerton Business Center, Suite 130
Clearwater, FL 33762

1 Hearing Master hearing.

2 Item A.20., major mod application 21-0865.
3 This application is being continued by staff to
4 the September 13, 2021, Zoning Hearing Master
5 hearing.

6 Item A.21., rezoning PD 21-0867. This
7 application is being continued by the applicant to
8 the September 13, 2021, Zoning Hearing Master
9 hearing.

10 Item A.22., rezoning standard 21-0870. This
11 application is out of order to be heard and is
12 being continued to the September 13, 2021, Zoning
13 Hearing Master hearing.

14 Item A.23., major mod application 21-0877.
15 This application is being continued by the
16 applicant to the September 13, 2021, Zoning
17 Hearing Master hearing.

18 Item A.24., major mod application 21-0944.
19 This application is out of order to be heard and
20 is being continued to the September 13, 2021,
21 Zoning Hearing Master hearing.

22 Item A.25., rezoning standard 21-0951. This
23 application is out of order to be heard and is
24 being continued to the September 13, 2021, Zoning
25 Hearing Master hearing.

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY and SUSAN FINCH
Land Use Hearing Masters

DATE: Monday, July 26, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 8:34 p.m.

PLACE: Appeared via Cisco Webex

Reported By:

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

1 Hearing Master Hearing.

2 And item A-30, Major Mod Application 20-0944
3 (sic). This application is being continued by the
4 applicant to the August 16, 2021, Zoning Hearing
5 Master Hearing.

6 That concludes all withdrawals and
7 continuances and changes to the agenda.

8 HEARING MASTER HATLEY: Thank you,
9 Mr. Grady.

10 All right. I'm going to go over some
11 meeting procedures for tonight. First of all, the
12 agenda consists of items that require a public
13 hearing by a Hearing Master before going to the
14 Board of County Commissioners for a final decision.

15 I will conduct a hearing on each item today
16 and will submit a written recommendation. My
17 written recommendation will be filed with the clerk
18 of the board within 15 working days after the
19 conclusion of today's public hearing.

20 The Board of County Commissioners will
21 consider the record of today's public hearing and
22 my recommendation and will make a final decision on
23 the application at a publicly noticed meeting on a
24 date and time set by the Board of County
25 Commissioners.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 9-13-2021HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM 21-0169</u>	PLEASE PRINT NAME <u>Todd Fressman</u> MAILING ADDRESS <u>200 1st Ave S #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>703 824 1700</u>
APPLICATION # <u>RZ-PD</u> <u>21-0221</u>	PLEASE PRINT NAME <u>RONALD FLOYD</u> MAILING ADDRESS <u>617 W LINDENBAUGH AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>839681619</u>
APPLICATION # <u>21-0221</u>	PLEASE PRINT NAME <u>J.D. ALSABBAGH</u> MAILING ADDRESS <u>8370 W. Hills. Ave # 205</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813 889-0700</u>
APPLICATION # <u>21-0556</u>	PLEASE PRINT NAME <u>Jessica Iceerman</u> MAILING ADDRESS <u>401 East Jackson St. #2100</u> CITY <u>tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222-5066</u>
APPLICATION # <u>21-0556</u>	PLEASE PRINT NAME <u>Javis M. Smith</u> MAILING ADDRESS <u>401 E. Jackson St. Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION # <u>21-0557</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>

Application No. 21-0944
Name: Lanette Glass
Entered at Public Hearing: ZBM
Exhibit # 1 Date: 9-13-21



















**PARTY OF
RECORD**

From: Norris, Marylou
To: samsherman100@gmail.com
Subject: RE: Request to speak at
Date: Thursday, September 2, 2021 2:19:54 PM
Attachments: [PGM Store Tutorial.pdf](#)
[image001.png](#)
[Participation in the ZHM Meeting.pdf](#)
[image003.png](#)

Good afternoon Ms. Sherman,

Thank you for contacting Hillsborough County. We have entered your comments included in your email into the MM 21-0944 application's record. Please note that this application is being heard at the 9/13/21 Zoning Hearing Master (ZHM) Hearing at the Robert W. Saunders, Sr. Public Library, located at 1505 N. Nebraska Ave., Tampa, Florida 33602-2849 starting at 6:00 p.m.

Please be advised, if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@HillsboroughCounty.org) by the cutoff date (2 days before the hearing date by 5:00 p.m.) or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to attend the hearing either in person or by virtual participation, please register at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes prior to the start of the hearing.

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hillsboroughcounty.org/pgm>. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 21-0944.**

If you have any questions or need further information regarding this application, please contact Tim Lampkin (LampkinT@HillsboroughCounty.org), who is the planner for this application. If you have any questions regarding process participation, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section
Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Sent: Thursday, September 2, 2021 1:59 PM
To: Norris, Marylou <NorrisM@hillsboroughcounty.org>
Cc: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: FW: Request to speak at

Hi Marylou,

The planner is Tim Lampkin.

Thank you,

From: sam sherman <samsherman100@gmail.com>
Sent: Thursday, September 2, 2021 12:53 PM
To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Subject: Request to speak at
Good afternoon Ms Timoteo,

I would like to speak at the MM 21-0944 Habitat for Humanity of Hillsborough County Florida, Inc meeting (that is currently scheduled for September 13, 2021) ZHM Hearing. I am a property owner within the required distance of the subject site and received a Zoning Hearing Master Letter of Notice. What do I need to do to speak at the hearing?

Samantha Sherman
1201 Windhorst Ridge Dr, Brandon, FL 33510
Cell 813-951-4609