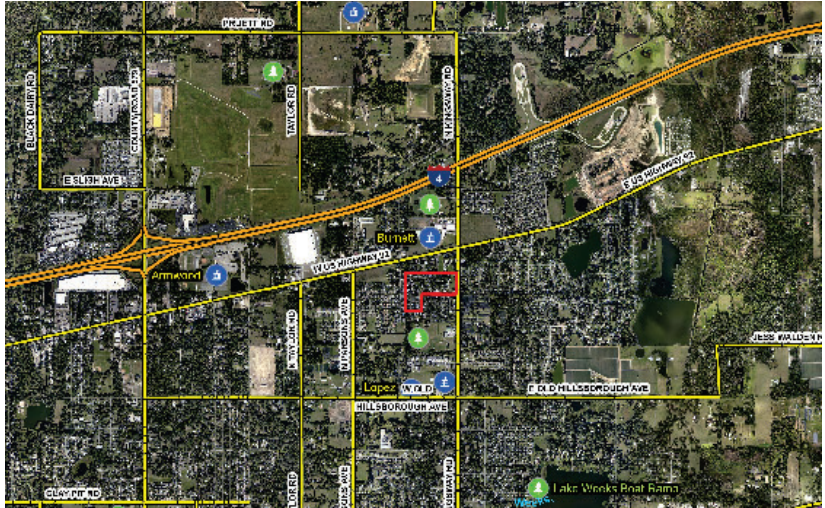




PD Modification Application: MM 22-0102
Zoning Hearing Master Date: April 18, 2022
BOCC Land Use Meeting Date: June 7, 2022

1.0 APPLICATION SUMMARY

Applicant: CP Seffner MHC LLC
FLU Category: Residential – 4 (R-4)
Service Area: Urban
Site Acreage: 20.43
Community Plan Area: Seffner Mango
Overlay: None



Introduction:
 PD 80-0180 was approved in 1984 to allow for a 100-lot mobile home park. The applicant seeks a major modification in order to increase the number of lots to 108 through a density bonus prescribed by Policy 23.5 of the Hillsborough County Comprehensive Plan’s Future Land Use Element.

Existing Approval(s):	Proposed Modification(s):
The maximum number of mobile home spaces to be permitted within the park shall be one hundred spaces.	The maximum number of mobile home spaces to be permitted within the park shall be one hundred and eight spaces.
The 175-foot segment of the rezoned area lying adjacent to Kingsway Road shall be utilized as an entrance way only, and no mobile home spaces shall be permitted within said segment.	A 20-foot type “B” landscape buffer and six foot vinyl fence shall be provided along the development’s eastern boundary, with the landscaping and finished side of the fence facing N. Kingsway Rd.
A 25-foot setback and buffer area, as stipulated by the MHP/RVP provisions, shall be provided along all park boundaries to the fullest extent as is practicable.	A 20-foot type “B” landscape buffer and six-foot P.V.C fence shall be provided along the development’s northern boundary, with the exception of the development’s boundary with Folio No. 063519-000 which may be a five-foot (5’) type “A” landscape buffer and six foot (6’) P.V.C fence. A five-foot type “A” landscape buffer and six-foot P.V.C. fence shall be provided along the development’s western boundary (in accordance with LDC Section 6.06.06.B).

Additional Information:	
PD Variation(s):	
<input type="checkbox"/> Requested as part of this application <input type="checkbox"/> Previously approved <input checked="" type="checkbox"/> None proposed or approved	None requested

Waiver(s) to the Land Development Code:

- Requested as part of this application
- Previously approved
- None proposed or approved

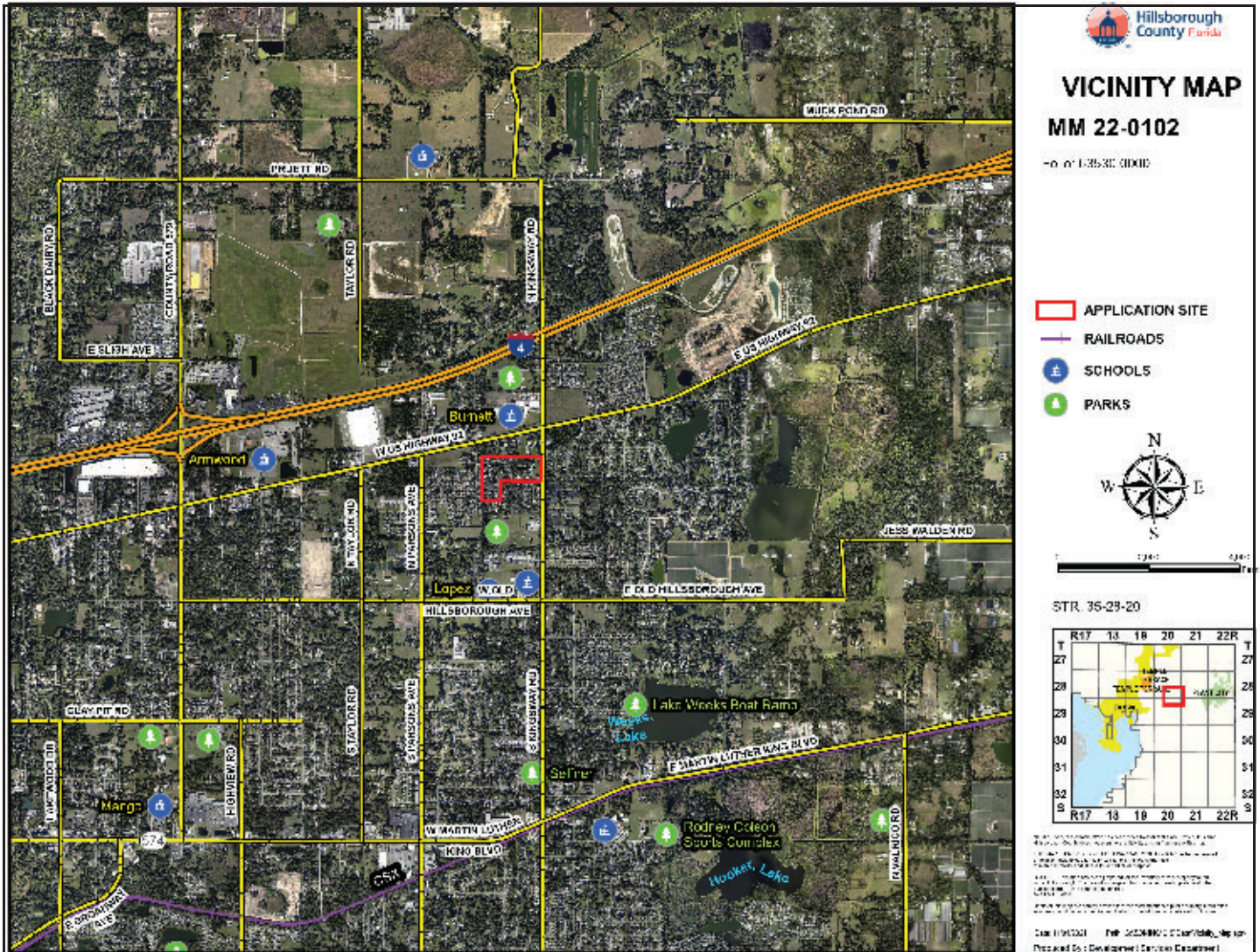
Transportation: Administrative Variance/Design Exception

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

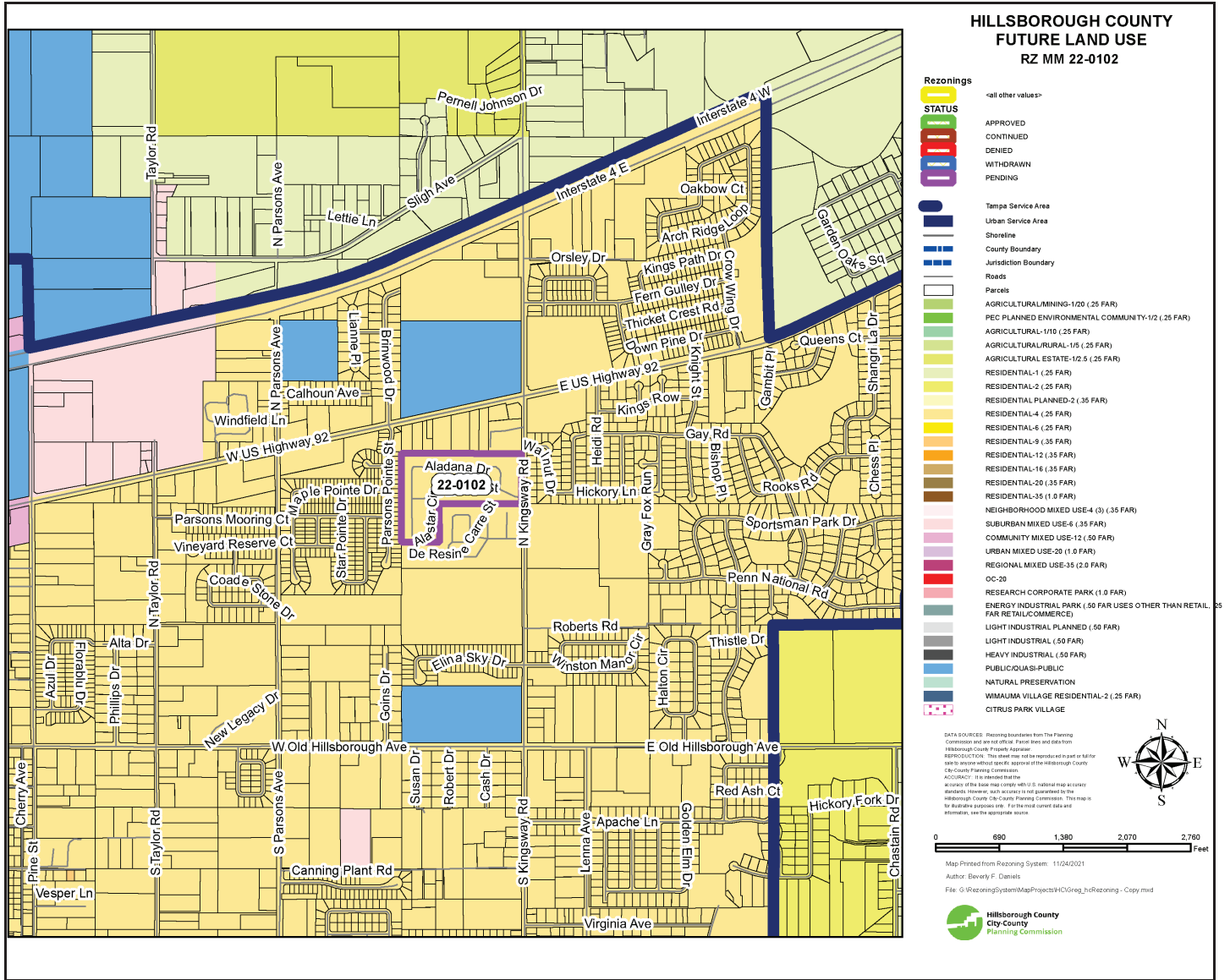


Context of Surrounding Area:

With the exception of mixed uses abutting the property to the north, the general area is primarily developed for single-family and mobile homes. The adjoining land uses to the north include a mobile home park, open storage, vacant commercial, and single-family residential; to the east and west include single-family, and a mobile home park with 101 approved mobile home lots and six R.V. spaces abuts the property to the south.

2.0 LAND USE MAP SET AND SUMMARY DATA

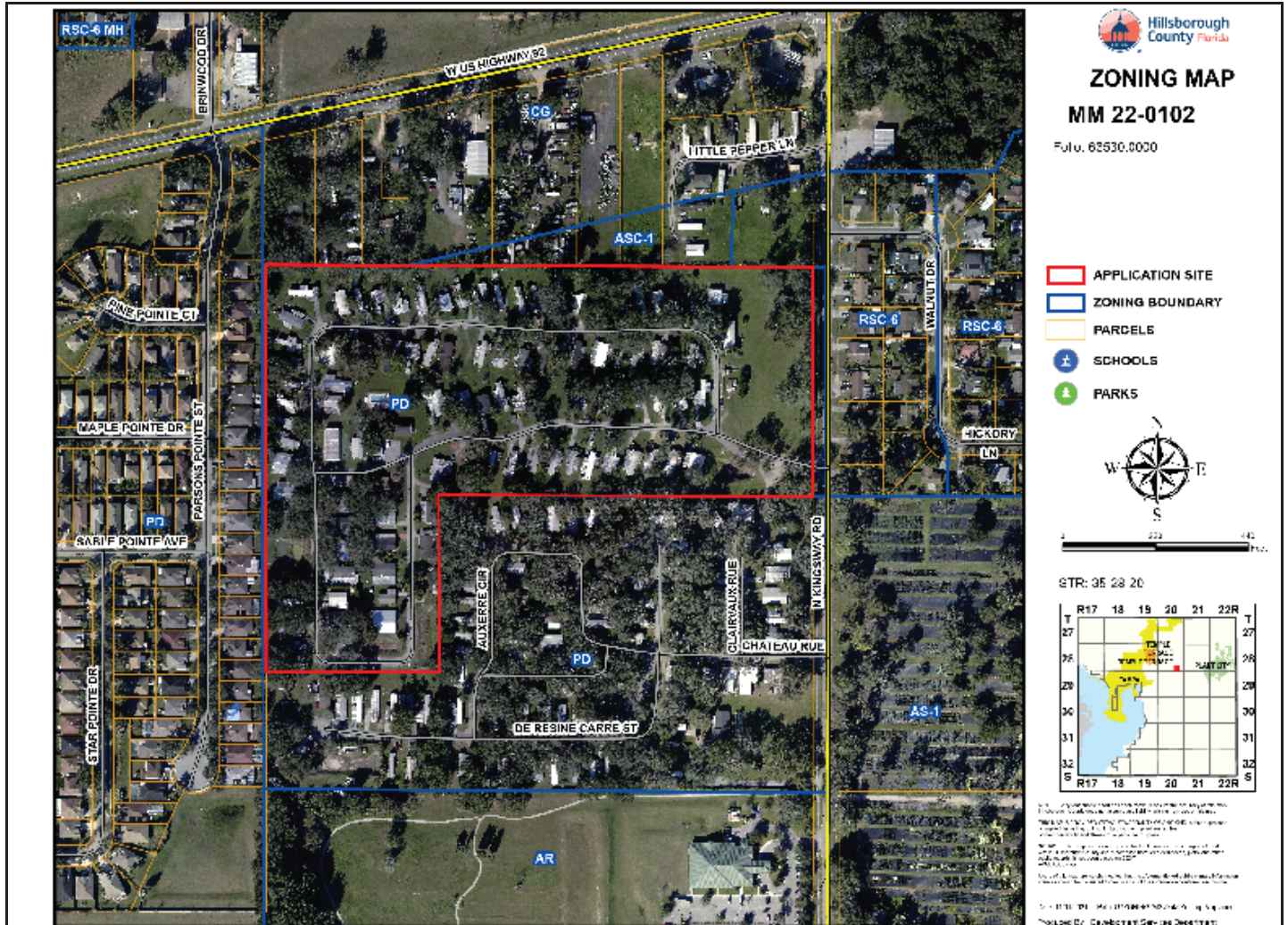
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R.:	4 du/ga and 0.25 F.A.R. or 175,000 whichever is less intense.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

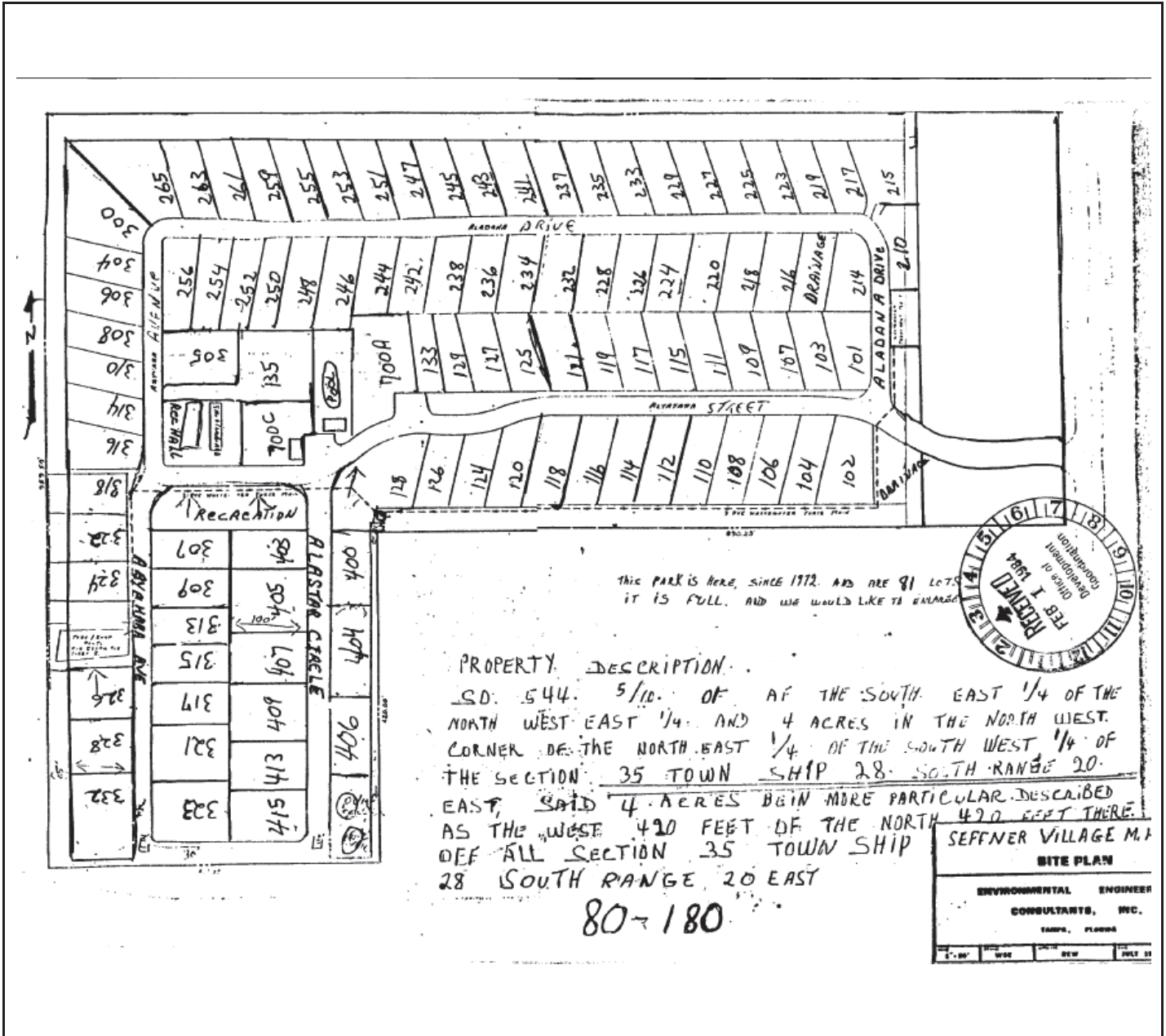


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by	Allowable Use	Existing Use
North	CG	0 du/ga F.A.R.: 0.27	Retail and Service	Single-family, Religious
	ASC-1	1 du/ga F.A.R.: NA	Agricultural and Single-Family	Warehouse, Open Storage, Single-Family, Vacant Commercial, Mobile Home Park
	RSC-6	6.22 du/ga F.A.R.: NA	Single-Family Conventional	Mobile Home Park
South	PD (82-0310)	7.08 du/ga F.A.R.: NA	Mobile Home and R.V. Park	Mobile Home and R.V. Park
East	RSC-6	6.22 du/ga F.A.R.: NA	Single-Family Conventional	Single-Family
West	PD (00-0535)	4.0 du/ga F.A.R.: NA	Single-Family	Single-Family

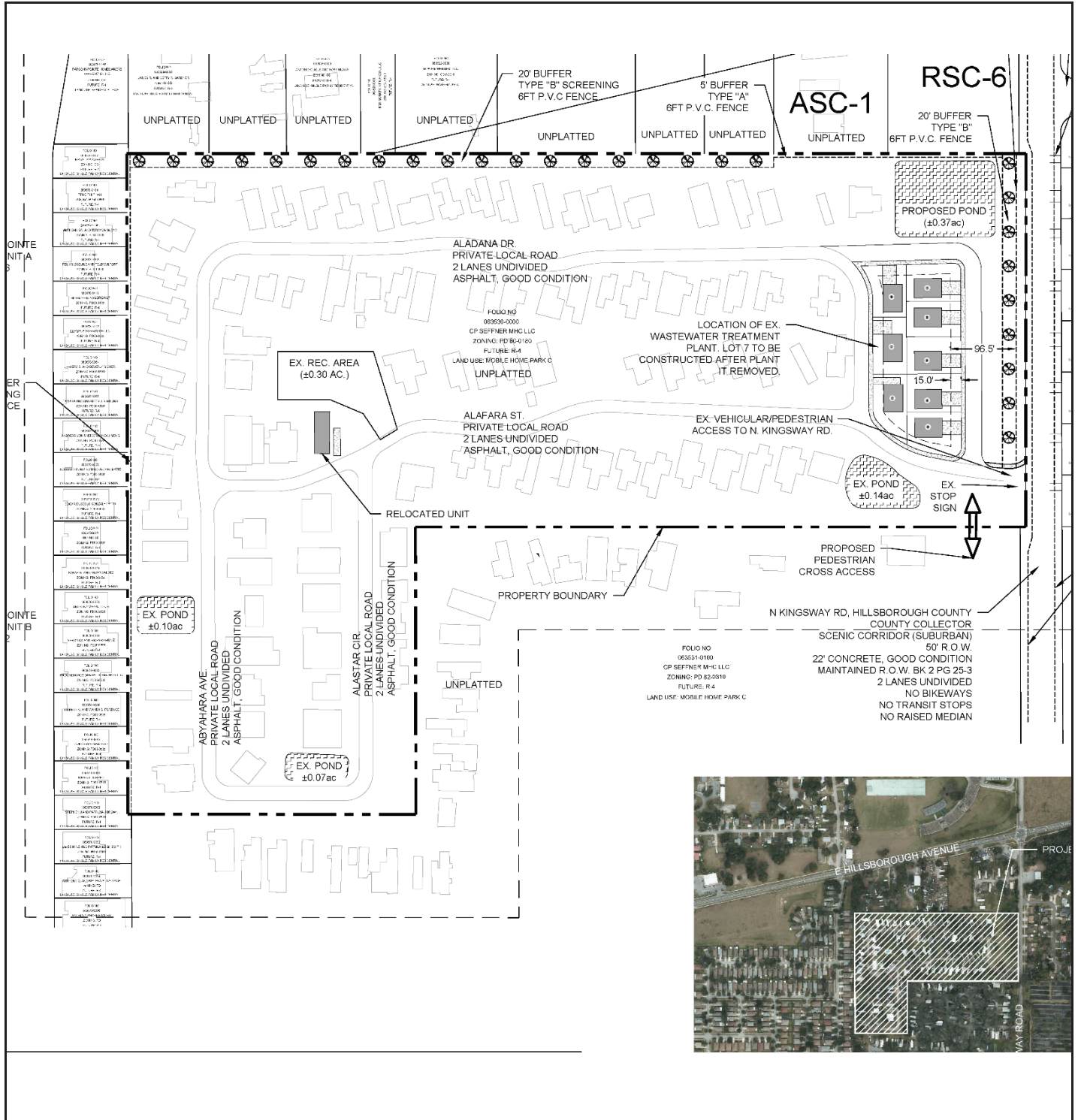
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: MM 22-0102

ZHM HEARING DATE: April 18, 2022

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
N. Kingsway Road	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	500	26	46
Proposed	540	28	50
Difference (+/-)	(+) 40	(+) 2	(+) 4

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
N. Kingsway Rd./Substandard Road Improvements	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.

Notes: Applicant proffered the dedication and conveyance of 14 feet of right-of-way along project's Kingsway Rd. frontage as a part of the Section 6.04.02.B. Administrative Variance request.

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
N. Kingsway Road	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	500	26	46
Proposed	535	28	49
Difference (+/-)	+35	+2	+3

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
N. Kingsway Rd./Substandard Road Improvements	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
------------------------------	-------------------	------------	----------------------	---------------------------------

Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Three TOB wetlands/osw exist on site. One TOB area not depicted on plans, EPC jurisdiction must be determined by FDEL.
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____
--	---

Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would normally require connection to the County's potable water and wastewater systems. As the subject property has a private, onsite wastewater facility a connection to the County's wastewater system may not be required. If a connection to County wastewater services is required, additional analysis will be required to determine the point of connection location.
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	
Impact/Mobility Fees No additional impacts. Existing structures/use on site.				
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 checked="" 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

Staff found that the proposed 96.5-foot front setback along with the 14-foot right-of-way dedication and the enhanced screening from North Kingsway Road effectively addresses compatibility with the parcels to the east in lieu of the existing 175 foot setback. Moreover, the proposed buffer and screening modifications, to include: a five-foot Type-A buffer with a six-foot PVC fence to the west; 20-foot Type-B buffer with a six-foot PVC fence adjoining the CG zoned properties to the north; and five-foot Type-A buffer with six-foot fence to abut the ASC-1 and RSC-6 zoned properties to the north, meet the minimum buffering requirements of LDC Section 6.06.06.B and more clearly establish the minimum buffers than the vague/flexible provisions of the original buffer and screening requirements found in condition 4 of the original PD conditions of approval.

Based on the adjacent zonings and uses identified in the report, staff finds the proposed modification to PD 80-0180 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Prior to Site Plan Certification, the applicant shall revise the PD General Site Plan to indicate the location from where the mobile home unit is being relocated and notate and show the footprint of the accessory building that will be removed.

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 29, 2021.

1. The rezoning is approved for a mobile home park only, and recreational vehicles and designated spaces therefore shall be excluded from the park, except that recreational vehicles may be stored within a designated storage area approved by the Zoning Administrator.
2. The maximum number of mobile home spaces to be permitted within the park shall be ~~100~~108 spaces.
- ~~3. The 175-foot segment of the rezoned area lying adjacent to Kingsway Road shall be utilized as an entrance way only, and no mobile home spaces shall be permitted within said segment.~~
- ~~4. A 25-foot setback and buffer area, as stipulated by the MHP/RVP provisions, shall be provided along all park boundaries to the fullest extent as is practicable.~~
- ~~5. Issuance of a development permit for the expansion/improvement of the park shall be contingent upon submittal and approval of a revised detailed site development plan consistent with the stipulations of this order and all other applicable provisions of the MHP/RVP zoning requirements.~~
3. Buffering and screening requirements shall be as follows:
 - 3.1 A 20-foot (20') type "B" landscape buffer and a six-foot (6') P.V.C fence shall be provided along the development's northern boundary, with the exception of the development's boundary with Folio No. 063519-000 which may be a five-foot (5') type "A" landscape buffer and six-foot (6') P.V.C fence;
 - 3.2 A five-foot (5') type "A" landscape buffer and six foot (6') P.V.C. fence shall be provided along the development's western boundary; and
 - 3.3 A 20-foot (20') type "B" landscape buffer and six-foot (6') vinyl fence shall be provided along the development's eastern boundary, with the landscaping and finished side of the fence facing North Kingsway Road.
4. As proffered by the developer via the Section 6.04.02.B. Administrative Variance request (dated March 7, 2022), prior to or concurrent with the next increment of development the property owner shall dedicate and convey to Hillsborough County 14-feet of right-of-way along its eastern boundary (i.e. along it's North Kingsway Road frontage).
5. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:
 - 6.1 Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
 - 6.2 The construction and location of any proposed wetland impacts are not approved, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
 - 6.3 Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear

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

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

6. If a connection to County wastewater services is required (as the subject property has a private, onsite wastewater facility a connection to the County's wastewater system may not be required), additional analysis will be required to determine the point of connection location as noted in the previous section. Depending on the flows generated by the subject development, upgrades may need to be made to the 902018 Kingsway #2 Pump Station or a Point-of-Connection may be required at the intersection of Old Hillsborough Avenue and Parsons Avenue, but a hydraulic analysis will be needed to review all options .

7. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

8. An evaluation of the property identified mature trees warranting preservation that may include Grand Oaks. Shifting proposed improvements from what is shown on the rezoning plan may be necessary.

9. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.

10. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

11. If PD 22-0102 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2022) which was found approvable by the County Engineer (on April 1, 2022) for the Kingsway Rd. substandard road improvements. Approval of this Administrative Variance will waive Kingsway Rd. substandard road improvements required by section 6.04.03.L. of the Land Development Code.

12. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

13. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.

Zoning Administrator Sign Off:



J. Brian Grady
Fri Apr 8 2022 11:08:17

APPLICATION NUMBER: MM 22-0102

ZHM HEARING DATE: April 18, 2022

BOCC LUM MEETING DATE: June 7, 2022

Case Reviewer: Sam Ball

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

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

APPLICATION NUMBER: MM 22-0102

ZHM HEARING DATE: April 18, 2022

BOCC LUM MEETING DATE: June 7, 2022

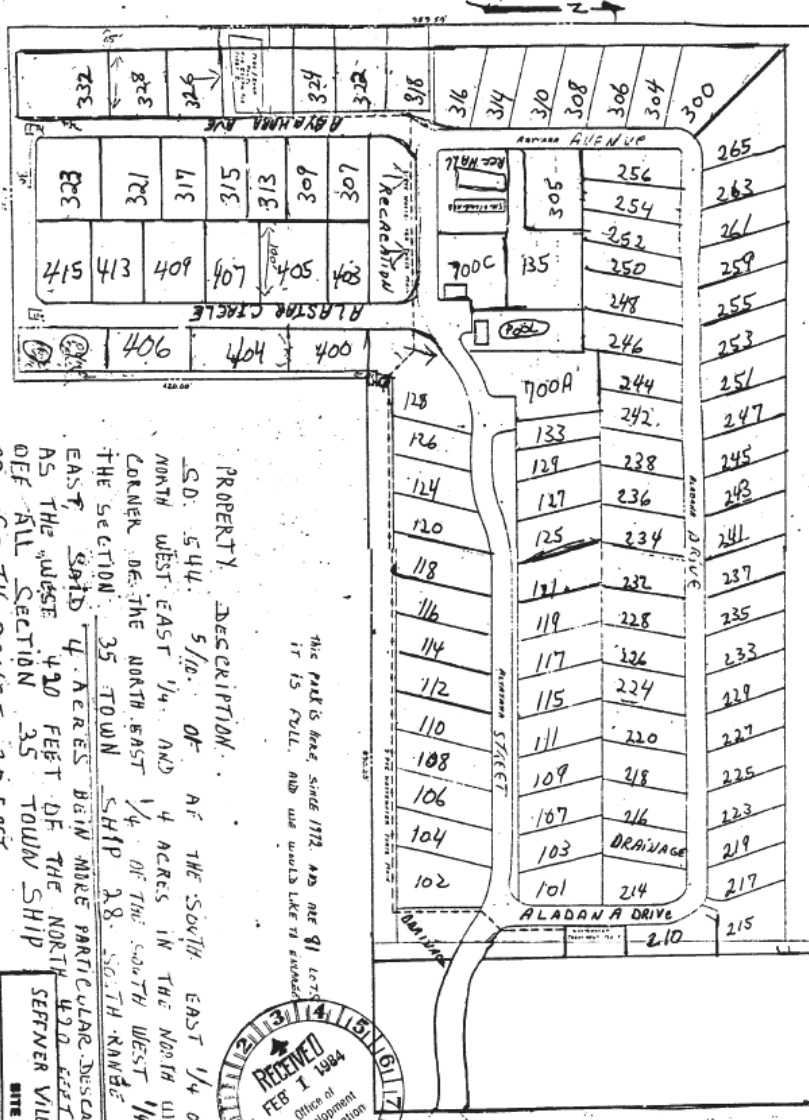
Case Reviewer: Sam Ball

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)

SEFFNER VILLAGE M.H.P.



PROPERTY DESCRIPTION
 SO. 5/4. S/4. OF AF THE SOUTH EAST 1/4 OF THE
 NORTH WEST EAST 1/4. AND 4 ACRES IN THE NORTH WEST
 CORNER DE: THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF
 THE SECTION 35 TOWN SHIP 28. SOUTH RANGE 20.
 EAST SAID 4. ACRES BEIN MORE PARTICULAR DESCRIBED
 AS THE WEST 420 FEET DE THE NORTH 420 FEET THERE
 OF ALL SECTION 35 TOWN SHIP
 28 SOUTH RANGE 20 EAST

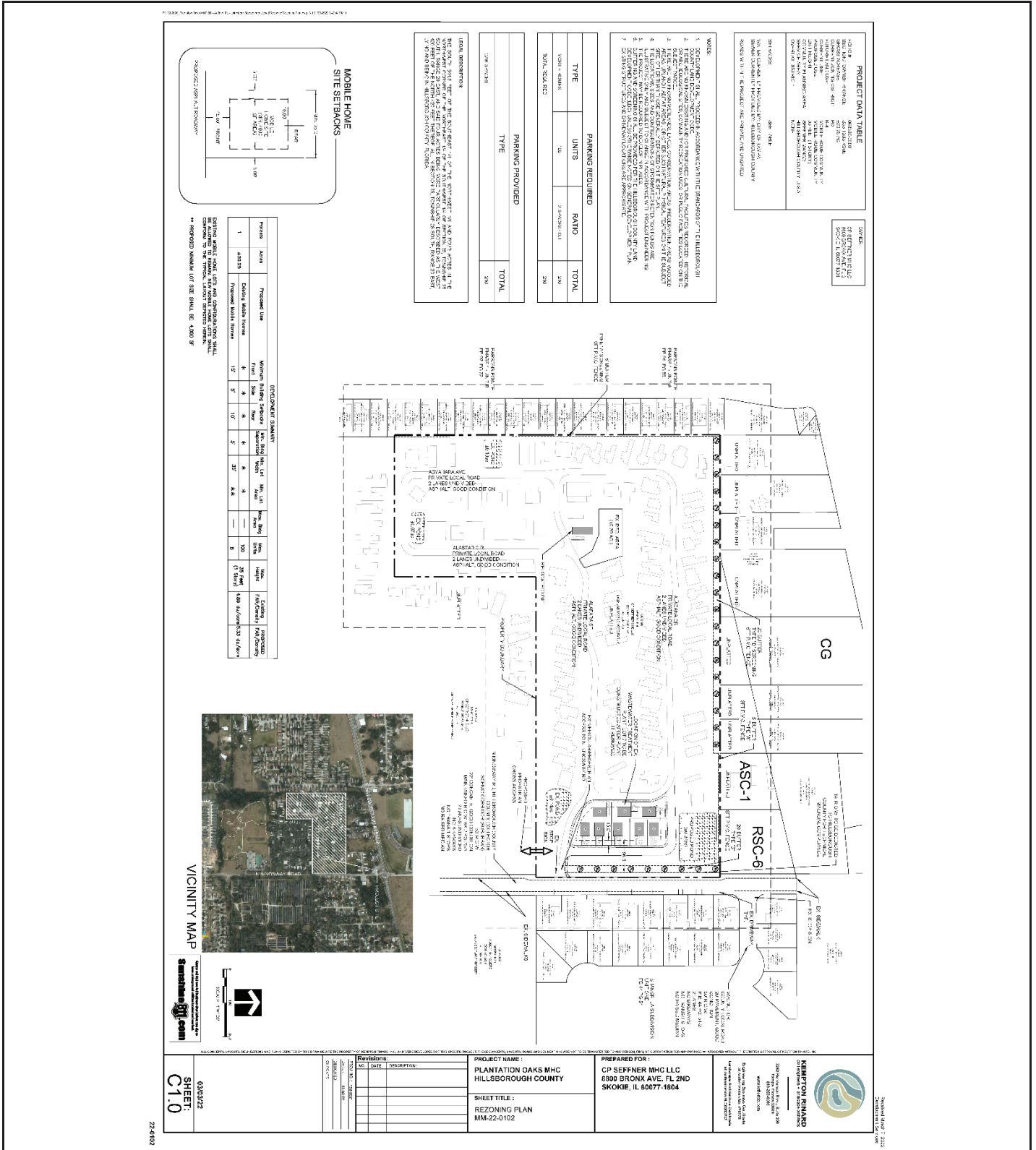
80-180

ENVIRONMENTAL ENGINEERING
 CONSULTANTS, INC.
 SITE PLAN
 SEFFNER VILLAGE M.H.P.



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Seffner Mango/Northeast

DATE: 02/02/2022
Revised: 04/06/22 by JR
AGENCY/DEPT: Transportation
PETITION NO: MM 22-0102

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

CONDITIONS OF APPROVAL

Staff is requesting the following conditions:

New Conditions:

- The developer shall construct a pedestrian cross access stubout to Folio No. 063531-0100, in the location generally depicted on the site plan.
- If MM 22-0102 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2022) which was found approvable by the County Engineer (on April 1, 2022) for the Kingsway Rd. substandard road improvements. Approval of this Administrative Variance will waive the Kingsway Rd. substandard road improvements required by section 6.04.03.L. of the Land Development Code.
- As proffered by the developer via the Section 6.04.02.B. Administrative Variance request (dated March 7, 2022), prior to or concurrent with the next increment of development the property owner shall dedicate and convey to Hillsborough County 14-feet of right-of-way along its eastern boundary (i.e. along it's N. Kingsway Rd. frontage).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to previously approved PD 80-0180 to increase entitlements from 100 mobile homes to 108 mobile homes. MM 22-0102 includes one parcel totaling +/- 20 acres. The site is located 650 ft south of the intersection of Kingsway Rd. and US Highway 92. The Future Land Use designation of the site is R-4.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 100 Unit Mobile Home Park (ITE LUC 240)	500	26	46

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 108 Unit Mobile Home Park (ITE LUC 240)	540	28	50

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 40	(+) 2	(+) 4

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Kingsway Rd. is a 2-lane, substandard, Hillsborough County maintained, collector roadway, characterized by +/-10 feet travel lanes. The existing right-of-way on Kingsway Rd. is +/-60 feet. There are no bicycle facilities on Kingsway Rd. There are sidewalks on both sides of Kingsway Rd. within the vicinity of the project.

SITE ACCESS

Access to the project will be via an existing single access to Kingsway Rd. Although not required pursuant to Section 6.04.03.Q. of the LDC, the developer is proposing to construct a pedestrian cross access stubout along its southern boundary.

REQUESTED ADMINISTRATIVE VARIANCE

Kingsway Rd. is a substandard collector roadway. Specifically, the roadway consists of 10-foot wide travel lanes with no paved shoulders, whereby TS-7 requires a minimum of 12-foot wide travel lanes with 5-foot wide paved shoulders. If MM 22-0102 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2022) which was found approvable by the County Engineer (on April 1, 2022) for the Kingsway Rd. substandard road improvements. Approval of this Administrative Variance will waive Kingsway Rd. substandard road improvements required by section 6.04.03.L. of the Land Development Code.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Ratliff, James

From: Williams, Michael
Sent: Wednesday, April 6, 2022 11:22 AM
To: Newton, Matt
Cc: Singer, David B.; Ball, Fred (Sam); Steady, Alex; Perez, Richard; Ratliff, James; PW-CEIntake; Tirado, Sheida
Subject: RE: MM 22-0102 Administrative Variance
Attachments: 22-0102 AVReq 03-07-22.pdf

Matt,

An incorrect version of the AV was inadvertently attached previously. The correct version is included here.

Mike

From: Williams, Michael
Sent: Friday, April 1, 2022 6:29 PM
To: Newton, Matt <mnewton@shumaker.com>
Cc: Singer, David B. <dsinger@shumaker.com>; Ball, Fred (Sam) <BallF@hillsboroughcounty.org>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; PW-CEIntake <PW-CEIntake@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Subject: FW: MM 22-0102 Administrative Variance

Matt,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0102 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, March 29, 2022 1:39 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: FW: MM 22-0102 Administrative Variance

Hi Mike,

The attached administrative variance was deemed "approvable" by you in January 4th, as you can see below. The applicant changed the proposed MM from 7 additional mobile homes to 8 and the attached version reflects that change. When you send your email please copy the following people:

mnewton@shumaker.com
dsinger@shumaker.com
BallF@hillsboroughcounty.org
SteadyA@hillsboroughcounty.org

Best Regards,

Best Regards,

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Sent: Tuesday, January 4, 2022 2:41 PM
To: Newton, Matt <mnewton@shumaker.com>
Cc: Singer, David B. <dsinger@shumaker.com>; Ball, Fred (Sam) <BallF@hillsboroughcounty.org>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; PW-CEIntake <PW-CEIntake@hillsboroughcounty.org>
Subject: FW: MM 22-0102 Administrative Variance

Matt –

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0102 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Monday, January 3, 2022 10:34 PM

To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: MM 22-0102 Administrative Variance

Hi Mike,

The attached administrative variance is approvable to me. When you send your email please copy the following people:

mnewton@shumaker.com

dsinger@shumaker.com

BallF@hillsboroughcounty.org

SteadyA@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>

Sent: Wednesday, December 29, 2021 4:21 PM

To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Amber Dickerson <amber.dickerson@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; brownd2@gohart.org; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Castro, Jason <CastroJR@HillsboroughCounty.ORG>; colangeeg@plancom.org; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David.Skrelunas@dot.state.fl.us; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; ellen.morrison@swfwmd.state.fl.us; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hudkins, Michael <HudkinsM@hillsboroughcounty.org>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; jkhamilton@tecoenergy.com; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; kyle.brown@myfwc.com; landuse-zoningreviews@tampabaywater.org; Melissa Lienhard <lienhardm@plancom.org>; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; llanosk@plancom.org; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; masseyj@plancom.org; Matthew Pleasant <matthew.pleasant@hcps.net>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Yeneka Mills <millsy@plancom.org>; mxganas@tecoenergy.com; oryall@teamhcso.com; Andrea Papandrew <papandrewa@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jaksa <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; renee.kamen@hcps.net; Rochelle, Randy <RochelleR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury,

Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Tapley, Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; tmantegna@tampaairport.com; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Valdez, Rick <ValdezR@HillsboroughCounty.ORG>; WillitsJ@gohart.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Ball, Fred (Sam) <BallF@hillsboroughcounty.org>; Rome, Ashley <RomeA@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>

Subject: RE: MM 22-0102

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

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

Planner assigned:

Planner: Sam Ball

Contact: BallF@hillsboroughcounty.org

Rosa Timoteo

Senior Planning & Zoning Technician

Development Services Dept.

C: (813) 244-3956

P: (813) 307-1752

E: timoteor@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

MATT NEWTON
813.227.2353
mnewton@shumaker.com

March 4, 2022

Zoning Intake
Hillsborough County
601 E. Kennedy Blvd.
Tampa, FL 33602
ZoningIntake-DSD@HillsboroughCounty.org

Electronic Delivery

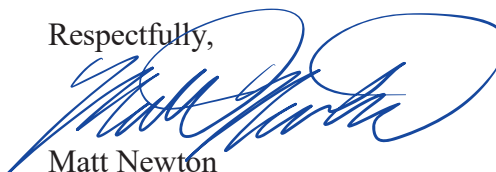
Re: RZ-PD MM 22-0102

Dear Land Development Services:

Enclosed, please find proposed administrative variance relating to RZ-PD MM 22-0102. This proposal is intended to replace the administrative variance found “approvable” by the County Engineer on January 4, 2022. Whereas the previous administrative variance contemplated an addition of seven (7) mobile home units, the enclosed variance contemplates an addition of eight (8) mobile home units.

Your attention is sincerely appreciated.

Respectfully,



Matt Newton

cc: S. Tirado, P.E.

Application Number MM 22-0102

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

From: Matt Newton, Shumaker, Loop & Kendrick, LLP

Re: Request for Administrative Variance for Substandard Road Improvements | Folio No. 063530-0000

SCOPE OF REQUEST

The purpose of this letter is to request the following Section 6.04.02.B administrative variance:

1. Variance to Section 6.04.03.L of the Hillsborough County Land Development Code to allow 8 mobile home units to have access to a substandard Collector Road.

BACKGROUND

MM 22-0102 is an application to add eight new mobile home units to an existing one hundred unit mobile home park in Seffner (Plantation Oaks). Exclusive vehicular access to Plantation Oaks is from N. Kingsway Road, a substandard undivided 2-lane urban collector road:

AREA OF N. KINGSWAY RD. IMPACTED BY MM 22-0102			
	TS-4 Requirement	Existing Road	Compliant
Right of Way Width	64'	50' ¹	No
Lane Width	11'	11'	Yes
Sidewalk Width	5'	5'	Yes
Buffered Bike Lanes	Required	No	No
Shoulders	2' Paved	None	No

¹ See Hillsborough Cnty. Maintained Right-of-way Book 2, Pg. 25-3 (Mar. 22, 1985) (Exhibit C). Note that Applicant proposes to dedicate 14' of right-of-way to Hillsborough County to promote future compliance with Transportation Technical Manual Standards.

STANDARD OF REVIEW

In the consideration of the variance request, the issuing authority shall determine to the best of its ability if the following circumstances are met:

- (a) there is an unreasonable burden on the applicant;
- (b) the variance would not be detrimental to the public health, safety, and welfare; and,
- (c) without the variance, reasonable access cannot be provided.

ANALYSIS

There is an unreasonable burden on the applicant. MM 22-0102 limited to 8 new infill mobile home units within an existing mobile home park. The 8 additional units will generate only 2 new AM peak hour trips, and 4 PM peak hour trips (*see* Exhibit A). The Applicant is proposing to dedicate public right of way to satisfy TS-4 transportation technical manual standards, and will pay the County’s mobility fee.

The nature of the proposal and existing circumstances render a design exception impossible as offsite improvements are economically prohibitive under the circumstances. The applicant cannot contribute to an ongoing capital improvement project, no buffered bicycle lanes exist in the vicinity, and paving shoulders presents costs that far exceed the needs created by the new construction.² Because the costs of major improvements are facially disproportionate to the increased impacts of seven vehicle pads, requiring such improvements imposes an unreasonable burden on the applicant.

A variance would not be detrimental to the public health, safety, and welfare. Granting 8 additional mobile home units access to a substandard section of North Kingsway Road will not create or aggravate existing public safety concerns. Data maintained by the Hillsborough County does not indicate the site’s vicinity has a propensity for vehicular accidents:

TOP 100 ACCIDENT LOCATIONS BY MONTH		
MONTH	CRASH LOCATION	NUMBER OF CRASHES
February 2022	-	-
January 2022	-	-
December 2021	N. Parsons/Old Hillsborough	5
November 2021	-	-

² *See* Cost Per Mile Models for Long Range Estimating, FLORIDA DEPARTMENT OF TRANSPORTATION (<https://www.fdot.gov/programmanagement/estimates/lre/costpermilemodels/cpmsummary.shtm>). Assuming sufficient right-of-way existed for construction, installing paved shoulders is a hardship. To install and connect 5' paved shoulders to either side of N. Kingsway from the site to US 92 would require approximately 11,150 SF of concrete ($\approx (1,115' \text{ distance} \times 5' \text{ width}) \times 2$). That same square footage of concrete, if used for sidewalks, would cost \$76,120.71. Such costs far exceed the mobility fee to be imposed by 8 infill mobile home units in the County’s Urban Assessment District — approximately \$24,880.00.

October 2021	N. Kingsway/Old Hillsborough	3
September 2021	-	-
August 2021	-	-
July 2021	-	-
June 2021	-	-
May 2021	-	-
April 2021	-	-
March 2021	-	-
February 2021	-	-
January 2021	-	-
December 2020	-	-
November 2020	-	-

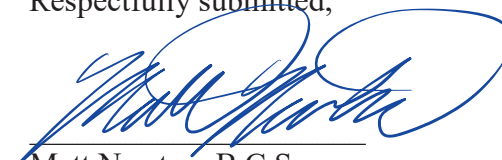
See Exhibit E. The 8 additional mobile home units will generate only 2 new daily AM peak hour trips, and 4 daily PM peak hour trips. Accordingly, permitting 8 additional mobile home units access to a substandard section of North Kingsway Road, as it exists, does not present safety concerns.

Without the variance, reasonable access cannot be provided. Access to North Kingsway Road is the only vehicular access available to the site. Approval of this administrative variance is therefore necessary to provide reasonable access to this project.

Accordingly, the Applicant requests that the following design exception be approved:

1. Variance to Section 6.04.03.L of the Hillsborough County Land Development Code to allow eight (8) mobile home units upon a substandard Collector Road.

Respectfully submitted,



Matt Newton, B.C.S.
City, County & Local Government Law
Shumaker, Loop & Kendrick, LLP

Exhibits:

- A. ITE TripGen Data (Land Use Group No. 240 (Mobile Home Park));
 - B. Site Plan, MM 22-0102;
 - C. Hillsborough Cnty. Maintained Right-of-way Book 2, Pg. 25-3 (Mar. 22, 1985);
 - D. Street Condition Exhibits;
 - E. Top 100 Traffic Accident Locations, Nov. 2020 – Feb. 2022, Hillsborough County Sheriff Office GIS Bureau.
-

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

_____	Denied
_____	Approved with conditions
_____	Approved

If there are any questions or you need clarification, please contact Sheida L. Tirado, P.E. at 813-276-8364.

Sincerely,

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

EXHIBIT
A

Mobile Home Park (240)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

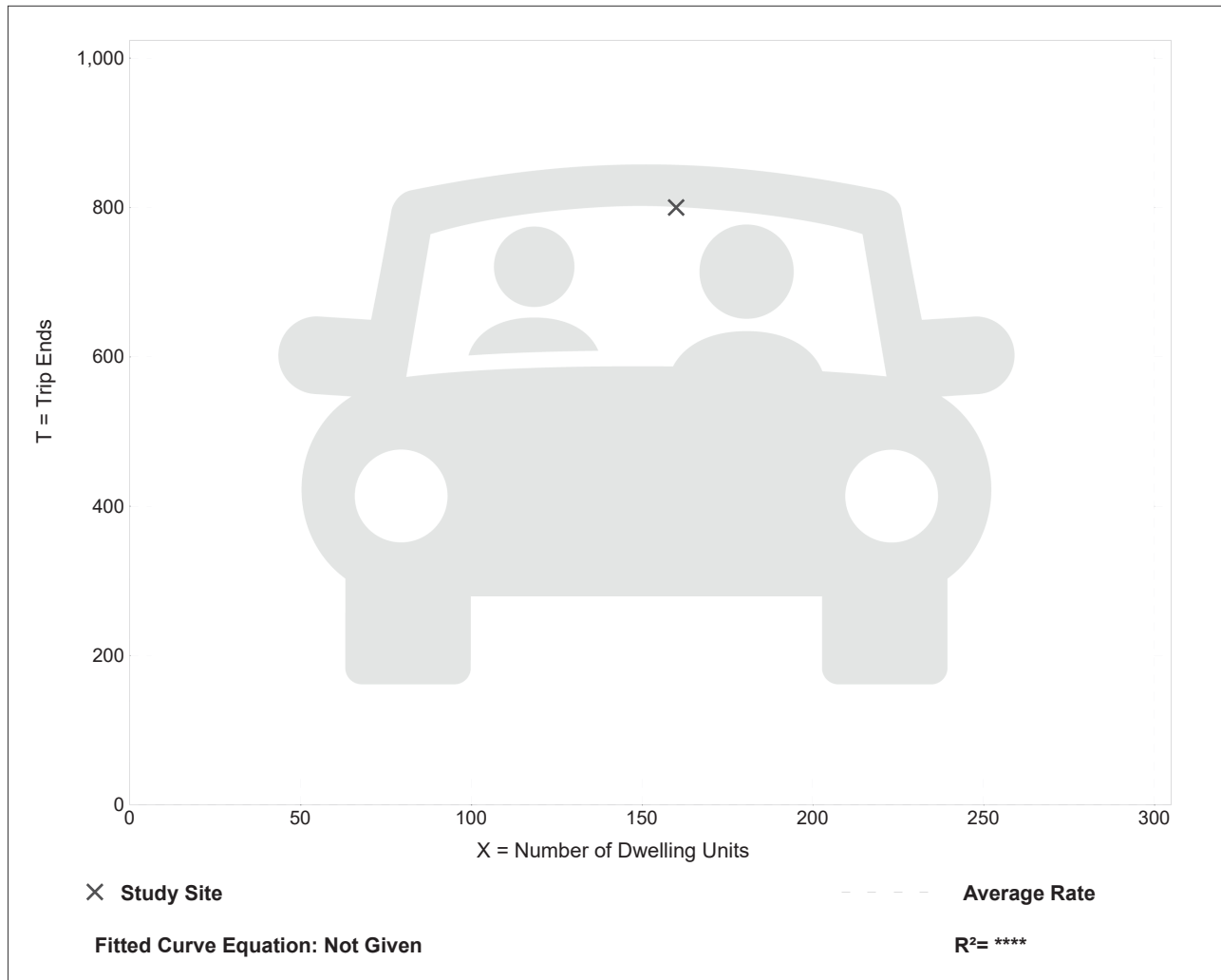
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 160
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.00	5.00 - 5.00	*

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers

Mobile Home Park (240)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

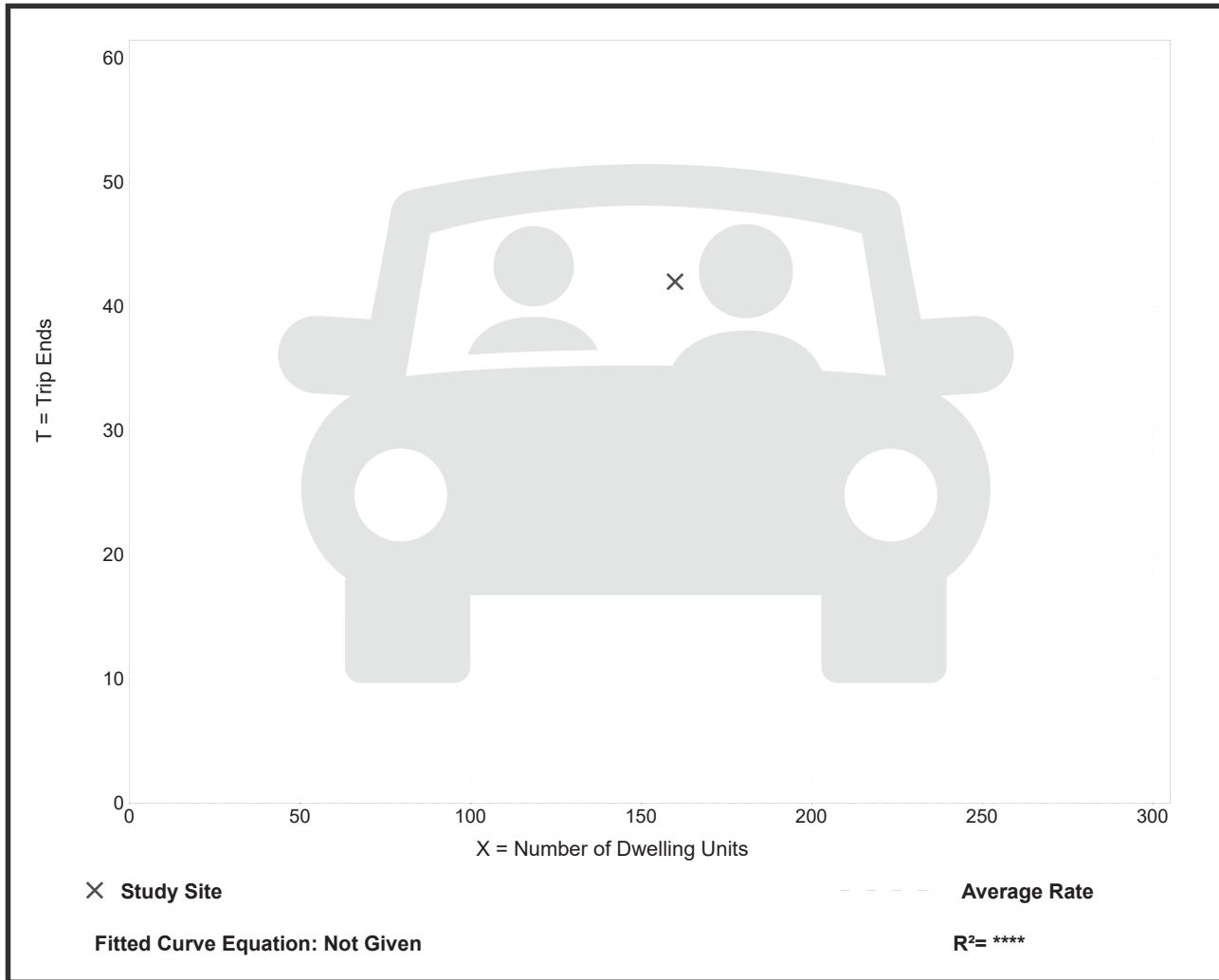
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Dwelling Units: 160
 Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.26	0.26 - 0.26	*

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers

Mobile Home Park (240)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

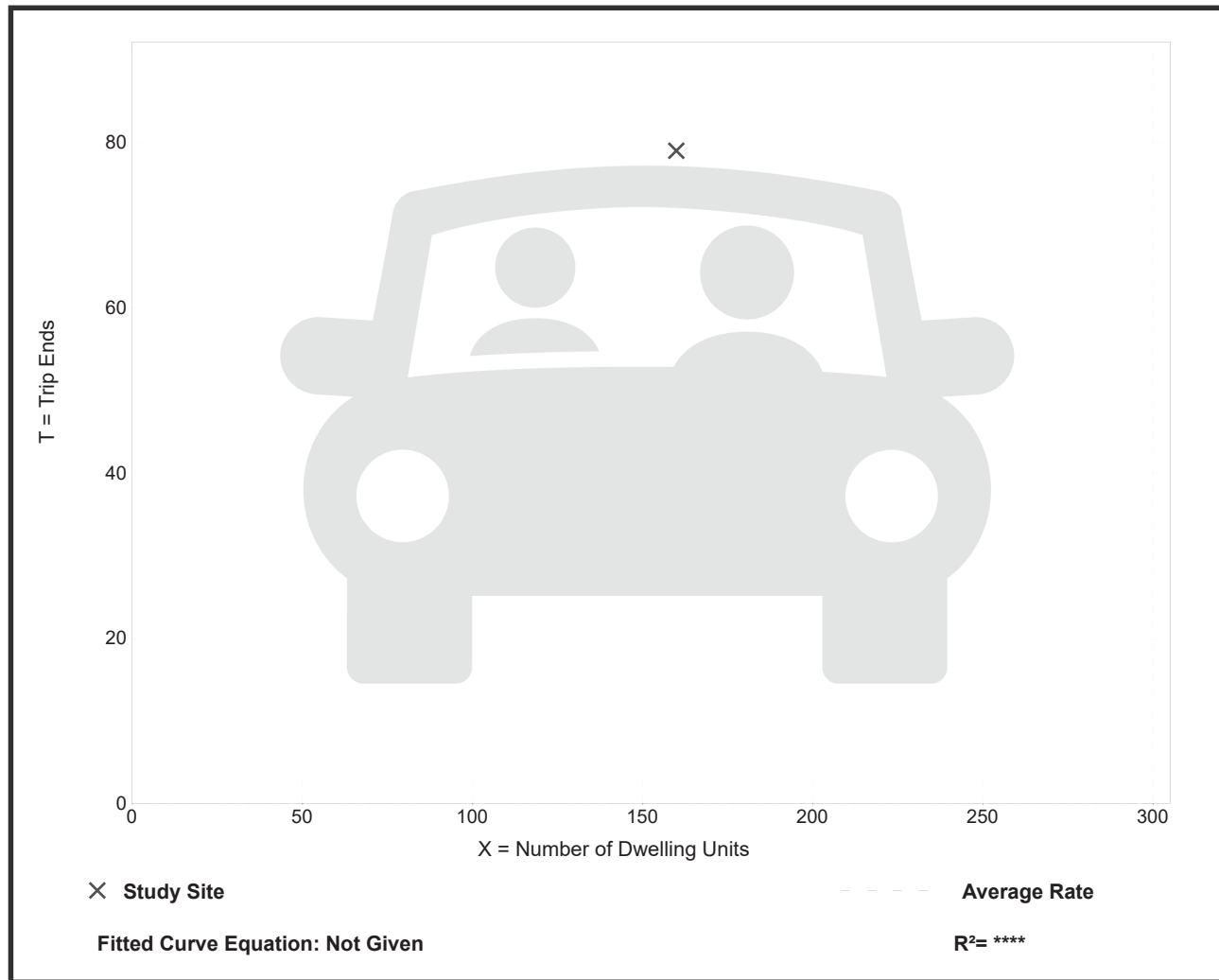
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Dwelling Units: 160
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.49	0.49 - 0.49	*

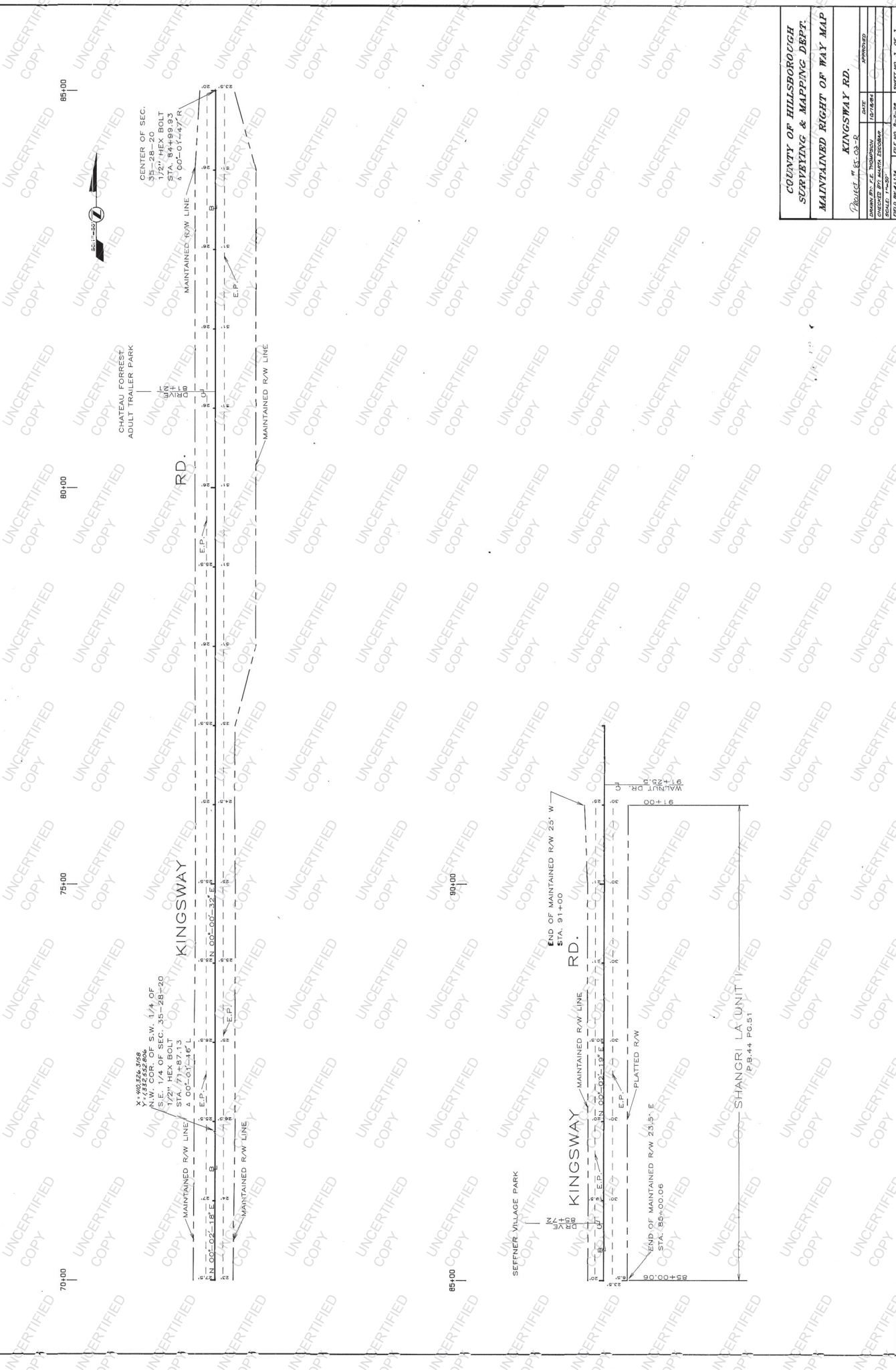
Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers

EXHIBIT C
 UNIMPROVED R/W



COUNTY OF HILLSBOROUGH SURVEYING & MAPPING DEPT.	
MAINTAINED RIGHT OF WAY MAP	
PROJECT: KINGSWAY RD.	
DATE: 12/18/24	APPROVED:
DESIGNED BY: MARY ESTERHAY	CHECKED BY: MARY ESTERHAY
FIELD MAP NO. 2022-03-03-2	SHEET NO. 3 OF 3

EXHIBIT
D

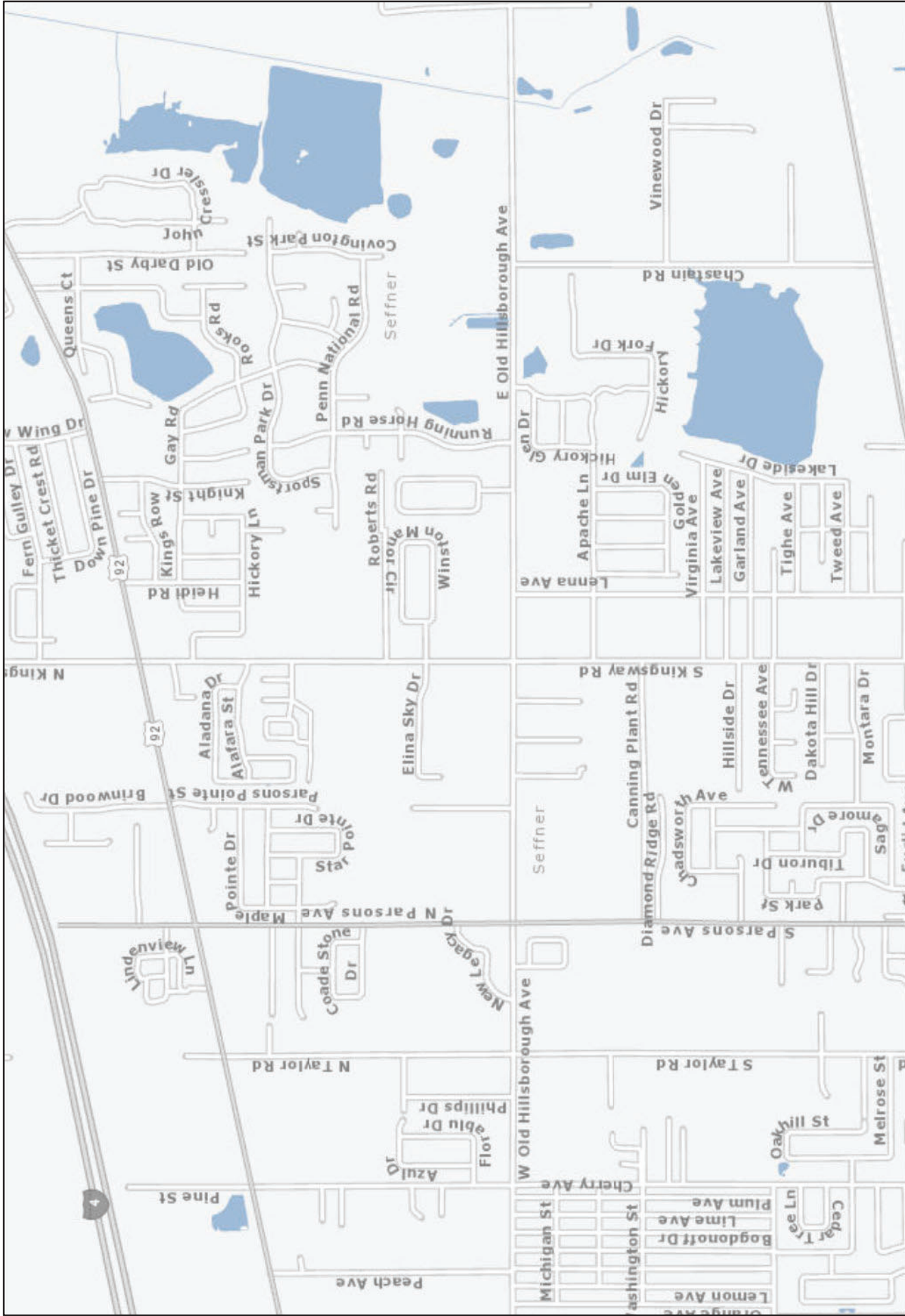




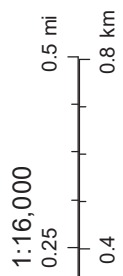


February 2022 Top 100 Accident Locations

Received March 7, 2022
Development Services



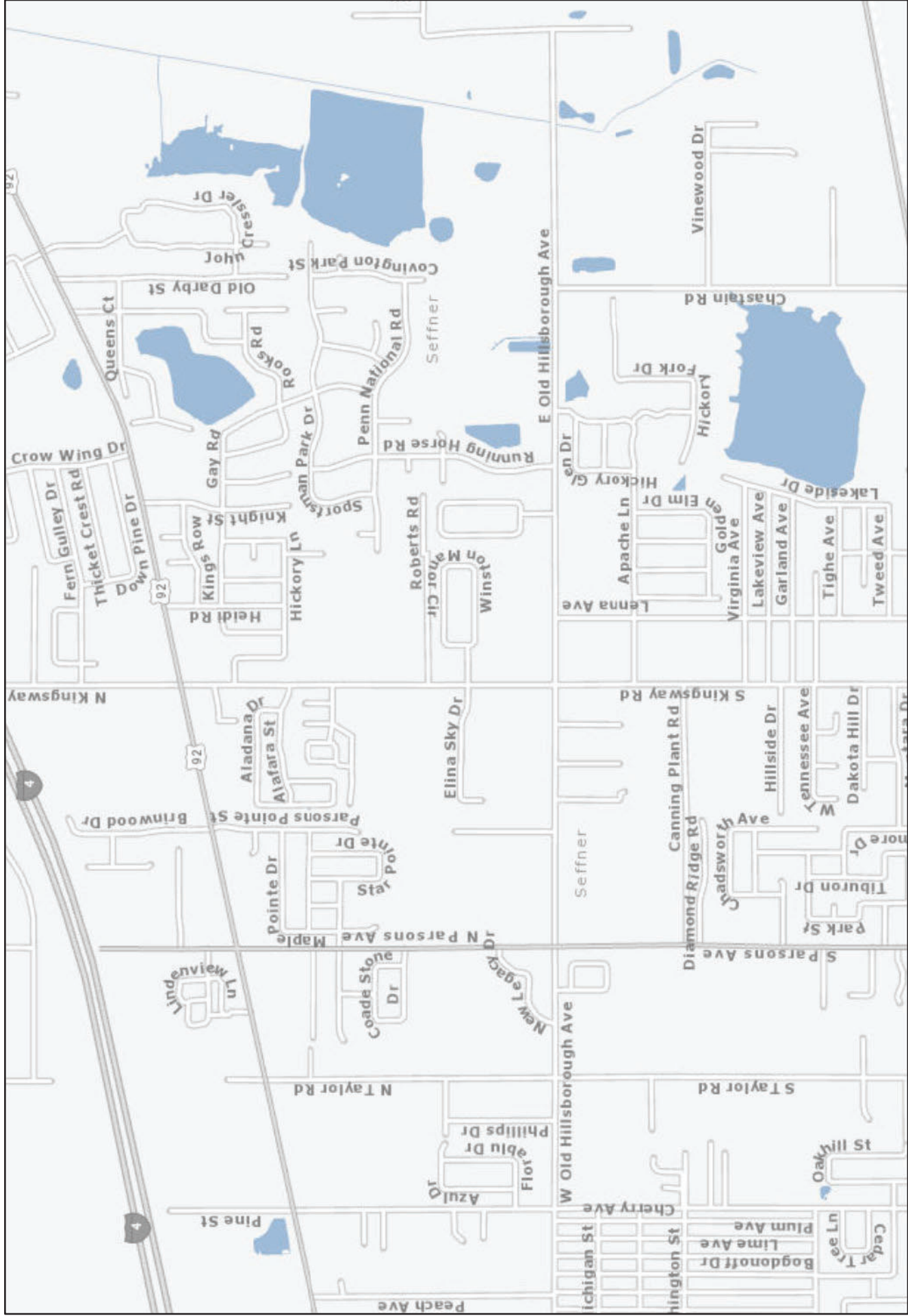
March 3, 2022



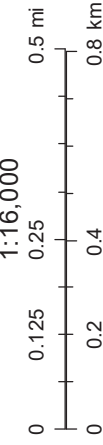
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January 2022 Top 100 Accident Locations

Received March 7, 2022
Development Services

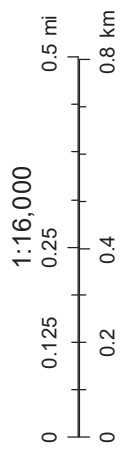
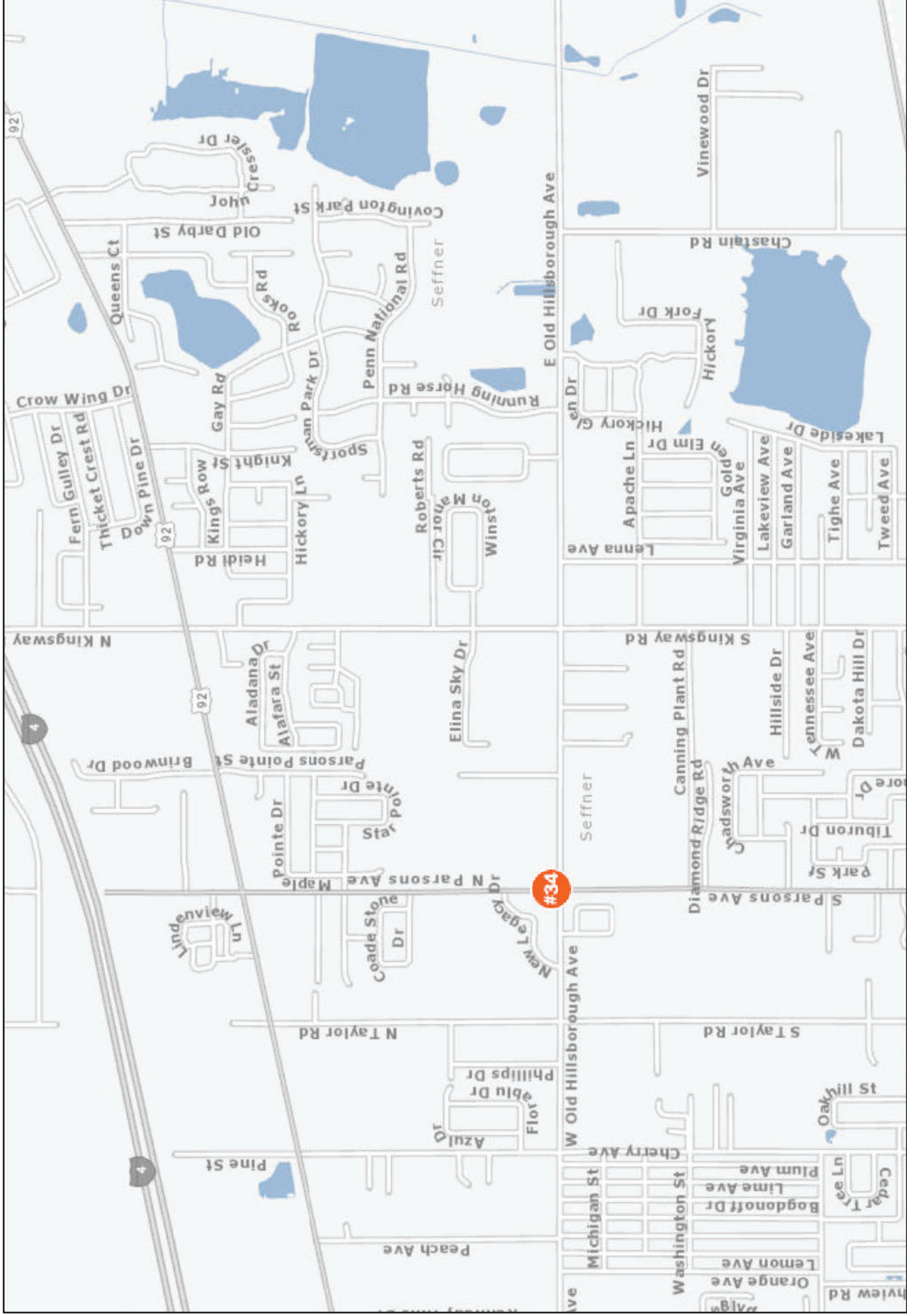


March 3, 2022



December 2021 Top 100 Accident Locations

Received March 7, 2022
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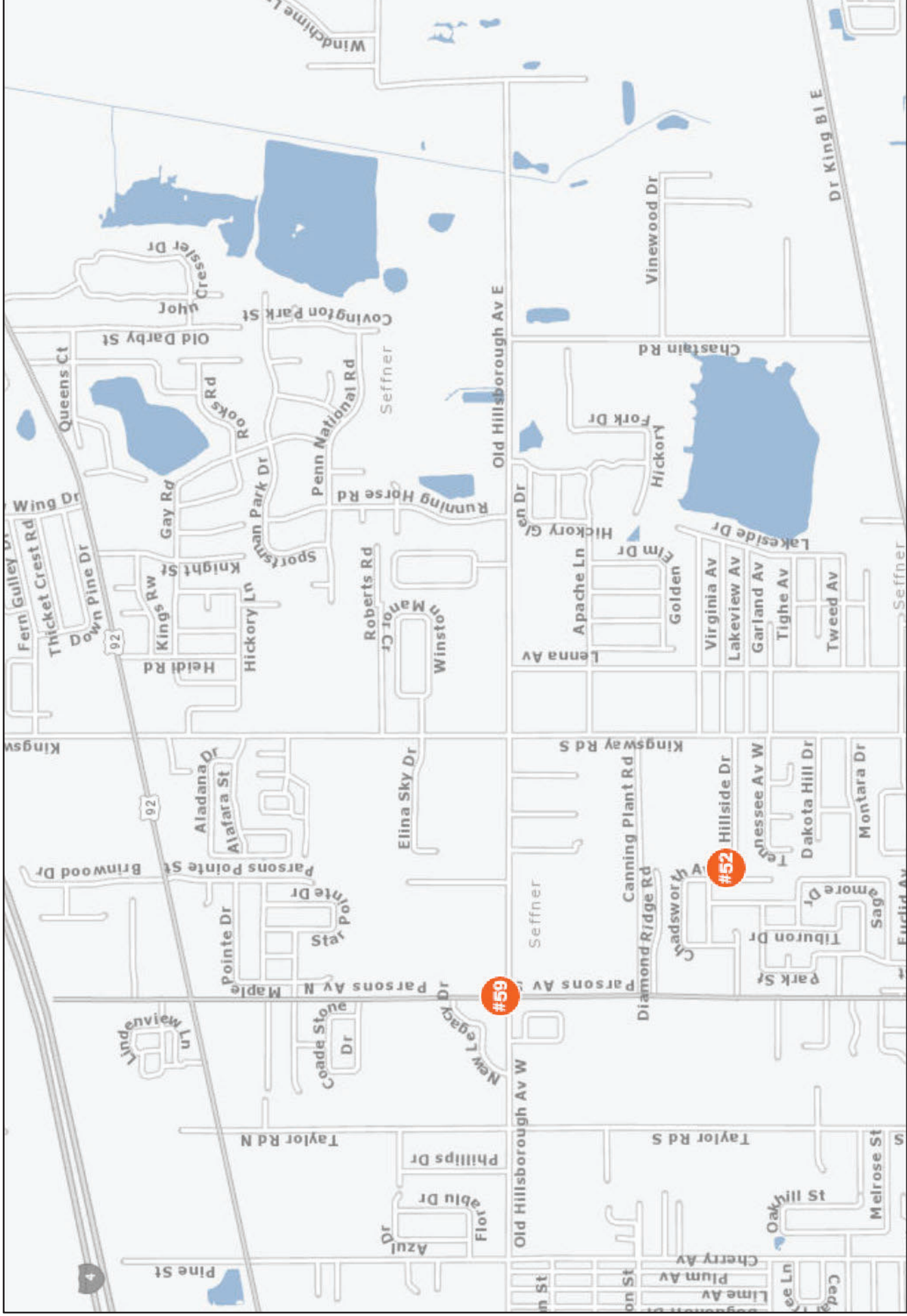


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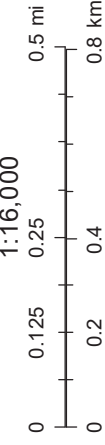
March 3, 2022

November 2021 Top 100 Accident Locations

Received March 7, 2022
Development Services

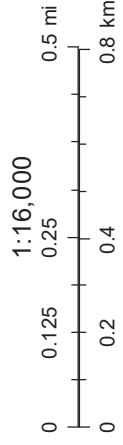
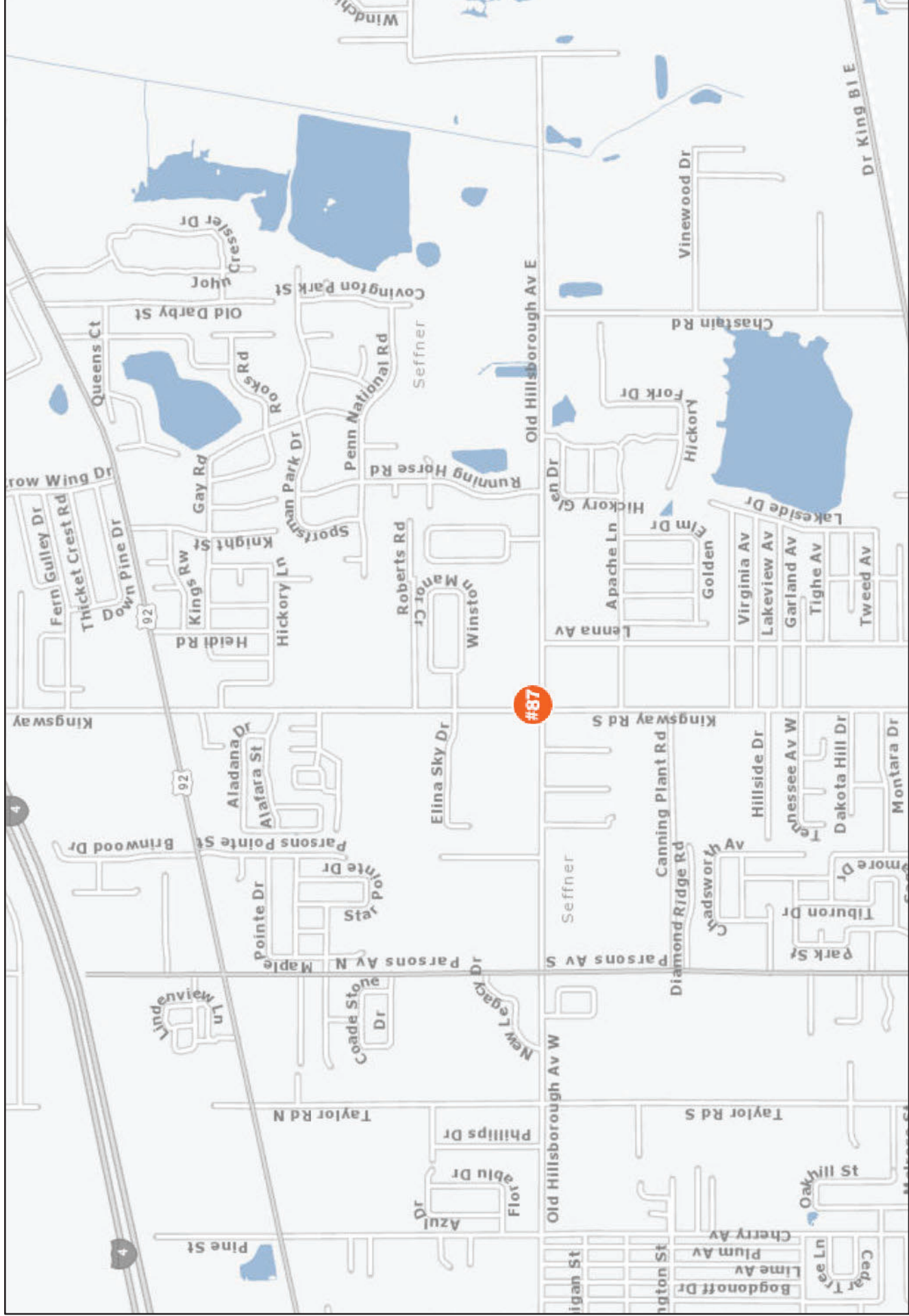


November 11, 2021



1:16,000

October 2021 Top 100 Accident Locations



1:16,000

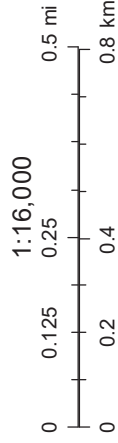
November 11, 2021

September 2021 Top 100 Accident Locations

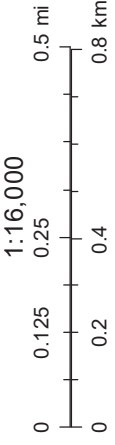
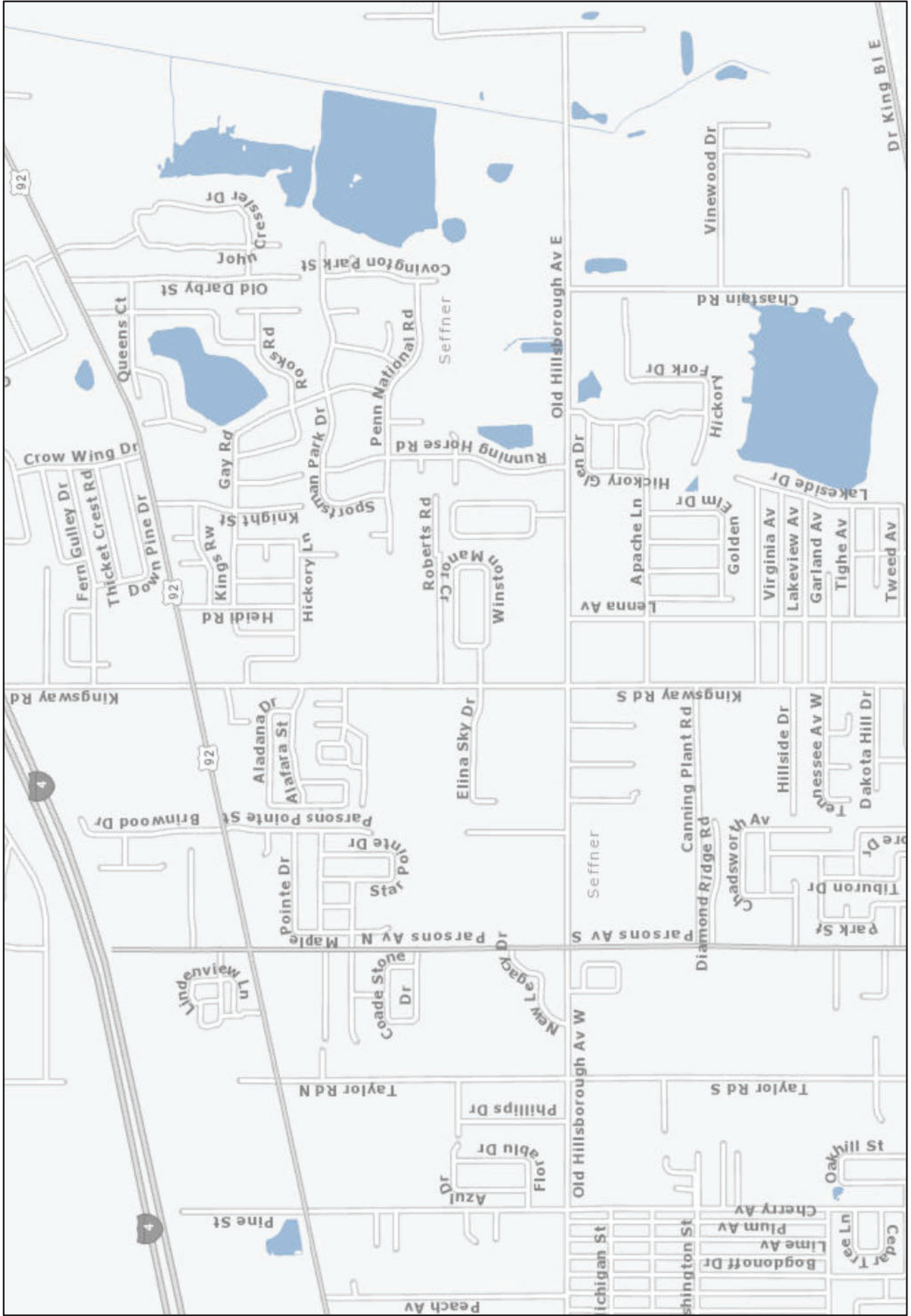
Received March 7, 2022
Development Services



November 11, 2021



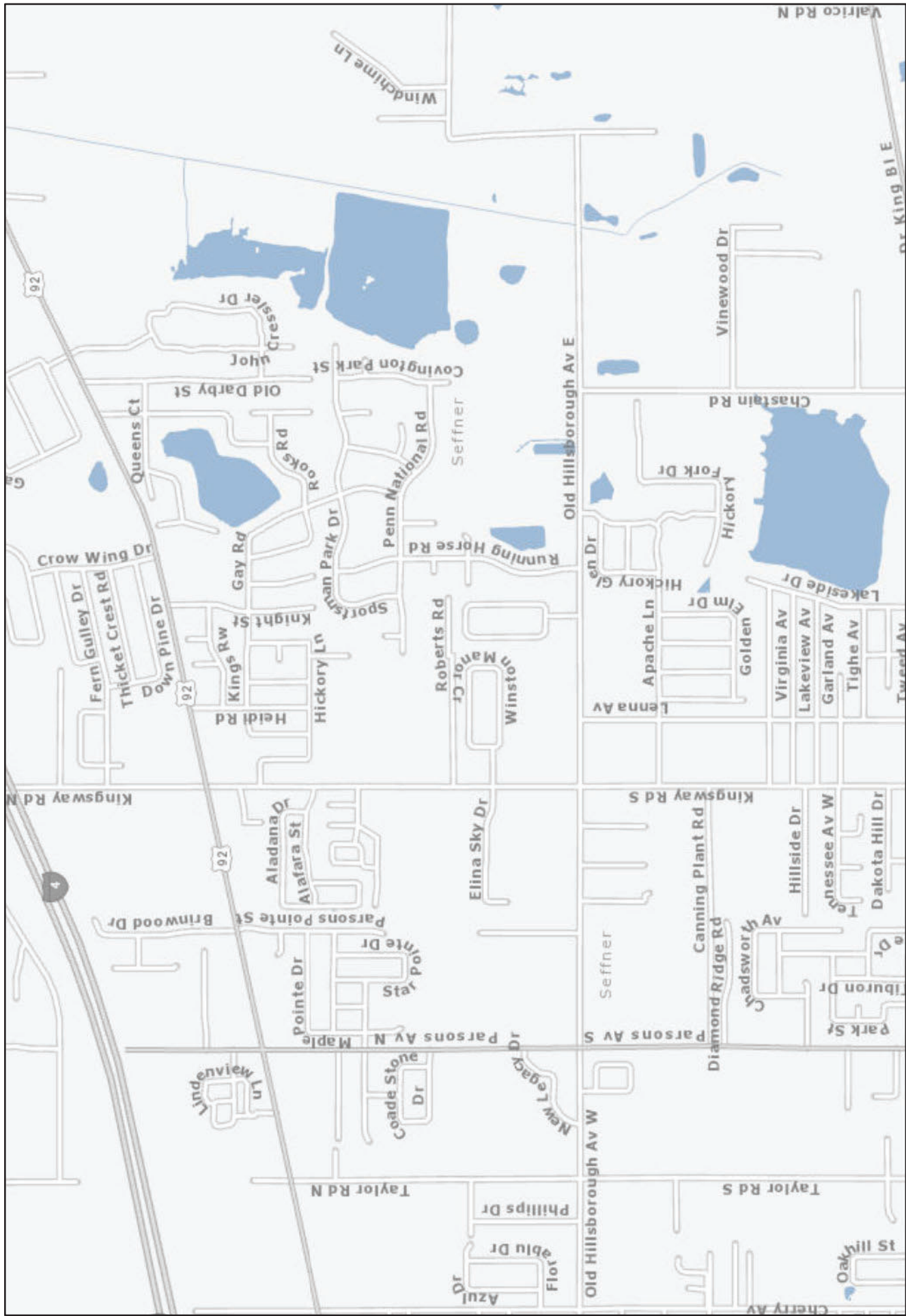
August 2021 Top 100 Accident Locations



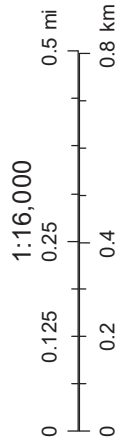
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July 2021 Top 100 Accident Locations

Received March 7, 2022
Development Services

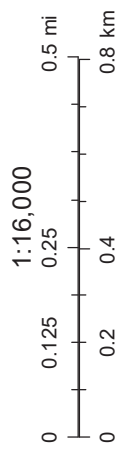
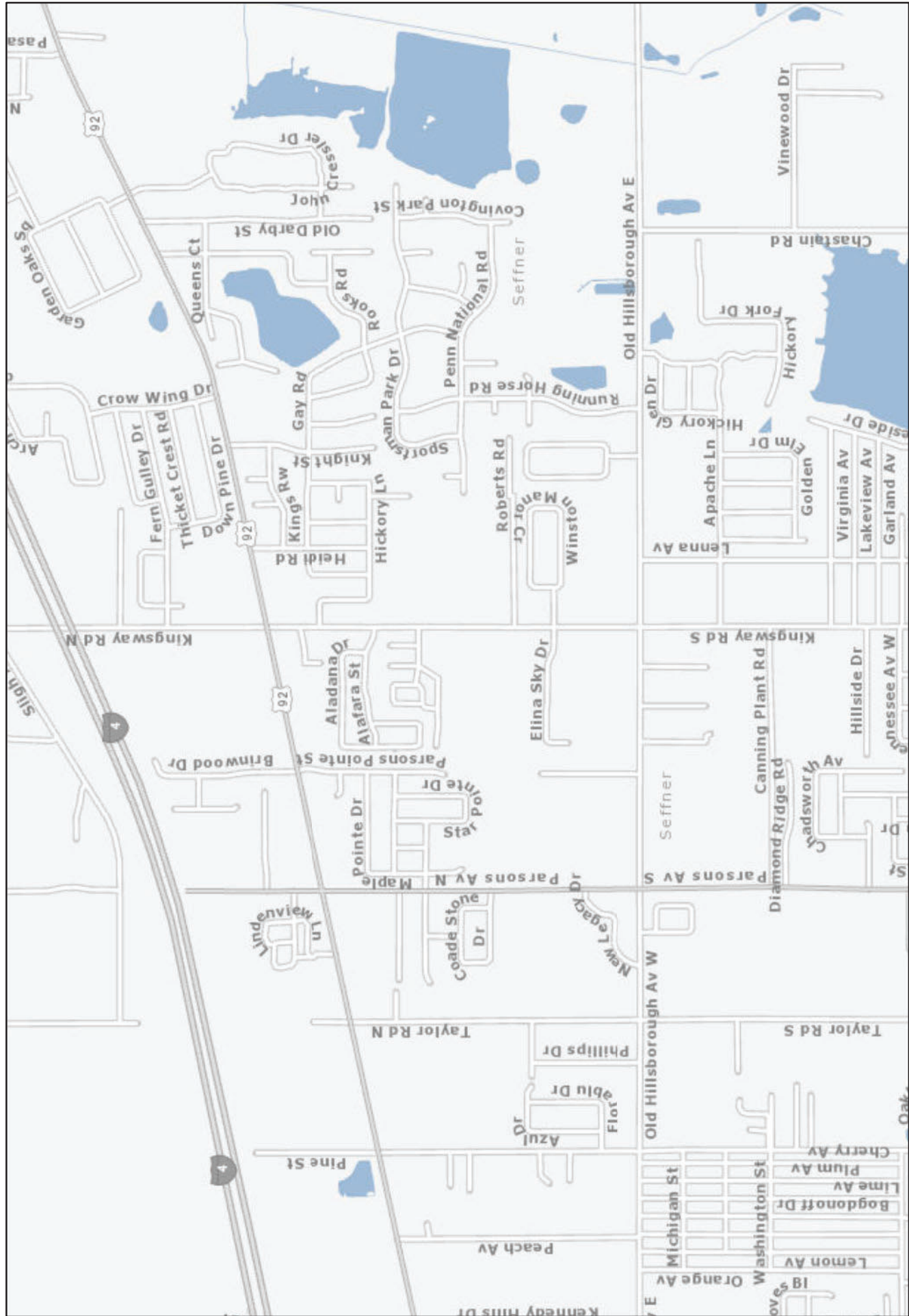


November 11, 2021



June 2021 Top 100 Accident Locations

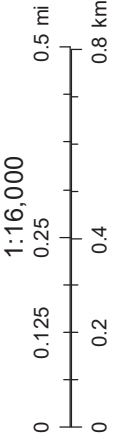
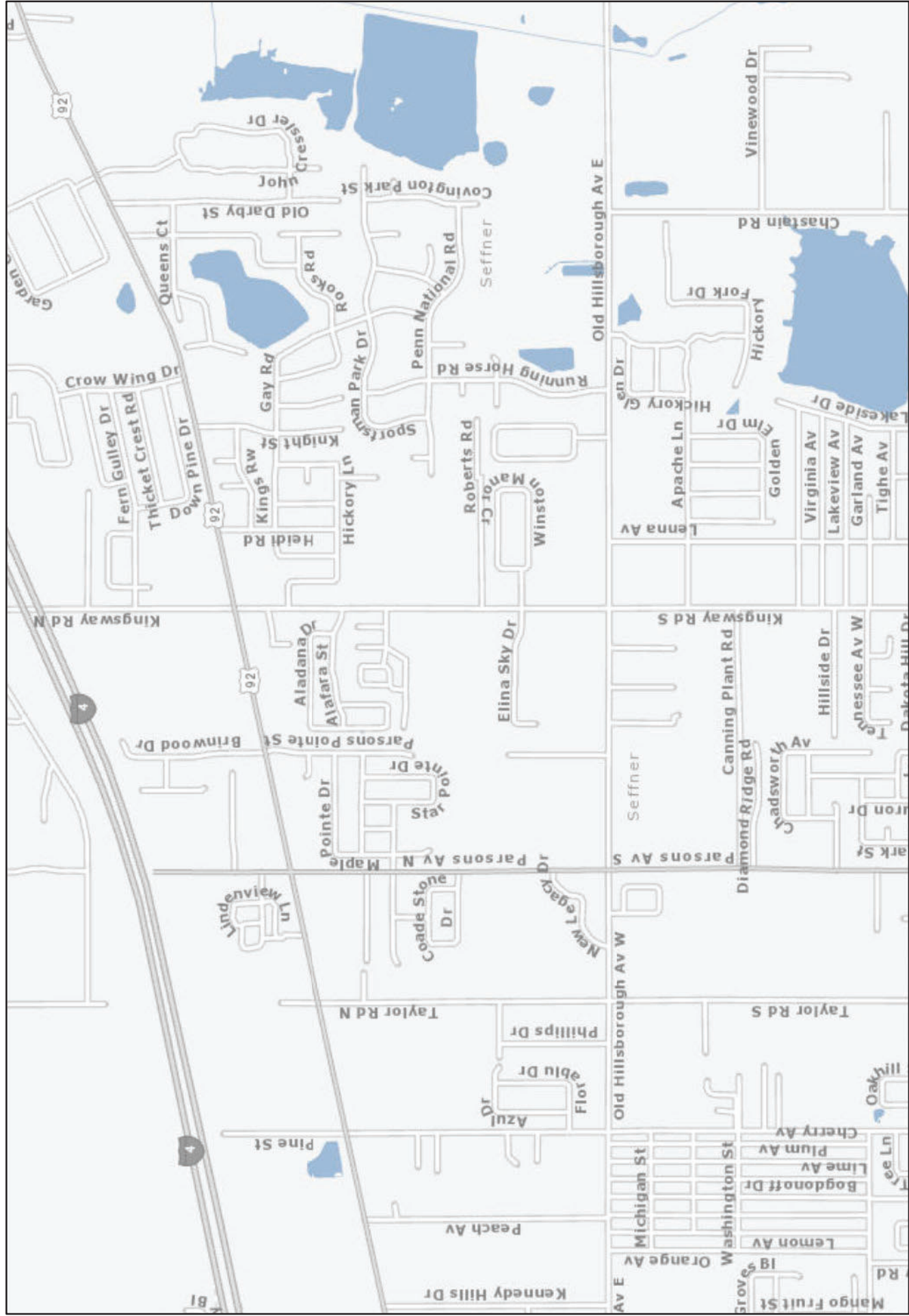
Received March 7, 2022
Development Services



November 11, 2021

May 2021 Top 100 Accident Locations

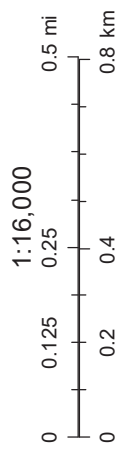
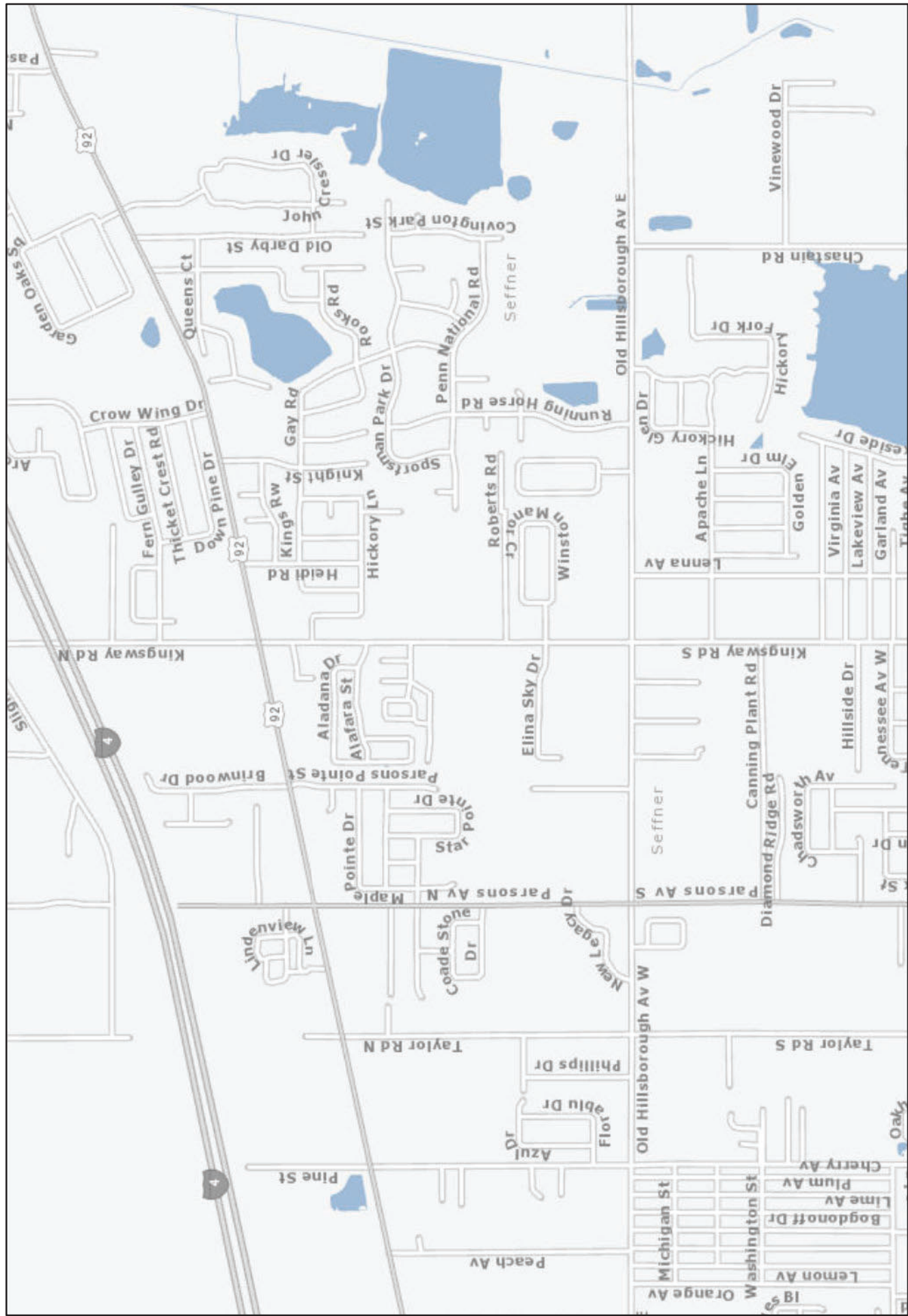
Received March 7, 2022
Development Services



November 11, 2021

April 2021 Top 100 Accident Locations

Received March 7, 2022
Development Services

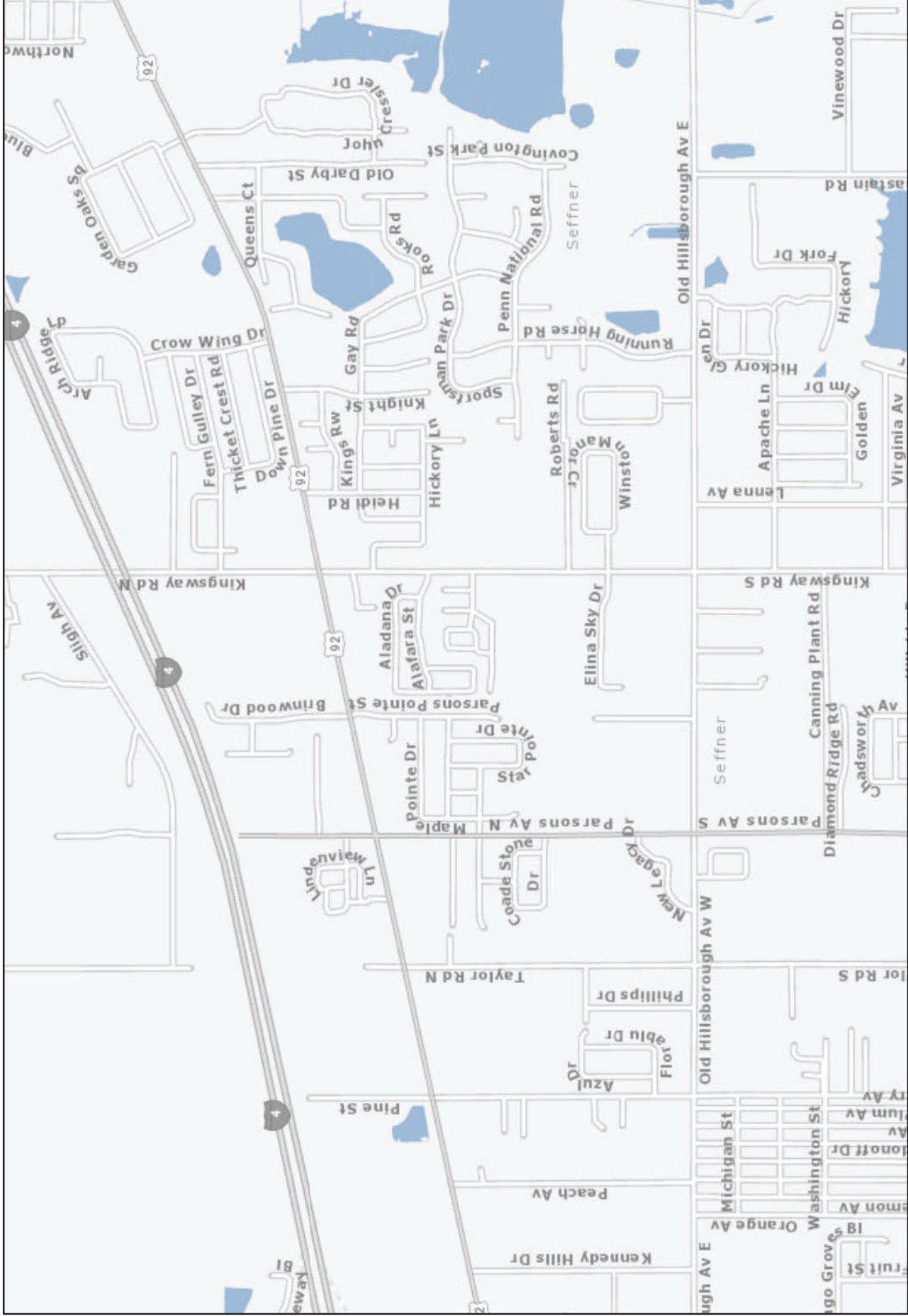


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November 11, 2021

March 2021 Top 100 Accident Locations

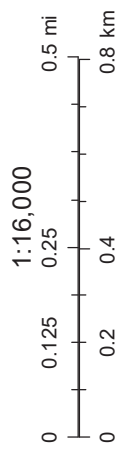
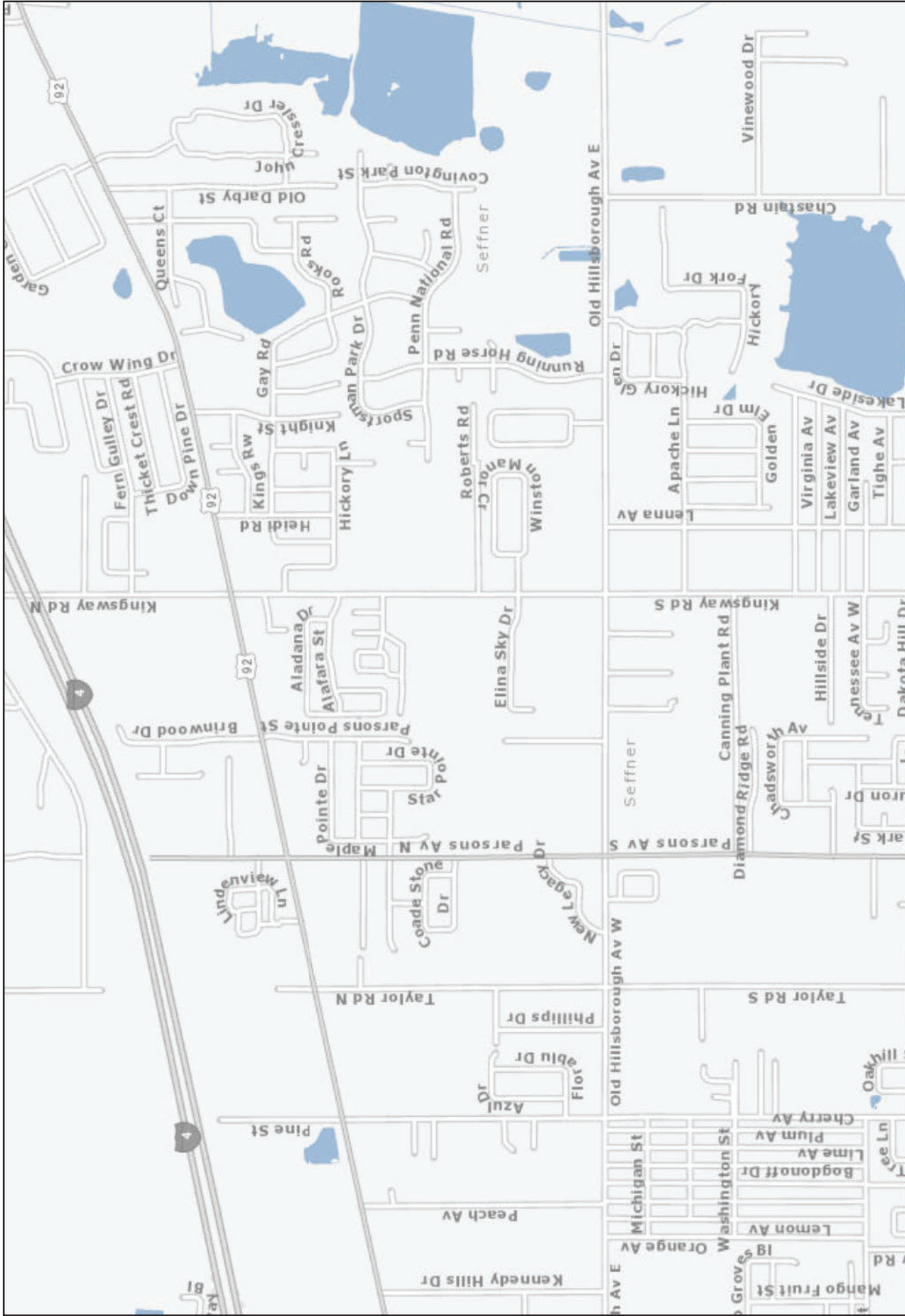
Received March 7, 2022
Development Services



November 11, 2021

February 2021 Top 100 Accident Locations

Received March 7, 2022
Development Services

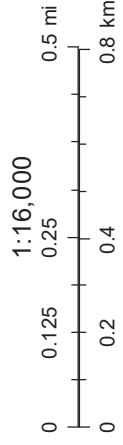
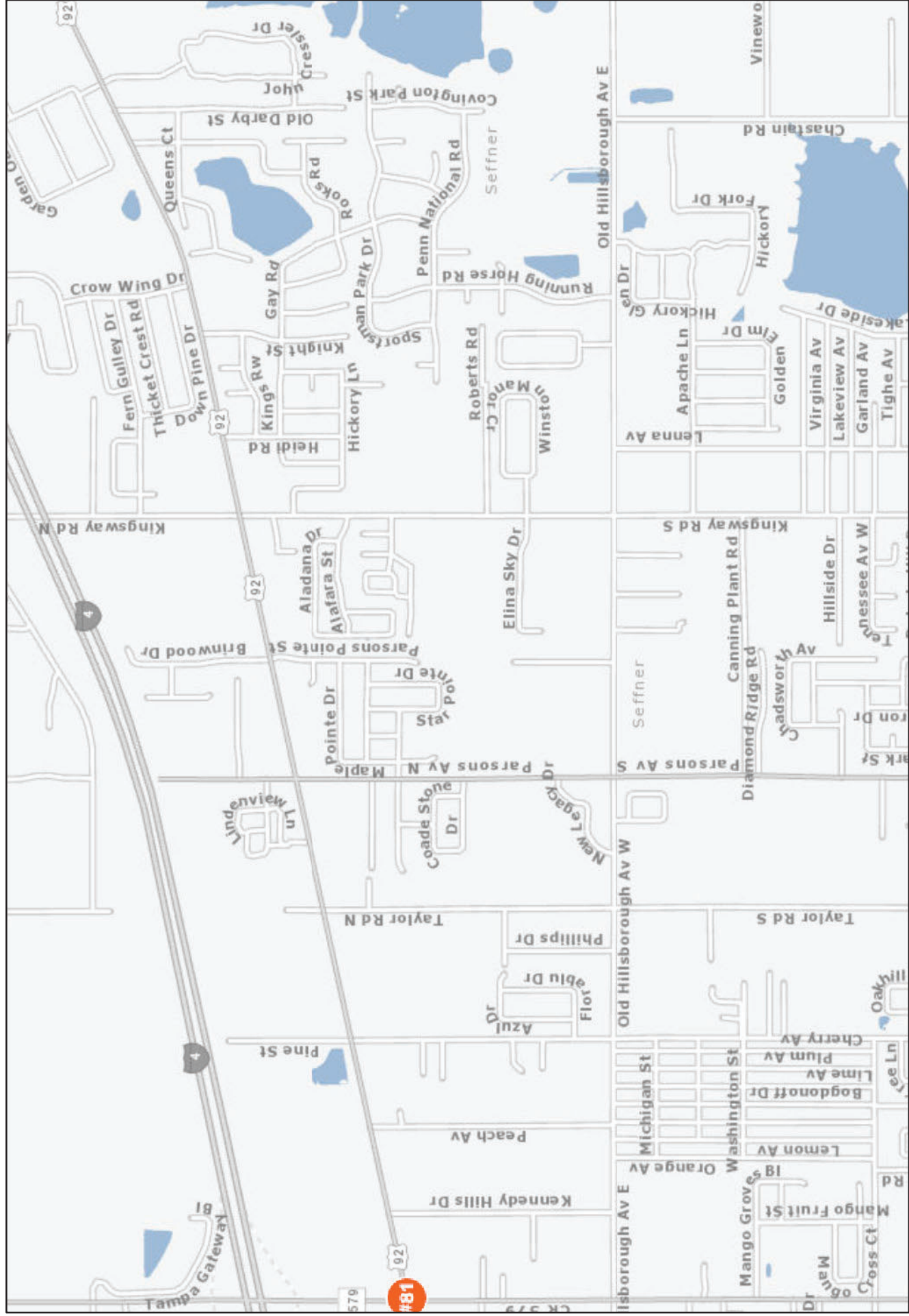


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November 11, 2021

January 2021 Top 100 Accident Locations

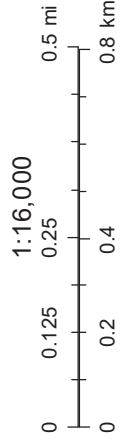
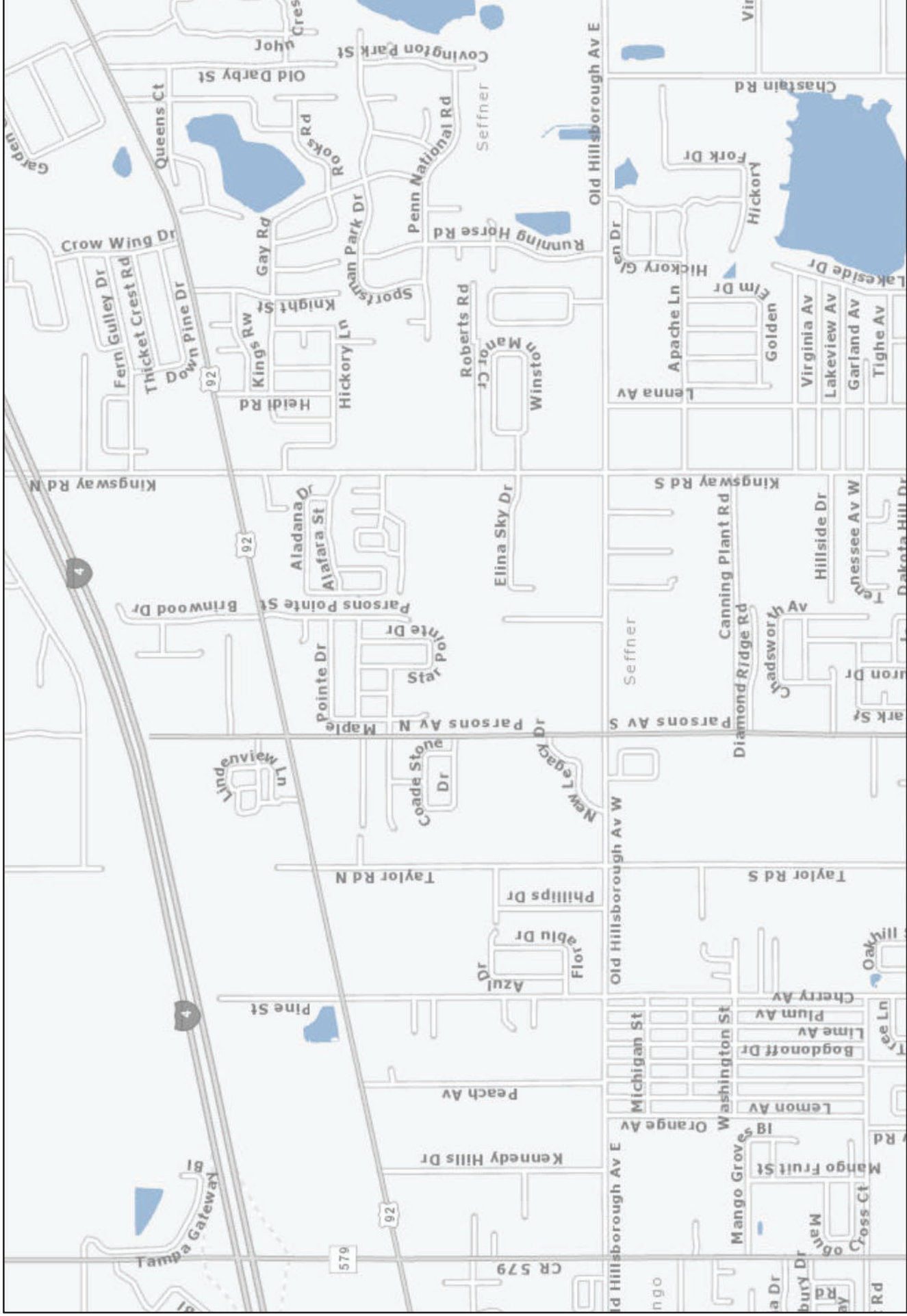
Received March 7, 2022
Development Services



November 11, 2021

December 2020 Top 100 Accident Locations

Received March 7, 2022
Development Services

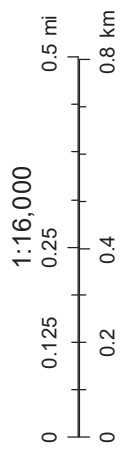
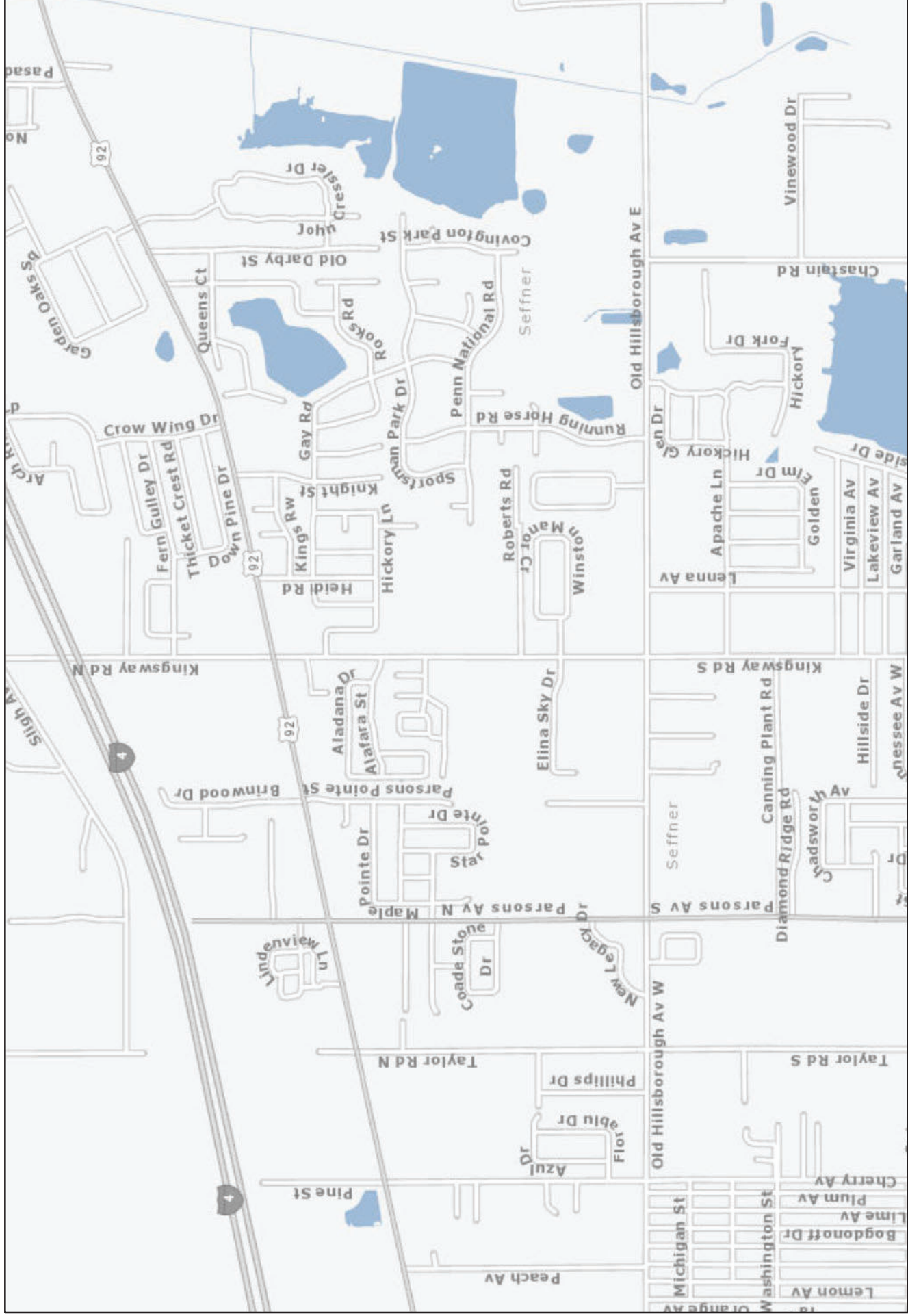


1:16,000

November 11, 2021

November 2020 Top 100 Accident Locations

Received March 7, 2022
Development Services



November 11, 2021

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
KINGSWAY RD	M L KING BLVD	US HWY 92	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
N. Kingsway Road	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	500	26	46
Proposed	540	28	50
Difference (+/-)	(+) 40	(+) 2	(+) 4

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		Pedestrian	None	Meets LDC
East	X	Vehicular & Pedestrian	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
N. Kingsway Rd./Substandard Road Improvements	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes: Applicant proffered the dedication and conveyance of 14 feet of right-of-way along project's Kingsway Rd. frontage as a part of the Section 6.04.02.B. Administrative Variance request.		

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

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	MM 22-0102
Hearing date:	April 18, 2022
Applicant:	CP Seffner MHC, LLC
Request:	Major Modification to Planned Development
Location:	700 N. Kingsway Road, Seffner
Parcel size:	20.25 acres +/-
Existing zoning:	PD 80-0180
Future land use designation:	Residential-4
Service area:	Urban
Community planning area:	Seffner Mango

A. APPLICATION REVIEW

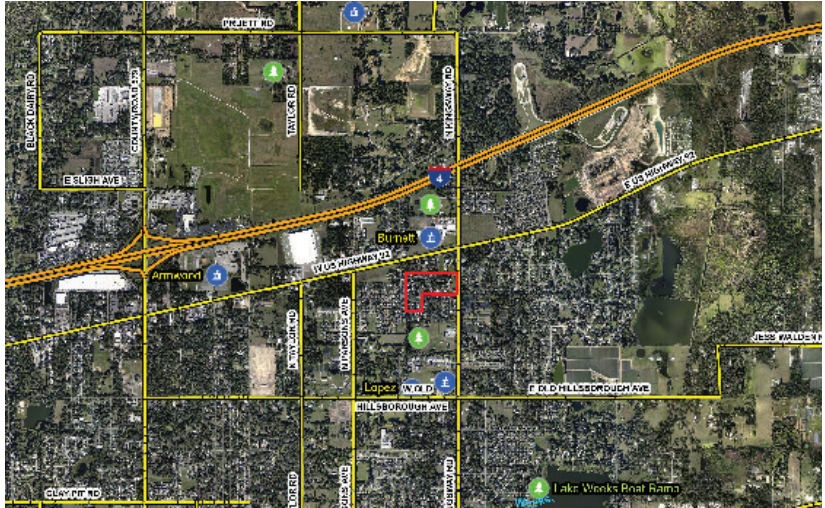
**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**



PD Modification Application: MM 22-0102
Zoning Hearing Master Date: April 18, 2022
BOCC Land Use Meeting Date: June 7, 2022

1.0 APPLICATION SUMMARY

Applicant: CP Seffner MHC LLC
FLU Category: Residential – 4 (R-4)
Service Area: Urban
Site Acreage: 20.43
Community Plan Area: Seffner Mango
Overlay: None



Introduction:
 PD 80-0180 was approved in 1984 to allow for a 100-lot mobile home park. The applicant seeks a major modification in order to increase the number of lots to 108 through a density bonus prescribed by Policy 23.5 of the Hillsborough County Comprehensive Plan’s Future Land Use Element.

Existing Approval(s):	Proposed Modification(s):
The maximum number of mobile home spaces to be permitted within the park shall be one hundred spaces.	The maximum number of mobile home spaces to be permitted within the park shall be one hundred and eight spaces.
The 175-foot segment of the rezoned area lying adjacent to Kingsway Road shall be utilized as an entrance way only, and no mobile home spaces shall be permitted within said segment.	A 20-foot type “B” landscape buffer and six foot vinyl fence shall be provided along the development’s eastern boundary, with the landscaping and finished side of the fence facing N. Kingsway Rd.
A 25-foot setback and buffer area, as stipulated by the MHP/RVP provisions, shall be provided along all park boundaries to the fullest extent as is practicable.	A 20-foot type “B” landscape buffer and six-foot P.V.C fence shall be provided along the development’s northern boundary, with the exception of the development’s boundary with Folio No. 063519-000 which may be a five-foot (5’) type “A” landscape buffer and six foot (6’) P.V.C fence. A five-foot type “A” landscape buffer and six-foot P.V.C. fence shall be provided along the development’s western boundary (in accordance with LDC Section 6.06.06.B).

Additional Information:	
PD Variation(s):	
<input type="checkbox"/> Requested as part of this application <input type="checkbox"/> Previously approved <input checked="" type="checkbox"/> None proposed or approved	None requested

Waiver(s) to the Land Development Code:

- Requested as part of this application
- Previously approved
- None proposed or approved

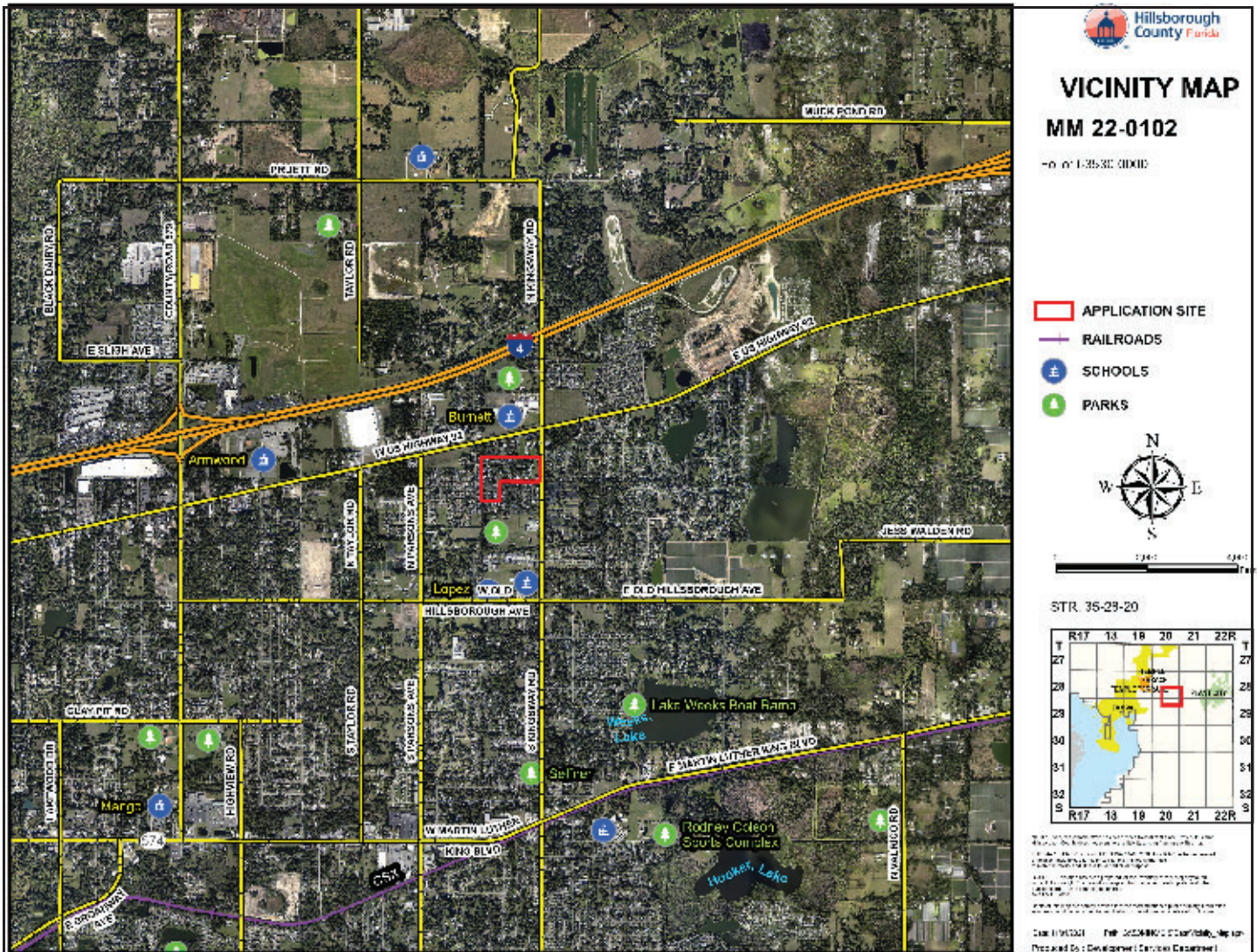
Transportation: Administrative Variance/Design Exception

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

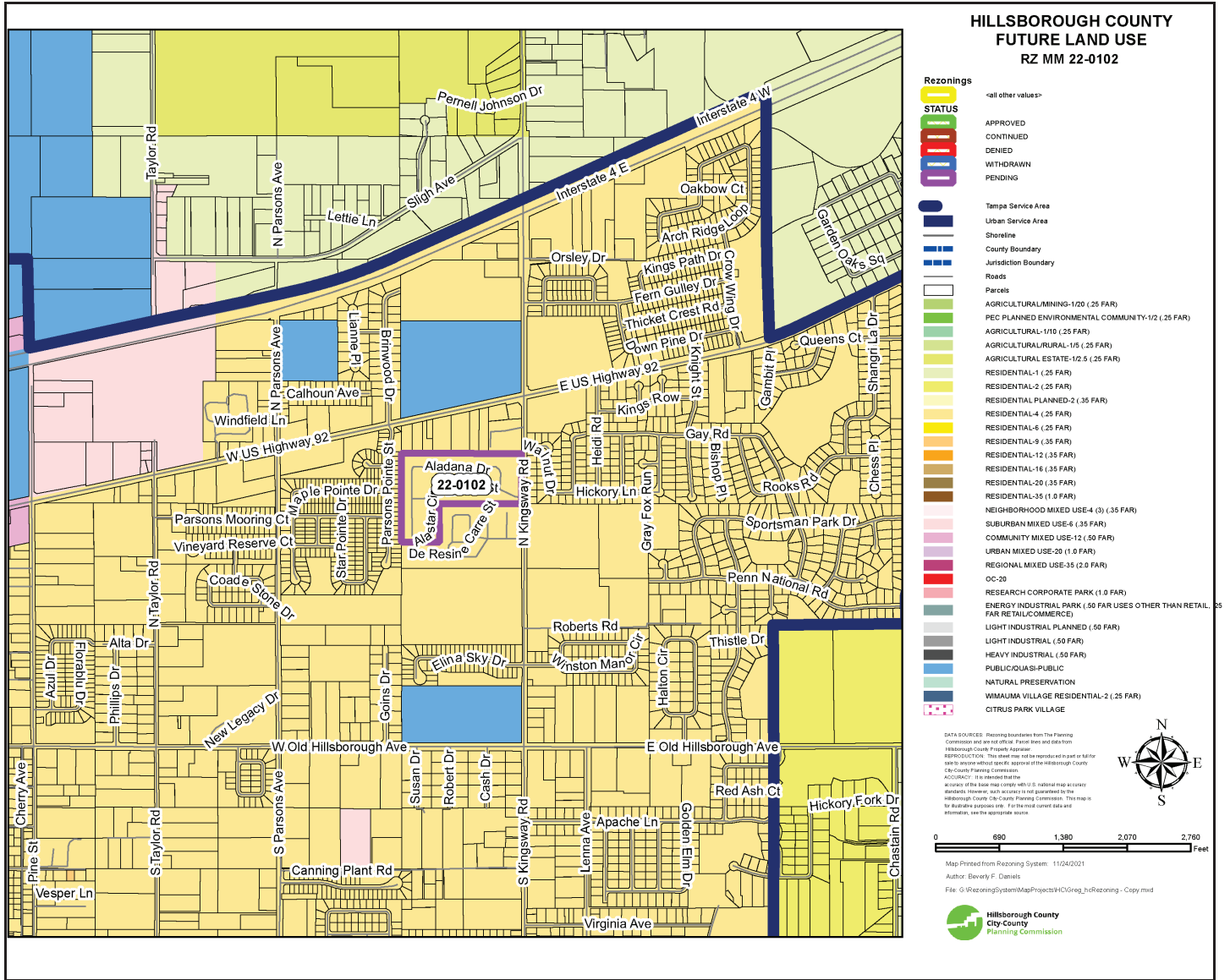


Context of Surrounding Area:

With the exception of mixed uses abutting the property to the north, the general area is primarily developed for single-family and mobile homes. The adjoining land uses to the north include a mobile home park, open storage, vacant commercial, and single-family residential; to the east and west include single-family, and a mobile home park with 101 approved mobile home lots and six R.V. spaces abuts the property to the south.

2.0 LAND USE MAP SET AND SUMMARY DATA

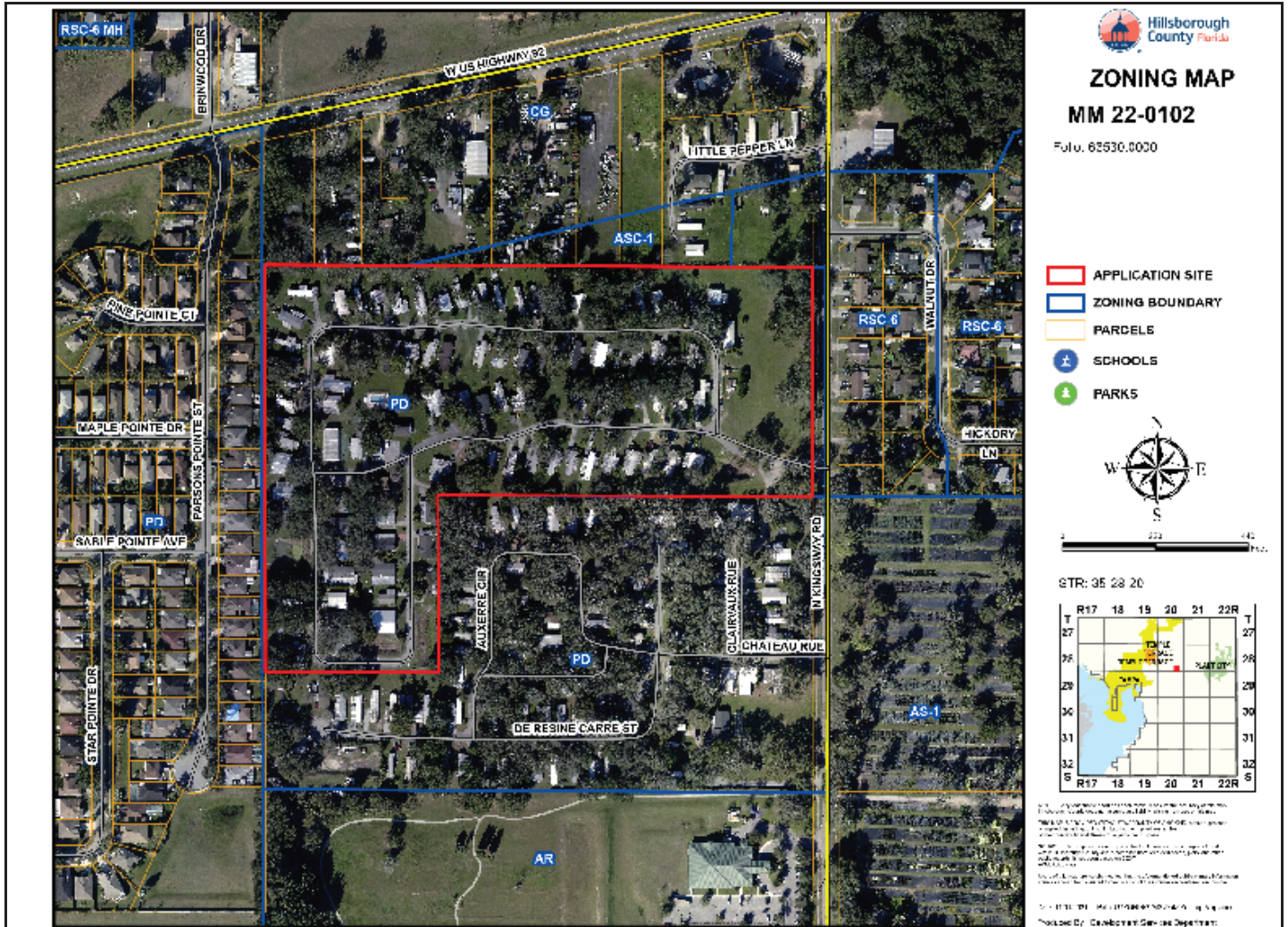
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R.:	4 du/ga and 0.25 F.A.R. or 175,000 whichever is less intense.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

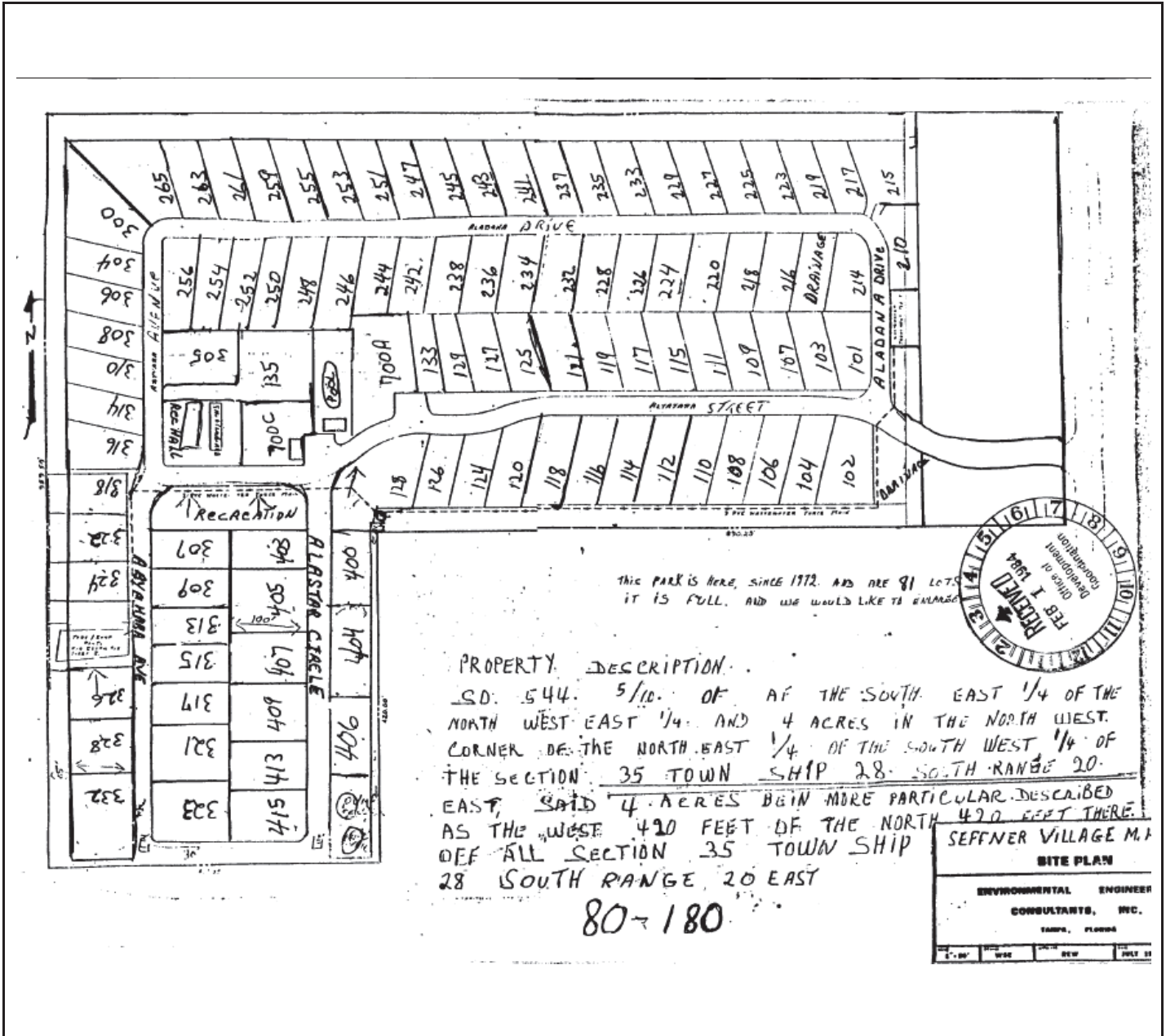


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/F.A.R. Permitted by	Allowable Use	Existing Use
North	CG	0 du/ga F.A.R.: 0.27	Retail and Service	Single-family, Religious
	ASC-1	1 du/ga F.A.R.: NA	Agricultural and Single-Family	Warehouse, Open Storage, Single-Family, Vacant Commercial, Mobile Home Park
	RSC-6	6.22 du/ga F.A.R.: NA	Single-Family Conventional	Mobile Home Park
South	PD (82-0310)	7.08 du/ga F.A.R.: NA	Mobile Home and R.V. Park	Mobile Home and R.V. Park
East	RSC-6	6.22 du/ga F.A.R.: NA	Single-Family Conventional	Single-Family
West	PD (00-0535)	4.0 du/ga F.A.R.: NA	Single-Family	Single-Family

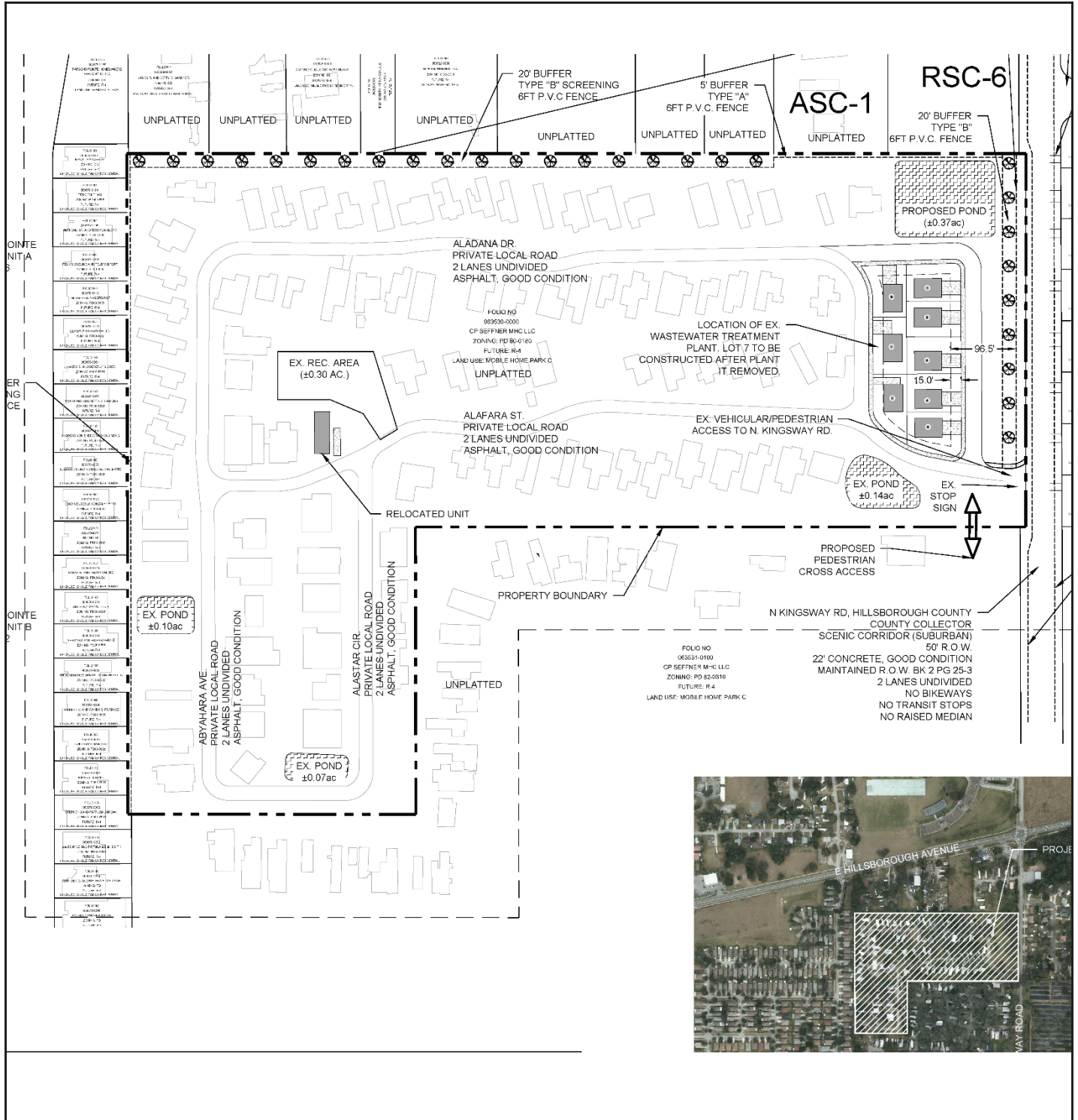
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: MM 22-0102

ZHM HEARING DATE: April 18, 2022

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
N. Kingsway Road	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	500	26	46
Proposed	540	28	50
Difference (+/-)	(+) 40	(+) 2	(+) 4

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
N. Kingsway Rd./Substandard Road Improvements	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.

Notes: Applicant proffered the dedication and conveyance of 14 feet of right-of-way along project's Kingsway Rd. frontage as a part of the Section 6.04.02.B. Administrative Variance request.

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
N. Kingsway Road	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	500	26	46
Proposed	535	28	49
Difference (+/-)	+35	+2	+3

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
N. Kingsway Rd./Substandard Road Improvements	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
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Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Three TOB wetlands/osw exist on site. One TOB area not depicted on plans, EPC jurisdiction must be determined by FDEL.
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____
--	---

Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would normally require connection to the County's potable water and wastewater systems. As the subject property has a private, onsite wastewater facility a connection to the County's wastewater system may not be required. If a connection to County wastewater services is required, additional analysis will be required to determine the point of connection location.
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	
Impact/Mobility Fees No additional impacts. Existing structures/use on site.				
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 checked="" 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

Staff found that the proposed 96.5-foot front setback along with the 14-foot right-of-way dedication and the enhanced screening from North Kingsway Road effectively addresses compatibility with the parcels to the east in lieu of the existing 175 foot setback. Moreover, the proposed buffer and screening modifications, to include: a five-foot Type-A buffer with a six-foot PVC fence to the west; 20-foot Type-B buffer with a six-foot PVC fence adjoining the CG zoned properties to the north; and five-foot Type-A buffer with six-foot fence to abut the ASC-1 and RSC-6 zoned properties to the north, meet the minimum buffering requirements of LDC Section 6.06.06.B and more clearly establish the minimum buffers than the vague/flexible provisions of the original buffer and screening requirements found in condition 4 of the original PD conditions of approval.

Based on the adjacent zonings and uses identified in the report, staff finds the proposed modification to PD 80-0180 compatible with the existing zoning districts and development pattern in the area.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Prior to Site Plan Certification, the applicant shall revise the PD General Site Plan to indicate the location from where the mobile home unit is being relocated and notate and show the footprint of the accessory building that will be removed.

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 29, 2021.

1. The rezoning is approved for a mobile home park only, and recreational vehicles and designated spaces therefore shall be excluded from the park, except that recreational vehicles may be stored within a designated storage area approved by the Zoning Administrator.
2. The maximum number of mobile home spaces to be permitted within the park shall be ~~100~~108 spaces.
- ~~3. The 175-foot segment of the rezoned area lying adjacent to Kingsway Road shall be utilized as an entrance way only, and no mobile home spaces shall be permitted within said segment.~~
- ~~4. A 25-foot setback and buffer area, as stipulated by the MHP/RVP provisions, shall be provided along all park boundaries to the fullest extent as is practicable.~~
- ~~5. Issuance of a development permit for the expansion/improvement of the park shall be contingent upon submittal and approval of a revised detailed site development plan consistent with the stipulations of this order and all other applicable provisions of the MHP/RVP zoning requirements.~~
3. Buffering and screening requirements shall be as follows:
 - 3.1 A 20-foot (20') type "B" landscape buffer and a six-foot (6') P.V.C fence shall be provided along the development's northern boundary, with the exception of the development's boundary with Folio No. 063519-000 which may be a five-foot (5') type "A" landscape buffer and six-foot (6') P.V.C fence;
 - 3.2 A five-foot (5') type "A" landscape buffer and six foot (6') P.V.C. fence shall be provided along the development's western boundary; and
 - 3.3 A 20-foot (20') type "B" landscape buffer and six-foot (6') vinyl fence shall be provided along the development's eastern boundary, with the landscaping and finished side of the fence facing North Kingsway Road.
4. As proffered by the developer via the Section 6.04.02.B. Administrative Variance request (dated March 7, 2022), prior to or concurrent with the next increment of development the property owner shall dedicate and convey to Hillsborough County 14-feet of right-of-way along its eastern boundary (i.e. along it's North Kingsway Road frontage).
5. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:
 - 6.1 Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
 - 6.2 The construction and location of any proposed wetland impacts are not approved, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
 - 6.3 Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/OSW line must appear

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

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

6. If a connection to County wastewater services is required (as the subject property has a private, onsite wastewater facility a connection to the County's wastewater system may not be required), additional analysis will be required to determine the point of connection location as noted in the previous section. Depending on the flows generated by the subject development, upgrades may need to be made to the 902018 Kingsway #2 Pump Station or a Point-of-Connection may be required at the intersection of Old Hillsborough Avenue and Parsons Avenue, but a hydraulic analysis will be needed to review all options .

7. Development of the project shall proceed in strict accordance with the terms and conditions contained on the General Site Plan and in the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.

8. An evaluation of the property identified mature trees warranting preservation that may include Grand Oaks. Shifting proposed improvements from what is shown on the rezoning plan may be necessary.

9. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line.

10. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

11. If PD 22-0102 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2022) which was found approvable by the County Engineer (on April 1, 2022) for the Kingsway Rd. substandard road improvements. Approval of this Administrative Variance will waive Kingsway Rd. substandard road improvements required by section 6.04.03.L. of the Land Development Code.

12. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

13. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.

Zoning Administrator Sign Off:



J. Brian Grady
Fri Apr 8 2022 11:08:17

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on April 18, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Matt Newton spoke on behalf of the applicant and property owner, CP Seffner MHC, LLC. He stated the applicant is requesting an infill density bonus for an existing mobile home park. He stated there is a housing shortage and the private sector is looking at its existing inventory to see what can be done to enhance density and provide more housing stock. He stated the comprehensive plan infill density bonus, policy 23.5, is a useful tool to increase density. He stated the applicant's request meets all of the elements for this policy.

Mr. Newton stated the existing mobile home park is south of the U.S. 92 and North Kingsway Boulevard intersection. He stated there is Commercial General zoning on the north and a middle school and residential uses in the area. He stated the subject property is a good candidate for residential infill bonus because it takes property away from potential strip development.

Mr. Newton stated the subject property is an older mobile home park. He stated there is residential development to the west and the Shangri-La subdivision across the street. Mr. Newton displayed the original site plan. He stated the subject property was vacant in 1973 and was rezoned in 1980. He stated the approval was for 100 units on the condition that a 175-foot strip along the roadway frontage would be left vacant. He stated it has been so for nearly 40 years.

Mr. Newton stated the applicant received some phone calls from the neighborhood on the western boundary of the subject property. He stated these neighbors were concerned about an old wooden fence on the subject property boundary. He stated the applicant agreed on an approval condition that requires the addition of a new 6-foot-high PBC fence that will be easier to clean and maintain. He stated the fence will be along the west and north. He stated the applicant will add a pedestrian cross access on the south to connect with another property the applicant owns. He stated the applicant is dedicating 14 feet of right-of-way to promote compliance with the technical manual. He stated the applicant will provide a 20-foot Type B buffering and screening with the landscaping facing so the neighbors are not looking at just a blank wall. He stated there will be a 96.5-foot gap between the fence and the frontage of the spaces, and there will be some natural distance between the new units.

Mr. Newton stated the comprehensive plan recognizes mobile home parks as a viable low-cost housing alternative. He stated this is a straightforward means to provide housing stock into the community when it is most needed.

Development Services Department

Mr. Sam Ball, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

Planning Commission

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

Proponents

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

Opponents

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

Development Services Department

Mr. Grady stated Development Services had nothing further.

Applicant Rebuttal

Mr. Newman stated the applicant had nothing further.

The hearing officer closed the hearing on major modification 22-0102.

C. EVIDENCE SUBMITTED

Mr. Newton submitted into the record at the hearing a copy of the applicant's presentation packet.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 20.25 acres at 700 N. Kingsway Road, Seffner, Florida.
2. The Subject Property is zoned PD 80-0180 and is designated R-4 on the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* Future Land Use Map.
3. The Subject Property is located within the boundaries of the Seffner-Mango Community Plan and is within the Urban Services Area.
4. The Subject Property is developed as a residential mobile home community with 100 lots. The conditions of approval for PD 80-0180 required a 175-foot-wide area

on the east segment of the Subject Property adjacent to Kingsway Road to remain as an open space entrance way with no mobile home lots.

5. The applicant is requesting a major modification to increase the number of mobile home lots from 100 to 108 under the residential infill density bonus criteria of comprehensive plan Future Land Use Policy 23.5.
6. The applicant is proposing to locate 8 mobile home lots on the east segment of the Subject Property, and to install a 20-foot type “B” landscape buffer with a 6-foot-high vinyl fence, with landscaping and the finished side of the fence facing North Kingsway Road. The applicant also proposes the following: (1) a 20-foot type “B” landscape buffer and 6-foot-high vinyl fence along the Subject Property’s northern boundary, except adjacent to folio 063519.0000 where a 5-foot type “A” landscape buffer and 6-foot-high vinyl fence will be allowed; and (2) a 5-foot type “A” landscape buffer and 6-foot-high vinyl fence along the Subject Property’s west boundary in accord with LDC section 6.06.06.B.
7. The applicant requested an administrative variance for a design exception related to substandard roadway improvements of North Kingsway Road. The administrative variance will waive the Kingsway Road substandard road improvements required by LDC section 6.04.03.L. The county engineer found the design exception approvable. The applicant proffered dedication and conveyance of 14 feet of right-of-way along the Subject Property’s frontage on Kingsway Road.
8. Surrounding land uses include a mobile home park, open storage, vacant commercial, and single-family residential to the north; single-family conventional to the east across North Kingsway Road; a mobile home and RV park to the south; and single-family conventional to the west.
9. County staff found the proposed 96.5-foot setback shown on the applicant’s proposed site plan, along with the 14-foot right-of-way dedication and enhanced screening effectively addresses compatibility with parcels to the east in lieu of the 175-foot setback required in the original approval conditions for PD 80-0180. Staff found the proposed buffering and screening conditions more clearly establish the minimum buffering requirements than condition #4 of the original approval conditions. Staff concluded the proposed major modification is compatible with the existing zoning districts and development pattern in the area.
10. Planning Commission staff found the major modification request fulfills the required criteria for the Future Land Use Policy 23.5 density bonus and found the request to be consistent with the comprehensive plan and the Seffner-Mango Community Plan.

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

The major modification request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested major modification is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting a major modification to increase the number of mobile home lots on the Subject Property from 100 to 108 under the residential infill density bonus criteria of comprehensive plan Future Land Use Policy 23.5.

H. RECOMMENDATION

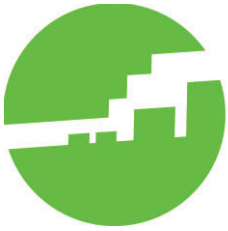
Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the major modification request, subject to the conditions stated in the staff report based on the general site plan submitted December 29, 2021.

Pamela Jo Hatley
Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

5-9-2022
Date:

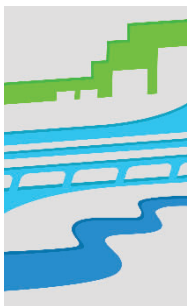
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: April 18, 2022 Report Prepared: January 27, 2022	Petition: 22-0102 700 N. Kingsway Road <i>South of US Highway 92, west of Kingsway Road, and north of Old Hillsborough Avenue</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan:	Seffner-Mango
Requested Zoning:	Major Modification to Planned Development (PD) 80-0180 to allow for eight (8) additional dwelling units utilizing the residential infill bonus density criteria per the Future Land Use Element Policy 23.5
Parcel Size (Approx.):	20.17 +/- acres
Street Functional Classification:	N Kingsway Road- County Collector W US Highway 92- State Principal Arterial Old Hillsborough Avenue East- County Collector
Locational Criteria	N/A
Evacuation Zone	None



Context

- The 20.17-acre subject site is located south of West U.S. Highway 92, west of North Kingsway Road, and north of Old Hillsborough Avenue East.
- The subject site is located in the Urban Service Area (USA) and is within the limits of the Seffner-Mango Community Plan.
- The subject site is located in the Residential-4 (RES-4) Future Land Use Category. RES-4 surrounds the site on all sides. Further north and northwest of the property is the Public/Quasi-Public Future Land Use category, which is typically composed of major existing and programmed government-owned facilities that accommodates for churches, hospitals, schools, clubs, major (regional, district or community) recreation services and related uses, tourist attractions, utility, and transportation facilities.
- The subject site is zoned Planned Development (PD 80-0180) and is the Plantation Oaks Mobile Home Park (AKA Seffner Village Mobile Home Park). PD 80-0180 is approved for 100 units with an average density of 4.82 dwelling units per acre. To the south is PD 82-0310, Chateau Forest Mobile Home Park, approved for 107 units for an average density of 6.32 dwelling units an acre. Plantation Oaks and Chateau Forest Mobile Home Parks are under the same ownership. However, they are not internally connected.
- PD 00-0535, the Parsons Pointe single-family residential subdivision, is found to the west, northwest and southwest. This subdivision is approved for 236 dwelling units for an average density of four (4) dwelling units an acre.
- To the north is Commercial General (CG) zoning district. North of the property are several commercial businesses mostly composed of open storage with retail sales and King Oaks Mobile Home Park. There is a gas station on the corner of North Kingsway Road and East Hillsborough Avenue, an auto rental, car sales and appliance sales. King Oaks Mobile Home Park is located to the rear of the gas station and contains 14 mobile homes at a density of 4.7 dwelling units an acre.
- To the east, northeast and southeast is the Residential -Single Family Conventional (RSC-6) zoning district, which contains a martial arts studio and a residential subdivision containing 50 dwelling units with an average of 4.16 dwelling units an acre.
- The applicant is requesting a Major Modification to Planned Development (PD 80-0180) to allow for eight (8) additional dwelling units utilizing the residential infill bonus density criteria per the Future Land Use Element Policy 23.5.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

Policy 1.4: 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.

Implementation of the Growth Management Strategy and Future Land Use Element

Land Use Categories

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

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

Policy 8.2: Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.

Relationship to Land Development Regulations

Objective 7: The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

Policy 7.1: The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text.

Community Development and Land Uses

Neighborhood/Community Development

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

Policy 16.2: 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 16.10: Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Policy 23.5: Higher density residential development is encouraged along major corridors as an alternative to continued office or commercial development when developed in accordance with applicable development regulations; the following bonus is provided as an incentive for residential development as an alternative to commercial development.

Residential Density Bonus for Infill Development

To provide an incentive for residential development as an alternative to strip commercial or office development, the county may consider a density bonus for properties meeting certain provisions outlined below. The increase in residential density may be considered without a Plan Amendment, by the Board of County Commissioners, after receiving a recommendation from the staff of the Planning Commission.

Density cannot be increased higher than the land use category with the next higher density limits. (i.e. Res-4 can be increased to Res-6 and no higher). Categories which permit up to 35 du/ga may increase to 50 du/ga using this bonus.

To qualify for the density bonus:

- Property must be:
- Within the Urban Service Area
- Located along a collector or arterial street or a roadway designated as a transit emphasis corridor in the Transportation Element.
- In an area where, one of the following is present:
 - strip non-residential development presently exists; or
 - there is a trend toward strip non-residential development; or
 - existing zoning lots, although vacant, constitute a potential for the establishment or expansion of strip commercial development; or
 - an increase in density would result in a development pattern that is compatible to existing zoning or development patterns in the immediately surrounding area.

- *The site of the requested bonus must be within a 660 foot distance perpendicular from the arterial or collector road.*
- *The density bonus must be applied for through a rezoning application.*
- *It must be demonstrated that the use of the bonus will promote residential infill on vacant or redeveloping sites within existing, developed, urbanized areas which are residential in character or to provide a residential development alternative to strip commercialization;*

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Livable Communities Element: Seffner-Mango Community Plan

2. **Goal:** *Enhance community character and ensure quality residential and nonresidential development.*

Strategies:

- *Within the Rural Service Area residential development shall reflect its rural future land use designation.*
- *Discourage commercial encroachment into the residential areas between US 92 and Martin Luther King Boulevard and south of Martin Luther King Boulevard.*
- *Prohibit “flex” provisions within and into the Seffner-Mango Community Plan Area.*
- *Density and intensity calculations shall be as follows:
If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:*
 - *Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category.
If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:*
 - *Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on.*
 - *That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category.*
- *Support Florida friendly landscaping and encourage native and drought tolerant plant materials.*
- *Recognize the value of the Hillsborough County Extension Office and support its continued presence in the community.*
- *Provide signage to indicate arrival into the Seffner-Mango area.*
- *Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.*

- *Remember and celebrate Seffner-Mango's community identity through site preservation, historical markers and naming of recreation areas and government buildings.*

Staff Analysis of Goals, Objectives and Policies:

The 20.17-acre subject site is located south of West US Highway 92, west of North Kingsway Road, and north of Old Hillsborough Avenue East. The subject site is located in the Urban Service Area (USA) and is within the limits of the Seffner-Mango Community Plan. The subject property is the Plantation Oaks Mobile Home Park (AKA Seffner Village Mobile Home Park). Plantation Oaks Mobile Home Park is approved for 100 units with an average density of 4.82 dwelling units an acre. To the south of the property, is Chateau Forest Mobile Home Park approved for 107 units for an average density of 6.32 dwelling units an acre. Plantation Oaks and Chateau Forest Mobile Home Parks are under the same ownership. However, they are not internally connected. Parsons Pointe single-family residential subdivision is located to the west, northwest and southwest of the property. The applicant is requesting a major modification to the existing Planned Development (PD) (80-0180) to allow for eight (8) additional dwelling units by utilizing the residential infill bonus density criteria per Future Land Use Element (FLUE) Policy 23.5.

The property has a Future Land Use category of Residential-4 (RES-4) and is designated as a Planned Development (PD). The RES-4 Future Land Use category surrounds the property and allows residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses will need to meet locational criteria for specific land uses and agricultural uses may be permitted, pursuant to policies in the agricultural objective areas of the Future Land Use Element. The RES-4 Future Land Use category allows up to a maximum of four (4) dwelling units an acre and suburban scale neighborhood commercial, office, multi-purpose or mixed use projects are limited to 175,000 sq. ft. or 0.25 FAR, whichever is less intense. FLUE Policy 8.1 and 9.1 indicate that each proposed development and proposed zoning needs to be consistent with the character of the Future Land Use designation. The proposed use is consistent with the characteristics of the RES-4 category, which includes an intent to designate areas that are suitable for low density residential development.

The proposed rezoning meets the intent of Objective 1 of the Future Land Use Element of the Comprehensive Plan by providing growth in the Urban Service Area. The proposed rezoning also meets the intent of Policies 1.4 and Objective 16 and its policies as it is compatible with the surrounding area. Policy 16.2 requires gradual transitions of intensities between different land uses be provided for as new development is proposed through the use of professional site planning techniques. Policy 16.3 requires development and redevelopment be integrated through the use of complementary land uses. As described in the context of this report, the area is composed of single-family detached residential and commercial along West US Highway 92 and North Kingsway Road. The request for eight (8) additional dwelling units is consistent with the residential uses in proximity to the property.

The subject site is consistent with Policy 16.10 and Policy 23.5 of the Comprehensive Plan which indicates the maximum allowed standard density in the RES-4 FLU is four (4) dwelling units an acre (du/ac) and higher density is achievable through bonus density criteria. The request for eight (8) additional dwelling units would increase the overall density from 4.82 du/ac to 5.30 du/ac. Policy 23.5 would allow density increases to the next plan category which in this case it is Residential-6 (RES-6), allowing 6 du/ac. The proposed

5.30 du/ac will not exceed the maximum bonus density achievable. Furthermore, in order to qualify for bonus density, the property must be in an Urban Service Area, be located along a collector or arterial, be compatible with the surrounding uses and zoning, promote residential infill, must be within a 660-foot distance perpendicular from the arterial or collector road and propose a use alternative to strip commercialization. The request fulfills all of the required criteria. The subject site is within 660 feet of the intersection of US 92 and Kingsway Road, it proposes a residential use in an existing residential PD, and is located within the Urban Service Area.

The applicant is proposing a residential use and is consistent with Community Design Component Objective 12-1, which encourages the protection of existing neighborhoods. Goal 2 of the Seffner-Mango Community Plan encourages the enhancement of the community character by discouraging commercial encroachment into the residential areas between US 92 and Martin Luther King (MLK) Boulevard and south of Martin Luther King Boulevard. The subject site is located between US 92 and MLK Boulevard and the proposed residential use aligns with the vision for this area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 22-0102

Rezonings
STATUS

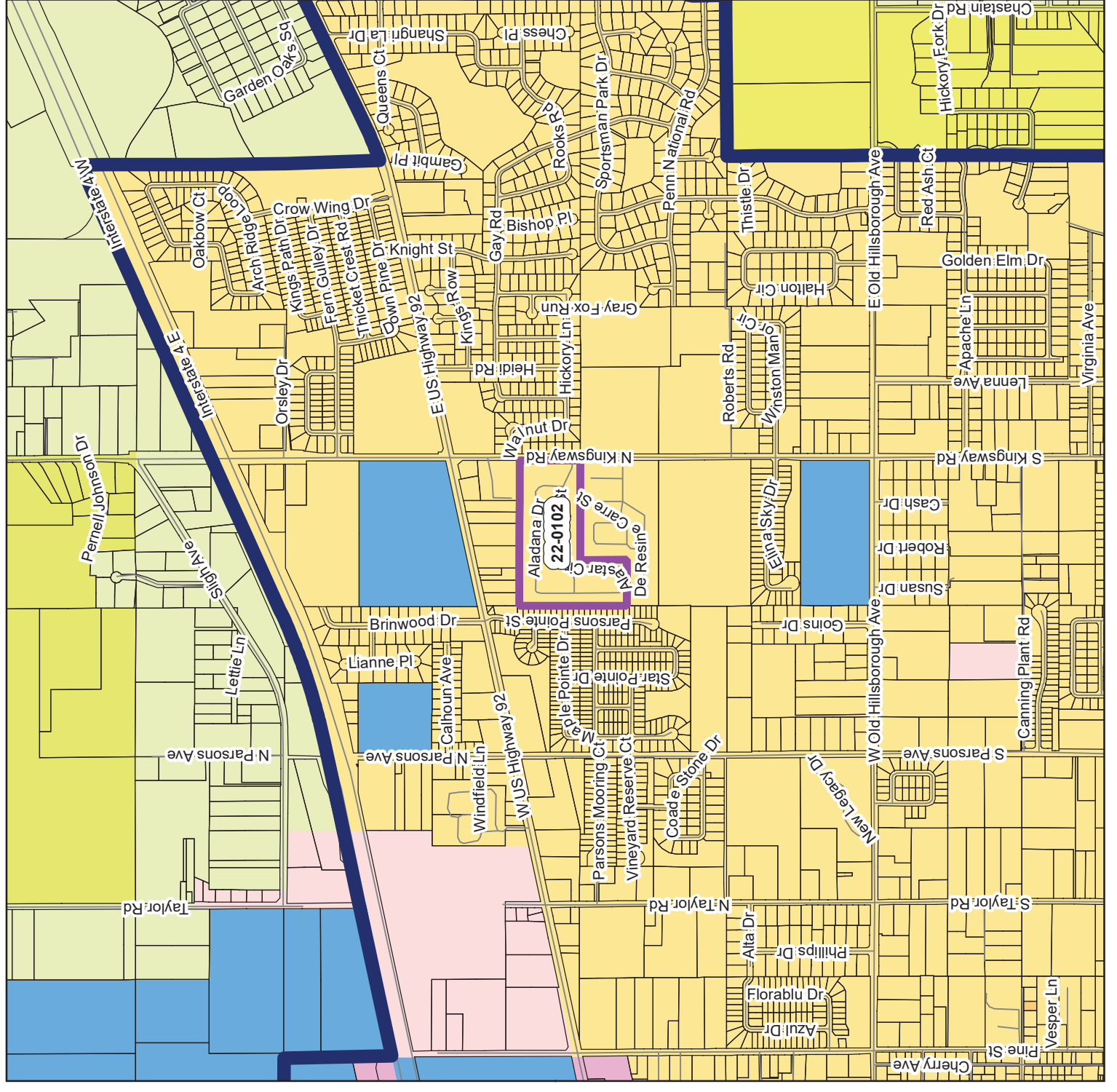
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

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

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. All rezone requests must be referred to the Hillsborough County Planning Commission. ACCURACY: It is intended that the information on this map is accurate to the best of our knowledge. 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, visit the appropriate website.

Map Printed from Rezoning System: 11/24/2021
Author: Beverly F. Daniels
File: G:\Rezoning\System\MapProjects\HIC\Reg_HZRezoning_Copy.mxd



0 690 1,380 2,070 2,760 Feet



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Plantation Oaks

Zoning File: None Modification: MM (22-0102)

Atlas Page: None Submitted: 05/19/22

To Planner for Review: 05/23/22 Date Due: ASAP

Contact Person: David B. Singer Phone: (813)227-2353/ mnewton@shumaker.com/dsinger@shumaker.com

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

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

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

Reviewed by: Sam Ball Date: 5-23-22

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Seffner Mango/Northeast

DATE: 02/02/2022
Revised: 04/06/22 by JR
AGENCY/DEPT: Transportation
PETITION NO: MM 22-0102

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

CONDITIONS OF APPROVAL

Staff is requesting the following conditions:

New Conditions:

- The developer shall construct a pedestrian cross access stubout to Folio No. 063531-0100, in the location generally depicted on the site plan.
- If MM 22-0102 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2022) which was found approvable by the County Engineer (on April 1, 2022) for the Kingsway Rd. substandard road improvements. Approval of this Administrative Variance will waive the Kingsway Rd. substandard road improvements required by section 6.04.03.L. of the Land Development Code.
- As proffered by the developer via the Section 6.04.02.B. Administrative Variance request (dated March 7, 2022), prior to or concurrent with the next increment of development the property owner shall dedicate and convey to Hillsborough County 14-feet of right-of-way along its eastern boundary (i.e. along it's N. Kingsway Rd. frontage).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to previously approved PD 80-0180 to increase entitlements from 100 mobile homes to 108 mobile homes. MM 22-0102 includes one parcel totaling +/- 20 acres. The site is located 650 ft south of the intersection of Kingsway Rd. and US Highway 92. The Future Land Use designation of the site is R-4.

Trip Generation Analysis

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 100 Unit Mobile Home Park (ITE LUC 240)	500	26	46

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 108 Unit Mobile Home Park (ITE LUC 240)	540	28	50

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 40	(+) 2	(+) 4

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Kingsway Rd. is a 2-lane, substandard, Hillsborough County maintained, collector roadway, characterized by +/-10 feet travel lanes. The existing right-of-way on Kingsway Rd. is +/-60 feet. There are no bicycle facilities on Kingsway Rd. There are sidewalks on both sides of Kingsway Rd. within the vicinity of the project.

SITE ACCESS

Access to the project will be via an existing single access to Kingsway Rd. Although not required pursuant to Section 6.04.03.Q. of the LDC, the developer is proposing to construct a pedestrian cross access stubout along its southern boundary.

REQUESTED ADMINISTRATIVE VARIANCE

Kingsway Rd. is a substandard collector roadway. Specifically, the roadway consists of 10-foot wide travel lanes with no paved shoulders, whereby TS-7 requires a minimum of 12-foot wide travel lanes with 5-foot wide paved shoulders. If MM 22-0102 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 7, 2022) which was found approvable by the County Engineer (on April 1, 2022) for the Kingsway Rd. substandard road improvements. Approval of this Administrative Variance will waive Kingsway Rd. substandard road improvements required by section 6.04.03.L. of the Land Development Code.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Ratliff, James

From: Williams, Michael
Sent: Wednesday, April 6, 2022 11:22 AM
To: Newton, Matt
Cc: Singer, David B.; Ball, Fred (Sam); Steady, Alex; Perez, Richard; Ratliff, James; PW-CEIntake; Tirado, Sheida
Subject: RE: MM 22-0102 Administrative Variance
Attachments: 22-0102 AVReq 03-07-22.pdf

Matt,

An incorrect version of the AV was inadvertently attached previously. The correct version is included here.

Mike

From: Williams, Michael
Sent: Friday, April 1, 2022 6:29 PM
To: Newton, Matt <mnewton@shumaker.com>
Cc: Singer, David B. <dsinger@shumaker.com>; Ball, Fred (Sam) <BallF@hillsboroughcounty.org>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; PW-CEIntake <PW-CEIntake@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Subject: FW: MM 22-0102 Administrative Variance

Matt,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0102 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, March 29, 2022 1:39 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: FW: MM 22-0102 Administrative Variance

Hi Mike,

The attached administrative variance was deemed "approvable" by you in January 4th, as you can see below. The applicant changed the proposed MM from 7 additional mobile homes to 8 and the attached version reflects that change. When you send your email please copy the following people:

mnewton@shumaker.com
dsinger@shumaker.com
BallF@hillsboroughcounty.org
SteadyA@hillsboroughcounty.org

Best Regards,

Best Regards,

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Sent: Tuesday, January 4, 2022 2:41 PM
To: Newton, Matt <mnewton@shumaker.com>
Cc: Singer, David B. <dsinger@shumaker.com>; Ball, Fred (Sam) <BallF@hillsboroughcounty.org>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; PW-CEIntake <PW-CEIntake@hillsboroughcounty.org>
Subject: FW: MM 22-0102 Administrative Variance

Matt –

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0102 APPROVABLE.

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

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

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

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

Mike

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

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

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Monday, January 3, 2022 10:34 PM

To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: MM 22-0102 Administrative Variance

Hi Mike,

The attached administrative variance is approvable to me. When you send your email please copy the following people:

mnewton@shumaker.com

dsinger@shumaker.com

BallF@hillsboroughcounty.org

SteadyA@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>

Sent: Wednesday, December 29, 2021 4:21 PM

To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Amber Dickerson <amber.dickerson@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; brownd2@gohart.org; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Castro, Jason <CastroJR@HillsboroughCounty.ORG>; colangeeg@plancom.org; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David.Skrelunas@dot.state.fl.us; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; ellen.morrison@swfwmd.state.fl.us; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hudkins, Michael <HudkinsM@hillsboroughcounty.org>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; jkhamilton@tecoenergy.com; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; kyle.brown@myfwc.com; landuse-zoningreviews@tampabaywater.org; Melissa Lienhard <lienhardm@plancom.org>; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; llanosk@plancom.org; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; masseyj@plancom.org; Matthew Pleasant <matthew.pleasant@hcps.net>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Yeneka Mills <millsy@plancom.org>; mxganas@tecoenergy.com; oryall@teamhcso.com; Andrea Papandrew <papandrewa@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jaksa <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; renee.kamen@hcps.net; Rochelle, Randy <RochelleR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury,

Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Tapley, Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; tmantegna@tampaairport.com; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Valdez, Rick <ValdezR@HillsboroughCounty.ORG>; WillitsJ@gohart.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Ball, Fred (Sam) <BallF@hillsboroughcounty.org>; Rome, Ashley <RomeA@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>

Subject: RE: MM 22-0102

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

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

Planner assigned:

Planner: Sam Ball

Contact: BallF@hillsboroughcounty.org

Rosa Timoteo

Senior Planning & Zoning Technician

Development Services Dept.

C: (813) 244-3956

P: (813) 307-1752

E: timoteor@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

MATT NEWTON
813.227.2353
mnewton@shumaker.com

March 4, 2022

Zoning Intake
Hillsborough County
601 E. Kennedy Blvd.
Tampa, FL 33602
ZoningIntake-DSD@HillsboroughCounty.org

Electronic Delivery

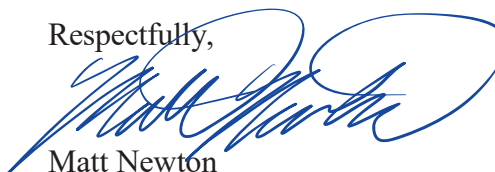
Re: RZ-PD MM 22-0102

Dear Land Development Services:

Enclosed, please find proposed administrative variance relating to RZ-PD MM 22-0102. This proposal is intended to replace the administrative variance found “approvable” by the County Engineer on January 4, 2022. Whereas the previous administrative variance contemplated an addition of seven (7) mobile home units, the enclosed variance contemplates an addition of eight (8) mobile home units.

Your attention is sincerely appreciated.

Respectfully,



Matt Newton

cc: S. Tirado, P.E.

Application Number MM 22-0102

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

From: Matt Newton, Shumaker, Loop & Kendrick, LLP

Re: Request for Administrative Variance for Substandard Road Improvements | Folio No. 063530-0000

SCOPE OF REQUEST

The purpose of this letter is to request the following Section 6.04.02.B administrative variance:

1. Variance to Section 6.04.03.L of the Hillsborough County Land Development Code to allow 8 mobile home units to have access to a substandard Collector Road.

BACKGROUND

MM 22-0102 is an application to add eight new mobile home units to an existing one hundred unit mobile home park in Seffner (Plantation Oaks). Exclusive vehicular access to Plantation Oaks is from N. Kingsway Road, a substandard undivided 2-lane urban collector road:

AREA OF N. KINGSWAY RD. IMPACTED BY MM 22-0102			
	TS-4 Requirement	Existing Road	Compliant
Right of Way Width	64'	50' ¹	No
Lane Width	11'	11'	Yes
Sidewalk Width	5'	5'	Yes
Buffered Bike Lanes	Required	No	No
Shoulders	2' Paved	None	No

¹ See Hillsborough Cnty. Maintained Right-of-way Book 2, Pg. 25-3 (Mar. 22, 1985) (Exhibit C). Note that Applicant proposes to dedicate 14' of right-of-way to Hillsborough County to promote future compliance with Transportation Technical Manual Standards.

STANDARD OF REVIEW

In the consideration of the variance request, the issuing authority shall determine to the best of its ability if the following circumstances are met:

- (a) there is an unreasonable burden on the applicant;
- (b) the variance would not be detrimental to the public health, safety, and welfare; and,
- (c) without the variance, reasonable access cannot be provided.

ANALYSIS

There is an unreasonable burden on the applicant. MM 22-0102 limited to 8 new infill mobile home units within an existing mobile home park. The 8 additional units will generate only 2 new AM peak hour trips, and 4 PM peak hour trips (*see* Exhibit A). The Applicant is proposing to dedicate public right of way to satisfy TS-4 transportation technical manual standards, and will pay the County’s mobility fee.

The nature of the proposal and existing circumstances render a design exception impossible as offsite improvements are economically prohibitive under the circumstances. The applicant cannot contribute to an ongoing capital improvement project, no buffered bicycle lanes exist in the vicinity, and paving shoulders presents costs that far exceed the needs created by the new construction.² Because the costs of major improvements are facially disproportionate to the increased impacts of seven vehicle pads, requiring such improvements imposes an unreasonable burden on the applicant.

A variance would not be detrimental to the public health, safety, and welfare. Granting 8 additional mobile home units access to a substandard section of North Kingsway Road will not create or aggravate existing public safety concerns. Data maintained by the Hillsborough County does not indicate the site’s vicinity has a propensity for vehicular accidents:

TOP 100 ACCIDENT LOCATIONS BY MONTH		
MONTH	CRASH LOCATION	NUMBER OF CRASHES
February 2022	-	-
January 2022	-	-
December 2021	N. Parsons/Old Hillsborough	5
November 2021	-	-

² *See* Cost Per Mile Models for Long Range Estimating, FLORIDA DEPARTMENT OF TRANSPORTATION (<https://www.fdot.gov/programmanagement/estimates/lre/costpermilemodels/cpmsummary.shtm>). Assuming sufficient right-of-way existed for construction, installing paved shoulders is a hardship. To install and connect 5' paved shoulders to either side of N. Kingsway from the site to US 92 would require approximately 11,150 SF of concrete ($\approx (1,115' \text{ distance} \times 5' \text{ width}) \times 2$). That same square footage of concrete, if used for sidewalks, would cost \$76,120.71. Such costs far exceed the mobility fee to be imposed by 8 infill mobile home units in the County’s Urban Assessment District — approximately \$24,880.00.

October 2021	N. Kingsway/Old Hillsborough	3
September 2021	-	-
August 2021	-	-
July 2021	-	-
June 2021	-	-
May 2021	-	-
April 2021	-	-
March 2021	-	-
February 2021	-	-
January 2021	-	-
December 2020	-	-
November 2020	-	-

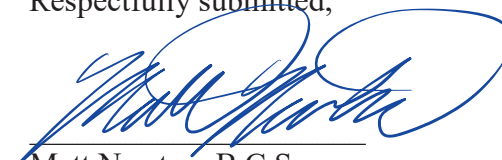
See Exhibit E. The 8 additional mobile home units will generate only 2 new daily AM peak hour trips, and 4 daily PM peak hour trips. Accordingly, permitting 8 additional mobile home units access to a substandard section of North Kingsway Road, as it exists, does not present safety concerns.

Without the variance, reasonable access cannot be provided. Access to North Kingsway Road is the only vehicular access available to the site. Approval of this administrative variance is therefore necessary to provide reasonable access to this project.

Accordingly, the Applicant requests that the following design exception be approved:

1. Variance to Section 6.04.03.L of the Hillsborough County Land Development Code to allow eight (8) mobile home units upon a substandard Collector Road.

Respectfully submitted,



Matt Newton, B.C.S.
City, County & Local Government Law
Shumaker, Loop & Kendrick, LLP

Exhibits:

- A. ITE TripGen Data (Land Use Group No. 240 (Mobile Home Park));
 - B. Site Plan, MM 22-0102;
 - C. Hillsborough Cnty. Maintained Right-of-way Book 2, Pg. 25-3 (Mar. 22, 1985);
 - D. Street Condition Exhibits;
 - E. Top 100 Traffic Accident Locations, Nov. 2020 – Feb. 2022, Hillsborough County Sheriff Office GIS Bureau.
-

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

_____	Denied
_____	Approved with conditions
_____	Approved

If there are any questions or you need clarification, please contact Sheida L. Tirado, P.E. at 813-276-8364.

Sincerely,

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

EXHIBIT
A

**Mobile Home Park
 (240)**

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

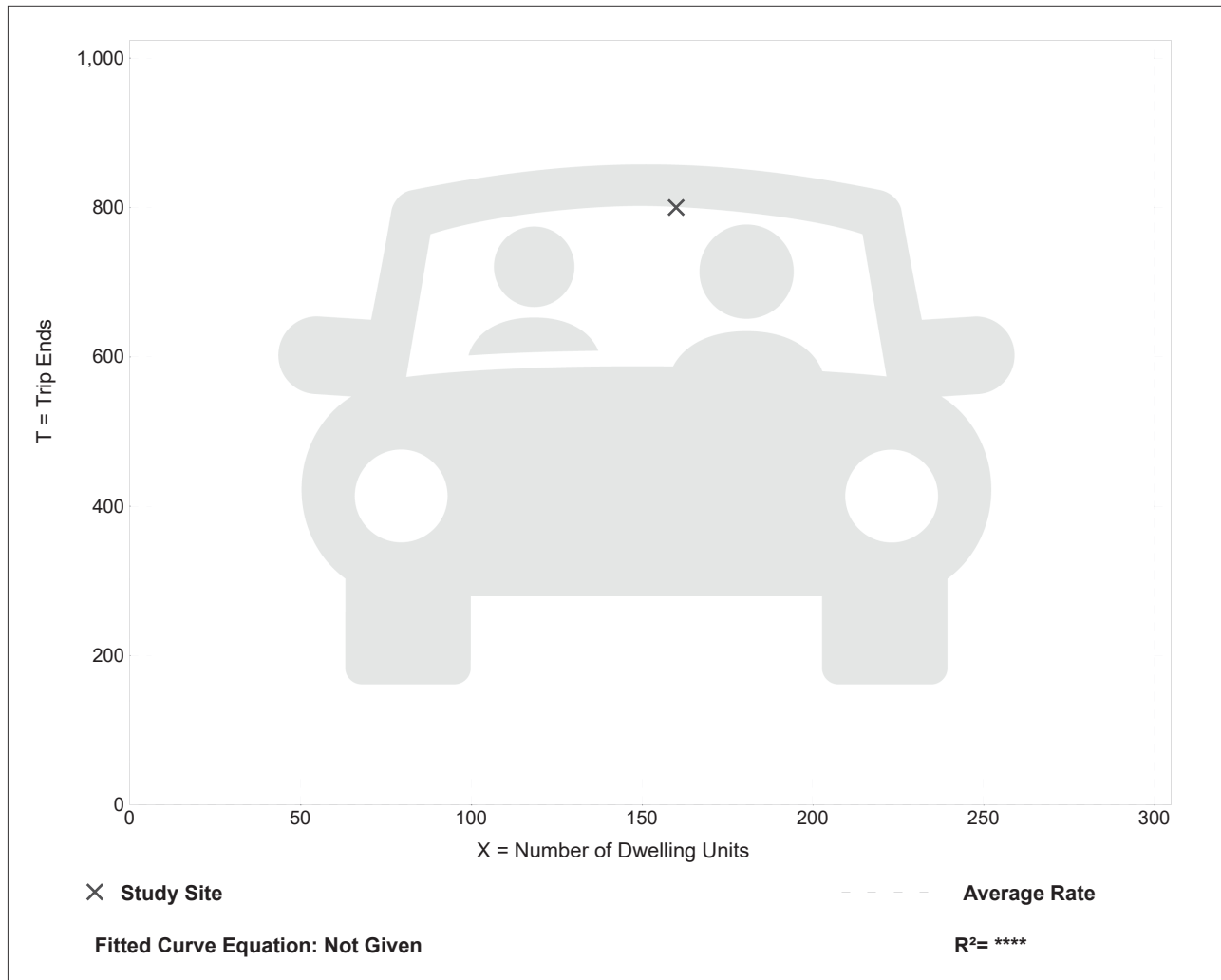
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Dwelling Units: 160
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.00	5.00 - 5.00	*

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers

Mobile Home Park (240)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

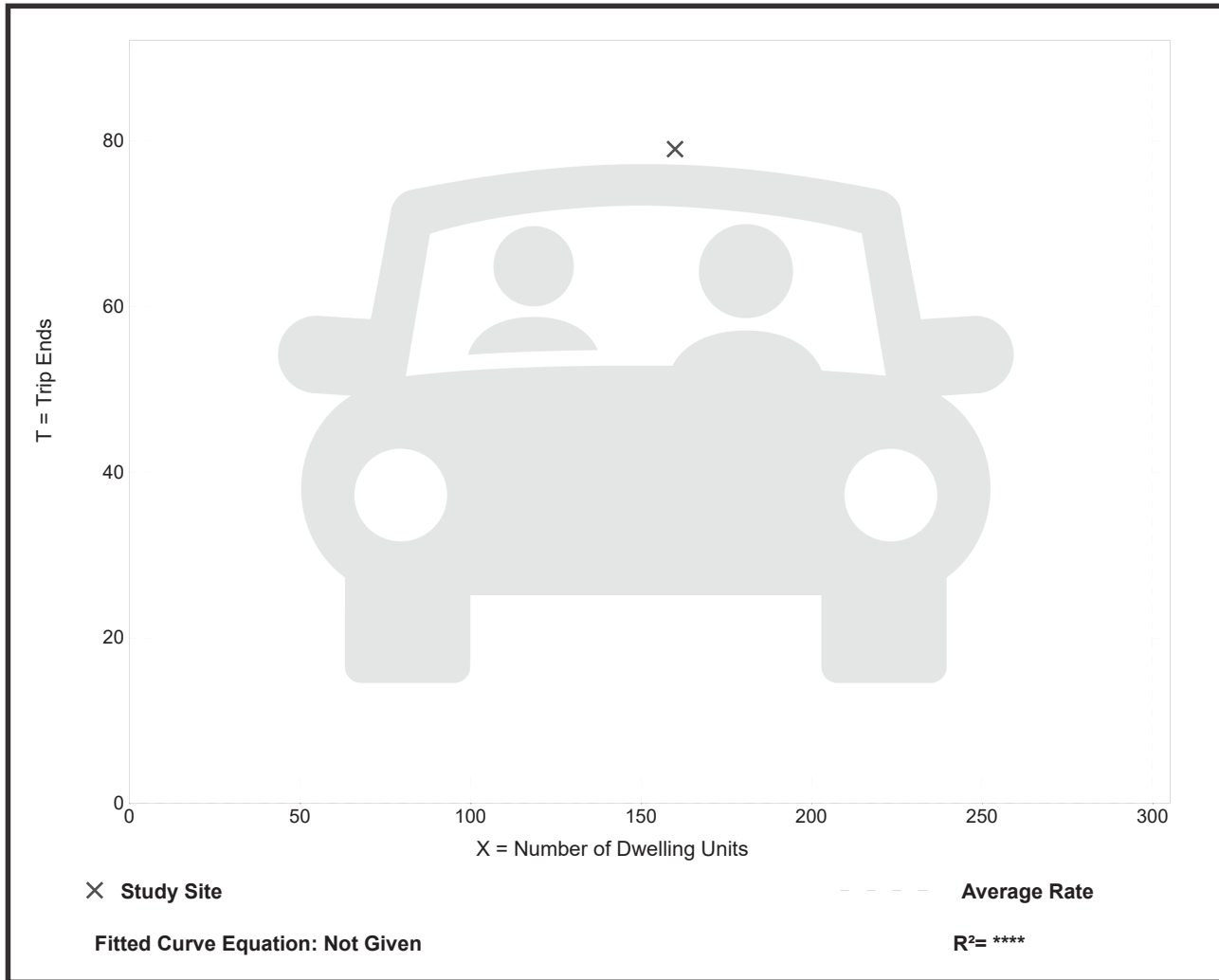
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Dwelling Units: 160
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.49	0.49 - 0.49	*

Data Plot and Equation

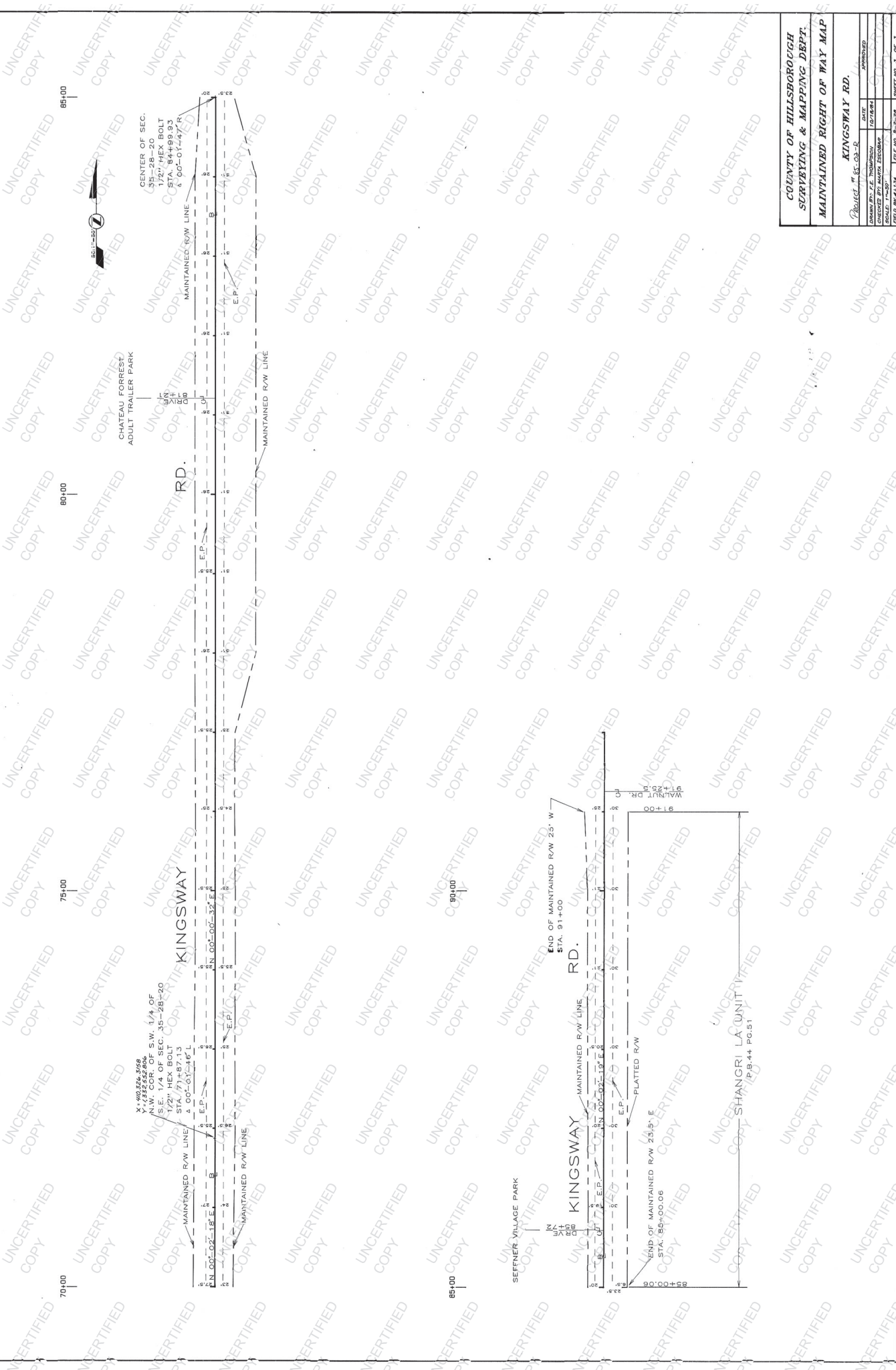
Caution – Small Sample Size



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers

EXHIBIT C

MANITOWOC RD



COUNTY OF HILLSBOROUGH SURVEYING & MAPPING DEPT.	
MAINTAINED RIGHT OF WAY MAP	
PROJECT: KINGSWAY RD.	
DATE: 12/18/24	APPROVED:
DESIGNED BY: MATT ESTERHAY	CHECKED BY: MATT ESTERHAY
FIELD MAP: 11.24	FILE NO.: 22-010
SHEET NO. 3 OF 3	

EXHIBIT
D

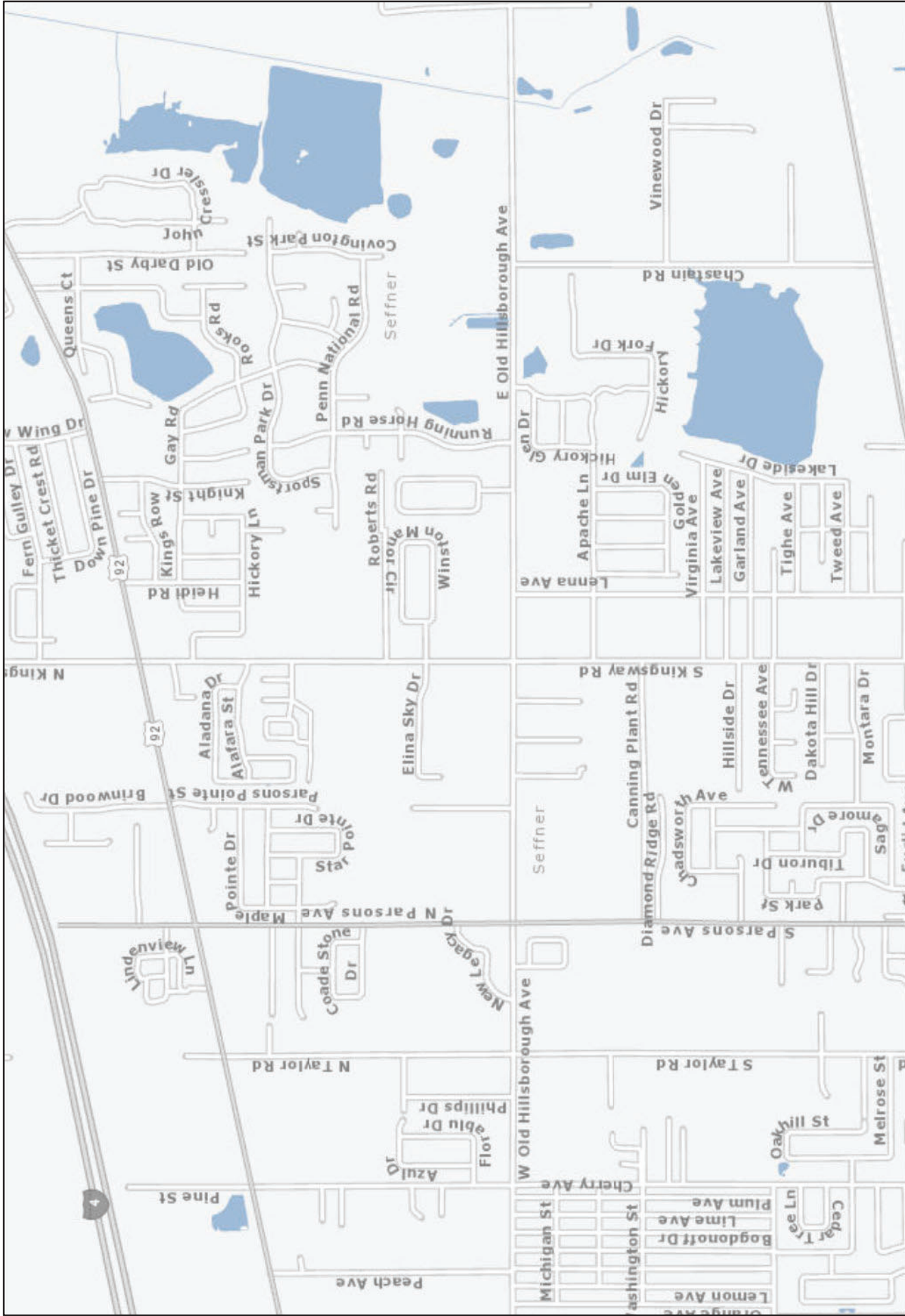




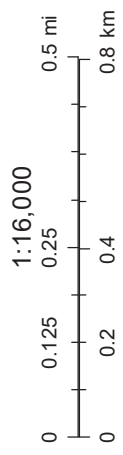


February 2022 Top 100 Accident Locations

Received March 7, 2022
Development Services



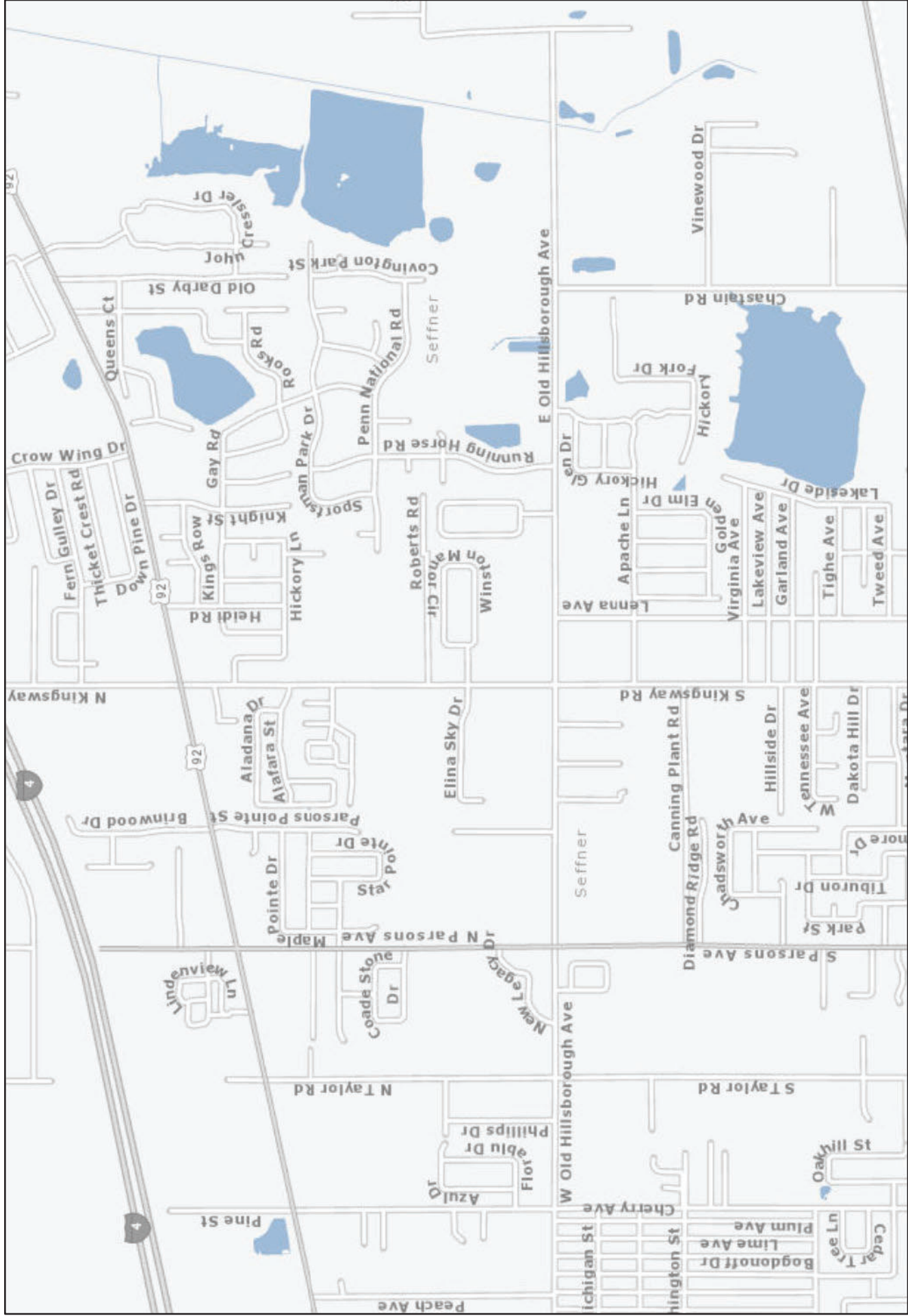
March 3, 2022



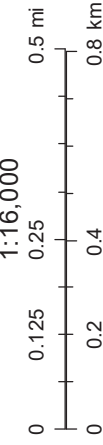
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January 2022 Top 100 Accident Locations

Received March 7, 2022
Development Services

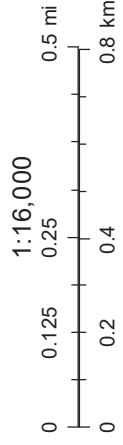
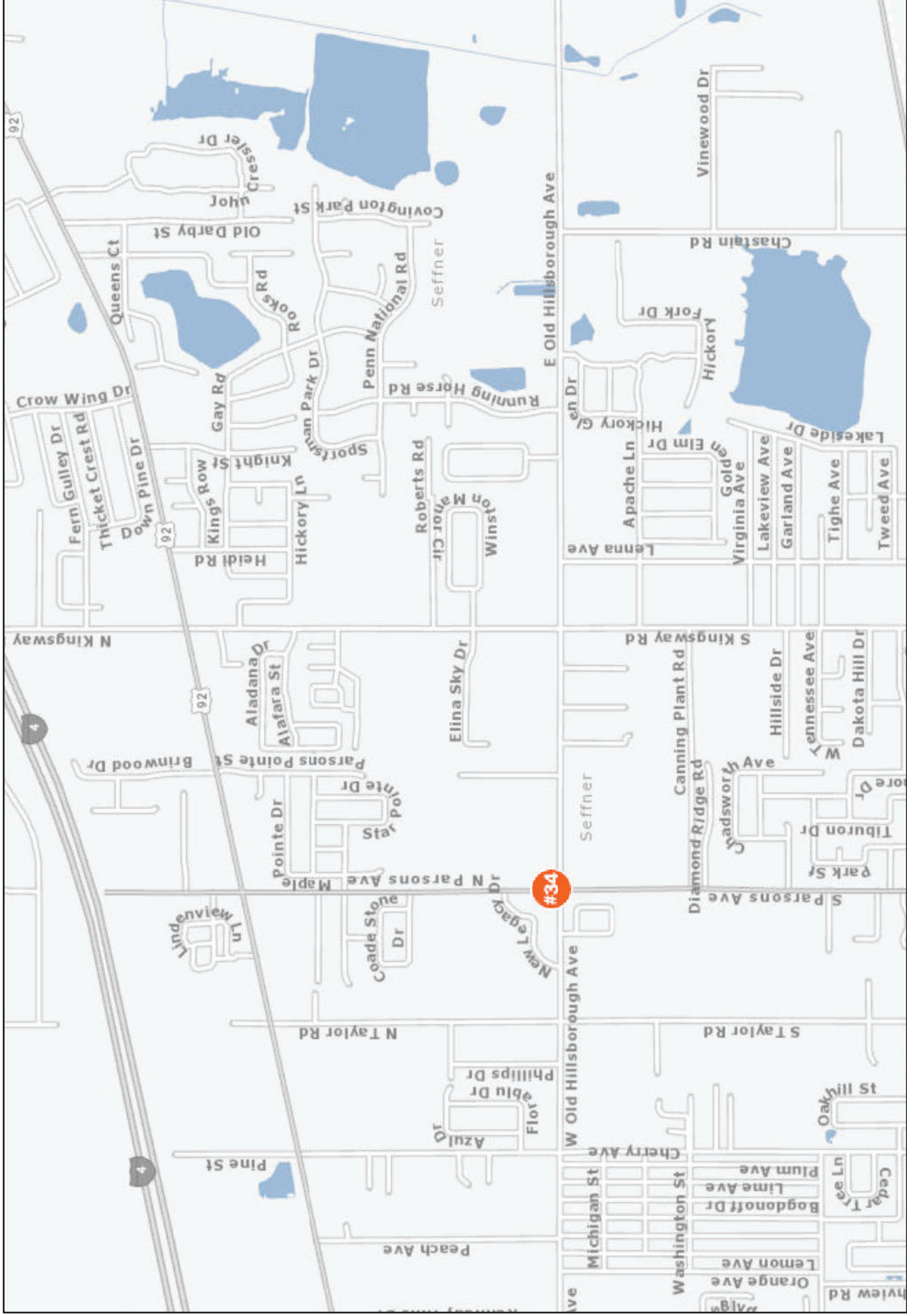


March 3, 2022



December 2021 Top 100 Accident Locations

Received March 7, 2022
Development Services

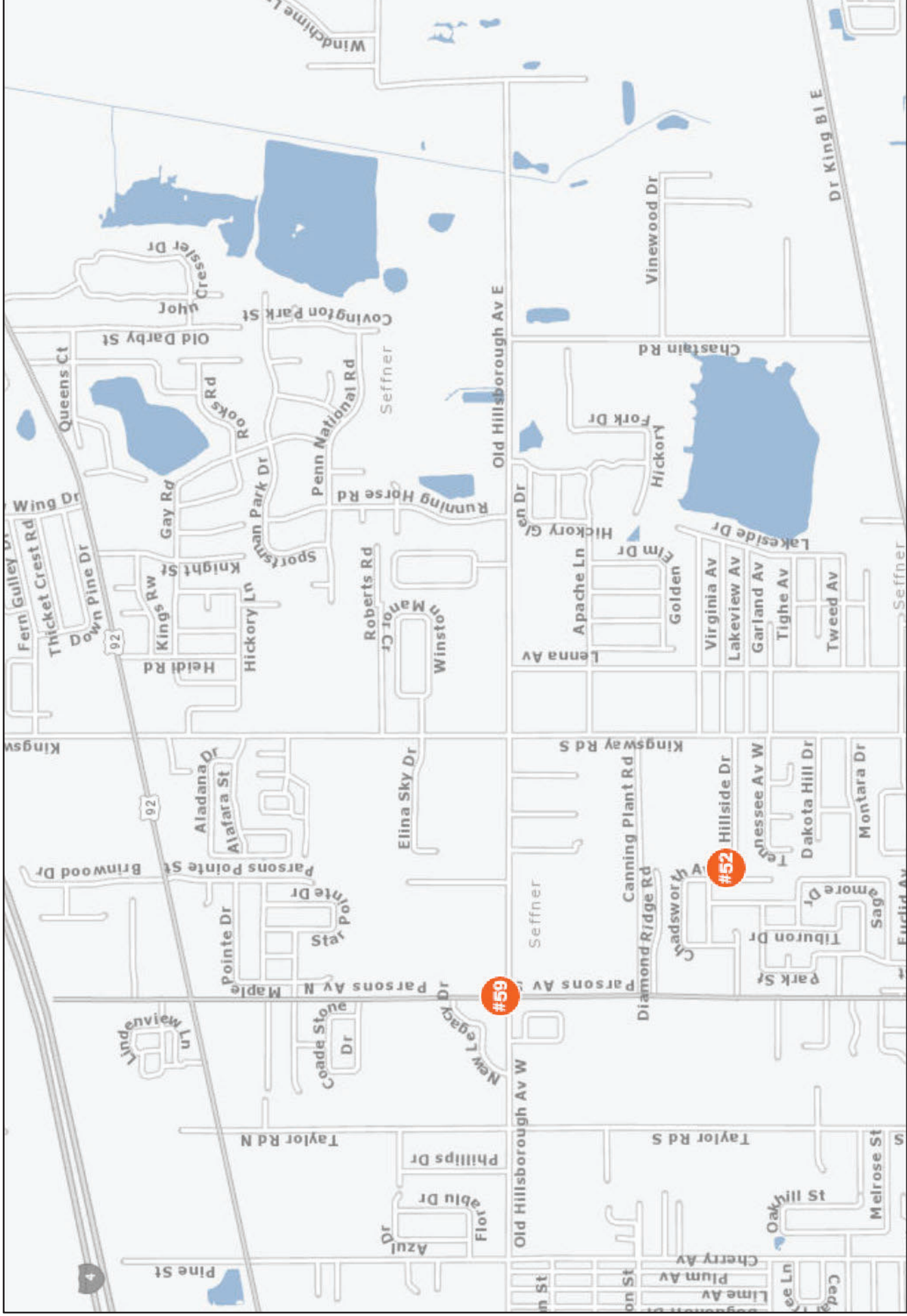


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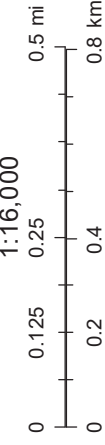
March 3, 2022

November 2021 Top 100 Accident Locations

Received March 7, 2022
Development Services



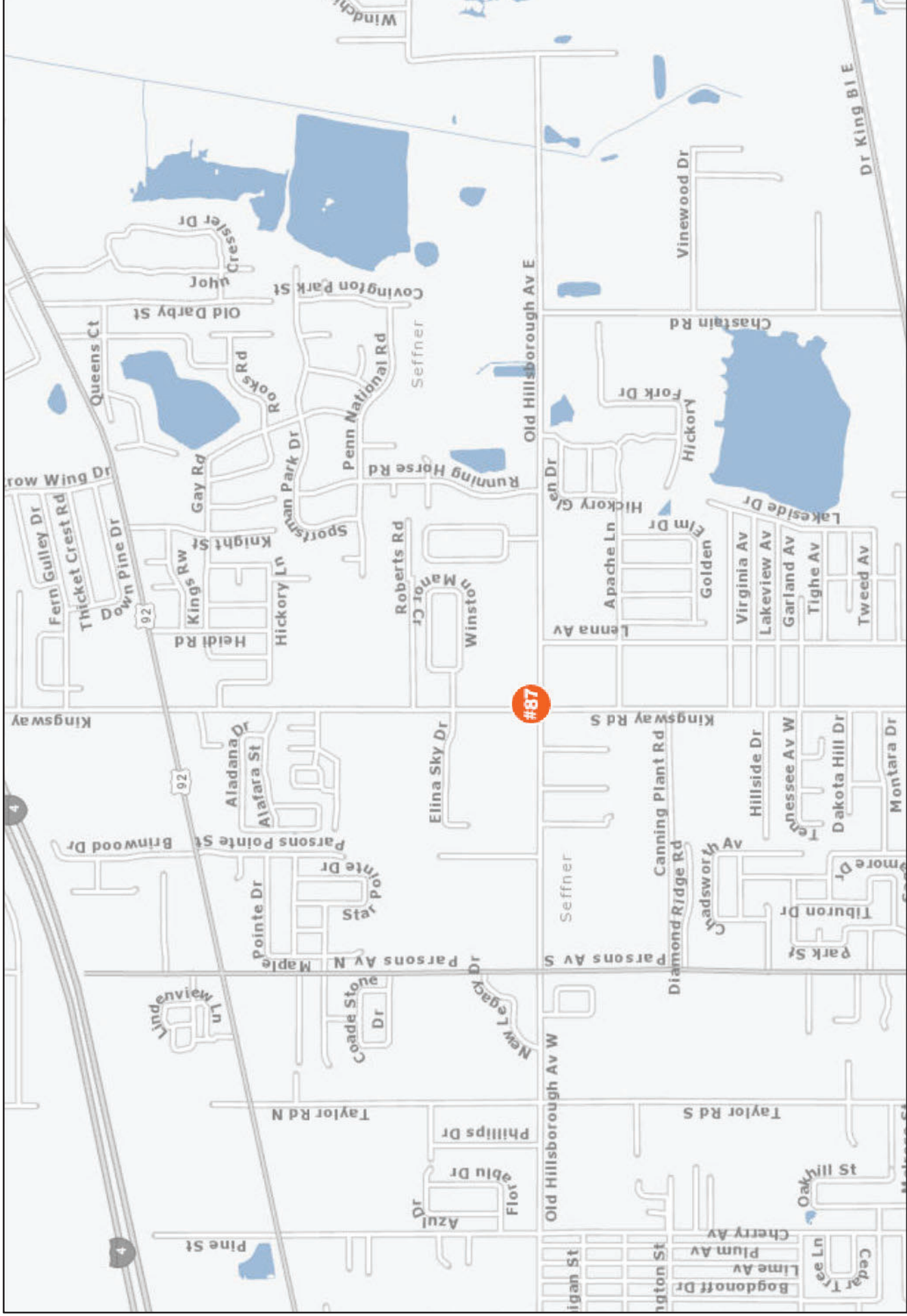
November 11, 2021



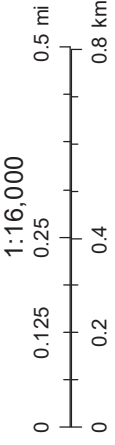
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October 2021 Top 100 Accident Locations

Received March 7, 2022
Development Services



November 11, 2021

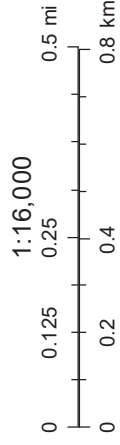


September 2021 Top 100 Accident Locations

Received March 7, 2022
Development Services

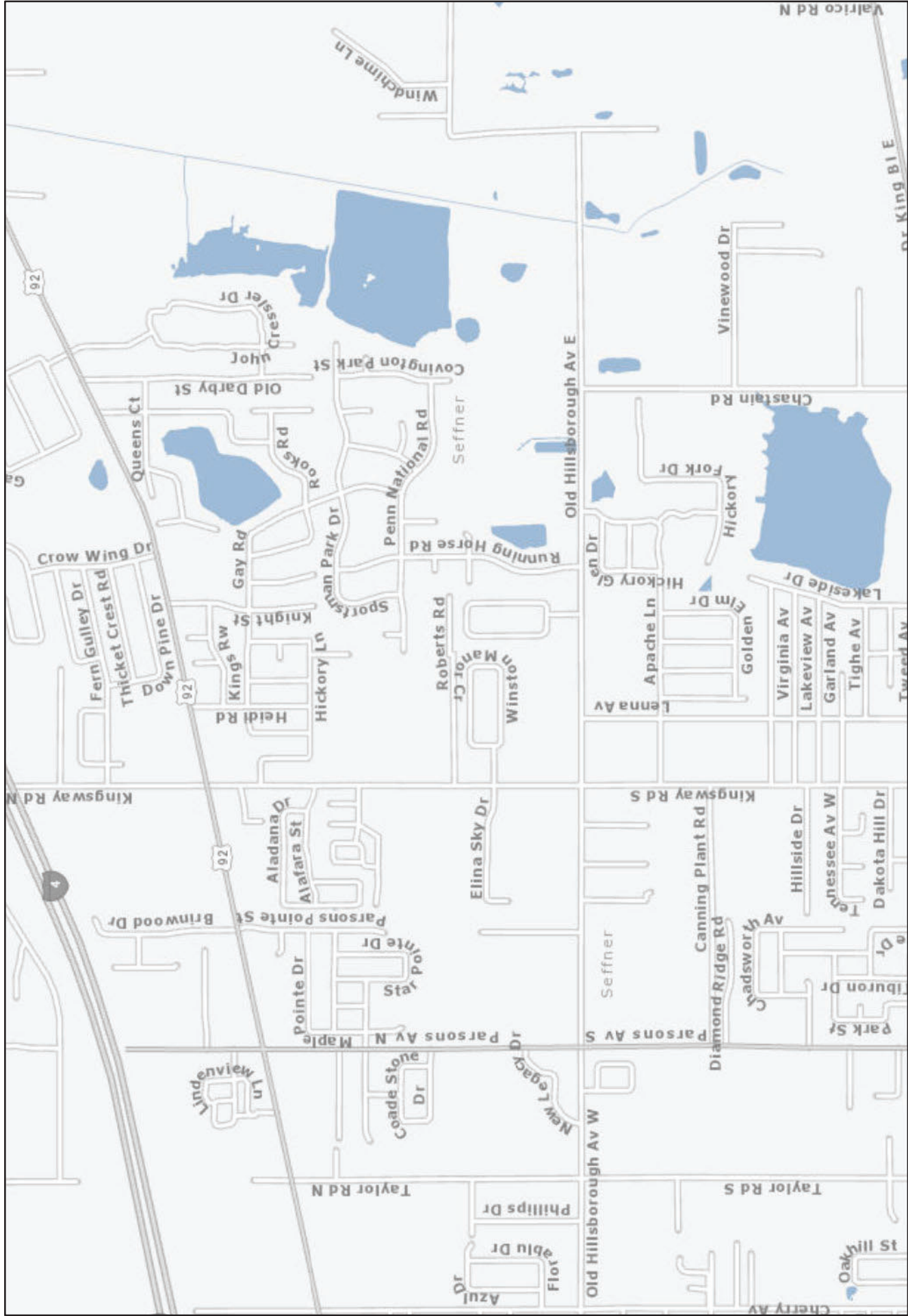


November 11, 2021

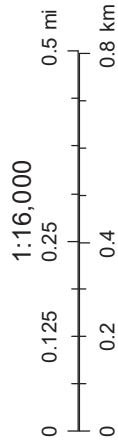


July 2021 Top 100 Accident Locations

Received March 7, 2022
Development Services

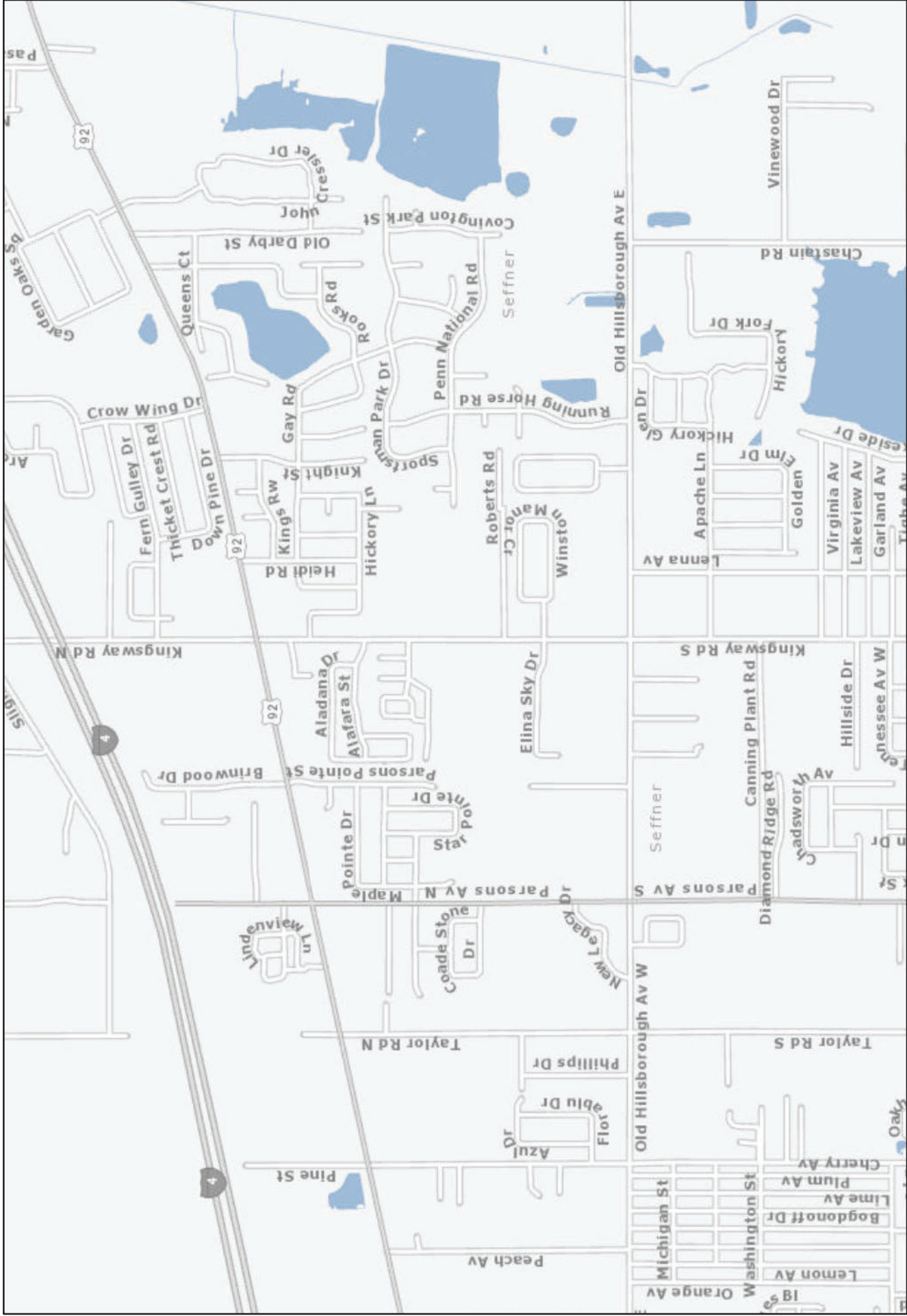


November 11, 2021



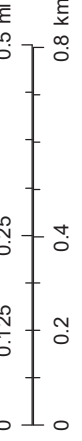
April 2021 Top 100 Accident Locations

Received March 7, 2022
Development Services



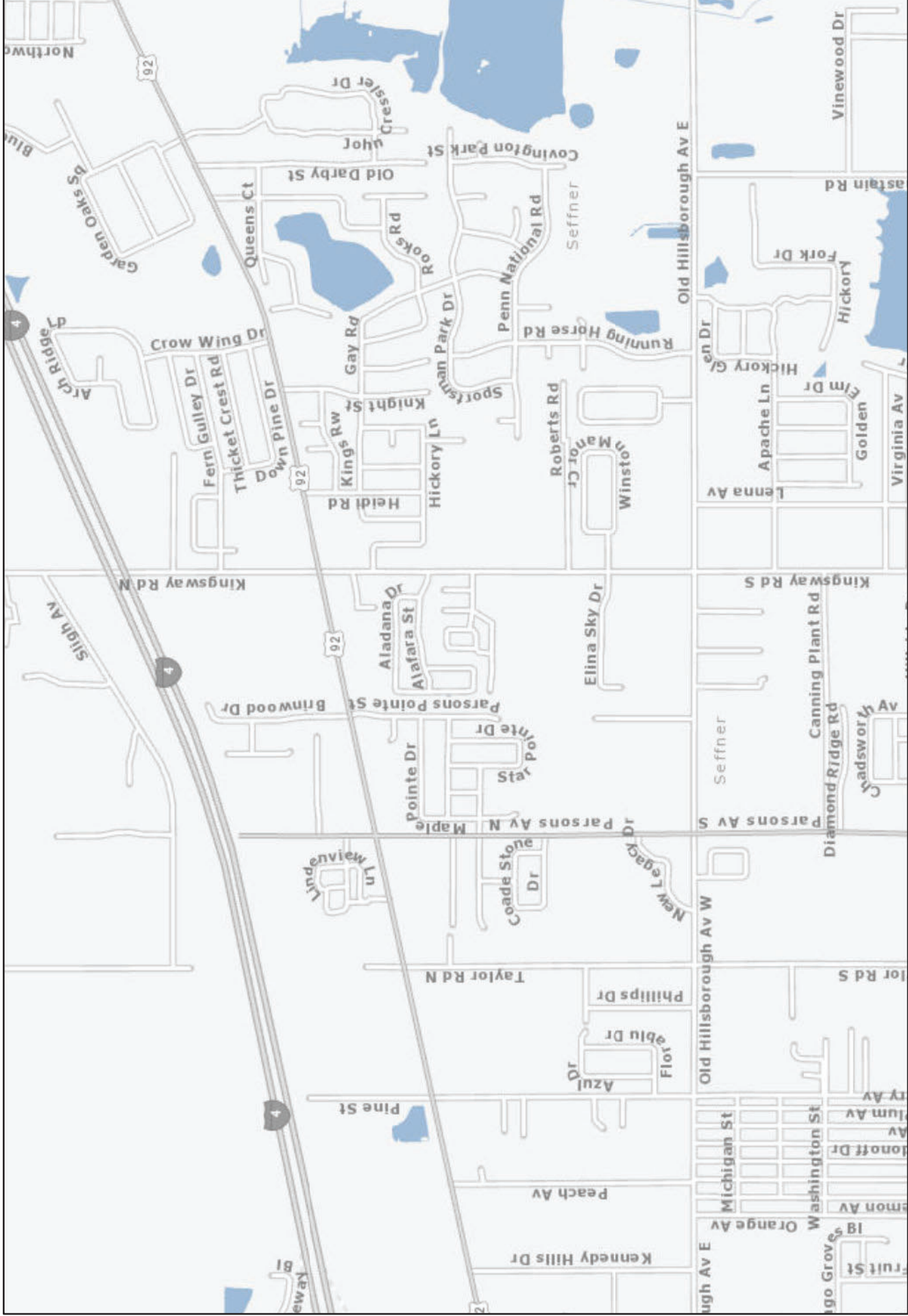
November 11, 2021

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March 2021 Top 100 Accident Locations

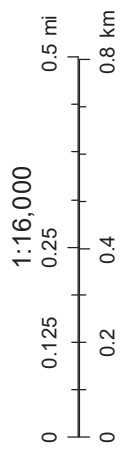
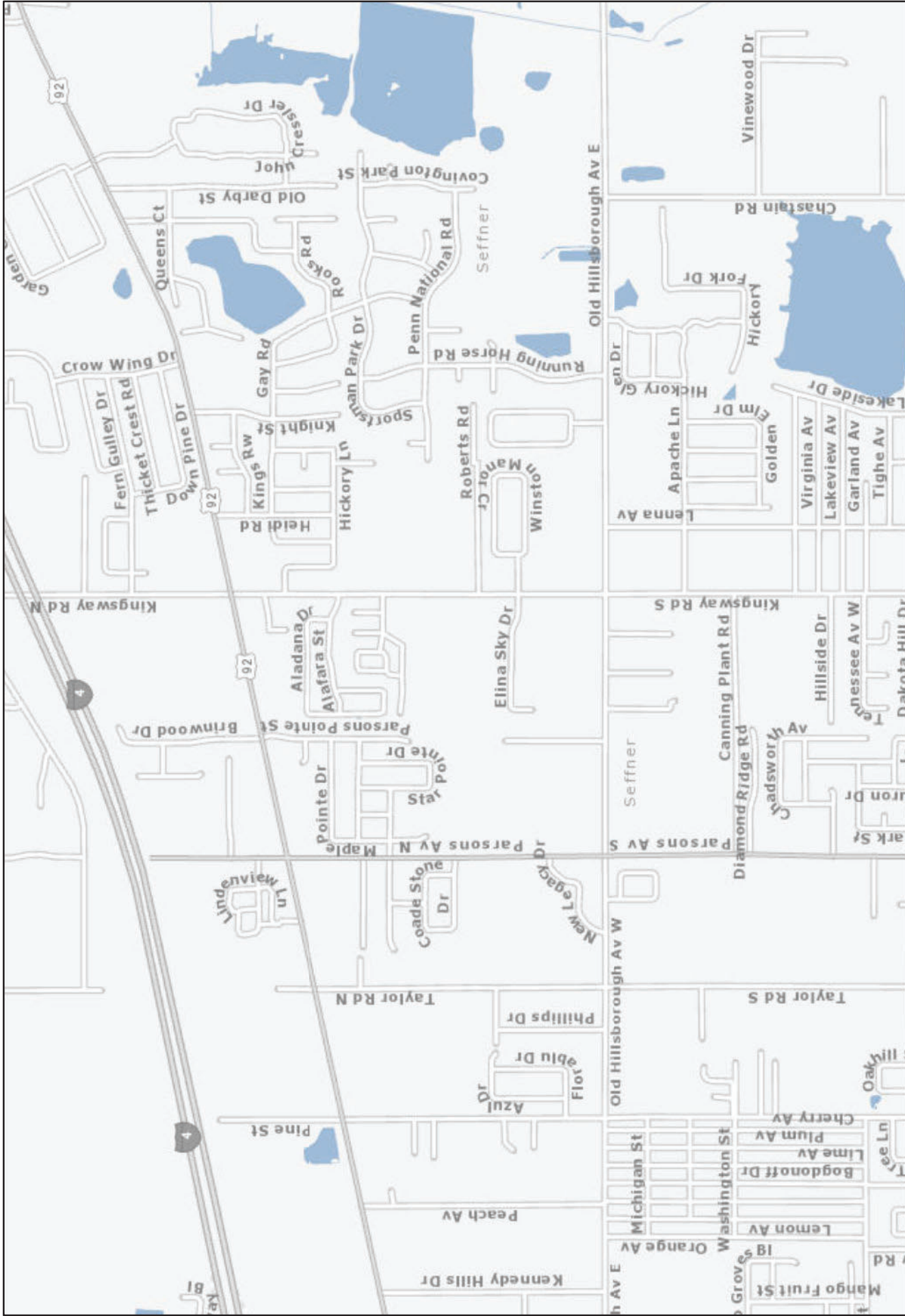
Received March 7, 2022
Development Services



November 11, 2021

February 2021 Top 100 Accident Locations

Received March 7, 2022
Development Services

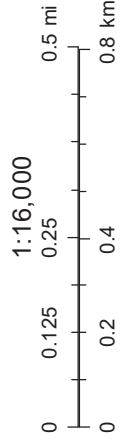
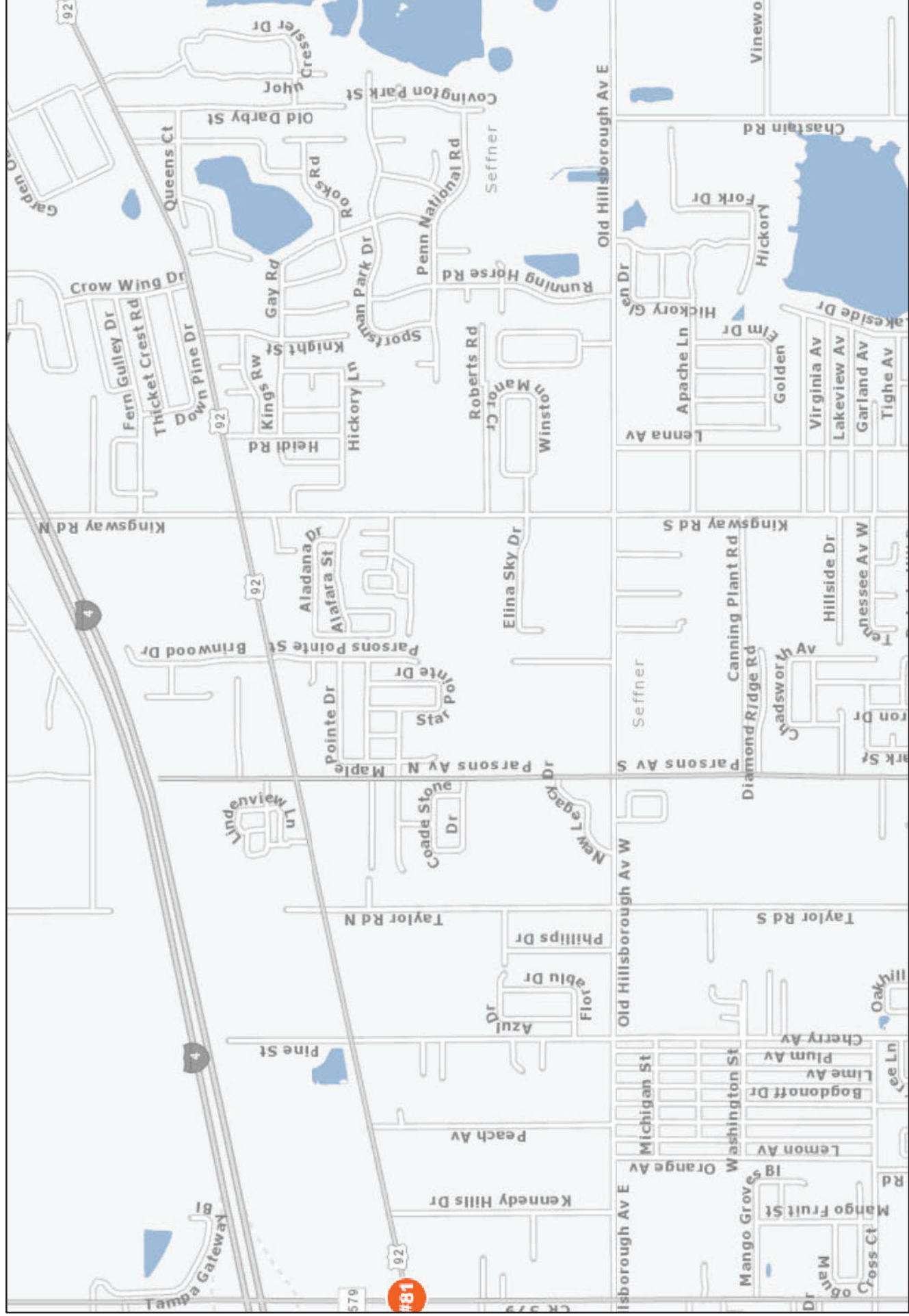


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November 11, 2021

January 2021 Top 100 Accident Locations

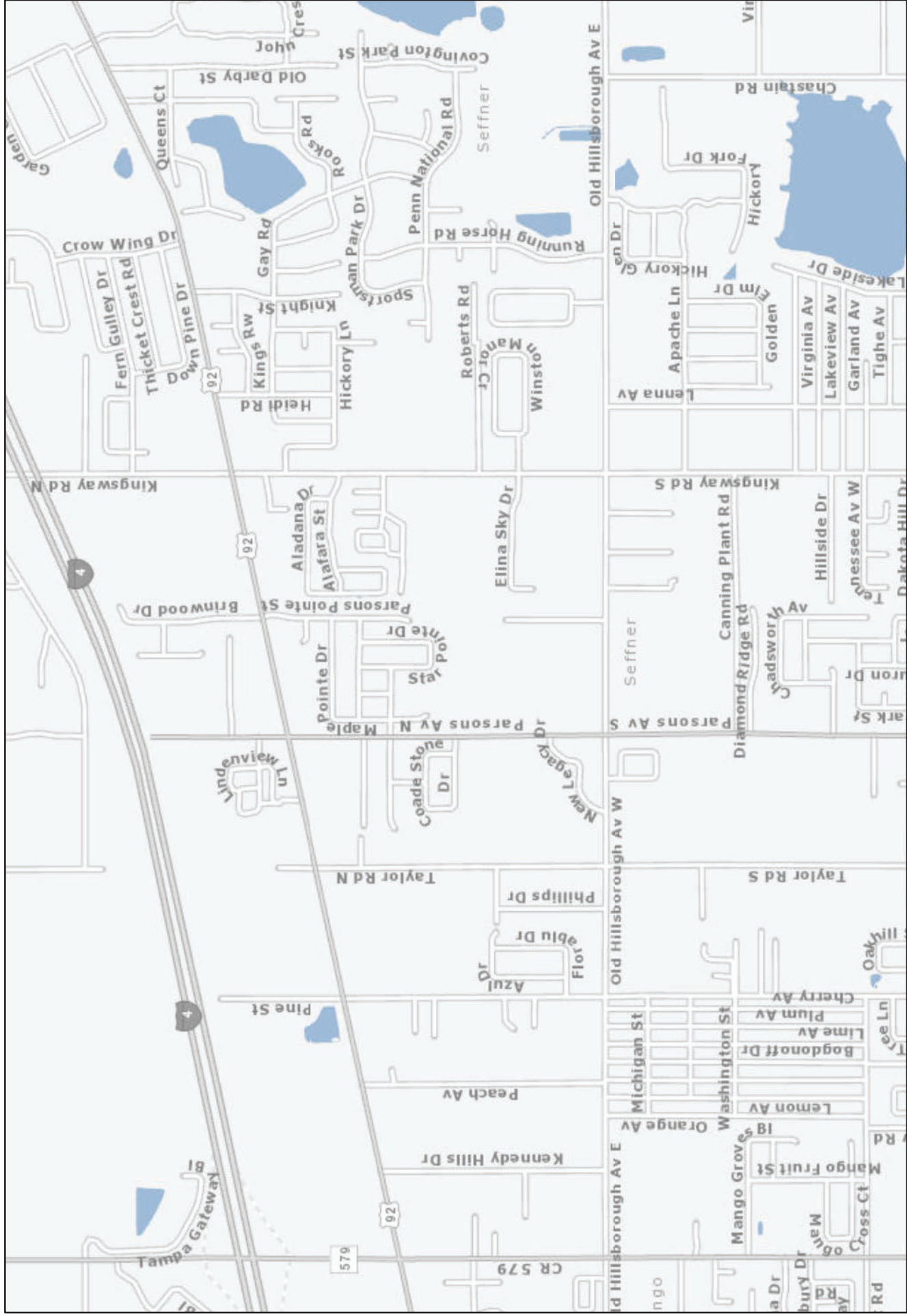
Received March 7, 2022
Development Services



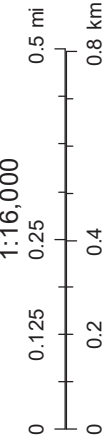
November 11, 2021

December 2020 Top 100 Accident Locations

Received March 7, 2022
Development Services

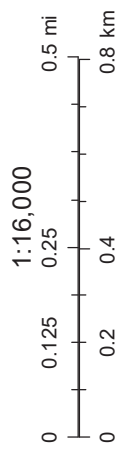
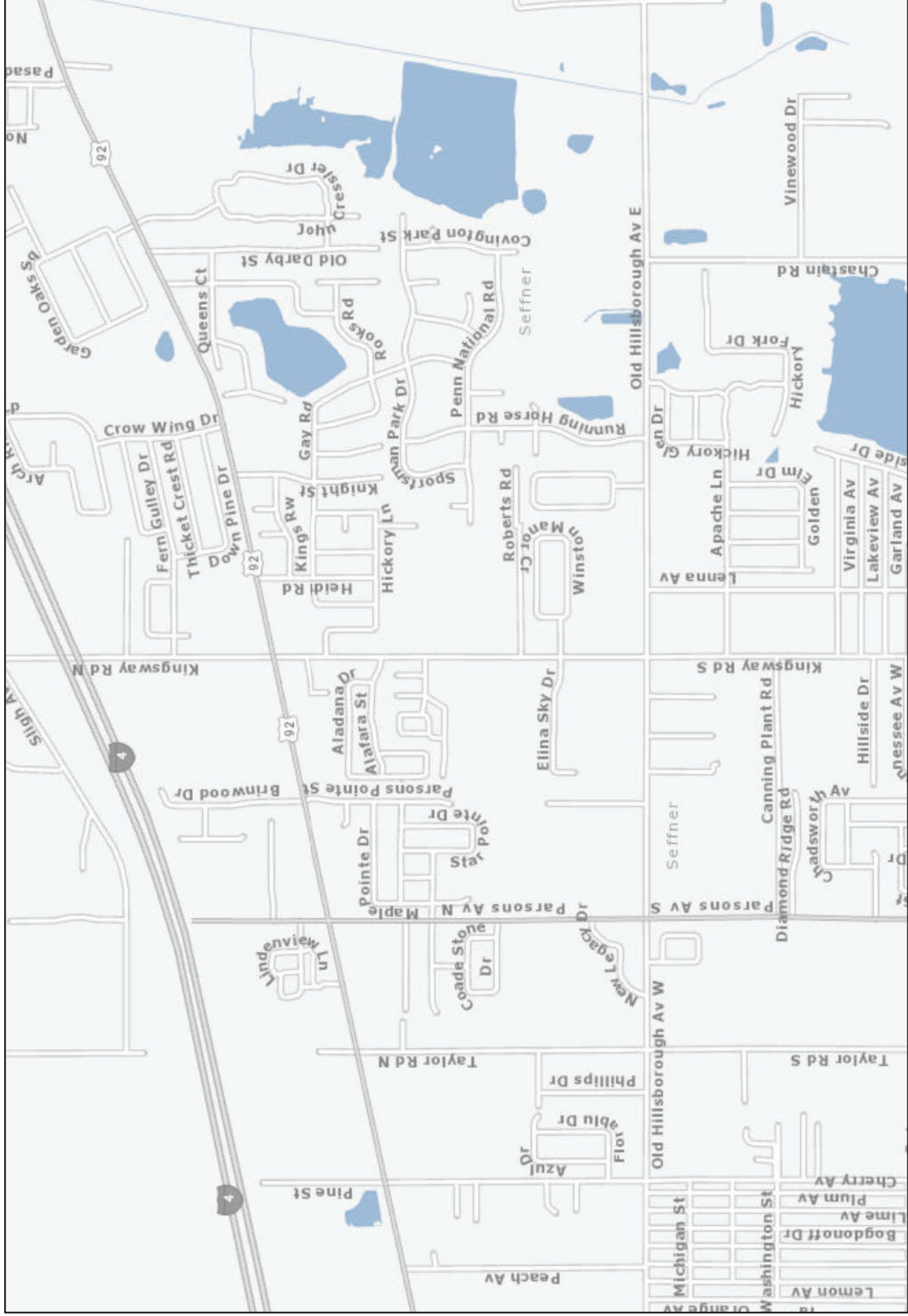


November 11, 2021



November 2020 Top 100 Accident Locations

Received March 7, 2022
Development Services



November 11, 2021

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
KINGSWAY RD	M L KING BLVD	US HWY 92	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
N. Kingsway Road	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	500	26	46
Proposed	540	28	50
Difference (+/-)	(+) 40	(+) 2	(+) 4

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		Pedestrian	None	Meets LDC
East	X	Vehicular & Pedestrian	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
N. Kingsway Rd./Substandard Road Improvements	Administrative Variance Requested	Approvable
	Choose an item.	Choose an item.
Notes: Applicant proffered the dedication and conveyance of 14 feet of right-of-way along project's Kingsway Rd. frontage as a part of the Section 6.04.02.B. Administrative Variance request.		

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	

Hartshorn, Sarah

From: Hartshorn, Sarah
Sent: Friday, January 28, 2022 9:15 AM
To: Thompson, Michael
Subject: Revised Rez Comments

Morning Mike,

Please see the following comments:

72035 Salem Holdings LLC 22-0422 No change to previous comments

59094 David Glenda S 22-0224 No change to previous comments

73416 CP Seffner MHC LLC 22-102 No change to previous comments

Thanks!

Sarah Hartshorn

Environmental Scientist
Wetlands Division
(813)627-2600 ext. 1237 | www.epchc.org

Environmental Protection Commission

3629 Queen Palm Drive, Tampa, FL 33619
Our mission is *"to protect our natural resources, environment, and quality of life in Hillsborough County"*
Follow us on: [Twitter](#) | [Facebook](#) | [YouTube](#)
[Track Permit Applications](#)



Adequate Facilities Analysis: Major Modification

Date: 2/4/2022	Acreage: 22.2 (+/- acres)
Jurisdiction: Hillsborough County	Zoning: PD 80-0180
Case Number: RZ 22-0102	Future Land Use: R-4
HCPS #: RZ-423	Maximum Residential Units: 107 Units
Address: 700 N. Kingsway Road, Seffner, 33584	Residential Type: Mobile Homes
Parcel Folio Number(s): 063530-0000	

School Data	Lopez Elementary	Burnett Middle	Armwood High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	630	1198	2465
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	498	701	2176
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	79%	59%	88%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 2/4/2022	35	52	177
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	20	8	10
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	88%	64%	96%

Notes: Adequate capacity currently exists at Lopez Elementary, Burnett Middle, and Armwood High for the estimated number of students generated by this 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.

Matthew Pleasant
 Department Manager, Planning & Siting
 Growth Management Department
 Hillsborough County Public Schools
 E: matthew.pleasant@hcps.net
 P: 813.272.4429

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

PETITION NO.: MM22-0102 REVIEWED BY: Randy Rochelle DATE: 1/5/2022

FOLIO NO.: 63530.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (adjacent to the site), (approximately _____ feet from the site) and is located within the west Right-of-Way of N. Kingsway Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater force main exists (adjacent to the site), (approximately 805 feet from the site) and is located south of the subject property within the west Right-of-Way of N. Kingsway Road. Depending on the flows generated by the subject development, upgrades may need to be made to the 902018 Kingsway #2 Pump Station or a Point-of-Connection may be required at the intersection of Old Hillsborough Avenue and Parsons Avenue, but a hydraulic analysis will be needed to review all options. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would normally require connection to the County's potable water and wastewater systems. As the subject property has a private, onsite wastewater facility a connection to the County's wastewater system may not be required. If a connection to County wastewater services is required, additional analysis will be required to determine the point of connection location as noted in the previous section.



AGENCY REVIEW COMMENT SHEET

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: 12/22/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: CP Seffner MHC LLC

PETITION NO: 22-0102

LOCATION: 700 N Kingsway Rd

FOLIO NO: 63530.0000

Estimated Fees:

No additional impacts. Existing structures/use on site.

Project Summary/Description:

Urban Mobility, Northeast Fire - No additional structures. no estimated impact fees.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 24 November 2021

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

APPLICANT: David Singer

PETITION NO: MM 22-0102

LOCATION: 700 N. Kingsway Rd, Seffner, FL 33584

FOLIO NO: 63530.0000

SEC: 35 TWN: 28 RNG: 20

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, April 18, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 7:37 p.m.

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

Reported via Cisco Webex Videoconference by:

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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
April 18, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

D1:
Application Number: MM 22-0102
Applicant: CP Seffner MHC, LLC
Location: 700 N. Kingsway Rd.
Folio Number: 063530.0000
Acreage: 20.25 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: PD 80-0180
Request: Major Modification to a Planned
Development

1 MR. GRADY: The first case is agenda item
2 D-1. It's Major Mod Application 22-0102. The
3 applicant is CP Seffner, LLC.

4 The request is for Major Modification to
5 existing Planned Development. Sam Ball will
6 provide staff recommendation after presentation by
7 the applicant.

8 HEARING MASTER HATLEY: Thank you.

9 Applicant.

10 MR. NEWTON: Good evening, Madam Hearing
11 Officer. Can you hear me?

12 HEARING MASTER HATLEY: Yes.

13 MR. NEWTON: My name is Matt Newton on
14 behalf of the applicant, 101 East Kennedy
15 Boulevard, Suite 2800 here in Tampa, Florida.

16 This application, RZ 22-0102 is simply a
17 straightforward infill density bonus request for an
18 existing mobile home park. As everybody in this
19 room is aware ad nauseam, we're facing a housing
20 crisis in this county.

21 Putting up today's or yesterday's front page
22 of the newspaper, again, another story about how
23 there's just not enough housing to go around, which
24 is resulting in prices surging through the roof.

25 So while the public sector is doing

1 everything it can to respond to this crisis, the
2 private sector has been responding as well. Taking
3 a look at their existing inventory and seeing what
4 can they do with their existing property to enhance
5 density and provide more housing stock to the
6 community.

7 And the most useful tool that I've been
8 seeing is the 23.5 Comprehensive Plan infill
9 density bonus. This provides a variety of factors
10 as met, to go up one step in the Comprehensive Plan
11 to go, for example, this property from
12 Residential-4 to Residential-6.

13 As described in the Planning Commission's
14 report, this application meet all the elements. I
15 won't go through it ad nauseam, but this is a
16 candidate for this very useful bonus.

17 The existing mobile home park is just south
18 of the intersection of U.S. 92. North Kingsway
19 Boulevard is located here. As you can see, there's
20 a variety of Commercial General designation along
21 the north. There's a middle school here, as well
22 as the residential in this area.

23 As you can see, this is a candidate for
24 residential infill bonus because it takes property
25 away from potential strip development as described

1 in the Planning Commission's report.

2 The mobile home park is one of older mobile
3 home parks. This is the oldest aerial I could
4 find. It's from 1973. I'm going to put this in
5 the record just because it kind of shows the
6 development pattern at the time.

7 As you can see to the west, there is now a
8 very dense -- well, not very dense. Residential or
9 dense single-family development, and then across
10 the street, the Shangri-La development as well,
11 which is an older subdivision in Hillsborough
12 County.

13 Although some of it was developed here along
14 the periphery, along North Kingsway Boulevard, you
15 see that this was vacant back in 1973. The last
16 time this mobile home park was up for rezoning was
17 back in 1980. This is one of the more terrifying
18 looking site plans I've seen in my career.

19 But essentially, back then, there was
20 81 units. They wanted to go for 112. Didn't go
21 very well for them. During some back and forth, it
22 was approved for 100 on the condition that this
23 front 175-foot strip would be left empty. And so
24 it has been for nearly 40 years.

25 You can see the history from the map here.

1 So this is that 175-foot strip. You can see facing
2 north a vacant little field here.

3 From inside the park facing east, you see
4 Greenfield. Greenfield facing south and Greenfield
5 facing west. So part of our infill density bonus
6 request, I'm just going to have a few components.

7 First, along the western boundary, we
8 received a few phone calls from the neighborhood.
9 I'm interested to see what's going on. Part of the
10 feedback they gave was the old, wooden fence
11 between the park and their site has been falling
12 apart.

13 We agree a condition of our approval will be
14 to add a new 6-foot-high PVC fence, which will be
15 easier to clean and maintain. It'll be along the
16 west and along the north. We'll be adding some
17 pedestrian cross access here along the south.

18 I will note that our clients owns this
19 property to the south as well. So that kind of
20 creates some synergy between the park. There's no
21 existing connection between them at the moment.

22 As you'll see, we're also dedicating 14 feet
23 of right-of-way to promote compliance with the
24 technical manual. And also, along this border
25 here, it's important to know because this was -- or

1 there was some history between this neighborhood
2 across the street wanting more space between.

3 Of course, since 1980, there's been a lot of
4 developments in urban planning. But essentially,
5 we're going to be providing a 20-foot Type B
6 buffering and screening with the landscaping facing
7 so that the neighbors aren't looking at just a
8 blank wall. They'll be looking at some
9 landscaping.

10 Of course -- and then as you'll see from the
11 site plan, there is about a 96 1/2-foot gap between
12 the fence and the frontage of the spaces. So
13 there's going to be some natural distance as well
14 between the new units.

15 So in conclusion, mobile home parks are not
16 glamorous. The Comprehensive Plan does recognize
17 them as a viable low-cost alternative for a low
18 income -- for folks earning a lower income.

19 And this is -- again, this is a
20 straightforward means to provide more of that stock
21 into the community when we need it the most. Happy
22 to answer any questions.

23 HEARING MASTER HATLEY: Don't have any for
24 you right now. Thank you so much.

25 MR. NEWTON: Thank you.

1 HEARING MASTER HATLEY: All right.

2 Development Services.

3 MR. BALL: I have to switch over to share my
4 screen. Can you see my screen?

5 HEARING MASTER HATLEY: Yes.

6 MR. BALL: Good evening. Sam Ball with
7 Development Services.

8 This request is for a Major Modification to a
9 Planned Development, 80-0180, to increase the
10 number of mobile homes from 100 to 108 on an
11 existing mobile home park site.

12 The property is located within the Urban
13 Service Area and is in the Seffner-Mango plan area.
14 It's located approximately 650 feet to the south of
15 Kingsway Road and West U.S. Highway 92
16 intersection.

17 The site is within the Residential-4 Future
18 Land Use Classification, which allows up to four
19 dwellings per gross acre, and the proposed 108
20 mobile home lots include a density bonus prescribed
21 by Policy 23.5 of the Comprehensive Plan and Future
22 Land Use Element.

23 Typical uses for Residential-4 include
24 residential, suburban scale, neighborhood
25 commercial, office uses, and multipurpose projects.

1 The uses within the surrounding area are primary
2 residential, which mixed use is to the north.

3 The adjoining land uses to the north include
4 a mobile home park, open storage, and a vacant
5 commercial, single-family residential on properties
6 that are zoned Commercial General, ASC-1, and
7 RSC-6.

8 The homes within the neighborhood are a mix
9 of mobile homes and conventionally built houses.
10 The abutting property to the south is a mobile home
11 park approved for 101 mobile home lots and six RV
12 spaces.

13 The properties to the east are zoned RSC-6
14 and are zoned for single-family -- or excuse me,
15 developed for single-family conventional. And the
16 properties to the west are zoned PD and are also
17 zoned for single-family conventional.

18 As proposed, this project would be built out
19 with 108 mobile homes with additional buffering and
20 screening requirements. Lot 2, 10, and the front
21 portion of the property would be relocated besides
22 the park's recreation area.

23 The existing conditional approval No. 3
24 requiring that the 175-foot deep segment of the
25 property line adjacent to Kingsway to be utilized

1 as entranceway only; would be removed and replaced
2 with a condition that a 20-foot Type B landscape
3 buffer and 6-foot vinyl fence shall be along the
4 eastern boundary with the landscape being the
5 finished side of the fence facing North Kingsway
6 Road.

7 The existing condition of approval No. 4,
8 requiring a 25-foot setback and buffer area
9 stipulated by mobile home RV park provisions shall
10 be provided along all boundaries to the fullest
11 extent practical is being replaced with
12 requirements for a 20-foot Type B buffer and 6-foot
13 PVC fence except for on the northern boundary that
14 abuts folio 6319000, which may be a 5-foot Type A
15 buffer with a 6-foot fence. And a 5-foot landscape
16 buffer and PVC fence will be required along the
17 western boundary.

18 These changes more clearly establish what
19 the minimum buffers are than the provisions of the
20 original buffering and screening requirements.

21 If Major Modification 22-0102 is approved,
22 the county engineer will approve a Section
23 6.04.02.B administrative waiver for the Kingsway
24 Road, substandard road improvements.

25 Approval of this administrative variance

1 will waive Kingsway Road substandard road
2 improvements required by Section 6.04.03.L of the
3 Land Development Code.

4 Based on the considerations, staff finds the
5 proposed Major Modification compatible with the
6 existing uses, zoning districts, development
7 pattern in the area. Staff recommends approval of
8 the request subject to conditions.

9 This concludes my report. I'm available for
10 any questions.

11 HEARING MASTER HATLEY: All right. Thank
12 you. I have no questions for you.

13 Planning Commission.

14 MS. PAPANDREW: Andrea Papandrew, Planning
15 Commission staff.

16 The subject property is within the
17 Residential-4 Future Land Use Category. It is
18 within the Urban Service Area and the Seffner Mango
19 Community Plan.

20 The property -- the Residential-4 Future
21 Land Use Category surrounds the property and allows
22 residential, suburban scale, neighborhood
23 commercial, office uses, and multipurpose projects.

24 Policies 8.1 and 9.1 of the Future Land Use
25 Element indicate that each proposed development and

1 proposed zoning needs to be consistent with the
2 character of the Future Land Use designation. The
3 proposed use is consistent with the characteristics
4 of the Residential-4 categories, which includes an
5 intent to designate areas very suitable for low
6 density residential development.

7 The proposed rezoning meets the intent of
8 Objective 1 by providing growth in the Urban
9 Service Area. The proposed also meets the intent
10 of Policies 1.4 and Objective 16 and policies as it
11 is compatible with the surrounding area.

12 Policy 16.2 requires gradual transitions of
13 intensity between different land uses be provided
14 for as new development is proposed the use of
15 professional site planning techniques.

16 Policy 16.3 requires development and
17 redevelopment to be integrated with the use of
18 complementary land uses. The area is composed of
19 single-family, detached residential, and commercial
20 along West U.S. Highway 92 and North Kingsway Road.

21 The request for eight additional dwelling
22 units is consistent with the residential uses that
23 are adjacent to the property.

24 The subject site is consistent with
25 Policy 16.10 and 23.5 which indicates the maximum

1 allowable density, and the Residential-4 Future
2 Land Use Category is four dwelling units an acre.
3 And higher density is achievable through bonus
4 density criteria.

5 The request for eight units would increase
6 their overall density from 4.82 dwelling units per
7 acre to 5.30. Policy 23.5 would allow density
8 increases to the next plan category, which is
9 Residential-6, allowing six dwelling units per
10 acre.

11 The proposed 5.30 dwelling units per acre
12 will not exceed the maximum bonus density. The
13 request fulfills all the required criteria for
14 bonus density. Subject site is within the 650 feet
15 of the intersection of U.S. Highway 92 and Kingsway
16 Road and proposes residential use and existing
17 residential Planned Development and is located
18 within the Urban Service Area.

19 The applicant is proposing a residential use
20 as consistent with Community Design Component
21 Objective 12-1, which encourages the protection of
22 existing neighborhoods.

23 Goal 2 of the Seffner Mango Community Plan
24 encourages the enhancement of the community
25 character and discouraging commercial encroachment

1 into the residential areas between U.S. Highway 92
2 and Martin Luther King Boulevard and south of
3 Martin Luther King Boulevard.

4 The subject site is located between U.S. 92
5 and Martin Luther King Boulevard and the proposed
6 residential use aligns with the vision for the
7 area.

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

15 HEARING MASTER HATLEY: Thank you.

16 All right. Is there anyone here or online
17 who wishes to speak as a proponent in support of
18 this item? Don't hear anyone.

19 Is there anyone here or online who wishes to
20 speak in opposition to this item? Don't hear
21 anyone.

22 All right. County Staff, any further --
23 anything further?

24 MR. GRADY: Nothing further.

25 HEARING MASTER HATLEY: All right.

1 Applicant, do you have anything further? Nothing
2 further? Okay. Thank you.

3 All right. This will close the hearing then
4 on 22-0102.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
 Land Use Hearing Master

DATE: Monday, February 14, 2022

TIME: Commencing at 6:00 p.m.
 Concluding at 8:48 p.m.

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

Reported via Cisco Webex Videoconference by:

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

1 person or on virtual.

2 With County Staff, joining us on online will
3 be Isis Brown, Chris Grandlienard, Michelle
4 Heinrich, Tim Lampkin, and Sam Ball. Representing
5 the Planning Commission will be Andrea Papandrew
6 and representing our Transportation Division Staff
7 are James Ratliff, Richard Perez, and Alex Steady.
8 And representing the County Attorney's Office is
9 Mary Dorman and Cameron Clark.

10 We have two changes on tonight's agenda.
11 The first is on page 5, agenda item -- on page 5,
12 Major Mod Application 22-0090. This is being
13 withdrawn from the Zoning Hearing Master process.
14 That is -- item number that is, item A-21.

15 And the other change on the agenda is on
16 page 9 of the agenda, item -- item D-6. This is
17 Major Mod Application 22-0102. The applicant is
18 requesting a continuance to the April 18th, 2022,
19 Zoning Hearing Master Hearing.

20 I believe the applicant's either in here or
21 online to explain the reasons for the request.

22 HEARING MASTER FINCH: All right. Is the
23 applicant here? Good evening.

24 MR. NEWTON: Matt Newton of the Law Firm of
25 Shumaker, Loop & Kendrick. 2800 North Tampa

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, January 18, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:27 p.m.

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

Reported via Cisco Webex Videoconference 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 Item A-24, Major Mod Application 22-089.

3 This application is out of order to be heard and is
4 being continued to the February 14th, 2022, Zoning
5 Hearing Master Hearing.

6 Item A-25, Major Mod Application 22-0090.

7 This application is out of order to be heard and is
8 being continued to the February 14th, 2022, Zoning
9 Hearing Master Hearing.

10 Item A-26, Major Mod Application 22-098.

11 This application is being withdrawn from the Zoning
12 Hearing Master process.

13 Item A-27, Major Mod Application 22-0102.

14 This application is out of order to be heard and is
15 being continued to the February 14th, 2022, Zoning
16 Hearing Master Hearing.

17 Item A-28, Major Mod Application 22-0103.

18 This application is being continued by the
19 applicant to the February 14th, 2022, Zoning
20 Hearing Master Hearing.

21 Item A-29, Rezoning-PD 22-0107. This
22 application is out of order to be heard and is
23 being continued to the February 14th, 2022, Zoning
24 Hearing Master Hearing.

25 And item A-30, Rezoning-Standard 22-0187.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 4-18-2022 HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>22-0102</u>	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>101 E. KENNEDY BLVD #2800</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813-727-4226</u>
APPLICATION # <u>22-0152</u>	PLEASE PRINT NAME <u>Mark Bentley</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 825 2528</u>
APPLICATION # <u>22-0152</u>	PLEASE PRINT NAME <u>RUSSELL OTTENBERG</u> MAILING ADDRESS <u>3757 LAURE JOYCE DR.</u> CITY <u>LAND O LAKE</u> STATE <u>FL</u> ZIP <u>34639</u> PHONE <u>813.962.1952</u>
APPLICATION # <u>22-0440</u>	PLEASE PRINT NAME <u>Jessica Terman</u> MAILING ADDRESS <u>401 East Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 5060</u>
APPLICATION # <u>22-0440</u>	PLEASE PRINT NAME <u>Michael Yates</u> MAILING ADDRESS <u>PALM TRAFFIC 400 N Tampa St, 15th FL</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>22-0440</u>	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E Jackson St. Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33627</u> PHONE <u>813 222 5000</u>

DATE/TIME: 4-18-22

HEARING MASTER: Pamela Jo Hatley

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

<p>APPLICATION #</p> <p><u>50-22-0609</u></p>	<p>PLEASE PRINT NAME <u>Kevin Reali</u></p> <p>MAILING ADDRESS <u>401 E Jackson Street</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-5059</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

APRIL 18, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, April 18, 2022, at 6:00 p.m., held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

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

C.1. RZ 22-0422

▶ Brian Grady, Development Services, calls RZ 22-0422 and stated the item was withdrawn from the ZHM process.

D.3. RZ 22-0439

▶ Brian Grady, Development Services, calls RZ 22-0439 and announced a staff request for continuance to the May 16, 2022, ZHM hearing.

▶ Brian Grady, Development Services, continues the withdrawals/continuances/changes.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

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

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

C. REZONING STANDARD (RZ-STD) :

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

D.1. MM 22-0102

▶ Brian Grady, Development Services, calls MM 22-0102.

▶ Matt Newton, applicant rep, presents testimony and exhibits.

▶ Sam Ball, Development Services, staff report.

▶ Andrea Papandrew, Planning Commission, staff report.

▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes MM 22-0102.

D.2. RZ 22-0152

- ▶ Brian Grady, Development Services, calls RZ 22-0152.
- ▶ Mark Bentley, applicant rep, presents testimony and exhibits.
- ▶ Russell Ottenberg, applicant rep, presents testimony.
- ▶ Mark Bentley, applicant rep, continues testimony.
- ▶ Brian Grady, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0152.

D.4. RZ 22-0440

- ▶ Brian Grady, Development Services, calls RZ 22-0440.
- ▶ Jessica Icerman, applicant rep, presents testimony and exhibits.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Michael Yates, applicant rep, presents testimony.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0440.

E. ZHM SPECIAL USE

E.1. SU 22-0609

- ▶ Brian Grady, Development Services, calls SU 22-0609.
- ▶ Kevin Reali, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant.

MONDAY, APRIL 18, 2022

- ▶ Kevin Reali, applicant rep, answers ZHM questions and continues testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Kevin Reali, applicant rep, continues testimony.
- ▶ Pamela Jo Hatley, ZHM, closes SU 22-0609.

ADJOURNMENT

- ▶ Pamela Jo Hatley, ZHM, adjourns the meeting.

Application No. 22-0102
Name: Max Newman
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 4-18-22

RZ 22-0102



CELEBRATE EGG-SPRINGERS

Happy Easter yet?
 What's more fun for kids than an egg hunt? Page 28

Tampa Bay Times

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Tampa Bay's housing crunch



NO BREAK FROM THE BOOM

Gangled in the vortex of a hot real estate market are struggling renters, prospective homebuyers and landlords not wanting to be the villains. Here are their perspectives.

BY LORI ST. LAUREN PETER | PHOTOS BY MARGIE KLEIN/ST. PETERSBURG TIMES

A landlord wants to renovate her rental. A landlord wants to build a new apartment building. A landlord wants to raise rents. A landlord wants to sell her rental property.

As Tampa Bay's housing market continues to boom, everyone involved in the real estate industry is being pulled in different directions. And, as the market continues to boom, everyone is being pulled in different directions.

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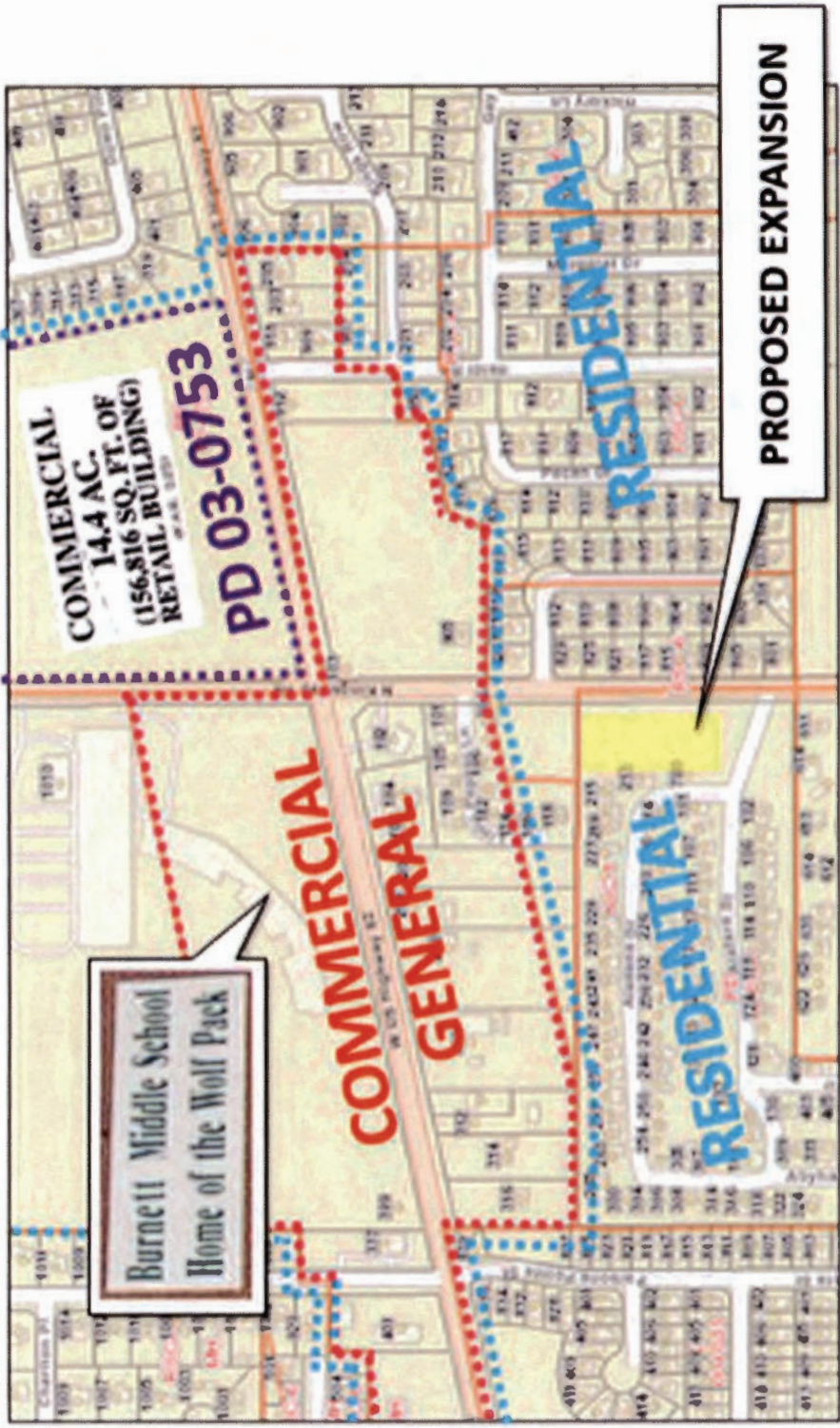
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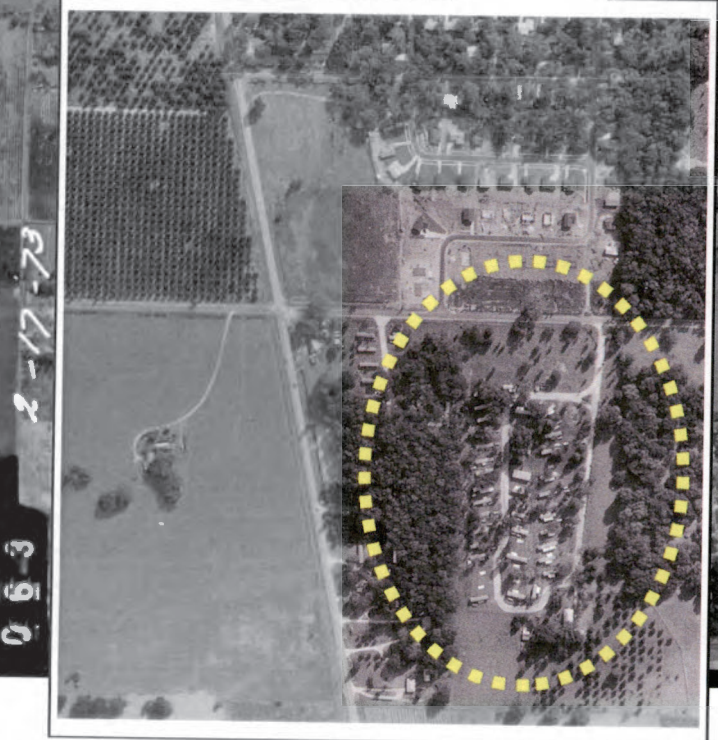


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Policy 23.5 Infill Density Bonus Candidate

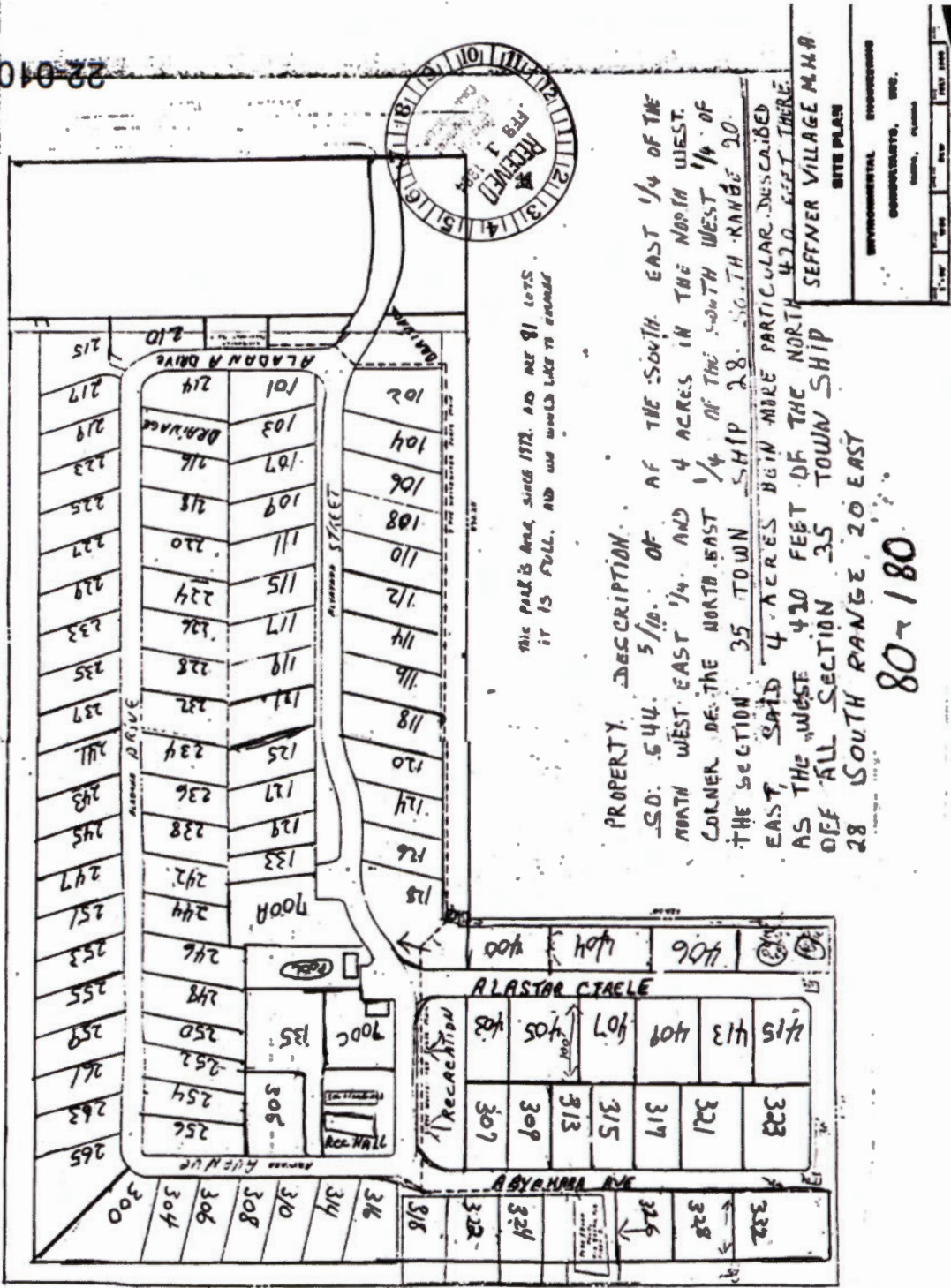
- ✓ Property is within Urban Service Area;
- ✓ Property is located along an arterial or collector road;
- ✓ Requests promotes residential infill;
- ✓ Bonus area is within 660' of arterial or collector road;
and,
- ✓ Bonus proposes a use alternative to strip commercialization.



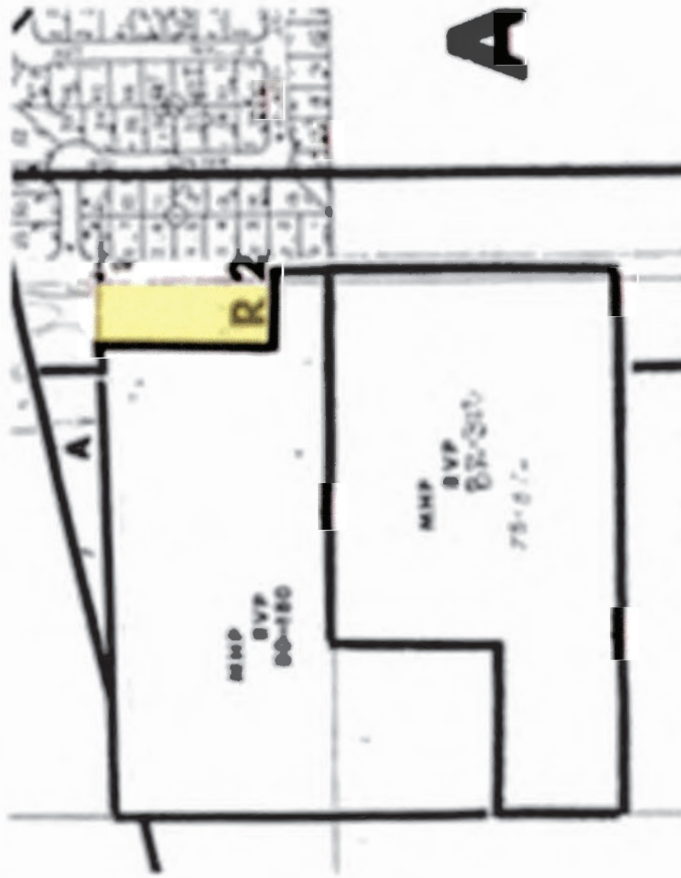


SEFFNER VILLAGE M.H.P.

22-0102



- The 175-foot segment of the rezoned area lying adjacent to Kingsway Road shall be utilized as an entrance way only, and no mobile home spaces shall be permitted within said segment.



1988-1991 Zoning Map



1992-2002 Zoning Map



Site Facing North



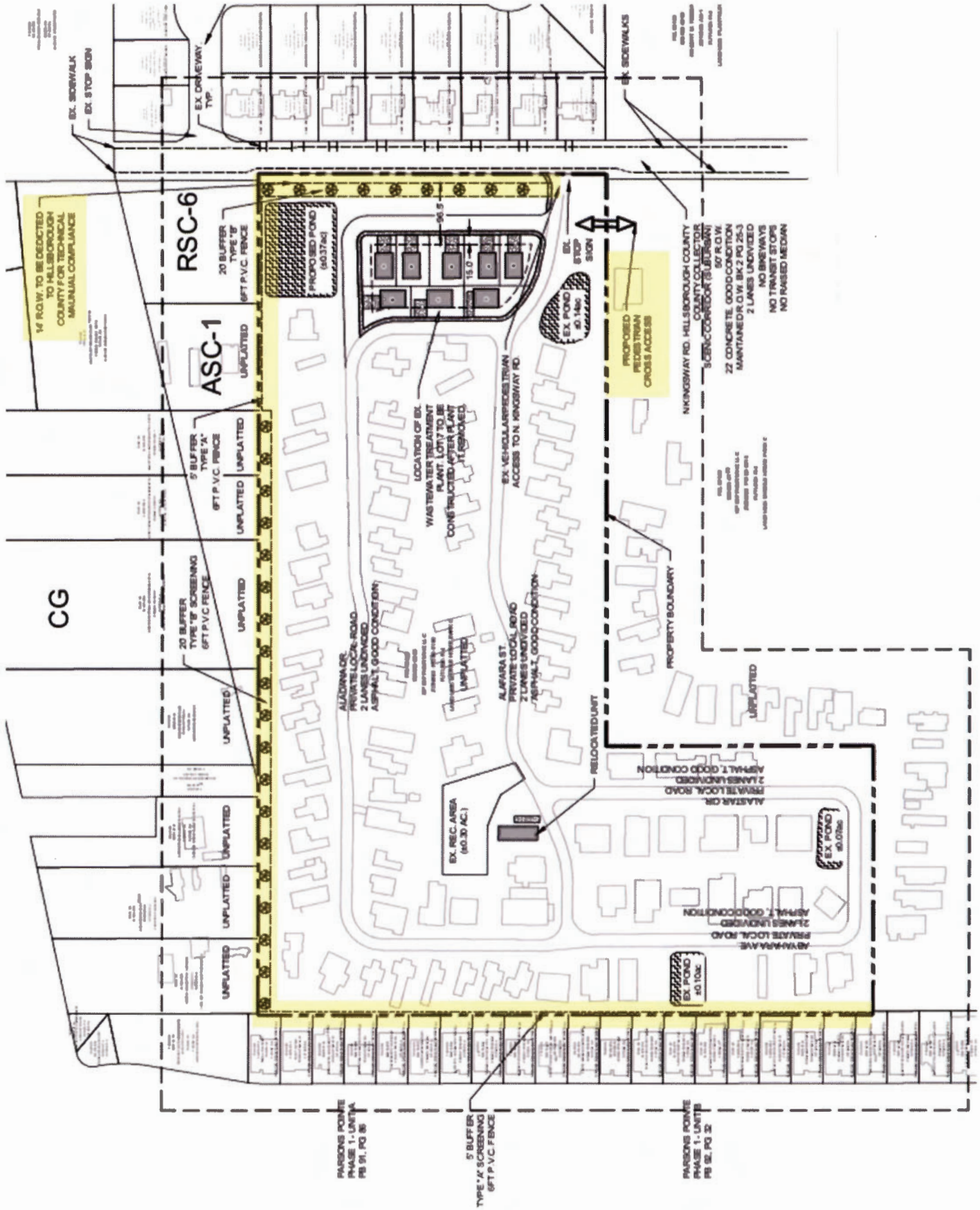
Site Facing East from Inside Park



Site Facing South



Site Facing West from R.O.W.



CG

RSC-6
 20 BUFFER
 TYPE 'B' SCREENING
 6FT P.V.C. FENCE

ASC-1
 9' BUFFER
 TYPE 'A' FENCE
 6FT P.V.C. FENCE

UNPLATTED
 UNPLATTED
 UNPLATTED
 UNPLATTED
 UNPLATTED

PARSONS POINTE
 PHASE 1 - UNIT A
 PB 91, PG 36

5' BUFFER
 TYPE 'X' SCREENING
 6FT P.V.C. FENCE

PARSONS POINTE
 PHASE 1 - UNIT B
 PB 92, PG 32

14' R.O.W. TO BE DEDICATED
 TO HILLSBOROUGH
 COUNTY FOR TECHNICAL
 MANUAL COMPLIANCE

PROPOSED
 EX POND
 #0.037ac

EX POND
 #0.10c
 1.17 ac

EX POND
 #0.07bc

EX REC. AREA
 (40.30 AC.)

ALAFARA DR.
 PRIVATE LOCAL ROAD
 2 LANES UNDIVIDED
 ASPHALT, GOOD CONDITION

ALAFARA ST.
 PRIVATE LOCAL ROAD
 2 LANES UNDIVIDED
 ASPHALT, GOOD CONDITION

ALAFARA DR.
 PRIVATE LOCAL ROAD
 2 LANES UNDIVIDED
 ASPHALT, GOOD CONDITION

ALAFARA AVE.
 PRIVATE LOCAL ROAD
 2 LANES UNDIVIDED
 ASPHALT, GOOD CONDITION

LOCATION OF EX
 WASTEWATER TREATMENT
 PLANT. LOTY TO BE
 CONSOLIDATED AFTER PLANT
 IS REMOVED.

EX VEHICULAR PAVED TRAIL
 ACCESS TO N. KINGSWAY RD.

NKINGSWAY RD. HILLSBOROUGH COUNTY
 COUNTY COLLECTOR ROAD
 3 LANE UNDIVIDED
 60' R.O.W.
 22 CONCRETE, GOOD CONDITION
 MAINTAINED R.O.W. BK 2 PG 25.3
 2 LANES UNDIVIDED
 NO BRISWAYS
 NO TRANSIT STOPS
 NO RAISED MEDIAN

EX SIDEWALKS

PROPOSED
 PEDESTRIAN
 CROSS ACCESS

RELOCATED UNIT

PROPERTY BOUNDARY

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

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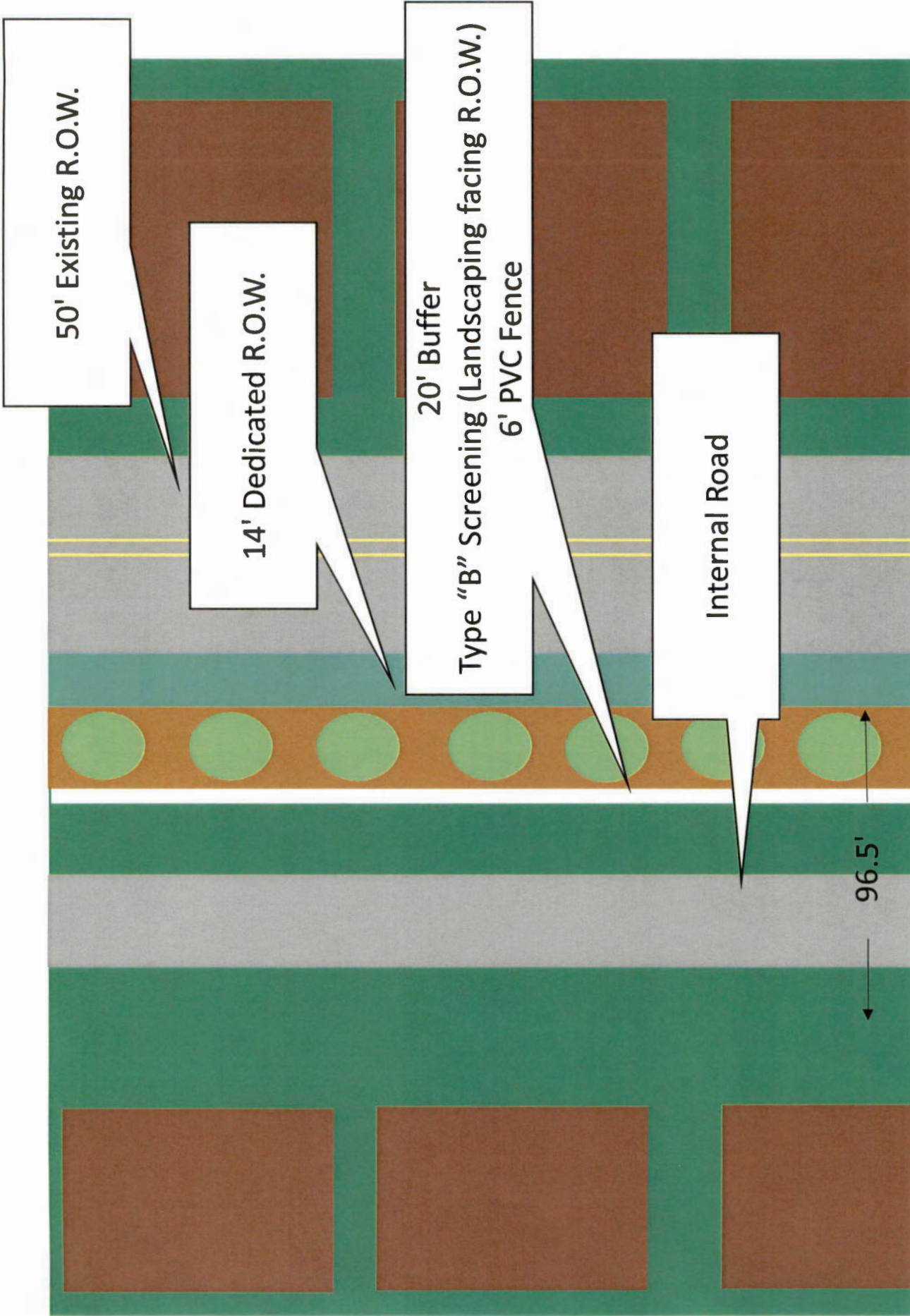
UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED



±180.5' between new units and existing single family neighborhood



**PARTY OF
RECORD**

NONE