



Rezoning Application: PD 21-1335

Zoning Hearing Master Date: February 14, 2022

BOCC Land Use Meeting Date: April 12, 2022

1.0 APPLICATION SUMMARY

Applicant: Taylor Morrison of Florida, Inc.

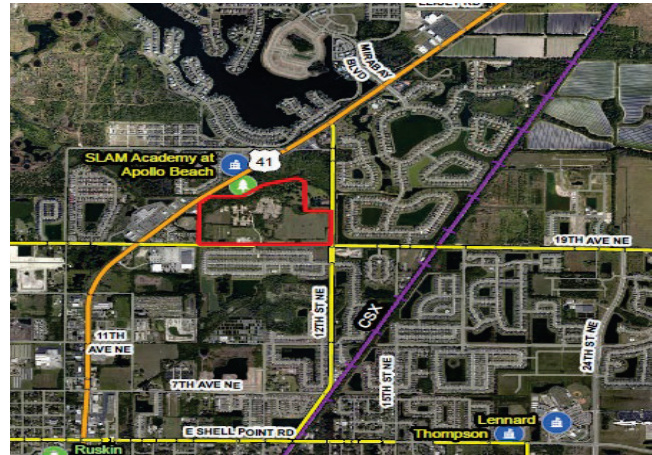
FLU Category: RES-12

Service Area: Urban

Site Acreage: 82.5

Community Plan Area: Ruskin

Overlay: None



Introduction Summary:

The applicant proposes to rezone the subject property from AR and CG to PD to allow for 242 single-family units.

Zoning:	Existing		Proposed
District(s)	AR	CG	PD 21-1335
Typical General Use(s)	Single-Family Residential/Agricultural	Commercial/Office	Single-Family Detached Residential
Acreage	77.5	5 acres	82.5
Density/Intensity	1 unit per 5 acres	.25 FAR	3 units per acre
Mathematical Maximum*	15 units	54,450 sq. ft.	990 units

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	AR	CG	PD 21-1335
Lot Size / Lot Width	5 acre / 150'	10,000 sq. ft	4600 sq.ft./ 40'
Setbacks/Buffering and Screening	50' Front (lot) 50' Rear (lot) 25' Sides (lot) No buffering and screening required	30' front Side and Rear per buffering and screening standards	20' Front (lot) 15" (interior)/20' (exterior) Rear (lot) 5' Side (side)
Height	50'	50'	35' / 2-stories

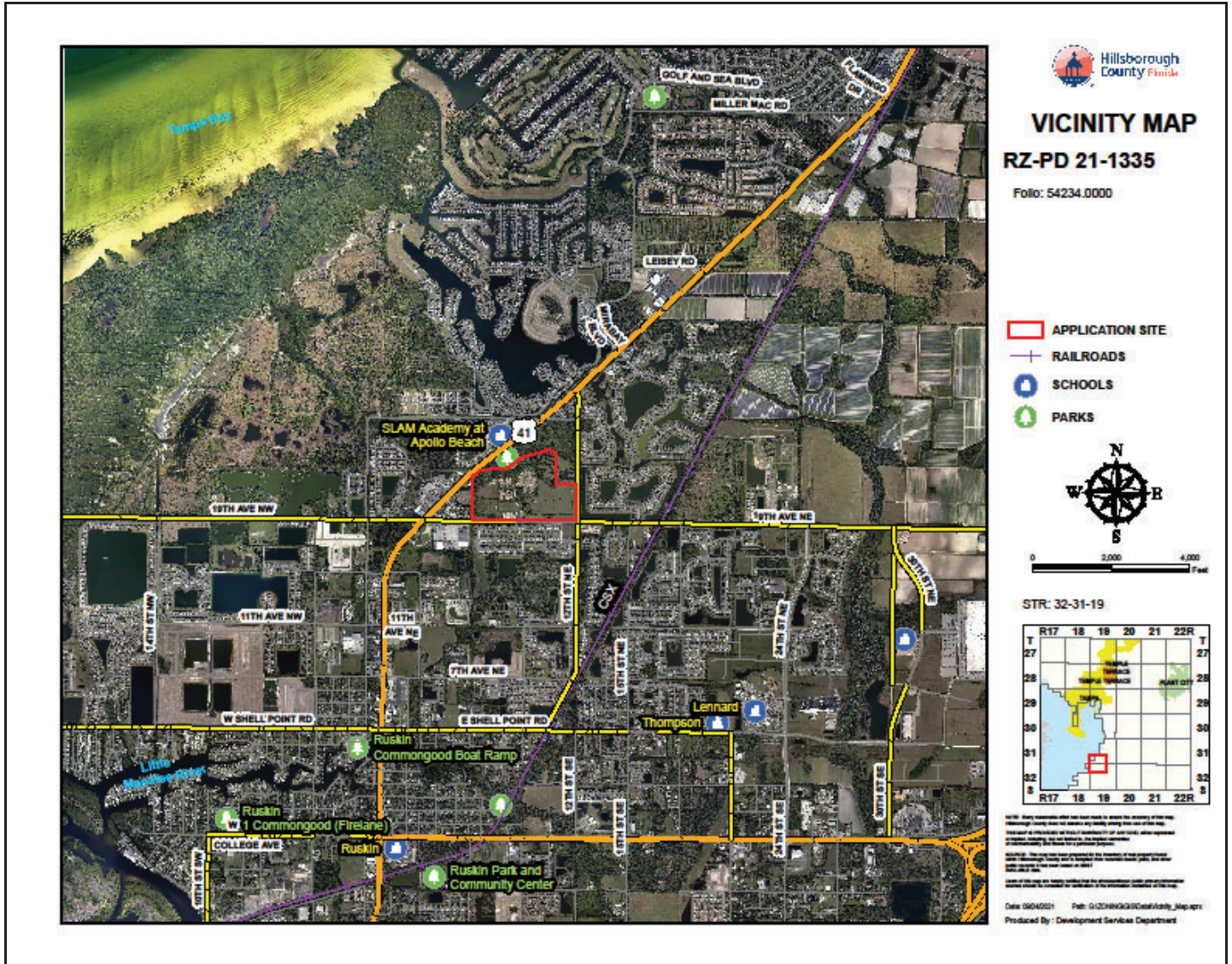
Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

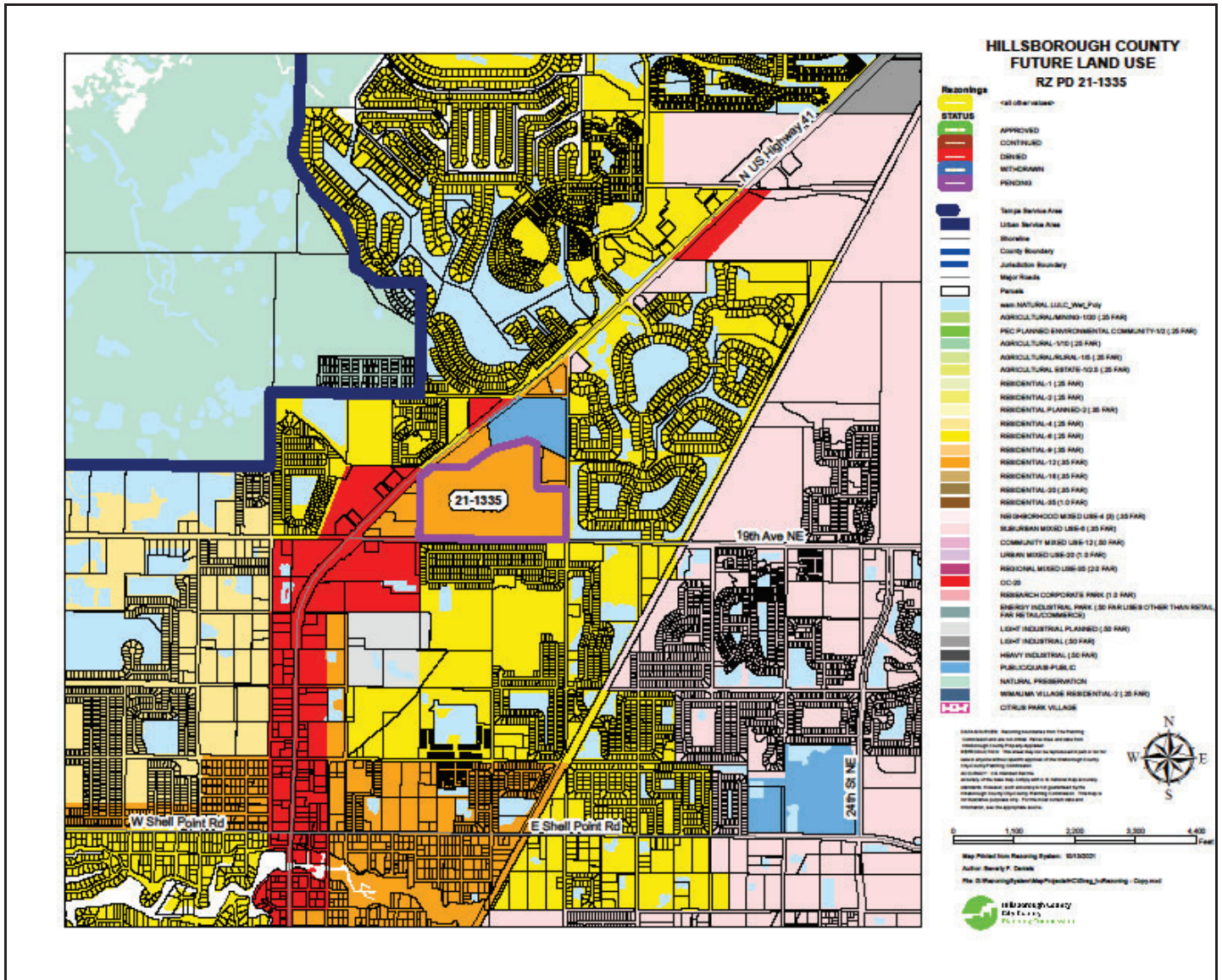


Context of Surrounding Area:

The site is located in the Ruskin community within an area developed with single-family residential to the east and south, a mobile home park and commercial to the west and undeveloped land owned by the School Board and to the north. Multi-family development is located further to the southeast. Given the FLU Category of the area and existing zonings, various lot sizes are present. Major roadways include U.S. 41 to the west and 19th Avenue NE on the south side of the parcel. All non-residential development is found along U.S.41. The parcel is located within Area 2 of the Ruskin Community Plan.

2.0 LAND USE MAP SET AND SUMMARY DATA

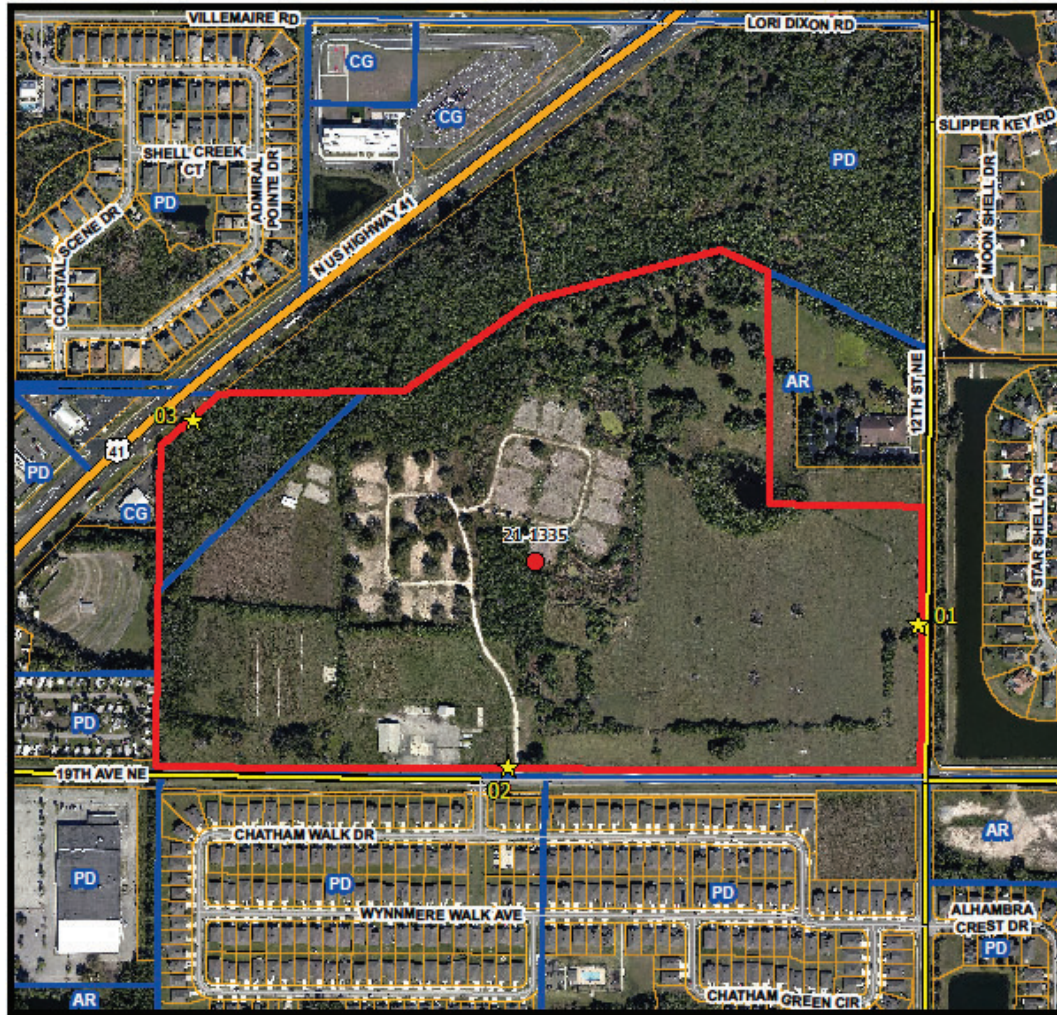
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-12
Maximum Density/F.A.R.:	12 units per acre/.50 FAR
Typical Uses:	Residential, neighborhood scale commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

SIGN POSTING MAP

RZ-PD 21-1335

Folio: 54234.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- ★ HEARING SIGN LOCATIONS

0 350 750 Feet

STR: 32-31-19

R17 18 19 20 21 22R
 T27 27
 28
 29
 30
 31
 32
 S R17 18 19 20 21 22R

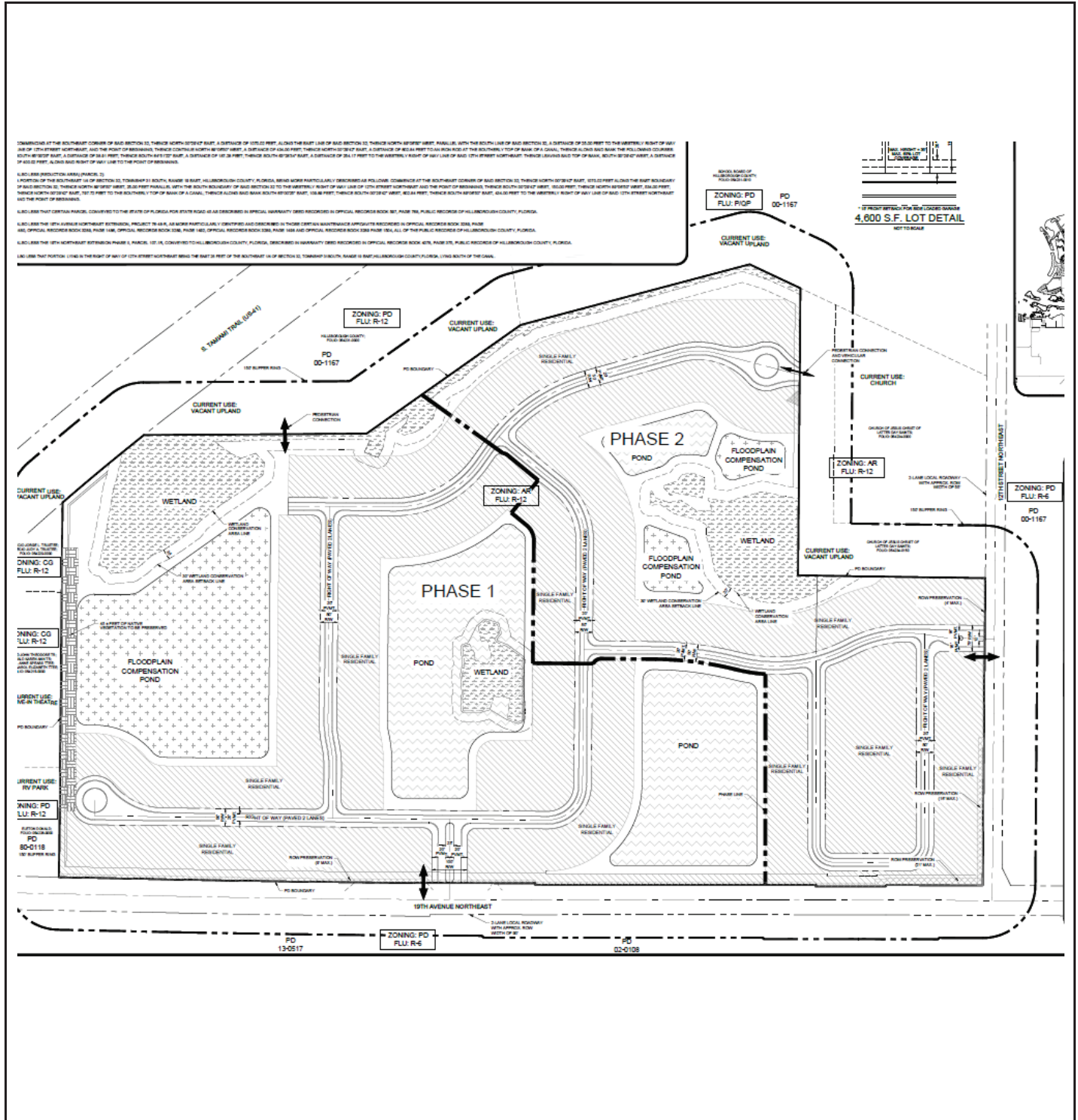
NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. SOURCE: This map has been prepared for the inventory of real property held within Hillsborough County and is compiled from recorded deeds, plans, and other public records. It is based on BEST AVAILABLE DATA. Users of this map are hereby notified that the aforementioned public information and use should be considered for verification of this information contained on this map. Date: 05/04/2021 Path: G:\WORKING\GISData\Signs.aprx Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 00-1167	.50 FAR	Cultural/Institutional	Vacant
South	PD 13-0517/ PD 02-0108	4.2 units per acre / 3.4 units per acre	Single-family detached, commercial	Single-family
East	PD 00-1167 /AR	1.3 unit per acre	Single-family detached	Single-family
West	PD 80-0118 / CG	10.7 units per acre / .27 FAR	Mobile Home Park / Commercial	Mobile Home Park / Drive-In Theater

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
19th Ave. NE	County Local - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
12th St. NE	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" 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	151	12	16
Proposed	2,284	179	240
Difference (+/-)	+2,133	+167	+224

*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	Pedestrian	Meets LDC
South	X	None	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
12th St. NE/Substandard Roadway	Design Exception Requested	Approvable
	Choose an item	Choose an item
Notes:		

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input 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 type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input 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 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	See 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees (Fee estimate is based on a 2,0000 square foot, 3 bedroom, Single-Family Detached) Mobility: \$8,265 * 242 units = \$ 2,000,130.00 Parks: \$2,145 * 242 units = \$ 519,090.00 School: \$8,227 * 242 units = \$ 1,990,934.00 Fire: \$335 * 242 units = \$ 81,070.00 Total Single-Family Detached = \$4,491,224.00				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone to allow for a single-family detached use. This type of housing, along with other housing types, is found within the area. While the proposed density of 3 units does not comply with the minimum density requirements of the Comprehensive Plan, the subject parcel is in the Coastal High Hazard Area and the Planning Commission determined that the project qualifies for an exception to the minimum density requirements given the Coastal High Hazard Area designation and existing wetlands on the site which cause limitation on the site design. Furthermore, analysis submitted by the applicant indicates the average density of the nearby residential developments is 3.26 units per acre. The parcel is located within Area 2 of the Ruskin Community Plan. The project is in compliance with the LDC Section 3.22.00, the Ruskin Neighborhood Character Review Guidelines as the parcel is in a RES-12 plan category and the guidelines only apply to parcels with the RES-6 plan category in Area 2.

To the immediate south and east are single-family subdivisions with permitted minimum lot sizes of 5,000 square feet. To the southeast are additional single-family with permitted minimum lots sizes of 4,400 sq. ft. as well multi-family development. To the west is an existing mobile home park and a CG zoned parcel developed with a drive-in movie theater. In response to concerns about the effect of ambient light from the development negatively impacting the drive-in theater because the screen faces the east towards the project, the applicant has proposed a 45-foot buffer with preservation of existing vegetation within the buffer along the western boundary adjacent to the theater. Furthermore, staff notes that the majority of the western boundary is comprised of wetlands and a flood plain compensation pond, thereby placing most of the homes over 500 feet from the western boundary. There are home located in the southwest corner of the project with the majority of the common frontage being adjacent to the existing mobile home park to the south of the theater.

Given the above, staff has not identified any compatibility issues regarding this request.

5.2 Recommendation

Staff recommends approval, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 24, 2022.

- 1. Project shall be limited to a maximum of 242 single-family detached residential units.
- 2. Individual residential lots shall be developed in accordance with the following:

Minimum lot size:	4,600 square feet
Minimum lot width:	40 feet
Minimum front yard setback:	20 feet
Minimum rear yard setback interior lots:	15 feet
Minimum rear yard setback exterior lots:	20 feet
Minimum side yard setback:	5 feet
Maximum building height:	35 feet / 2-stories
Maximum lot coverage:	65 %
- 3. Lots 50 feet or less in width shall be subject to the following:
 - 3.1 Each unit shall provide a 2-car garage.
 - 3.2 The garage door shall not exceed 60% of the unit’s façade length.
 - 3.3 A driveway a minimum of 18 feet in width shall be provided.
 - 3.4 All 2-story Lots shall provide a transition between the first and second floor to break up the façade by using one or more of the following:
 - a. A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
 - b. A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
 - c. A change in materials between the first and second floors.
 - 3.5 1-story and 2-story units shall comply with the following:
 - a. All driveways shall be located in an alternating pattern on the left or right side of the unit’s front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
 - b. Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.
 - c. Each unit’s primary entrance door shall face the roadway.


- d. Garages shall be permitted to extend a maximum of 5 feet in front of the front façade if an entry feature over primary entrance facing the street is provided. The garage setback shall meet the minimum front yard setback of 20 feet. The entry feature shall be at least 5 feet in depth, unless otherwise stated. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch, or other architectural feature. If the garage extends less than 5 feet from the front façade, the depth of the entry feature may be reduced accordingly and shall not at any point be permitted to be located at a setback that exceeds the garage façade setback. If no entry feature is provided, the garage shall not be placed closer to the street than any portion of the front façade.
4. A 45-foot buffer shall be provided along the western property boundary along the western project boundary. Existing vegetation, excluding non-native invasive species shall be preserved within the buffer area. This buffer shall be platted as a separate tract to be owned and maintained by the Homeowner's Association or similar entity.
5. If the PD 21-1335 is approved, the County Engineer will approve a Design (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th St. NE from the project access to 19th Ave. NE. Approval of the Design Exception, which was found approvable by the County Engineer on December 2, 2021, will result in the following improvements to be constructed by the developer:
- Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.
6. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 19th Ave. NE frontage, such that a minimum of 21 feet of right-of-way is preserved for the first 290 feet west of 12th St. NE, and 9 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 12th St. NE frontage, such that a minimum of 16 feet of right-of-way is preserved for the first 400 feet north of 19th Ave. NE, and 4 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
8. Primary access to the project shall be provided via one full access connection on 19th Ave. NE and one full access connection on 12th St. NE., as shown on the PD Site Plan. The access connection on 19th Ave. NE shall align with existing access connection serving PD 13-0517 to the south. All existing access connections and driveway aprons that will not be utilized for access shall be removed and restored to typical standard at the time of site construction.

9. Prior to or concurrent with the initial phase of development, the developer shall construct an eastbound left turn lane into the project's access connection on 19th Ave. NE and a southbound right turn lane into the project's access connection on 12th St. NE.
10. As generally shown on the PD site plan, the developer shall construct a roadway stubout to the adjacent property, folio# 54234.0000, to the east. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
11. The developer shall construct a pedestrian cross access stubout to the adjacent property, folio#54231.0000 to the north.
12. Water distribution improvements will need to be completed prior to connection to the County's water system. The improvements include to funded CIP projects that are currently under construction, C320001 – South County Potable Water Repump Station Expansion and C32100 – Potable Water In-Line Booster Pump Stations, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.
13. 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.
14. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. A Wetland Impact and Mitigation application has been received and is under review.
15. 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).
16. 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.
17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.

ZHM HEARING DATE: February 14, 2022
BOCC LUM MEETING DATE: ~~April 12,~~ March 8, 2022

Case Reviewer: J. Brian Grady

Zoning Administrator Sign Off:



J. Brian Grady
Thu Feb 24 2022 09:14:20

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.

ZHM HEARING DATE: February 14, 2022

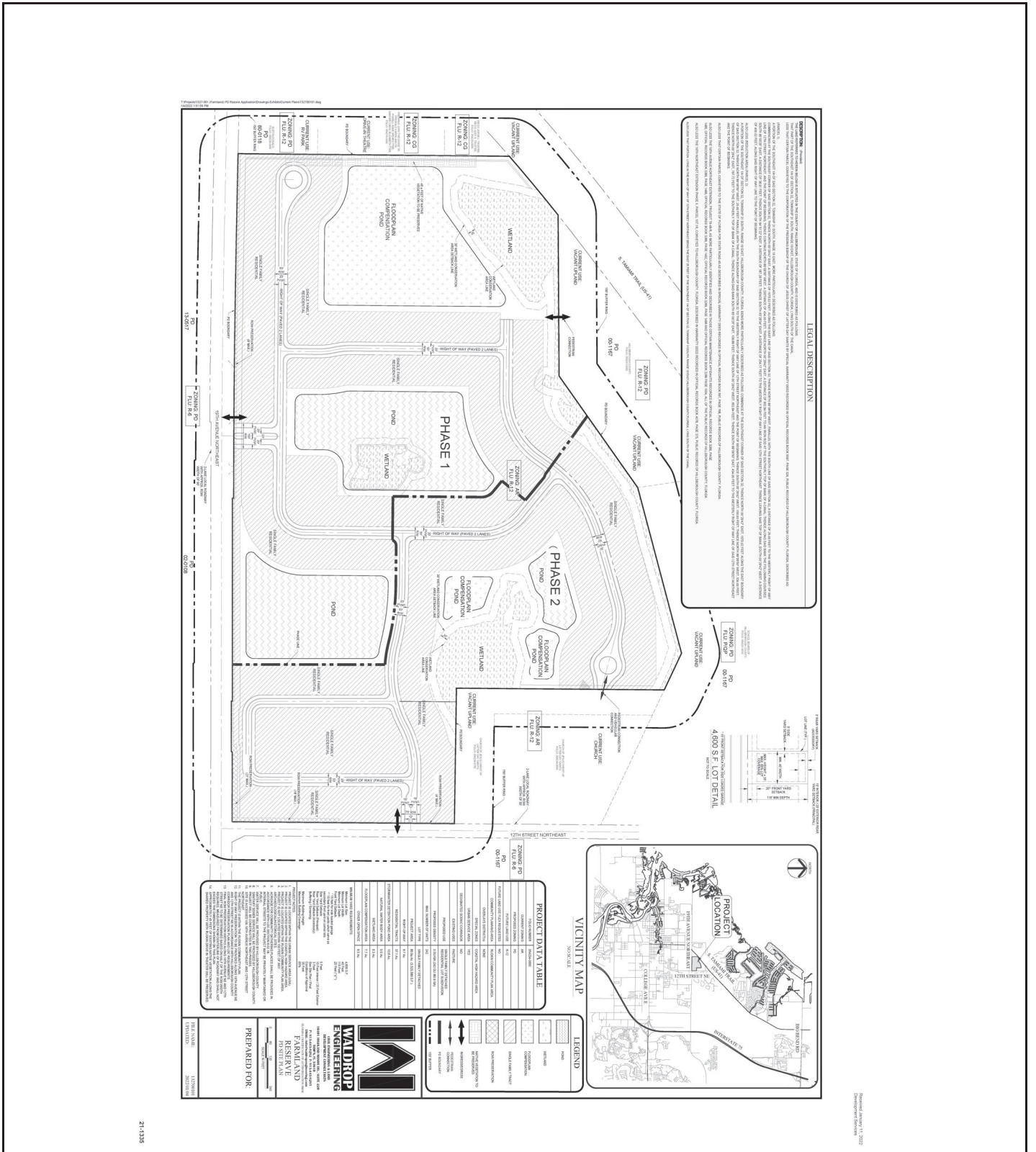
BOCC LUM MEETING DATE: ~~April 12~~, March 8, 2022

Case Reviewer: J. Brian Grady

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 PROPOSED SITE PLAN (FULL)



21-1335

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: ~~April 12~~, March 8, 2022

Case Reviewer: J. Brian Grady

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 1/31/2022
REVIEWER: Richard Perez, AICP	AGENCY/DEPT: Transportation	
PLANNING AREA/SECTOR: APB/South	PETITION NO: RZ PD 21-1335	

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

CONDITIONS OF APPROVAL

- If the PD 21-1335 is approved, the County Engineer will approve a Design (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th St. NE from the project access to 19th Ave. NE. Approval of the Design Exception, which was found approvable by the County Engineer on December 2, 2021, will result in the following improvements to be constructed by the developer:
 - a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 19th Ave. NE frontage, such that a minimum of 21 feet of right-of-way is preserved for the first 290 feet west of 12th St. NE, and 9 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 12th St. NE frontage, such that a minimum of 16 feet of right-of-way is preserved for the first 400 feet north of 19th Ave. NE, and 4 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
- Primary access to the project shall be provided via one full access connection on 19th Ave. NE and one full access connection on 12th St. NE., as shown on the PD Site Plan. The access connection on 19th Ave. NE shall align with existing access connection serving PD 13-0517 to the south. All existing access connections and driveway aprons that will not be utilized for access shall be removed and restored to typical standard at the time of site construction.

- Prior to or concurrent with the initial phase of development, the developer shall construct an eastbound left turn lane into the project's access connection on 19th Ave. NE and a southbound right turn lane into the project's access connection on 12th St. NE.
- As generally shown on the PD site plan, the developer shall construct a roadway ~~stubout~~ to the adjacent property, folio# 54234.0000, to the east. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
- The developer shall construct a pedestrian cross access ~~stubout~~ to the adjacent property, folio#54231.0000 to the north.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the +/- 82.5-acre subject property from Agricultural Rural (AR) to Planned Development (PD) zoning to allow a 242 single-family detached unit subdivision. The subject property is located east of US Highway 41 at the intersection of 19th Ave. NE and 12th St. NE. The Future Land Use designation of the site is Residential 12 (R-12).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak hour Trips	
		AM	PM
AR, 16 Single Family Detached Units (ITE LUC 210)	151	12	16

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 242 Single Family Detached Units (ITE LUC 210)	2,284	179	240

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 2,133	(+) 167	(+) 224

The proposed rezoning will result in an increase in potential trip generation by 2,133 daily trips, 167 AM peak hour and 224 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

19th Ave. NE is a 2-lane, undivided, collector roadway characterized by +/- 11-foot wide travel lanes in good condition within right-of-way varying between +/- 76 and +/-99 feet wide. There is a +/- 5-foot wide sidewalk on the south side of the roadway and +/- 5-foot paved shoulders on both sides.

19th Ave. NE is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) for future improvements for a 4-lane roadway. A future 4-lane divided collector roadway (TS-6 within the Hillsborough County Transportation Technical Manual) and future needed turn lane improvements at the intersection with 12th St. NE would require a minimum 132 ft of right of way along the length of the future turn lane improvement and 110ft of right-of-way along the remainder of the segment fronting the subject property. As such the developer is providing right-of-way preservation for up to 21 ft of the needed right of way along the first 290 ft of frontage from the intersection with 12th St. NE and up to 9 ft along the remainder of the frontage along 19th Ave. NE.

The future right-of-way needs were determined by an evaluation of the County's transportation model utilizing Synchro applications for projected traffic volumes by the year 2045. The analysis indicated a need for a future turn lane improvement to serve projected traffic volumes at the intersection of 19th Ave. NE and 12th St. NE. Subsequently, the additional right-of-way is factored into the above right-of-way preservations that is to be required as a condition of approval.

12th St. NE is a 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot wide travel lanes in good condition. There is a +/-11-foot southbound left turn lane approaching 19th Ave. NE. The roadway lies within a +/- 50-foot wide right-of-way. There is a +/- 5-foot wide sidewalk along the east of the roadway. There are no paved shoulders along the roadway in the vicinity of the proposed project. Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 feet paved and 5-foot wide sidewalks on both sides within a minimum of 96 feet of right-of-way.

The applicant is requesting a design exception to make certain improvements to 12th ST. NE along the project frontage, as further discussed in the design exception section of the report below.

12th ST. NE is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) for future improvements for a 2-lane enhanced roadway. A future 2-lane collector roadway (TS-4 within the Hillsborough County Transportation Technical Manual) with enhancements, existing left turn lane and additional turn lane improvements would require a up to 98 ft of right of way along the length of the turn lanes. As such the developer is designating right-of-way preservation for up to 16 ft of the needed right of way along the first 400 ft of frontage from the intersection with 19th Ave. NE and up to 4 ft along the remainder of the frontage along 12th St. NE.

The future right-of-way needs were determined by an evaluation of the County's transportation model utilizing Synchro applications for projected traffic volumes by the year 2045. The analysis indicated a need for future turn lane improvements to serve projected traffic volumes at the intersection of 12th St. NE and 19th Ave. NE. Subsequently, the additional right-of-way is factored into the above right-of-way preservations that is to be required as a condition of approval.

SITE ACCESS AND CONNECTIVITY

Site access is proposed on 19th Ave. NE and 12th St. NE. The project connection on 19th Ave. NE is proposed to have full access and align with Chatham Walk Drive. The 12th St. NE connection is proposed to be full access.

Based on the applicant's site access analysis, a 285-foot eastbound left turn lane is warranted to serve the project access connection on 19th Ave. NE and a 205-foot southbound right lane is warranted to serve the project access connection on 12th St. NE.

Pursuant to Sec. 6.02.01. A. 15 of the LDC, the site plan includes a roadway stubout to the property line with folio# 54234.0000 to provide for future vehicular and pedestrian connectivity as logical extension of the street system into the surrounding area.

The site plan shows a pedestrian connection to the project's northern boundary line with foilo#54231.0000 consistent with Sec. 6.02.01. A. 13 to provide direct access to the parcel owned by Hillsborough County and zoned PD 00-1167 (most recently amended by MM 20-0397) for a variety of uses including public recreational uses.

REQUESTED DESIGN EXCEPTION

12th ST. NE is a substandard collector roadway. The applicant's Engineer of Record (EOR) submitted a Design Exception Request (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12" St. NE from the project access to 19th Ave. NE. Based on factors presented in the Design Exception Request, the County Engineer found the request approvable on December 2, 2021. If this rezoning is approved, the County Engineer will approve the Design Exception request. The Design Exception will result in the following improvements to be constructed by the developer:

- a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
- b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
- c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
19 TH AVE NE	US HWY 41 N	US HWY 301	D	C
12 TH ST NE/ INTERCHANGE ST	US HWY 41 N	SHELL POINT RD	D	C

Source: Hillsborough County 2020 Level of Service Report.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 21-1335

DATE OF HEARING: February 14, 2022

APPLICANT: Taylor Morrison of Florida, Inc.

PETITION REQUEST: A request to rezone property from AR and CG to PD to permit 242 single-family dwelling units

LOCATION: 910 NE 19th Avenue

SIZE OF PROPERTY: 82.5 acres, m.o.l.

EXISTING ZONING DISTRICT: AR and CG

FUTURE LAND USE CATEGORY: RES-12

SERVICE AREA: Urban

COMMUNITY PLAN: Ruskin

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Please refer to the Development Services Department website for a copy of the complete staff report.

1.0 APPLICATION SUMMARY



Applicant: Taylor Morrison of Florida, Inc.

FLU Category: RES-12

Service Area: Urban

Site Acreage: 82.5

Community Plan Area: Ruskin

Overlay: None

Introduction Summary:

The applicant proposes to rezone the subject property from AR and CG to PD to allow for 242 single-family units.

Zoning: Existing Proposed

District(s)	AR	CG	PD 21-1335
Typical General Use(s)	Single-Family Residential/Agricultural	Commercial/Office	Single-Family Detached Residential
Acreage	77.5	- 5 acres	82.5
Density/Intensity	1 unit per 5 acres	- .25 FAR	3 units per acre
Mathematical Maximum*	15 units	54,450sq. ft.	990 units

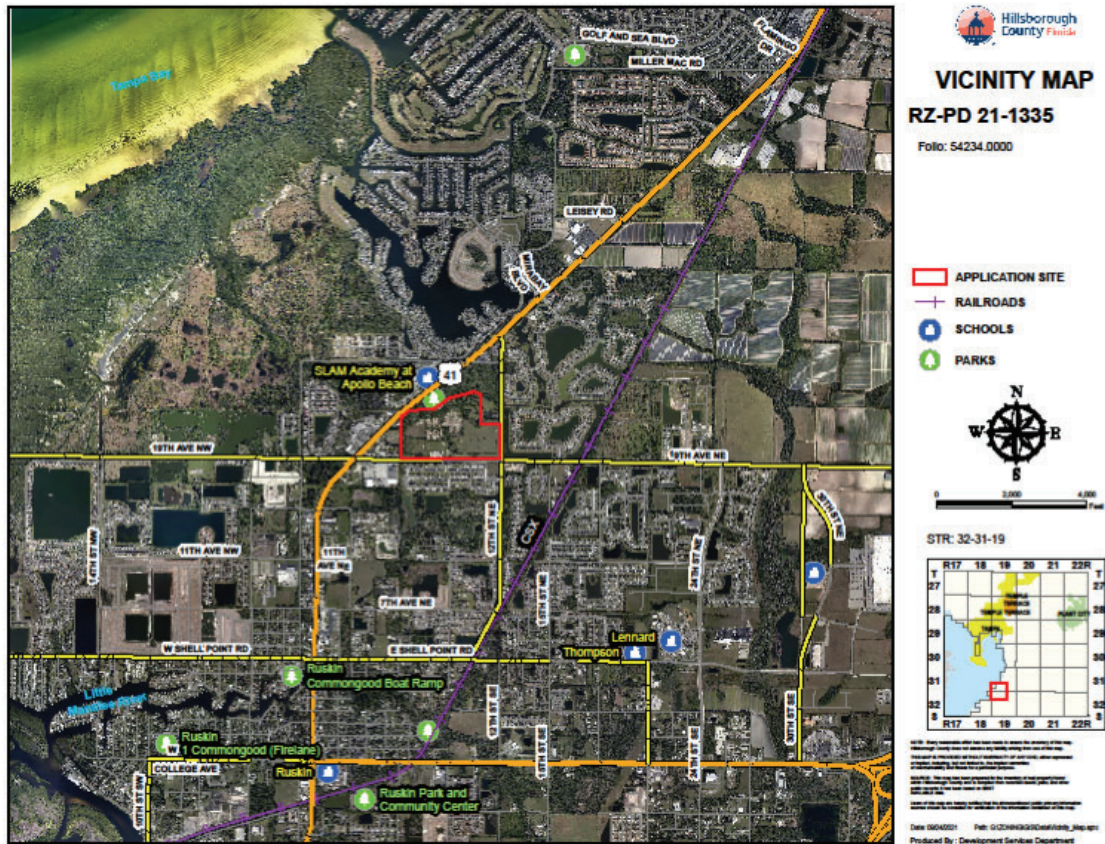
*number represents a pre-development approximation

Development Standards: Existing Proposed

District(s)	- AR	- CG	PD 21-1335
Lot Size / Lot Width	5 acre / 150'	10,000sq. ft	4600 sq.ft./ 40'
Setbacks/Buffering and Screening	50' Front (lot) 50' Rear (lot) 25' Sides (lot) No buffering and screening required	30' front Side and Rear per buffering and screening standards	20' Front (lot) 15" (interior)/20' (exterior) Rear (lot) 5' Side (side)

Height	- 50'	. 50'	35' / 2-stories
Additional Information:			
PD Variation(s)		None requested as part of this application	
Waiver(s) to the Land Development Code		None requested as part of this application	
Planning Commission Recommendation: Consistent		Development Services Recommendation: Approvable, subject to proposed conditions	

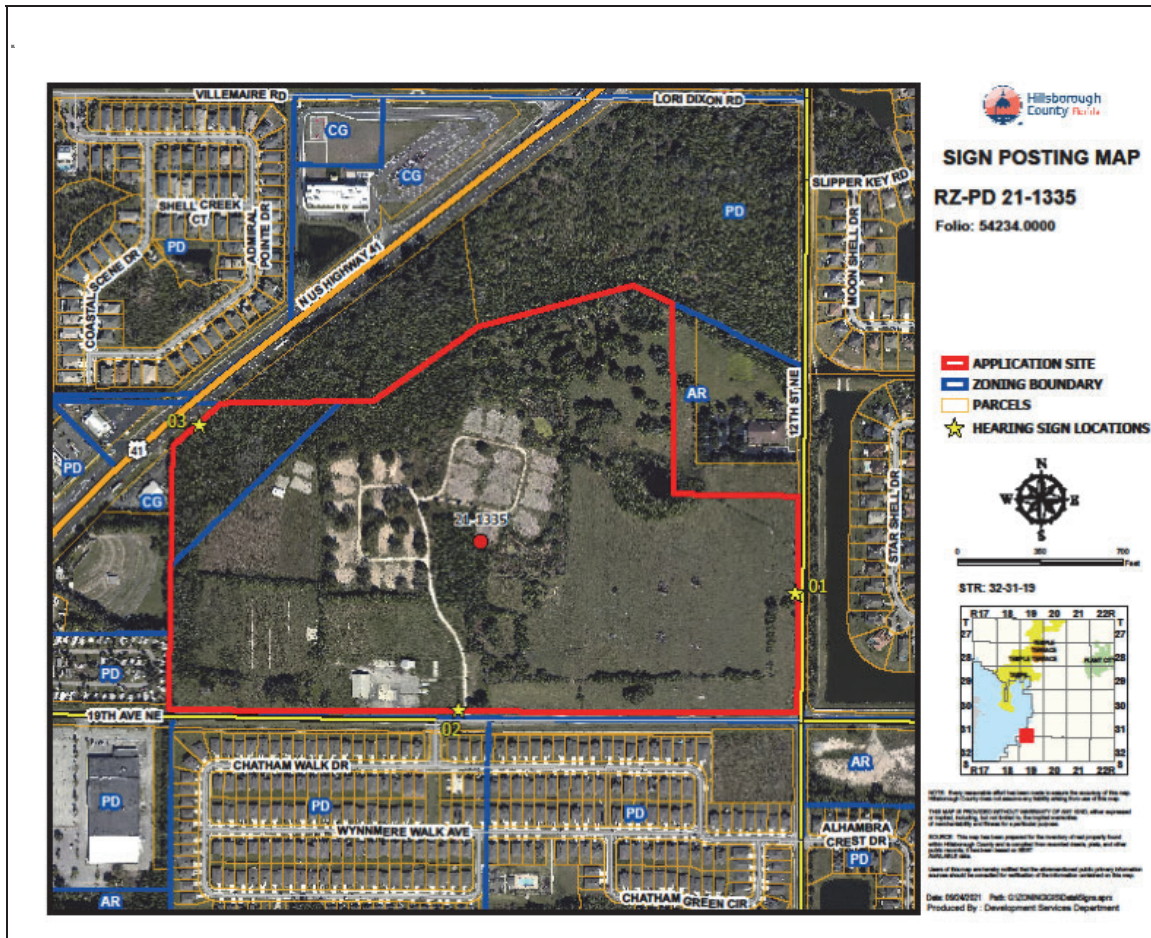
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The site is located in the Ruskin community within an area developed with single-family residential to the east and south, a mobile home park and commercial to the west and undeveloped land owned by the School Board and to the north. Multi-family development is located further to the southeast. Given the FLU Category of the area and existing zonings, various lot sizes are present. Major roadways include U.S. 41 to the west and 19th Avenue NE on the south side of the parcel. All non-residential development is found along U.S.41. The parcel is located within Area 2 of the Ruskin Community Plan.

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



Adjacent Zonings and Uses

Location	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 00-1167	.50 FAR	Cultural/Institutional	Vacant
South	PD 13-0517/ PD 02-0108	4.2 units per acre / 3.4 units per acre	Single-family detached, commercial	Single-family
East	PD 00-1167 /AR	1.3 unit per acre	Single-family detached	Single-family

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
19th Ave. NE	County Local - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
12th St. NE	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" 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	151	12	16
Proposed	2,284	179	240
Difference (+/-)	+2,133	+167	+224

*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	Pedestrian	Meets LDC
South	X	None	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
12th St. NE/Substandard Roadway	Design Exception Requested	Approvable
	Choose an item	Choose an item
Notes:		

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Hillsborough County School Board

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

Impact/Mobility Fees

(Fee estimate is based on a 2,0000 square foot, 3 bedroom, Single-Family Detached)

Mobility: \$8,265 * 242 units Parks: \$2,145 * 242 units School:\$8,227 *242 units
Fire:\$335 *242 units

Total Single-Family Detached

= \$ 2,000,130.00 = \$ 519,090.00 = \$ 1,990,934.00 = \$ 81,070.00
=\$4,491,224.00

Planning Commission

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

Findings

Yes No

Inconsistent Consistent

Yes No

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone to allow for a single-family detached use. This type of housing, along with other housing types, is found within the area. While the proposed density of 3 units does not comply with the minimum density requirements of the Comprehensive Plan, the subject parcel is in the Coastal High Hazard Area and the Planning Commission determined that the project qualifies for an exception to the minimum density requirements given the Coastal High Hazard Area designation and existing wetlands on the site which cause limitation on the site design. Furthermore, analysis submitted by the applicant indicates the average density of the nearby residential developments is 3.26 units per acre. The parcel is located within Area 2 of the Ruskin Community Plan. The project is in compliance with the LDC Section 3.22.00, the Ruskin Neighborhood Character Review Guidelines as the parcel is in a RES-12 plan

category and the guidelines only apply to parcels with the RES-6 plan category in Area 2.

To the immediate south and east are single-family subdivisions with permitted minimum lot sizes of 5,000 square feet. To the southeast are additional single-family with permitted minimum lots sizes of 4,400 sq. ft. as well multi-family development. To the west is an existing mobile home park and a CG zoned parcel developed with a drive-in movie theater. In response to concerns about the effect of ambient light from the development negatively impacting the drive-in theater because the screen faces the east towards the project, the applicant has proposed a 45-foot buffer with preservation of existing vegetation within the buffer along the western boundary adjacent to the theater. Furthermore, staff notes that the majority of the western boundary is comprised of wetlands and a flood plain compensation pond, thereby placing most of the homes over 500 feet from the western boundary. There are home located in the southwest corner of the project with the majority of the common frontage being adjacent to the existing mobile home park to the south of the theater.

Given the above, staff has not identified any compatibility issues regarding this request.

5.2 Recommendation

Staff recommends approval, subject to proposed conditions of approval.

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

SUMMARY OF HEARING

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

Ms. Kami Corbett 101 East Kennedy Blvd Suite 3700 Tampa testified on behalf of the applicant. Ms. Corbett introduced Ms. Alexis Crespo to have her provide a presentation regarding land use planning.

Ms. Alexis Crespo 10401 Highland Manor Drive Tampa testified on behalf of the applicant and presented a PowerPoint presentation. She stated that the request is for a rezoning of just under 81 acres from Agricultural Rural and Commercial General to Planned Development to permit up to 242 single-family detached homes. She described the location of the property and added that it is located within the Ruskin Community Planning area. The surrounding area is comprised of residential land uses with vacant wetlands that are owned by the County to the

north and commercial land uses along US 41 to the north and northwest. There is a church to the east and the Harbor Isles community which is located along 12th Street and has a residential density of 1.3 dwelling units per acre. To the south of 19th Avenue is a single-family community known as Chatham Walk which has a slightly higher density. To the west, uses transition to some non-residential development and a mobile home park. The Ruskin Family Drive-In Theatre is located to the west and shares a property line with the subject property. Ms. Crespo testified that the applicant is requesting a lower density than the 75 percent maximum outlined in the Comprehensive Plan to address compatibility and unique site specifications. The Comprehensive Plan permits the consideration of lower densities when there are environmental considerations. The property is located within the Coastal High Hazard Area. The rezoning request will meet all requirements regarding shelter capacity. Ms. Crespo described the proposed project access points and stated that the project would not be gated. Interconnections are proposed where the abutting land use is appropriate. A pedestrian connection is proposed to the north to County-owned land. A vehicular connection is proposed to the west to the church. Phone calls were received from citizens concerned about the project impact to the Ruskin Drive-In Theatre pertaining to noise and light impact. The applicant is proposing a 45 foot vegetated buffer along the shared property line with the drive-in theatre. This buffer will help shield any potential lighting from the subject community into the drive-in theatre.

Hearing Master Finch asked Ms. Crespo if the site plan showed a retention pond for the subject property adjacent to the drive-in theatre. Ms. Crespo replied yes and stated that there will be no residential homes directly abutting the drive-in theatre.

Ms. Crespo continued her presentation by stating that the enhanced buffering, the proposed densities, the planned interconnectivity and preservation of on-site wetlands serve to provide a project that is consistent with the community.

Mr. Steve Henry 5023 West Laurel Tampa testified on behalf of the applicant regarding transportation issues. Mr. Henry stated that he conducted a traffic analysis for the project. He added that a design exception has been deemed approvable by the County Engineer. Mr. Henry showed a graphic to explain the proposed transportation improvements. A southbound left turn lane will be extended to the subject property access. 12th Street is proposed to be widened and the applicant will extend the left turn lane including an 8-foot shoulder with 5-feet of pavement for the entire length of the improvement from 19th Avenue to the subject property northern boundary.

Ms. Corbett testified that completed the applicant's presentation.

Mr. Brian Grady, Development Services Department testified regarding the County's staff report. Mr. Grady stated that the request is to rezone the subject property from AR and CG to PD to permit 242 single-family homes. He added

that a revised staff report was submitted into the record to reflect the recently received comments from the School Board. Additionally, the revised staff report includes updates comments from the Transportation Section regarding the analysis of the trips based on the existing zoning compared to the trips generated by the proposed development. The revised information includes mention that the property is partially zoned Commercial General. The proposed 242 units does not meet the minimum density requirements however the density is consistent with the development pattern in the area. The property is located within the Coastal High Hazard Area therefore the request meets an exception for minimum density in the Comprehensive Plan. Staff finds the request compatible with the surrounding area. Mr. Grady described the surrounding residential lot sizes and land uses and stated that the applicant proposes a 45-foot natural buffer along the western boundary in response to concerns regarding ambient light to the movie theatre to the west. The majority of the boundary consists of wetlands and retention flooding mitigation. Mr. Grady concluded his comments by stating that staff finds the request compatible.

Ms. Andrea Papandrew of the Planning Commission staff testified that the property is within the Residential-12 Future Land Use category and located in the Urban Service Area and Apollo Beach Ruskin Community Planning Area as well as the SouthShore Community Plan. The project does not meet the minimum density required for properties located within the Urban Service Area. However, the property is located in the Coastal High Hazard Area and meets Policy 1.3 that permits for less than 75 percent of the allowable density. Ms. Papandrew stated that there are wetland on-site which cause site design limitations. The resulting density is approximately three dwelling units per acre. She added that the project is consistent with Policies 1.2, 1.3 and 13.3 regarding a variety of housing types. Ms. Papandrew cited several other Comprehensive Plan policies that the project complies with and added that an internal roadway will provide circulation and connectivity to cluster the development away from the on-site environmentally sensitive lands. The proposed sidewalks meet the intent of Policy 16.7. The Planning Commission staff found the rezoning consistent with the Future of Hillsborough Comprehensive Plan.

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

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

Mr. Grady of the Development Services Department stated that the application would be heard at the March 8th Board of County Commissioners meeting and the Hearing Master's recommendation will be filed on February 28th.

Ms. Corbett did not have additional testimony.

The hearing was then concluded.

EVIDENCE SUBMITTED

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

Mr. Henry submitted a copy of his transportation analysis including documents regarding the deemed to be approvable design exception and a copy of an aerial showing proposed transportation improvements into the record.

Ms. Crespo submitted a copy of her PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject site is 82.5 acres in size and is zoned Agricultural Rural (AR) and Commercial General (CG). The property is designated Residential-12 (RES-12) by the Comprehensive Plan and located in the Urban Service Area and the Ruskin Community Planning Area.
2. The request to rezone from AR and CG to Planned Development (PD) is to develop a maximum of 242 single-family homes.
3. The Planning Commission found that the requested 242 dwelling units does not meet the Urban Service Area minimum density requirement in the Comprehensive Plan but does meet the exception criteria stated in Policy 1.3 given the property's location within the Coastal High Hazard Area and limited development potential given the existing wetlands on-site. Further, the Planning Commission staff stated that the internal roadway serves to cluster development away from the wetland areas. The Planning Commission staff found the request to be consistent with the Comprehensive Plan.
4. Properties to the south and southeast are developed with single-family homes with minimum lot sizes of 5,000 square feet and 4,400 square feet respectively. A mobile home park is located to the west.
5. The Ruskin Family Drive-In Theatre is located adjacent to the subject property to the west. The applicant has proposed a 45-foot buffer with an on-site stormwater retention pond and existing vegetation adjacent to the theatre parcel to ensure compatibility. No single-family homes are proposed in this area.

6. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area given the surrounding development pattern.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 82.5 acres from AR and CG to PD to develop a maximum of 242 single-family homes.

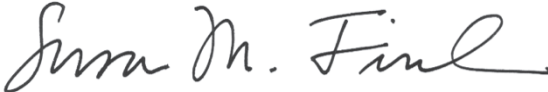
The Planning Commission found the request does not meet the minimum density standards for parcels within the Urban Service Area but does meet an exception given the property's location within the Coastal High Hazard Area and on-site wetlands which limit development potential. Therefore, the Planning Commission found the rezoning request is consistent with the Comprehensive Plan.

Properties to the south and southeast are developed with single-family homes with minimum lot sizes of 5,000 square feet and 4,400 square feet respectively. A mobile home park is located to the west.

The Ruskin Family Drive-In Theatre is located adjacent to the subject property to the west. The applicant has proposed a 45-foot buffer with an on-site stormwater retention pond and existing vegetation adjacent to the theatre parcel to ensure compatibility. No single-family homes are proposed in this area.

RECOMMENDATION

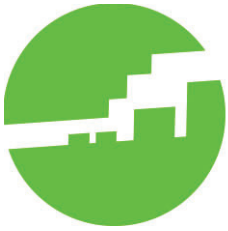
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



March 7, 2022

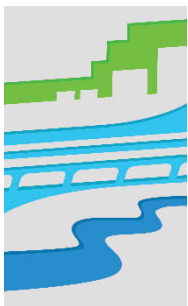
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 14, 2022	Petition: PD 21-1335
Report Prepared: February 2, 2022	Folio: 54234.0000 <i>Northeast intersection of 19th Avenue NE and US Highway 41</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-12 (12 du/ga;0.50 FAR)
Service Area:	Urban
Community Plan:	Apollo Beach, Ruskin, Southshore
Rezoning Request:	Agricultural Rural (AR) to a Planned Development (PD) to develop 242 single family homes
Parcel Size (Approx.):	80.9 +/- acres (3,523,589 square feet)
Street Functional Classification:	US Highway 41– State Principal Arterial 19th Avenue NE – County Arterial
Locational Criteria:	N/A
Evacuation Area:	This site is located within Evacuation Zone A.



Context

- The subject property is located on approximately 80.9 acres at the northeast intersection of 19th Avenue NE and US Highway 41. The subject property is within the Urban Service Area (USA) and within the limits of the Apollo Beach, Ruskin & Southshore Community Plans.
- The parcel has a Future Land Use designation of Residential-12 (RES-12), with typical uses such as residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses are required to meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject property is surrounded by RES-12, Public/Quasi Public (P/QP), Office Commercial-20 (OC-20), and Residential-6 (RES-6) to the north, RES-6 to the east and south, and OC-20, RES-6 and RES-12 to the west.
- The subject site is classified as agricultural land with Agricultural Rural (AR) zoning. There is Planned Development (PD) zoning to the north, east, south and west as well and Commercial General (CG) to the north and west along US Highway 41. There are a few parcels with AR zoning to the east and southeast.
- Surrounding the property, there is public institutional and educational uses to the north, single family residential to the east and south, and light commercial and single family residential to the directly west and across US Highway 41.
- There are 6.3 acres of wetlands on the site. The entire site is in the Coastal High Hazard Area (CHHA).
- The applicant requests to change the zoning from AR to a PD to develop 242 single family homes.

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 (FLUE)

Urban Service Area

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

Policy 1.2: Minimum Density

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

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

Policy 1.3:

Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:

- *Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;*
- *Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.*
- *Development would have an adverse impact on environmental features on the site or adjacent to the property.*
- *The site is located in the Coastal High Hazard Area.*
- *The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots*

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

Relationship to Land Development Regulations

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

Environmental Considerations

Objective 13: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- 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

Neighborhood/Community Development

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

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

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

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

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

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

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

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

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Livable Communities Element

Apollo Beach Community Plan

2. Ensure Quality Land Use and Design

- *Incorporate a range of housing choices including multi-family and live-work units in and around town centers.*
- *Discourage development of over 50 feet in height in residentially zoned areas.*

Ruskin Community Plan

Goal 3: *Protect and enhance Ruskin's natural environment and ensure that it remains an integral part of the community.*

Goal 5: *Provide for a diversity of home styles and types while protecting Ruskin's small town character.*

Southshore Community Plan

4. Maintain housing opportunities for all income groups.

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

Staff Analysis of Goals Objectives and Policies:

The subject property is located on approximately 80.9 acres at the northeast intersection of 19th Avenue Northeast and US Highway 41. The subject property is within the Urban Service Area (USA) and within the limits of the Apollo Beach, Ruskin & Southshore Community Plans. The applicant requests to change the zoning from AR to a PD to develop 242 single family homes.

The subject property is designated Residential-12 (RES-12) on the Future Land Use Map. The intent of the RES-12 Future Land Use category is to designate areas that are suitable for medium density residential development. In addition, urban scale neighborhood commercial, office multi-purpose projects and mixed-use developments can be considered when in compliance with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use. The proposed density residential use is consistent with the surrounding residential densities meets Policy 1.4 of the FLUE.

The subject property is in the Urban Service Area, where 80% or more of new growth is to be directed per the Comprehensive Plan. The proposal meets the intent of Objective 1 of

the Future Land Use Element of the Comprehensive Plan (FLUE) by providing growth within the Urban Service Area. The proposed Planned Development does not meet the minimum density required for properties within the Urban Service Area, however, the site is entirely located in the Coastal High Hazard Area and meets the Policy 1.3 exception to minimum density requirements that allows for less than 75% of the allowable density. In addition, there are wetlands on the site which causes limitations of the site design. The proposed density is approximately 3 dwelling units per gross acre. The proposal is consistent with Policies 1.2, 1.3 and 13.3 of the FLUE.

The applicant requests to develop 242 single family homes. They are proposing a variety of single-family housing types that is consistent with existing development in the surrounding area. In addition, there is an amenity area, wetland preserves, and stormwater management ponds proposed. Surrounding the property, there is public institutional and educational uses to the north, single family residential to the east and south, and light commercial and single family residential to the directly west and across US Highway 41. The application is consistent with Objective 12 and Policy 12-4.1 of the CDC as well as Objective 16, and Policies 16.1, 16.2, 16.3 and 16.8 of the FLUE.

The applicant is proposing an internal roadway network to provide for circulation within the neighborhood, off-site interconnectivity where appropriate, while clustering development away from the on-site environmentally sensitive lands. The proposed plan includes sidewalk connectivity to adjacent neighborhoods along the project frontages. The proposal meets the intent of FLUE Policy 16.7.

The request is consistent with several goals found in the Apollo Beach, Ruskin and Southshore Community Plans. It provides a variety of single-family housing types that is consistent with existing development in the surrounding area and protects the existing natural environment.

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 21-1335

<all other values>

Rezoning

Color	STATUS
Yellow	APPROVED
Green	CONTINUED
Red	DENIED
Purple	WITHDRAWN
Blue	PENDING

Other Features

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

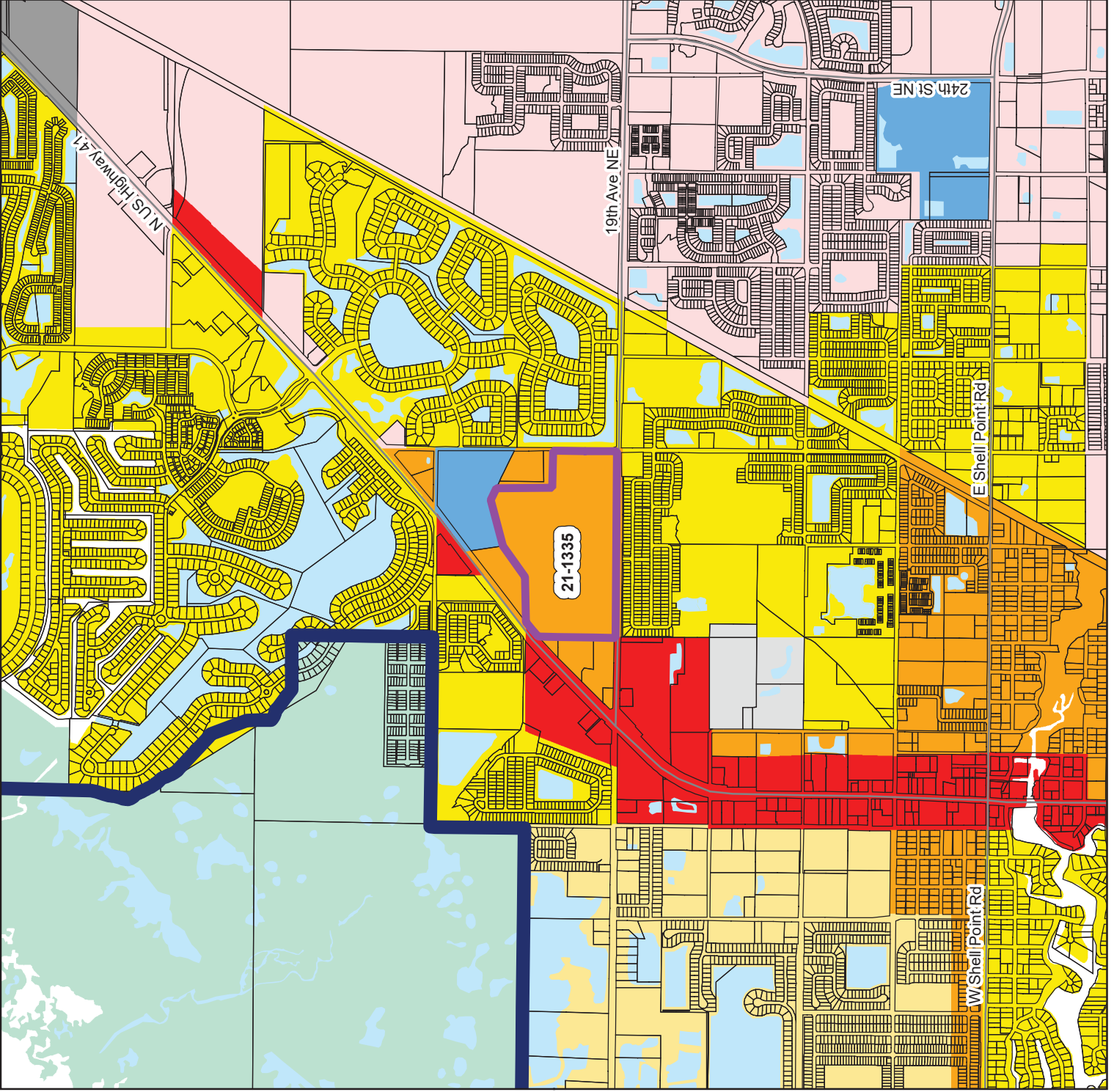
- WATER NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35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

Map Information

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The geographic data is for informational purposes only and does not constitute an offer to approve without specific approval of the Hillsborough County City/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.

Scale: 0 to 4,400 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: Farmland Reserve Planned Development

Zoning File: RZ-PD (21-1335) Modification: None

Atlas Page: None Submitted: 02/18/22

To Planner for Review: 02/18/22 Date Due: ASAP

Contact Person: Alexis Crespo Phone: 239-850-8525/acrespo@rviplanning.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: J Brian Grady Date: 2/18/22

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/31/2022
REVISED: 2/14/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/South

PETITION NO: RZ PD 21-1335

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

CONDITIONS OF APPROVAL

- If the PD 21-1335 is approved, the County Engineer will approve a Design Exception (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th St. NE from the project access to 19th Ave. NE. Approval of the Design Exception, which was found approvable by the County Engineer on December 2, 2021, will result in the following improvements to be constructed by the developer:
 - a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 19th Ave. NE frontage, such that a minimum of 21 feet of right-of-way is preserved for the first 290 feet west of 12th St. NE, and 9 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 12th St. NE frontage, such that a minimum of 16 feet of right-of-way is preserved for the first 400 feet north of 19th Ave. NE, and 4 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
- Primary access to the project shall be provided via one full access connection on 19th Ave. NE and one full access connection on 12th St. NE., as shown on the PD Site Plan. The access connection on 19th Ave. NE shall align with existing access connection serving PD 13-0517 to the south. All existing access connections and driveway aprons that will not be utilized for access shall be removed and restored to typical standard at the time of site construction.

- Prior to or concurrent with the initial phase of development, the developer shall construct an eastbound left turn lane into the project’s access connection on 19th Ave. NE and a southbound right turn lane into the project’s access connection on 12th St. NE.
- As generally shown on the PD site plan, the developer shall construct a roadway stubout to the adjacent property, folio# 54234.0000, to the east. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a “Future Roadway Connection”.
- The developer shall construct a pedestrian cross access stubout to the adjacent property, folio#54231.0000 to the north.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the +/- 82.5-acre subject property from Agricultural Rural (AR) and Commercial General (CG) to Planned Development (PD) zoning to allow a 242 single-family detached unit subdivision. The subject property is located east of US Highway 41 at the intersection of 19th Ave. NE and 12th St. NE. The Future Land Use designation of the site is Residential 12 (R-12).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Utilizing data from the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak hour Trips	
		AM	PM
AR, 15 Single Family Detached Units (ITE LUC 210)	142	11	15
CG, 50,000 sf Supermarket (ITE LUC 850)	5,339	191	462
CG, 4,450 sf Fast Food Restaurant w/ Drive-Thru (ITE LUC 934)	2,096	179	145
Total Trips	7,577	381	622
Internal Capture	N/A	42	120
Pass-By Trips	N/A	78	192
Net Total	7,577	261	310

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 242 Single Family Detached Units (ITE LUC 210)	2,284	179	240

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 5,293	(-) 82	(-) 70

The proposed rezoning will result in a decrease in potential trip generation by 5,293 daily trips, 82 AM peak hour and 70 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

19th Ave. NE is a 2-lane, undivided, collector roadway characterized by +/- 11-foot wide travel lanes in good condition within right-of-way varying between +/- 76 and +/-99 feet wide. There is a +/- 5-foot wide sidewalk on the south side of the roadway and +/- 5-foot paved shoulders on both sides.

19th Ave. NE is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) for future improvements for a 4-lane roadway. A future 4-lane divided collector roadway (TS-6 within the Hillsborough County Transportation Technical Manual) and future needed turn lane improvements at the intersection with 12th St. NE would require a minimum 132 ft of right of way along the length of the future turn lane improvement and 110ft of right-of-way along the remainder of the segment fronting the subject property. As such the developer is providing right-of-way preservation for up to 21 ft of the needed right of way along the first 290 ft of frontage from the intersection with 12th St. NE and up to 9 ft along the remainder of the frontage along 19th Ave. NE.

The future right-of-way needs were determined by an evaluation of the County's transportation model utilizing Synchro applications for projected traffic volumes by the year 2045. The analysis indicated a need for a future turn lane improvement to serve projected traffic volumes at the intersection of 19th Ave. NE and 12th St. NE. Subsequently, the additional right-of-way is factored into the above right-of-way preservations that is to be required as a condition of approval.

12th St. NE is a 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot wide travel lanes in good condition. There is a +/-11-foot southbound left turn lane approaching 19th Ave. NE. The roadway lies within a +/- 50-foot wide right-of-way. There is a +/- 5-foot wide sidewalk along the east of the roadway. There are no paved shoulders along the roadway in the vicinity of the proposed project. Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 feet paved and 5-foot wide sidewalks on both sides within a minimum of 96 feet of right-of-way.

The applicant is requesting a design exception to make certain improvements to 12th ST. NE along the project frontage, as further discussed in the design exception section of the report below.

12th ST. NE is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) for future improvements for a 2-lane enhanced roadway. A future 2-lane collector roadway (TS-4 within the Hillsborough County Transportation Technical Manual) with enhancements, existing left turn lane and additional turn lane improvements would require a up to 98 ft of right of way along the length of the turn lanes. As such the developer is designating right-of-way preservation for up to 16 ft of the needed right of way along the first 400 ft of frontage from the intersection with 19th Ave. NE and up to 4 ft along the remainder of the frontage along 12th St. NE.

The future right-of-way needs were determined by an evaluation of the County's transportation model utilizing Synchro applications for projected traffic volumes by the year 2045. The analysis indicated a need for future turn lane improvements to serve projected traffic volumes at the intersection of 12th St. NE and 19th Ave. NE. Subsequently, the additional right-of-way is factored into the above right-of-way preservations that is to be required as a condition of approval.

SITE ACCESS AND CONNECTIVITY

Site access is proposed on 19th Ave. NE and 12th St. NE. The project connection on 19th Ave. NE is proposed to have full access and align with Chatham Walk Drive. The 12th St. NE connection is proposed to be full access.

Based on the applicant's site access analysis, a 285-foot eastbound left turn lane is warranted to serve the project access connection on 19th Ave. NE and a 205-foot southbound right lane is warranted to serve the project access connection on 12th St. NE.

Pursuant to Sec. 6.02.01. A. 15 of the LDC, the site plan includes a roadway stubout to the property line with folio# 54234.0000 to provide for future vehicular and pedestrian connectivity as logical extension of the street system into the surrounding area.

The site plan shows a pedestrian connection to the project's northern boundary line with folio#54231.0000 consistent with Sec. 6.02.01. A. 13 to provide direct access to the parcel owned by Hillsborough County and zoned PD 00-1167 (most recently amended by MM 20-0397) for a variety of uses including public recreational uses.

REQUESTED DESIGN EXCEPTION

12th ST. NE is a substandard collector roadway. The applicant's Engineer of Record (EOR) submitted a Design Exception Request (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12" St. NE from the project access to 19th Ave. NE. Based on factors presented in the Design Exception Request, the County Engineer found the request approvable on December 2, 2021. If this rezoning is approved, the County Engineer will approve the Design Exception request. The Design Exception will result in the following improvements to be constructed by the developer:

- a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
- b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
- c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
19 TH AVE NE	US HWY 41 N	US HWY 301	D	C
12 TH ST NE/ INTERCHANGE ST	US HWY 41 N	SHELL POINT RD	D	C

Source: Hillsborough County 2020 Level of Service Report.

Perez, Richard

From: Williams, Michael
Sent: Thursday, December 2, 2021 6:01 PM
To: Steven Henry
Cc: Tirado, Sheida; Alexis.Crespo@waldropengineering.com; Perez, Richard; Beachy, Stephen
Subject: FW: RZ-PD 21-1335 Design Exception
Attachments: 21-1335 DReq 11-15-21.pdf

Steve,

I have found the attached Design Exception (DE) for PD 21-1335 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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From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, November 30, 2021 6:27 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RZ-PD 21-1335 Design Exception

Hello Mike,

The attached DE is approvable to me, please email the following people in your email:

shenry@lincks.com
Alexis.Crespo@waldropengineering.com
BeachyS@hillsboroughcounty.org
PerezRL@hillsboroughcounty.org

Best Regards,

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

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

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

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From: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Sent: Tuesday, November 16, 2021 7:45 AM
To: Ackett, Kelli <AckettK@hillsboroughcounty.org>; 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 <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>; Martin, Monica <MartinMo@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, Jakska <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>; Beachy, Stephen <BeachyS@hillsboroughcounty.org>; Rome, Ashley <RomeA@hillsboroughcounty.org>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>

Subject: RE: RZ-PD 21-1335

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: Steve Beachy

Contact: beachys@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

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601 E. Kennedy Blvd., Tampa, FL 33602

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November 3, 2021

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Farmland Reserve
Folio Number 054234.0000
RZ
Lincks Project No. 21113

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th Street from the project access to 19th Avenue. The developer proposes to rezone the subject property to allow up to 242 Single Family Homes.

According to the Hillsborough County Functional Classification Map, 12th Street is classified as a collector roadway and the subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the project.

The access to serve the project is proposed to be via one full access to 12th Street and one full access to 19th Avenue.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for 12th Street from the project access to 19th Avenue. This segment of 12th Street is currently a two-lane roadway. The following exceptions are requested to accommodate the proposed project.

- 1) Right of Way – TS-7 has 96 feet of right of way. The right of way along the property frontage is approximately 50 feet.
- 2) Lane Width – TS-7 has 12 foot travel lanes. The existing roadway has approximately 11 foot travel lanes.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 foot paved. The existing roadway has unpaved shoulders along the subject section.
- 4) Sidewalk – TS-7 has sidewalk on both sides of the roadway. There is currently sidewalk on the eastside of 12th Street within a CDD parcel.

The justification for the Design Exception is as follows:

1. There is limited right of way on the east side of 12th Street.
2. The developer proposes the following improvements:
 - a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - b. Add on 8 foot shoulders with 5 foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - c. Construct 5' sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.

Figure 1 illustrates the limits of the proposed improvements and Figure 2 illustrates the proposed Typical Section.

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

Mr. Mike Williams
November 3, 2021
Page 3

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

Best Regards,

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



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

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

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

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

TABLE 1

TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>			
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Single Family	210	242 DU's	2,344	44	133	177	149	88	237

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

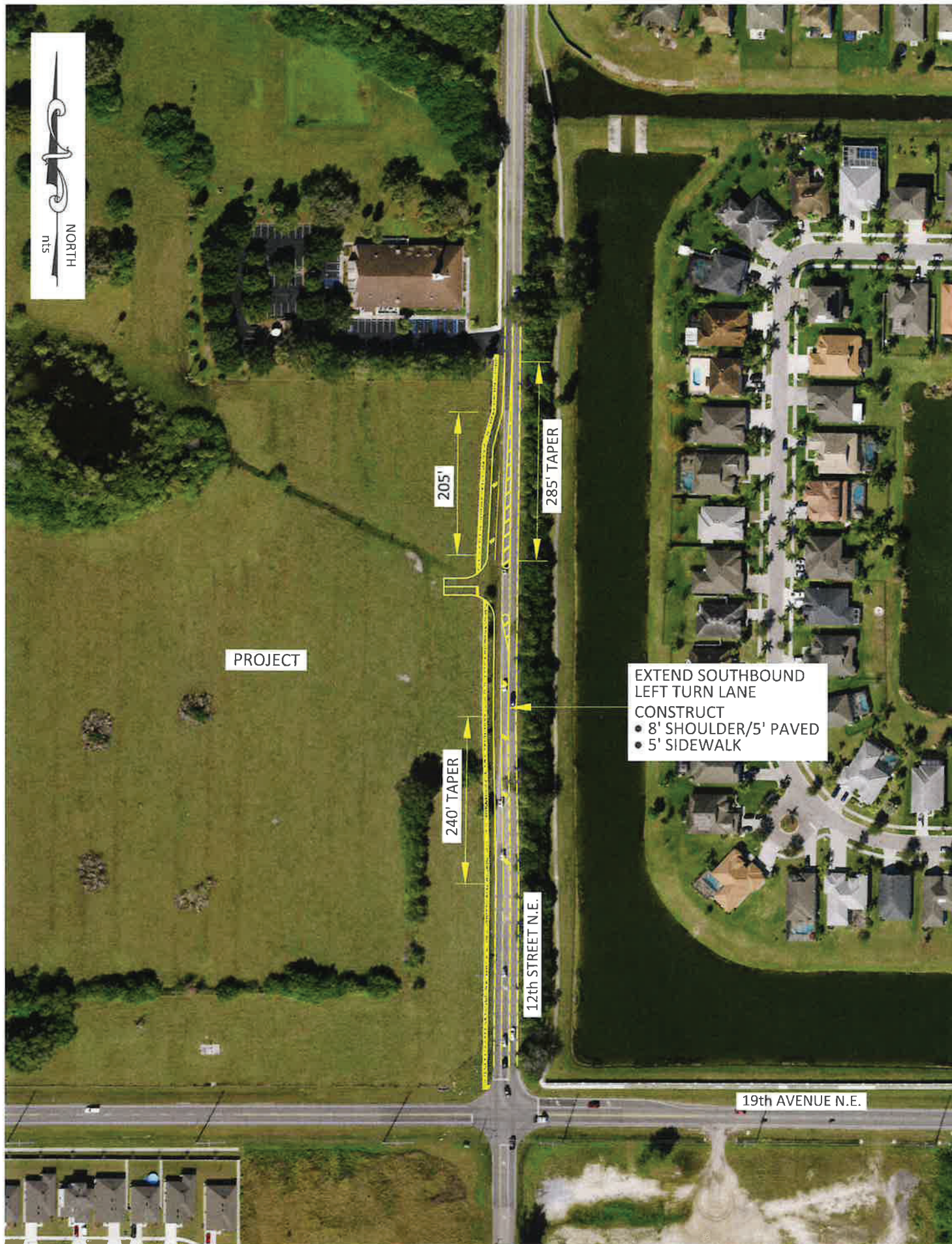
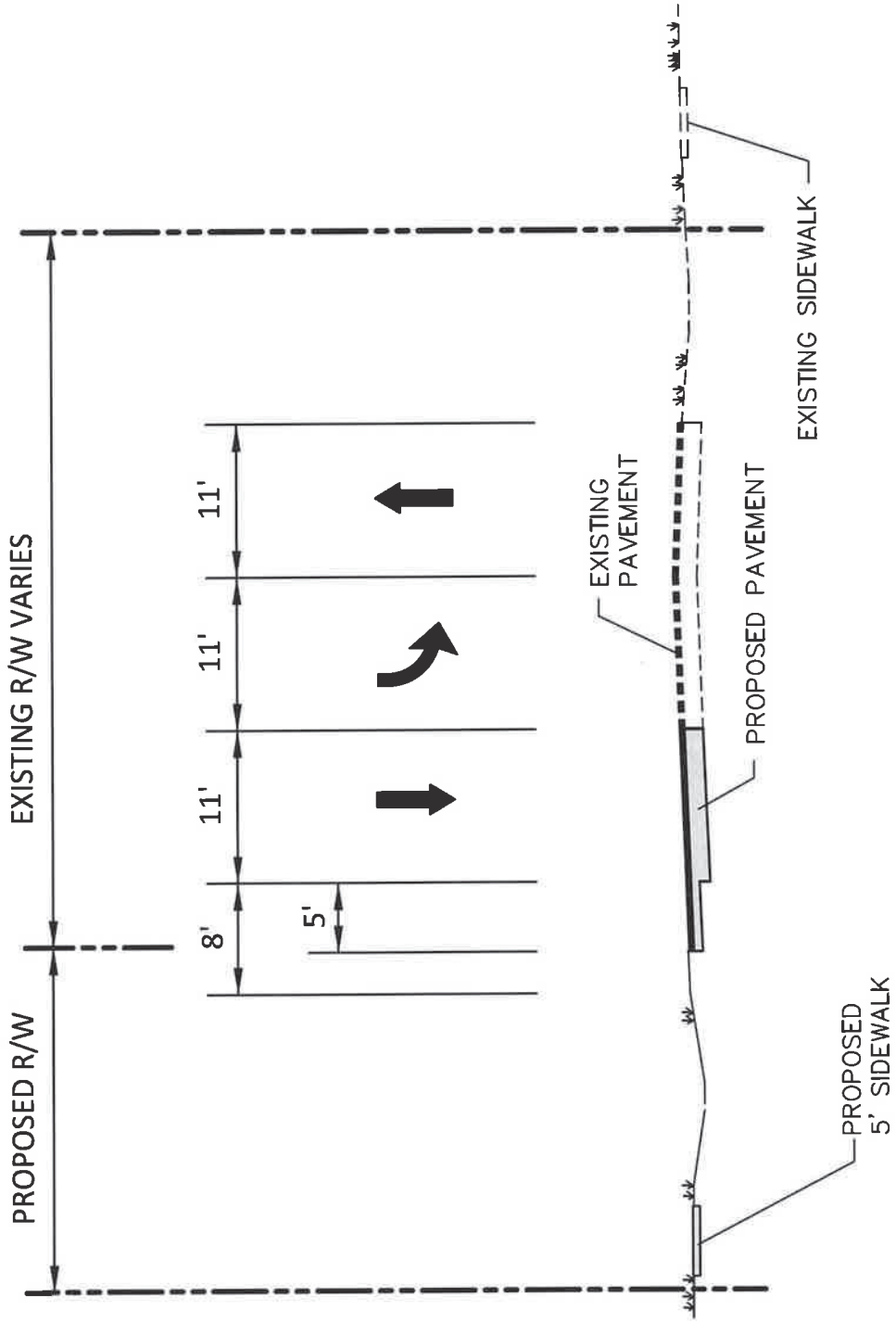


FIGURE 1
ACCESS IMPROVEMENTS 21-133



TYPICAL SECTION
12th STREET N.E.

FIGURE 2

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY
ROADWAYS FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

Functional Classifications

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

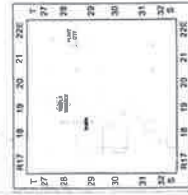
This Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of such matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 3.04.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.04.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.05.00 SPECIAL CONDITIONAL USES
- PART 12.01.00 DEFINITIONS

OTHER PARTS OF THE LDC NOT LISTED ABOVE

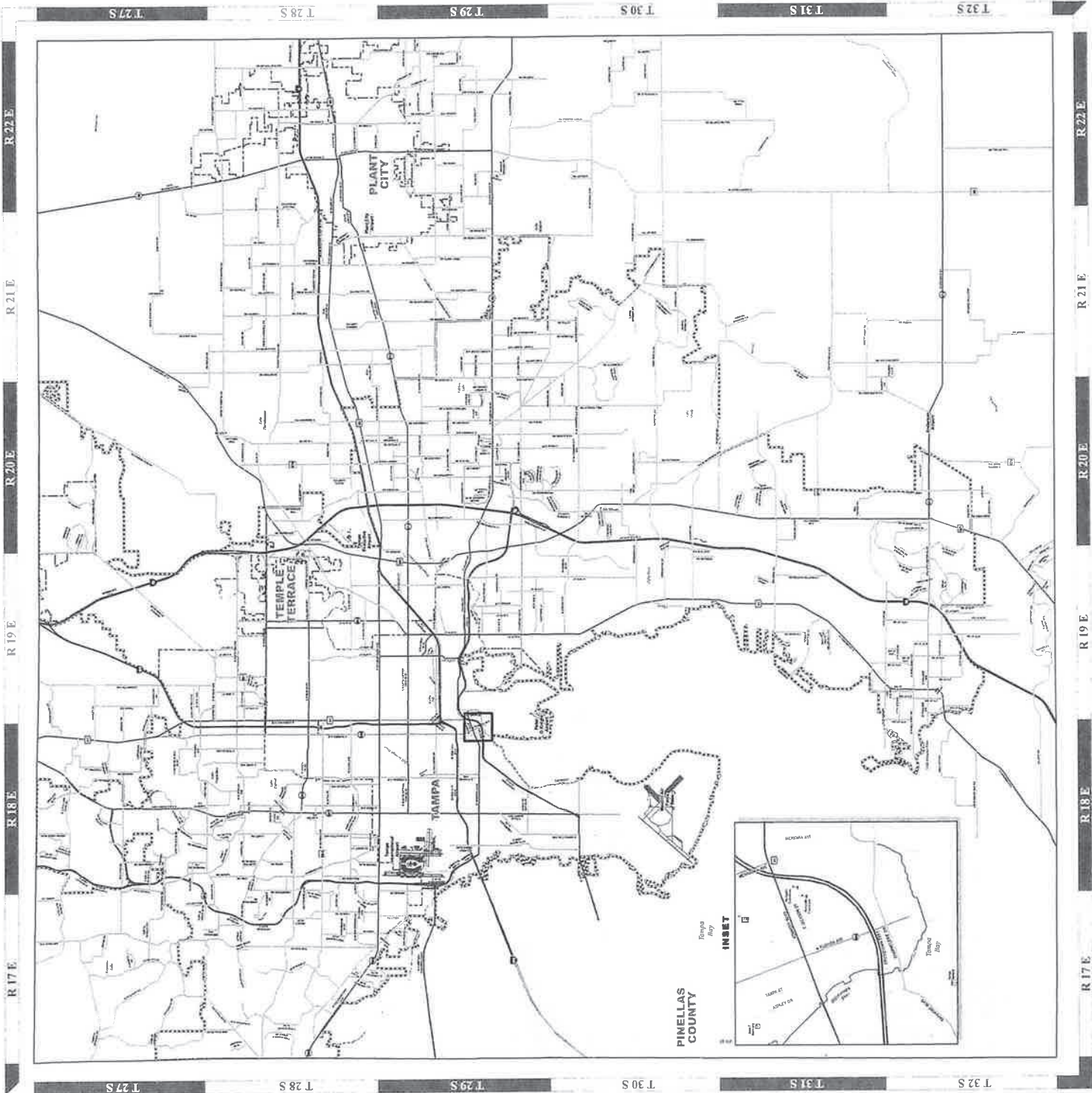
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Roadside Traffic Control Program and the Neighborhood Traffic Calming Program.

Locator Map



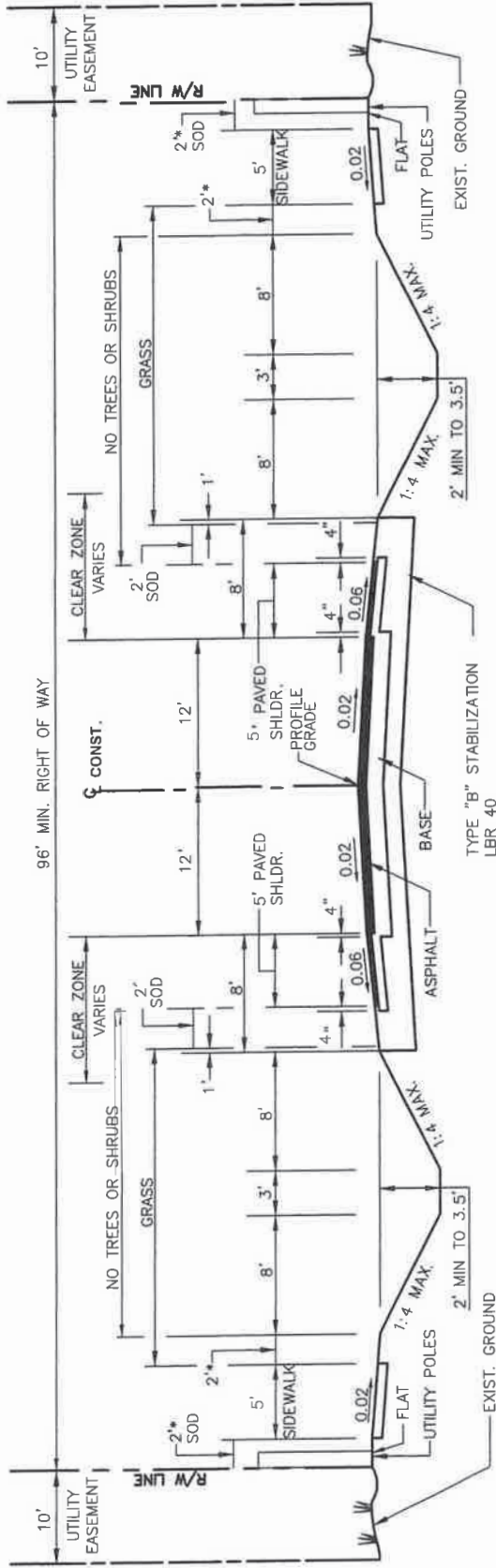
NOTICE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant the accuracy of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, AND SHALL BE USED AT THE USER'S SOLE RISK. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSES OF PROVIDING INFORMATION TO THE PUBLIC AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSES OF PROVIDING INFORMATION TO THE PUBLIC AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS MAP.

801 E Kennedy Blvd
Tampa, FL 33602
www.hillsboroughcounty.org
printroom@hillsboroughcounty.org



TS-7





TYPICAL SECTION

N.T.S.
 FOR LESS THAN 10,000 AADT
 MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

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

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
19th Ave. NE	County Local - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
12th St. NE	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" 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	7,577	261	310
Proposed	2,284	179	240
Difference (+/-)	-5,293	-82	-70

*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	Pedestrian	Meets LDC
South	X	None	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
12th St. NE/Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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



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 Reginald Sanford, MPH AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 12/13/2021	COMMENT DATE: 11/29/2021
PETITION NO.: 21-1335	PROPERTY ADDRESS: 910 NE 19 th Ave, Ruskin
EPC REVIEWER: Dessa Clock	FOLIO #: 054234-0000
CONTACT INFORMATION: (813) 627-2600 X1158	STR: : 32-31S-19E
EMAIL: clockd@epchc.org	
REQUESTED ZONING: From AG to PD	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	SWFWMD Valid through 11/9/2025
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands and Other Surface Waters throughout property
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. 	

Environmental Excellence in a Changing World

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

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

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

Adequate Facilities Analysis: Rezoning

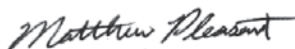
Date: 2-9-2022 **Acreage:** 80.9 (+/- acres)
Jurisdiction: Hillsborough County **Proposed Zoning:** PD
Case Number: RZ 21-1335 **Future Land Use:** R-12
HCPS #: RZ-428 **Maximum Residential Units:** 242 Units
Address: 910 N.E. 19th Ave., Ruskin, 33570 **Residential Type:** Single-Family Detached
Parcel Folio Number(s): 054234-0000

School Data	Doby Elementary	Shields Middle	Lennard High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	958	1557	2500
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	678	1782	2249
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	71%	114%	90%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 2/9/2022	257	0	251
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	47	22	33
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	103%	116%	101%

Notes: Doby Elementary, Shields Middle, and Lennard High School are currently or projected to be over capacity given previously approved development and the proposed project. State law requires the school district to consider whether additional capacity exists in adjacent concurrency services areas (i.e., attendance boundaries). While capacity exists in adjacent areas at the elementary area, additional capacity does not exist at the middle and high school levels.

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

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



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



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: Taylor Morrison of Florida, Inc

PETITION NO: 21-1335

LOCATION: 910 NE 19th Ave

FOLIO NO: 54234.0000

Estimated Fees:

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

Mobility: \$8,265.00 * 242 units = \$2,000,130.00

Parks: \$2,145 * 242 units = \$ 519,090.00

School: \$8,227.00 * 242 units = \$1,990,934.00

Fire: \$335.00 * 242 units = \$ 81,070.00

Total Single Family Detached = \$4,491,224.00

Project Summary/Description:

Urban Mobility, South Park/Fire - 242 Single Family Units

revised fees estimated based on Jan 1, 2022 schedule

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

PETITION NO.: PD21-1335 REVIEWED BY: Randy Rochelle DATE: 10/26/2021

FOLIO NO.: 54234.0000

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 north Right-of-Way of 19th Avenue NE. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits prior to June 1, 2022, 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 8 inch wastewater force main stub off the 24-inch Force main exists (adjacent to the site), (approximately 100 feet from the site) and is located east of the subject property within the north Right-of-Way of 19th Avenue NE. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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

Statement of Record

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

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

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 22 September 2021

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

APPLICANT: Asexis Crespo

PETITION NO: RZ-PD 21-1335

LOCATION: 910 NE 19th Ave, Ruskin, FL 33570

FOLIO NO: 54234.0000

SEC: 32 TWN: 31 RNG: 19

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: 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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
February 14, 2022
ZONING HEARING MASTER: SUSAN FINCH

D3:
Application Number: RZ-PD 21-1335
Applicant: Taylor Morrison of Florida,
Inc.
Location: 910 NE 19th Ave.
Folio Number: 054234.0000
Acreage: 82.5 acres, more or less
Comprehensive Plan: R-12
Service Area: Urban
Existing Zoning: AR
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item D-3
2 is Rezoning-PD 21-1335. The applicant is Taylor
3 Morrison of Florida. It's a request to rezone from
4 AR to a Planned Development.

5 I will provide staff recommendation after
6 presentation by the applicant. I will note this
7 item is going to be heard at the March 8th BOCC
8 land use meeting. Therefore, there'll be an
9 expedited review for you, which means your report
10 will be due on February 28th.

11 So, again, this item will be heard at the
12 March 8th BOCC land use meeting, and your
13 recommendation will be filed on March 28th.

14 HEARING MASTER FINCH: Understood. Thank
15 you.

16 Good evening.

17 MS. CORBETT: Good evening. Kami Corbett
18 here with the law firm of Hill, Ward, Henderson
19 representing the applicant.

20 In the interest of time, I'm just going to
21 have Ms. Alexis Crespo come up and give her
22 planning presentation followed by Mr. Steve Henry.

23 HEARING MASTER FINCH: Thank you so much.
24 Please sign in.

25 MS. CRESPO: Thank you. Good evening.

1 Alexis Crespo with RVi Planning representing the
2 applicant, and I do have a PowerPoint presentation.
3 If you could start on the second slide. My address
4 can is 10401 Highland Manor Drive, Tampa, Florida
5 33610.

6 We're here before you tonight requesting
7 your recommendation of approval to rezone the
8 subject property, which is actually just under
9 81 acres in size. Rezoning that from Agricultural
10 Rural and Commercial General to Unified Planned
11 Development.

12 This would allow for up to 242 single-family
13 detached homes to be constructed on the property
14 along with private amenities and site
15 infrastructure. Next slide.

16 The subject property is outlined in red on
17 the slide. It's located in the Ruskin Community
18 Planning area in the southern portion of
19 Hillsborough County. It is located immediately to
20 the north of 19th Avenue and to the west of 12th
21 Street.

22 The surrounding community is a mix of
23 residential land uses. You can see on the aerial
24 location map. They also have vacant wetlands that
25 are county owned to our north and then commercial

1 uses that line U.S. 41, which bounds the property
2 to the north and to the northwest.

3 We are well within the service area as you
4 can see and infill project, which will effectuate
5 the goals of the Comprehensive Plan, as I'll note
6 in my presentation. Next slide.

7 Just taking a closer look at our immediate
8 abutting land uses. We do have church uses to our
9 east. Across 12th Street, we have the Harbor Isles
10 community, which is a Planned Development. That's
11 developed at a relatively low density of 1.3
12 dwelling units per acre, and you can see is a
13 single-family project.

14 To the south of 19th Avenue, we have Chatham
15 Walk, which is a slightly higher density with
16 single-family community. It's around four units
17 per acre as outlined in your staff report.

18 As you move to the west of our project,
19 that's where we transition to some nonresidential
20 uses and a bit higher density-type residential with
21 the Holiday Palms RV Park, which is just under
22 12 units per acre to our immediate west, southwest.
23 And then the Ruskin Family Drive-in Theater is also
24 to our west in the northern portion of that shared
25 property line. Next slide.

1 This site is intended for development to
2 accommodate continued growth within the county as
3 indicated by the Future Land Use Map. We are in
4 the R-12 Future Land Use Category. This does
5 certainly offer residential uses up to a maximum of
6 12 units per acre.

7 We are requesting a lower density than the
8 12 and lower than 75 percent maximum outlined in
9 the Comprehensive Plan, and that is really to
10 address compatibility with the surrounding
11 neighborhood and also address some unique site
12 specifications.

13 And the Comprehensive Plan does state lower
14 densities can be considered where you have
15 environmentally sensitive areas. The site does
16 contain wetlands in the northern portion, which are
17 being preserved, and we are clustering development
18 on the southern portion of the site.

19 The site is also within the Coastal
20 High-Hazard Area. While we do meet all
21 Comprehensive Plan policies related to shelter
22 capacity and development within this area, it also
23 is one of the criteria that allows us to have a
24 lower density and still be consistent with the
25 Comprehensive Plan.

1 And then I've noted the densities to our
2 south are approximately four units per acre, and we
3 have Harbor Isles, which is even less than two
4 units per acre. Therefore, our densities will be
5 consistent, compatible, complementary with the
6 surrounding development pattern. Next slide.

7 This is our PD site plan with the
8 application. I'll advance to the next slide, which
9 is kind of an illustrative version which is a
10 little better to look at and walk you through.

11 We do have our main ingress/egress off of
12 19th Avenue to the south with a secondary
13 ingress/egress to 12th Street to our east. These
14 would be nongated to be consistent with the Ruskin
15 Community Plan, which does promote conductivity and
16 discourages gated entries.

17 The yellow portions of the site are where
18 the residential homes will be located as well as
19 private recreational amenities. You can see
20 expansive on-site stormwater management as well as
21 the preserve and open space depicted in green.

22 Also, in line with the Ruskin Community
23 Plan, we are proposing interconnections to our
24 abutting land uses where appropriate. We are
25 proposing a pedestrian connection to our north.

1 That is county-owned land. They appear to
2 be environmentally sensitive, but if a pedestrian
3 connection can be accommodated in the future, we've
4 shown for that on the PD site plan.

5 And then to our east, we are proposing a
6 vehicular connection to the church property should
7 they ever redevelop or desire that connection
8 point.

9 I want to direct you to that western
10 property line where we are -- share abutting the
11 Ruskin drive-in theater. We did receive some phone
12 calls throughout the process from folks that were
13 concerned that our project would potentially impact
14 the drive-in theater with noise, light impact.

15 So we are proposing a 45-foot vegetated
16 buffer along that shared property line with the
17 drive-in theater. This will help to shield any
18 potential lighting from our community into the
19 drive-in theater; and certainly, from Taylor
20 Morrison's standpoint, we want to buffer our homes
21 from potential light and noise from that property
22 as well. So happy to do that enhanced buffer on
23 the property line.

24 HEARING MASTER FINCH: To the west -- excuse
25 me for interrupting. To the west of your retention

1 pond, is that the theater?

2 MS. CRESPO: Correct. And that's the other
3 key point here is that we don't really have any
4 residential homes that are going to be directly
5 abutting the theater property.

6 You can see there's some home sites that
7 will abut the RV park at the south end there. But
8 largely, it's just wetland preserve and stormwater
9 management against the theater property. Next
10 slide.

11 So I've kind of touched on these points, but
12 certainly, between the enhanced buffering on the
13 west, our proposed densities, interconnectivity
14 with our surrounding land uses where appropriate
15 and preserving the on-site wetlands, we're
16 consistent with the community. We'll be compatible
17 and in line with what's intended in the Ruskin
18 community. Next slide.

19 Steve Henry is going to speak after me and
20 get into more detail on the traffic, but we do have
21 a design exception that was deemed approvable by
22 the County Transportation Planning Staff for our
23 roadways.

24 We are proposing reservation of right-of-way
25 along those roadways in compliance with the

1 County's Corridor Preservation Plan. We do have
2 proximate service to a bus route for future
3 residents, and we do have potable water and
4 sanitary sewer provided by Hillsborough County.
5 Next slide.

6 I won't belabor these Comprehensive Plan
7 policies that touched on many of the key elements,
8 and this is housed in your staff report as well as
9 the Planning Commission report, but we are
10 consistent with all relevant Future Land Use
11 Element policies relating to density, residential
12 development, and protecting Ruskin's small town
13 character. Next slide.

14 And I'll just wrap up with we do enjoy your
15 staff's recommendation of approval. This is a
16 logical extension of the residential development
17 pattern in the area, in an area that will be
18 compatible with both existing single-family
19 communities around us as well as the drive-in
20 theater and the RV park.

21 And in my professional planning opinion, we
22 are consistent with your Land Development Code and
23 Comprehensive Plan. Thank you.

24 HEARING MASTER FINCH: Thank you.

25 Good evening.

1 MR. HENRY: Good evening. Steve Henry,
2 Lincks & Associates, 5023 West Laurel, Tampa,
3 33607.

4 We did conduct the traffic analysis for the
5 project. And as Mrs. Crespo said, we have received
6 a design exception that has been deemed approvable
7 by the county engineer.

8 I want to walk through that real quick and
9 explain the improvements that we're doing. Okay.
10 So this is 12th Street here, which is the
11 substandard road.

12 And so what we are doing is, today, there's
13 a southbound left turn lane there. It's about 330
14 feet. We're actually extending it almost 650 feet.
15 And then we'll be extending it up to our project
16 access here. In addition, we're adding a
17 southbound right turn lane into our driveway.

18 Now, as part of the improvements for 12th
19 Street, what we're doing is -- this is a typical
20 section for that, which I'll enter into the record.
21 But what we're doing is in addition to widening it
22 for the extension of the left turn lane, we're
23 adding an 8-foot shoulder with 5-foot paved for the
24 entire length of the improvements.

25 So, basically, running from 19th Avenue up

1 to our northern boundary there. So that will bring
2 it up to our side of the street's standard. We
3 can't do the other side of the street because of
4 the limited right-of-way, but we are doing our side
5 of the street to bring up this shoulder and also
6 extending a turn.

7 HEARING MASTER FINCH: Okay.

8 MR. HENRY: That concludes my presentation,
9 unless you have any questions.

10 HEARING MASTER FINCH: I don't. Thank you.
11 If you could submit those into the record, though.
12 Thank you so much.

13 Ms. Corbett, anything else?

14 MS. CORBETT: Kami Corbett. No. That
15 concludes our presentation.

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

18 Development Services, please.

19 MR. GRADY: For the record, Brian Grady,
20 Hillsborough County Development Services.

21 As noted, the request is to rezone from AR
22 and CG to Planned Development for 242 single-family
23 units. I will note a little housekeeping. A
24 revised report was handed out to update. Recently
25 received comments from the school board.

1 So the report was updated to note their
2 comments and articulate their comments and note
3 that in our report. Also, an updated
4 transportation report was submitted into the record
5 to update the existing analysis in that report
6 regarding existing trip space on existing zoning
7 approval and then trips based on the proposal.

8 The reason for the update is that report did
9 not tackle at that based on the fact that a portion
10 of the property is zoned Commercial General. So
11 that has been put into the record also, and the
12 report will be updated accordingly to incorporate
13 that revised report.

14 Again, the proposal is for 242 single-family
15 units. As noted it's in the RES-12 planned
16 category. It allows 12 units per acre. The
17 applicant is only proposing three units per acre,
18 which does not meet minimum density requirements.

19 But the density is consistent with the
20 development pattern in the area, which consists of
21 single-family development to the east and south and
22 also to the southeast along with some multifamily.
23 The southeast is also in the Coastal High-Hazard
24 Area. Therefore, it did meet exception for the
25 minimum density requirements of the Comp Plan.

1 Staff did find this compatible with
2 surrounding area as noted. From a lot size
3 standpoint, the 4400-square-foot minimum lot size
4 is consistent with the development pattern in the
5 area.

6 The single-family homes to the east and
7 south have minimum lot sizes of 5,000. Minimum lot
8 size of 4400 is located to the southeast along with
9 multifamily. Just mobile home park and commercial
10 to the west and cultural institutional uses to the
11 north of the property.

12 As noted by the applicant, they are
13 providing a 45-foot natural preservation buffer
14 along the western boundary in response to the
15 concerns regarding ambient light impacting the --
16 the movie theater to the west.

17 As noted the staff in the report, as noted
18 in the site plan, the majority of that boundary
19 consists of wetlands and retention flooding
20 mitigations association with the project with the
21 small area on the southwest corner of the project
22 having residential.

23 Based on the considerations in the analysis
24 contained in the staff report, the staff does find
25 this request compatible. And I'm available if you

1 have any questions.

2 HEARING MASTER FINCH: No. No questions at
3 this time but thank you.

4 Planning Commission, please.

5 MS. PAPANDREW: Andrea Papandrew, Planning
6 Commission staff.

7 Subject property is within the Residential-12
8 Future Land Use Category. It is within the Urban
9 Service Area. It's located within the Apollo
10 Beach, Ruskin, and Southshore Areawide Systems
11 Community Plans.

12 The intent of Residential-12 Future Land Use
13 Category is designate areas that are suitable for
14 medium density residential development. The
15 proposed density and residential use is consistent
16 with the surrounding properties and meets
17 Policy 1.4 of the Future Land Use Element.

18 The proposal meets the intent of Objective 1
19 of the Future Land Use Element by providing growth
20 within the Urban Service Area. The proposed
21 Planned Development does not meet the minimum
22 density required for properties within the Urban
23 Service Area.

24 However, the site is entirely located in the
25 Coastal High-Hazard Area and meets the Policy 1.3

1 exception that allows for less than 75 percent of
2 the allowable density.

3 In addition, there are wetlands on the site
4 which cause the site design limitations. The
5 proposed density is approximately three dwelling
6 units per gross acre.

7 The proposal is consistent with policies
8 1.2, 1.3, and 13.3 of the Future Land Use Element.
9 The applicant is proposing a variety of
10 single-family housing types that is consistent with
11 existing development in the surrounding area.

12 And in addition, there is many area wetland
13 preserves and stormwater management ponds. North
14 of the site is public institutional and educational
15 uses. The east and south is single-family
16 residential and west across U.S. Highway 41 is
17 light commercial and single-family.

18 The applicant is consistent with
19 Objective 12 and Policy 12 point -- 12-4.1 of the
20 Community Design Component, as well as Objective 16
21 and Policy 16.1, 16.2, 16.3, and 16.8 of the Future
22 Land Use Element.

23 The applicant is proposing internal roadway
24 network to provide circulation within the
25 neighborhood, off-site interconnectivity where

1 appropriate, and clustering development away from
2 the on-site environmentally sensitive lands.

3 The proposed plan includes sidewalk
4 connectivity through adjacent neighborhoods. The
5 proposal meets the intent of Future Land Use
6 Element Policy 16.7.

7 The request is also consistent with several
8 goals found in the Apollo Beach, Ruskin, and
9 Southshore Areawide Systems Community Plans. It
10 provides a variety of single-family housing types
11 that's consistent with existing development and the
12 surrounding area and protects the existing natural
13 environments.

14 Based upon the above consideration, Planning
15 Commission staff finds the proposed Planned
16 Development consistent with the consistent Future
17 of Hillsborough Comprehensive Plan for
18 unincorporated Hillsborough County subject to
19 conditions proposed by the -- by the Department of
20 Development Services. Thank you.

21 HEARING MASTER FINCH: Thank you for your
22 testimony. I appreciate it.

23 Is there anyone in the room or online that
24 would like to speak in favor of this project?
25 Anyone in support?

1 All right. Seeing no one, anyone in
2 opposition to the request? No one in the room.
3 Anyone online?

4 All right. Ms. Corbett, anything else? Oh,
5 I forgot. Mr. Grady, anything you wanted to add?

6 MR. GRADY: To note again for the record,
7 this will be heard at the March 8th BOCC land use
8 meeting at 9:00 a.m., and your report will be filed
9 on February 28th.

10 HEARING MASTER FINCH: Understood.

11 All right. Ms. Corbett? Sorry.

12 All right. Then with that, we will close
13 Rezoning 21-1335 and go to the next case.

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

4 Item A-12, Major Mod Application 21-1270.
5 This application is out of order to be heard and is
6 being continued to the February 14th, 2022, Zoning
7 Hearing Master Hearing.

8 Item A-13, Rezoning-PD 21-1321. This
9 application is out of order to be heard and is
10 being continued to February 14th, 2022, Zoning
11 Hearing Master Hearing.

12 Item A-14, Rezoning-PD 21-1329. This
13 application is out of order to be heard and is
14 being continued to the February 14th, 2022, Zoning
15 Hearing Master Hearing.

16 Item A-15, Major Mod Application 21-1334.
17 This application is being continued by the
18 applicant to the February 14th, 2022, Zoning
19 Hearing Master Hearing.

20 Item A-16, Rezoning-PD 21-1335. This
21 application is out of order to be heard and is
22 being continued to the February 14th, 2022, Zoning
23 Hearing Master.

24 Item A-17, we did as part of the changes and
25 that's a continuance RZ-PD 21-1337. The applicant

1 application is being continued by staff to the
2 January 18, 2022, Zoning Hearing Master Hearing.

3 Item A-21, Rezoning-PD 21-1329. This
4 application is being continued by the applicant to
5 the January 18, 2022, Zoning Hearing Master
6 Hearing.

7 Item A-22, Rezoning-PD 21-1330. This
8 application is being continued by the applicant to
9 the February 14, 2022, Zoning Hearing Master
10 Hearing.

11 Item A-23, Rezoning-PD 21-1332. This
12 application is being continued by the applicant to
13 the February 14, 2022, Zoning Hearing Master
14 Hearing.

15 Item A-24, Major Mod Application 21-1334.
16 This application is being continued by staff to the
17 January 18, 2022, Zoning Hearing Master Hearing.

18 Item A-25, Rezoning-PD 21-1335. This
19 application is out of order to be heard and is
20 being continued to the January 18, 2022, Zoning
21 Hearing Master Hearing.

22 Item A-26, Rezoning-PD 21-1336. This
23 application is being continued by the applicant to
24 the January 18, 2022, Zoning Hearing Master
25 Hearing.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 2/14/22 6pm HEARING MASTER: Susan Finch

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

APPLICATION # MM 22-0102	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>3300 101 E. KENNEDY BLVD. #2800</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-727-4026</u>
--------------------------------	--

APPLICATION # MM 22-0169	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33706 33701</u> PHONE <u>804-1760</u>
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APPLICATION # RZ 22-0077	PLEASE PRINT NAME <u>Michael Horner</u> MAILING ADDRESS <u>14502 N. Dale Mabry Hwy.</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962-237</u>
--------------------------------	--

APPLICATION # RZ 22-0330	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>804-1760</u>
--------------------------------	--

APPLICATION # MM 21-1108	PLEASE PRINT NAME <u>Dallas Evans</u> MAILING ADDRESS <u>3610 Northdale Blvd Ste 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7440</u>
--------------------------------	--

APPLICATION # RZ 21-1329	PLEASE PRINT NAME <u>Nick Brackin</u> MAILING ADDRESS <u>3211 Stonebridge Tr.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-453-7597</u>
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DATE/TIME: 2/14/22 6pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>21-1329</u> <u>VS</u>	PLEASE PRINT NAME <u>Jennifer Grissom</u> MAILING ADDRESS <u>12406 PONY COURT</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE _____
APPLICATION # <u>RZ</u> <u>21-1335</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ</u> <u>21-1335</u>	PLEASE PRINT NAME <u>Alexis Crespo</u> MAILING ADDRESS <u>10401 Highland Manor Dr.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>235 850 8525</u>
APPLICATION # <u>RZ</u> <u>21-1335</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>503 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0639</u>
APPLICATION # <u>MM</u> <u>VS 21-1339</u>	PLEASE PRINT NAME <u>Truett Gardner</u> MAILING ADDRESS <u>400 N. Ashley Dr. 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>RZ</u> <u>21-1340</u>	PLEASE PRINT NAME <u>William H. Kelly</u> MAILING ADDRESS <u>325 S. Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>254-7157</u>

DATE/TIME: 2/14/22 6pm HEARING MASTER: Susan Finch

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

APPLICATION # <u>RZ</u> <u>22-0222</u>	PLEASE PRINT NAME <u>Isabelle Olsch</u> MAILING ADDRESS <u>1000 N Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620-4500</u>
APPLICATION # <u>MM</u> <u>22-0224</u>	PLEASE PRINT NAME <u>Nicole Neugebauer</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-407-1686</u>
APPLICATION # <u>MM</u> <u>22-0224</u>	PLEASE PRINT NAME <u>David Smith</u> MAILING ADDRESS <u>401 E. Jackson St Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

FEBRUARY 14, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, February 14, 2022, at 6:00 p.m., held virtually.

☐ Susan Finch, ZHM, called the meeting to order at 6:00 p.m., and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

☐ Brian Grady, Development Services, introduction/reviewed the changes/withdrawals/continuances.

D.6. MM 22-0102

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

☐ Matthew Newton, applicant rep, presents testimony.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues to April 18, 2022.

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

☐ Susan Finch, ZHM, overview of ZHM process.

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

☐ Susan Finch, ZHM, Oath

B. REMANDS

B.1. MM 21-0169

☐ Brian Grady, Development Services, calls MM 21-0169.

☐ Todd Pressman, applicant rep, presents testimony and submits exhibits.

☐ Tania Chapela, Development Services, staff report.

☐ Andrea Papandrew, Planning Commission, staff report.

☐ Susan Finch, ZHM, questions to Planning Commission.

Andrea Papandrew, Planning Commission, answers ZHM questions.

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

Todd Pressman, applicant rep, provides rebuttal.

Susan Finch, ZHM, questions to Planning Commission.

Andrea Papandrew, Planning Commission, answers ZHM questions

Susan Finch, ZHM, closes MM 21-0169.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0077

Brian Grady, Development Services, calls RZ 22-0077.

Michael Horner, applicant rep, presents testimony and submits exhibits.

Susan Finch, ZHM, questions to applicant rep.

Michael Horner, applicant rep, answers ZHM questions.

Isis Brown, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Isis Brown, Development Services, answers ZHM questions.

Andrea Papandrew, Planning Commission, staff report.

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

Michael Horner, applicant rep, provides rebuttal.

Susan Finch, ZHM, questions to applicant rep.

Michael Horner, applicant rep, answers ZHM questions and continues rebuttal.

Susan Finch, ZHM, closes RZ 22-0077.

C.2. RZ 22-0330

- ☒ Brian Grady, Development Services, calls RZ 22-0330.
- ☒ Todd Pressman, applicant rep, presents testimony.
- ☒ Chris Grandlienard, Development Services, staff report.
- ☒ Andrea Papandrew, Planning Commission, staff report.
- ☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0330.

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

D.1. MM 21-1108

- ☒ Brian Grady, Development Services, calls MM 21-1108.
- ☒ Dallas Evans, applicant rep, presents testimony and submits exhibits.
- ☒ Tim Lampkin, Development Services, staff report.
- ☒ Andrea Papandrew, Planning Commission, staff report.
- ☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-1108.

D.2. RZ 21-1329

- ☒ Brian Grady, Development Services, calls RZ 21-1329.
- ☒ Nick Brackin, applicant rep, presents testimony.
- ☒ Jennifer Grissom, applicant rep, presents testimony.
- ☒ Michelle Heinrich, Development Services, staff report.
- ☒ Andrea Papandrew, Planning Commission, staff report.
- ☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1329.

D.3. RZ 21-1335

- ☒ Brian Grady, Development Services, calls RZ 21-1335 and noted the application would be heard at the March 8, 2022, BOCC meeting.

☐ Kami Corbett, applicant rep, presents testimony.

☐ Alexis Crespo, applicant rep, presents testimony and submits exhibits.

☐ Steve Henry, applicant rep, presents testimony and submits exhibits.

☐ Brian Grady, Development Services, staff report.

☐ Andrea Papandrew, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1335.

D.4. MM 21-1339

☐ Brian Grady, Development Services, calls MM 21-1339.

☐ Truett Gardner, applicant rep, presents testimony.

☐ Susan Finch, ZHM questions to applicant rep.

☐ Truett Gardner, applicant rep, answers ZHM questions and continues testimony.

☐ Tim Lampkin, Development Services, staff report.

☐ Andrea Papandrew, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services.

☐ Tim Lampkin, Development Services, continues testimony.

☐ Susan Finch, ZHM, calls for applicant rep/closes MM 21-1339.

D.5. RZ 21-1340

☐ Brian Grady, Development Services, calls RZ 21-1340.

☐ William Molloy, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ William Molloy, applicant rep, answers ZHM questions and continues testimony.

☐ Michelle Heinrich, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

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

William Molloy, applicant rep, proves rebuttal.

Susan Finch, ZHM, closes RZ 21-1340

D.7. RZ 22-0222

Brian Grady, Development Services, calls RZ 22-0222.

Susan Finch, ZHM, Oath.

Isabelle Albert, applicant rep, presents testimony.

Tim Lampkin, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Tim Lampkin, Development Services, answers ZHM questions and continues testimony.

Andrea Papandrew, Planning Commission, staff report.

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

Isabelle Albert, applicant rep, presents rebuttal.

Susan Finch, ZHM, closes RZ 22-0222

D.8. MM 22-0224

Brian Grady, Development Services, calls MM 22-0224.

Nicole Neugebauer applicant rep, presents testimony.

Susan Finch, ZHM, Oath.

Nicole Neugebauer, applicant rep, presents testimony and submits exhibits.

Susan Finch, ZHM, questions to applicant rep.

Nicole Neugebauer, applicant rep, answers ZHM questions.

MONDAY, FEBRUARY 14, 2022

- ☐ Sam Ball, Development Services, staff report.
- ☐ Susan Finch, ZHM, questions to Development Services
- ☐ Sam Ball, Development Services, answers ZHM questions.
- ☐ Andrea Papandrew, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ☐ Brian Grady, Development Services, continues testimony.
- ☐ Susan Finch, ZHM, calls for applicant rep.
- ☐ David Smith, applicant rep, presents rebuttal.
- ☐ Brian Grady, Development Services, responded to applicant.
- ☐ David Smith, applicant rep, continues rebuttal.
- ☐ Brian Grady, Development Services, responded to applicant.
- ☐ David Smith, applicant rep, continues rebuttal.
- ☐ Susan Finch, ZHM, closes MM 22-0224.

ADJOURNMENT

- ☐ Susan Finch, ZHM, adjourns the meeting.

Rezoning Application: PD 21-1335
Zoning Hearing Master Date: February 14, 2022
BOCC Land Use Meeting Date: April 12, 2022



**Hillsborough
 County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Taylor Morrison of Florida, Inc.
FLU Category: RES-12
Service Area: Urban
Site Acreage: 82.5
Community Plan Area: Ruskin
Overlay: None



Introduction Summary:

The applicant proposes to rezone the subject property from AR and CG to PD to allow for 242 single-family units.

Zoning:	Existing		Proposed
District(s)	AR	CG	PD 21-1335
Typical General Use(s)	Single-Family Residential/Agricultural	Commercial/Office	Single-Family Detached Residential
Acreage	77.5	5 acres	82.5
Density/Intensity	1 unit per 5 acres	.25 FAR	3 units per acre
Mathematical Maximum*	15 units	54,450 sq. ft.	990 units

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	AR	CG	PD 21-1335
Lot Size / Lot Width	5 acre / 150'	10,000 sq. ft	4600 sq.ft./ 40'
Setbacks/Buffering and Screening	50' Front (lot) 50' Rear (lot) 25' Sides (lot) No buffering and screening required	30' front Side and Rear per buffering and screening standards	20' Front (lot) 15" (interior)/20' (exterior) Rear (lot) 5' Side (side)
Height	50'	50'	35' / 2-stories

Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
 Consistent

Development Services Recommendation:
 Approvable, subject to proposed conditions

Application No. 21-1335
 Name: Brian Grady
 Entered at Public Hearing: ZHM
 Exhibit # 1 Date: 2/14/22

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

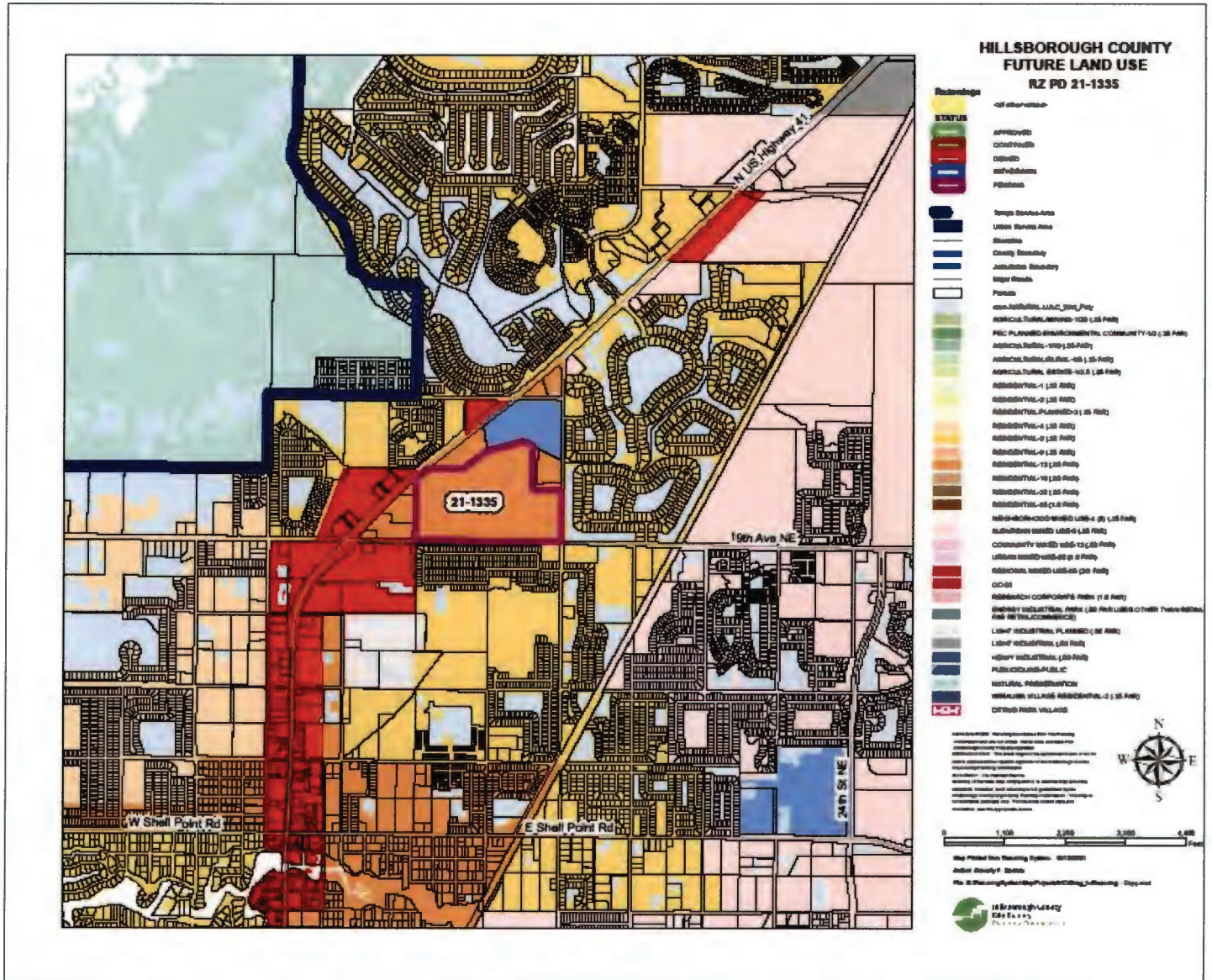


Context of Surrounding Area:

The site is located in the Ruskin community within an area developed with single-family residential to the east and south, a mobile home park and commercial to the west and undeveloped land owned by the School Board and to the north. Multi-family development is located further to the southeast. Given the FLU Category of the area and existing zonings, various lot sizes are present. Major roadways include U.S. 41 to the west and 19th Avenue NE on the south side of the parcel. All non-residential development is found along U.S.41. The parcel is located within Area 2 of the Ruskin Community Plan.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-12
Maximum Density/F.A.R.:	12 units per acre/.50 FAR
Typical Uses:	Residential, neighborhood scale commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

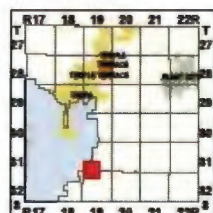


 Hillsborough County Florida
SIGN POSTING MAP
RZ-PD 21-1335
 Folio: 54234.0000

■ APPLICATION SITE
■ ZONING BOUNDARY
 PARCELS
★ HEARING SIGN LOCATIONS


 0 200 Feet

STR: 32-31-10



NOTICE: This map is prepared for the boundary of real property based on the best available information. It is not intended to be used as a legal document. The user of this map should consult the official records of the County and the State for the most current and accurate information. The user of this map should be aware that the information contained on this map is not intended to be used as a legal document.

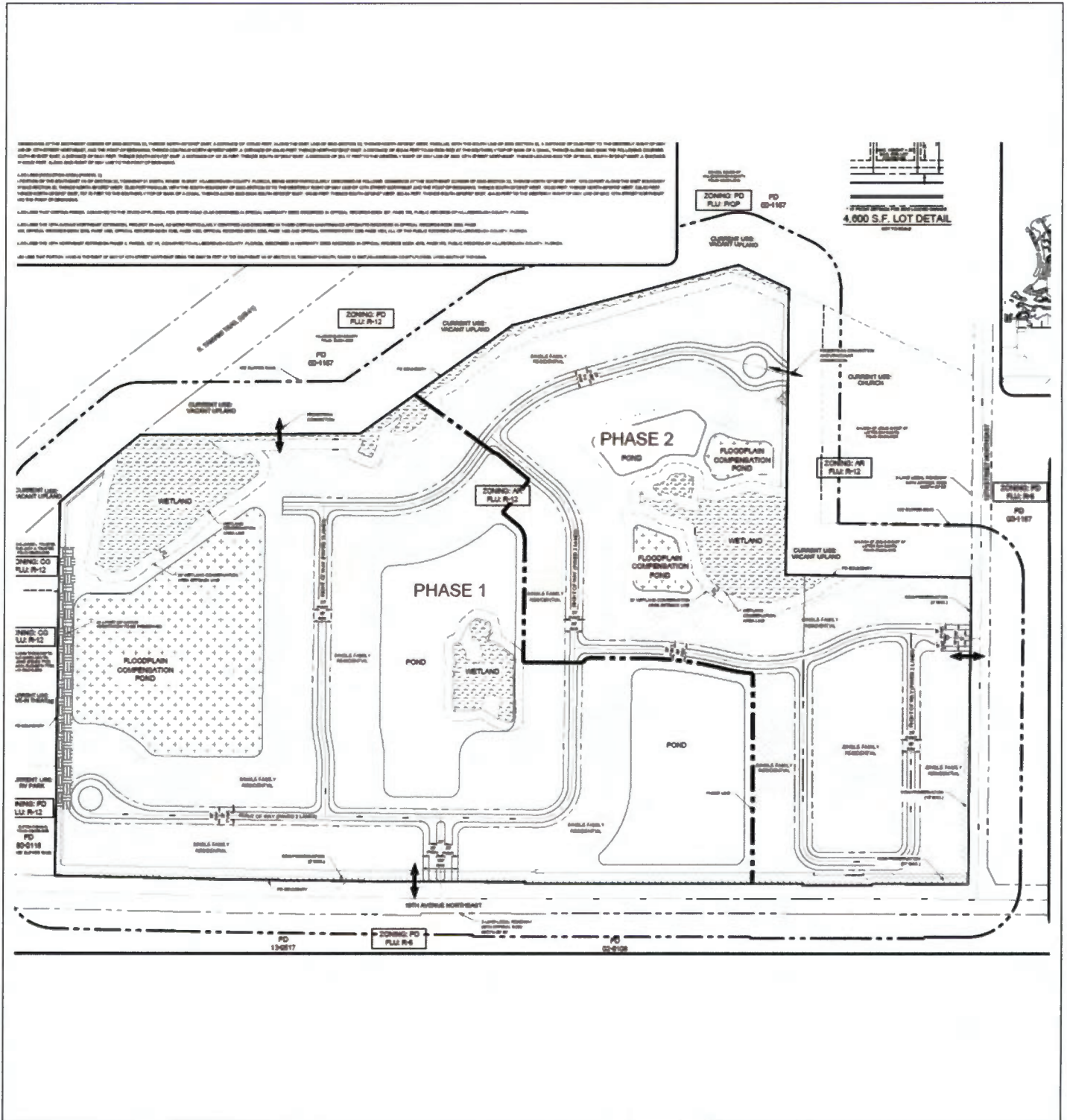
Date: 6/24/2021 Path: G:\WORKING\GIS\MapSigns.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 00-1167	.50 FAR	Cultural/Institutional	Vacant
South	PD 13-0517/ PD 02-0108	4.2 units per acre / 3.4 units per acre	Single-family detached, commercial	Single-family
East	PD 00-1167 /AR	1.3 unit per acre	Single-family detached	Single-family
West	PD 80-0118 / CG	10.7 units per acre / .27 FAR	Mobile Home Park / Commercial	Mobile Home Park / Drive-In Theater

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 21-1335

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: J. Brian Grady

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
19th Ave. NE	County Local - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
12th St. NE	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" 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	151	12	16
Proposed	2,284	179	240
Difference (+/-)	+2,133	+167	+224

*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	Pedestrian	Meets LDC
South	X	None	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
12th St. NE/Substandard Roadway	Design Exception Requested	Approvable
	Choose an item	Choose an item

Notes:

4.0 Additional Site Information & Agency Comments Summary

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY																
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments												
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input 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: <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Wetlands/Other Surface Waters</td> <td><input type="checkbox"/> Potable Water Wellfield Protection Area</td> </tr> <tr> <td><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</td> <td><input type="checkbox"/> Significant Wildlife Habitat</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input checked="" type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Adjacent to ELAPP property</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Other _____</td> </tr> </table>					<input type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area	<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat	<input type="checkbox"/> Wellhead Protection Area	<input checked="" type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input type="checkbox"/> Adjacent to ELAPP property		<input type="checkbox"/> Other _____
<input type="checkbox"/> Wetlands/Other Surface Waters	<input type="checkbox"/> Potable Water Wellfield Protection Area															
<input type="checkbox"/> Use of Environmentally Sensitive Land Credit	<input type="checkbox"/> Significant Wildlife Habitat															
<input type="checkbox"/> Wellhead Protection Area	<input checked="" type="checkbox"/> Coastal High Hazard Area															
<input type="checkbox"/> Surface Water Resource Protection 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 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	See 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No													
Impact/Mobility Fees (Fee estimate is based on a 2,0000 square foot, 3 bedroom, Single-Family Detached) Mobility: \$8,265 * 242 units = \$ 2,000,130.00 Parks: \$2,145 * 242 units = \$ 519,090.00 School: \$8,227 * 242 units = \$ 1,990,934.00 Fire: \$335 * 242 units = \$ 81,070.00 Total Single-Family Detached = \$4,491,224.00																
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments												
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone to allow for a single-family detached use. This type of housing, along with other housing types, is found within the area. While the proposed density of 3 units does not comply with the minimum density requirements of the Comprehensive Plan, the subject parcel is in the Coastal High Hazard Area and the Planning Commission determined that the project qualifies for an exception to the minimum density requirements given the Coastal High Hazard Area designation and existing wetlands on the site which cause limitation on the site design. Furthermore, analysis submitted by the applicant indicates the average density of the nearby residential developments is 3.26 units per acre. The parcel is located within Area 2 of the Ruskin Community Plan. The project is in compliance with the LDC Section 3.22.00, the Ruskin Neighborhood Character Review Guidelines as the parcel is in a RES-12 plan category and the guidelines only apply to parcels with the RES-6 plan category in Area 2.

To the immediate south and east are single-family subdivisions with permitted minimum lot sizes of 5,000 square feet. To the southeast are additional single-family with permitted minimum lots sizes of 4,400 sq. ft. as well multi-family development. To the west is an existing mobile home park and a CG zoned parcel developed with a drive-in movie theater. In response to concerns about the effect of ambient light from the development negatively impacting the drive-in theater because the screen faces the east towards the project, the applicant has proposed a 45-foot buffer with preservation of existing vegetation within the buffer along the western boundary adjacent to the theater. Furthermore, staff notes that the majority of the western boundary is comprised of wetlands and a flood plain compensation pond, thereby placing most of the homes over 500 feet from the western boundary. There are home located in the southwest corner of the project with the majority of the common frontage being adjacent to the existing mobile home park to the south of the theater.

Given the above, staff has not identified any compatibility issues regarding this request.

5.2 Recommendation

Staff recommends approval, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 24, 2022.

1. Project shall be limited to a maximum of 242 single-family detached residential units.
2. Individual residential lots shall be developed in accordance with the following:

Minimum lot size:	4,600 square feet
Minimum lot width:	40 feet
Minimum front yard setback:	20 feet
Minimum rear yard setback interior lots:	15 feet
Minimum rear yard setback exterior lots:	20 feet
Minimum side yard setback:	5 feet
Maximum building height:	35 feet / 2-stories
Maximum lot coverage:	65 %
3. Lots 50 feet or less in width shall be subject to the following:
 - 3.1 Each unit shall provide a 2-car garage.
 - 3.2 The garage door shall not exceed 60% of the unit's façade length.
 - 3.3 A driveway a minimum of 18 feet in width shall be provided.
 - 3.4 All 2-story Lots shall provide a transition between the first and second floor to break up the façade by using one or more of the following:
 - a. A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
 - b. A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
 - c. A change in materials between the first and second floors.
 - 3.5 1-story and 2-story units shall comply with the following:
 - a. All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
 - b. Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.
 - c. Each unit's primary entrance door shall face the roadway.

- d. Garages shall be permitted to extend a maximum of 5 feet in front of the front façade if an entry feature over primary entrance facing the street is provided. The garage setback shall meet the minimum front yard setback of 20 feet. The entry feature shall be at least 5 feet in depth, unless otherwise stated. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch, or other architectural feature. If the garage extends less than 5 feet from the front façade, the depth of the entry feature may be reduced accordingly and shall not at any point be permitted to be located at a setback that exceeds the garage façade setback. If no entry feature is provided, the garage shall not be placed closer to the street than any portion of the front façade.
4. A 45-foot buffer shall be provided along the western property boundary along the western project boundary. Existing vegetation, excluding non-native invasive species shall be preserved within the buffer area. This buffer shall be platted as a separate tract to be owned and maintained by the Homeowner's Association or similar entity.
5. If the PD 21-1335 is approved, the County Engineer will approve a Design (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th St. NE from the project access to 19th Ave. NE. Approval of the Design Exception, which was found approvable by the County Engineer on December 2, 2021, will result in the following improvements to be constructed by the developer:
 - a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.
6. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 19th Ave. NE frontage, such that a minimum of 21 feet of right-of-way is preserved for the first 290 feet west of 12th St. NE, and 9 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 12th St. NE frontage, such that a minimum of 16 feet of right-of-way is preserved for the first 400 feet north of 19th Ave. NE, and 4 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
8. Primary access to the project shall be provided via one full access connection on 19th Ave. NE and one full access connection on 12th St. NE., as shown on the PD Site Plan. The access connection on 19th Ave. NE shall align with existing access connection serving PD 13-0517 to the south. All existing access connections and driveway aprons that will not be utilized for access shall be removed and restored to typical standard at the time of site construction.

9. Prior to or concurrent with the initial phase of development, the developer shall construct an eastbound left turn lane into the project's access connection on 19th Ave. NE and a southbound right turn lane into the project's access connection on 12th St. NE.
10. As generally shown on the PD site plan, the developer shall construct a roadway stubout to the adjacent property, folio# 54234.0000, to the east. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
11. The developer shall construct a pedestrian cross access stubout to the adjacent property, folio#54231.0000 to the north.
12. Water distribution improvements will need to be completed prior to connection to the County's water system. The improvements include to funded CIP projects that are currently under construction, C320001 – South County Potable Water Repump Station Expansion and C32100 – Potable Water In-Line Booster Pump Stations, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.
13. 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.
14. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. A Wetland Impact and Mitigation application has been received and is under review.
15. 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).
16. 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.
17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.

APPLICATION NUMBER: PD 21-1335

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: J. Brian Grady

Zoning Administrator Sign Off:



J. Brian Grady
Mon Feb 14 2022 13:17:51

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

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

APPLICATION NUMBER: PD 21-1335

ZHM HEARING DATE: February 14, 2022

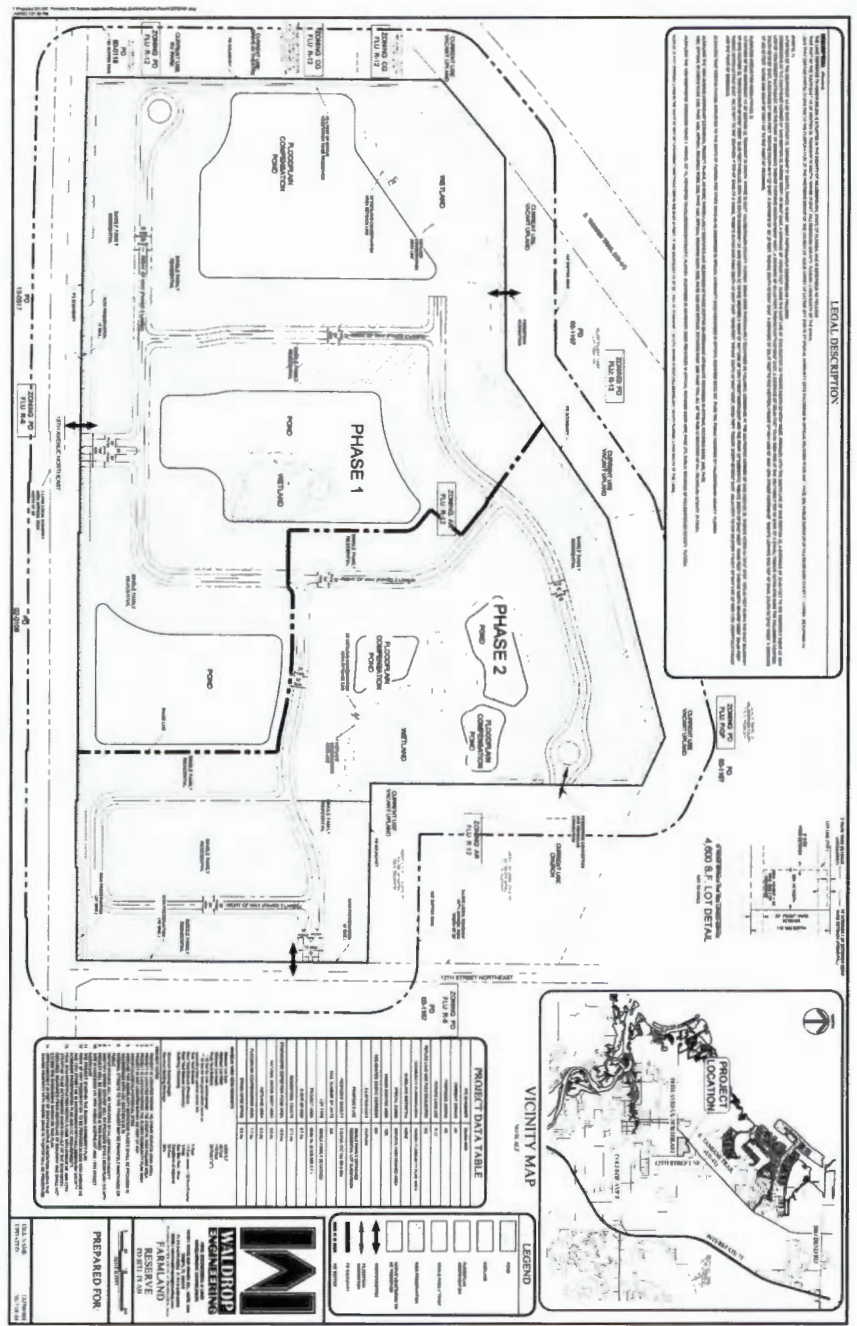
BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: J. Brian Grady

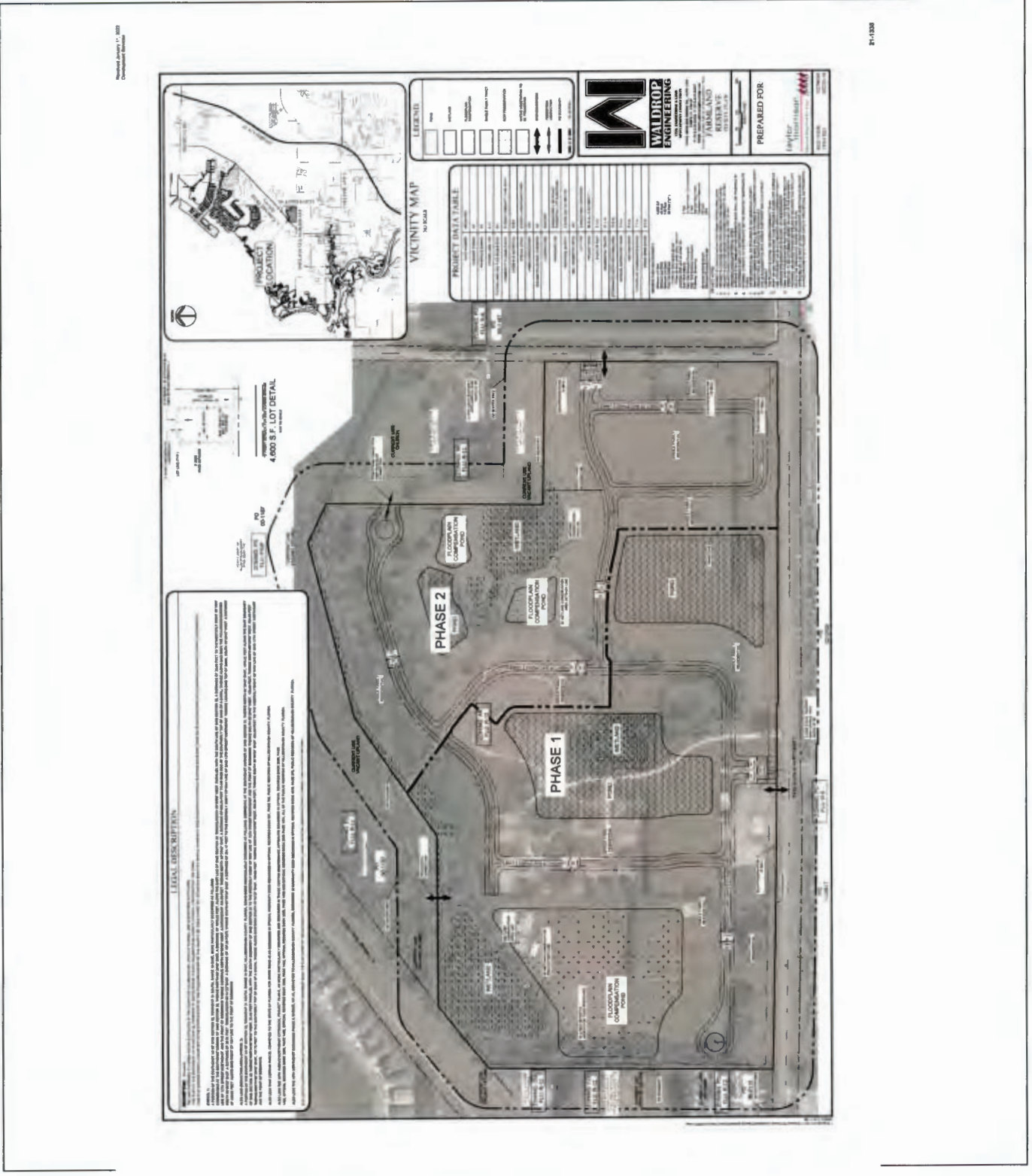
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 PROPOSED SITE PLAN (FULL)



8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 21-1335

ZHM HEARING DATE: February 14, 2022

BOCC LUM MEETING DATE: April 12, 2022

Case Reviewer: J. Brian Grady

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/31/2022

REVIEWER: Richard Perez, AICP

AGENCY DEPT: Transportation

PLANNING AREA SECTOR: APB South

PETITION NO: RZ PD 21-1335

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

CONDITIONS OF APPROVAL

- If the PD 21-1335 is approved, the County Engineer will approve a Design (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th St. NE from the project access to 19th Ave. NE. Approval of the Design Exception, which was found approvable by the County Engineer on December 2, 2021, will result in the following improvements to be constructed by the developer:
 - a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 19th Ave. NE frontage, such that a minimum of 21 feet of right-of-way is preserved for the first 290 feet west of 12th St. NE, and 9 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 12th St. NE frontage, such that a minimum of 16 feet of right-of-way is preserved for the first 400 feet north of 19th Ave. NE, and 4 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
- Primary access to the project shall be provided via one full access connection on 19th Ave. NE and one full access connection on 12th St. NE., as shown on the PD Site Plan. The access connection on 19th Ave. NE shall align with existing access connection serving PD 13-0517 to the south. All existing access connections and driveway aprons that will not be utilized for access shall be removed and restored to typical standard at the time of site construction.

- Prior to or concurrent with the initial phase of development, the developer shall construct an eastbound left turn lane into the project's access connection on 19th Ave. NE and a southbound right turn lane into the project's access connection on 12th St. NE.
- As generally shown on the PD site plan, the developer shall construct a roadway stubout to the adjacent property, folio# 54234.0000, to the east. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
- The developer shall construct a pedestrian cross access stubout to the adjacent property, folio#54231.0000 to the north.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the +/- 82.5-acre subject property from Agricultural Rural (AR) to Planned Development (PD) zoning to allow a 242 single-family detached unit subdivision. The subject property is located east of US Highway 41 at the intersection of 19th Ave. NE and 12th St. NE. The Future Land Use designation of the site is Residential 12 (R-12).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak hour Trips	
		AM	PM
AR, 16 Single Family Detached Units (ITE LUC 210)	151	12	16

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 242 Single Family Detached Units (ITE LUC 210)	2,284	179	240

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 2,133	(+) 167	(+) 224

The proposed rezoning will result in an increase in potential trip generation by 2,133 daily trips, 167 AM peak hour and 224 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

19th Ave. NE is a 2-lane, undivided, collector roadway characterized by - - 11-foot wide travel lanes in good condition within right-of-way varying between - - 76 and - - 99 feet wide. There is a - - 5-foot wide sidewalk on the south side of the roadway and - - 5-foot paved shoulders on both sides.

19th Ave. NE is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) for future improvements for a 4-lane roadway. A future 4-lane divided collector roadway (TS-6 within the Hillsborough County Transportation Technical Manual) and future needed turn lane improvements at the intersection with 12th St. NE would require a minimum 132 ft of right of way along the length of the future turn lane improvement and 110ft of right-of-way along the remainder of the segment fronting the subject property. As such the developer is providing right-of-way preservation for up to 21 ft of the needed right of way along the first 290 ft of frontage from the intersection with 12th St. NE and up to 9 ft along the remainder of the frontage along 19th Ave. NE.

The future right-of-way needs were determined by an evaluation of the County's transportation model utilizing Synchro applications for projected traffic volumes by the year 2045. The analysis indicated a need for a future turn lane improvement to serve projected traffic volumes at the intersection of 19th Ave. NE and 12th St. NE. Subsequently, the additional right-of-way is factored into the above right-of-way preservations that is to be required as a condition of approval.

12th St. NE is a 2-lane, undivided, substandard, collector roadway characterized by - - 11-foot wide travel lanes in good condition. There is a - - 11-foot southbound left turn lane approaching 19th Ave. NE. The roadway lies within a - - 50-foot wide right-of-way. There is a - - 5-foot wide sidewalk along the east of the roadway. There are no paved shoulders along the roadway in the vicinity of the proposed project. Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 feet paved and 5-foot wide sidewalks on both sides within a minimum of 96 feet of right-of-way.

The applicant is requesting a design exception to make certain improvements to 12th ST. NE along the project frontage, as further discussed in the design exception section of the report below:

12th ST. NE is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) for future improvements for a 2-lane enhanced roadway. A future 2-lane collector roadway (TS-4 within the Hillsborough County Transportation Technical Manual) with enhancements, existing left turn lane and additional turn lane improvements would require a up to 98 ft of right of way along the length of the turn lanes. As such the developer is designating right-of-way preservation for up to 16 ft of the needed right of way along the first 400 ft of frontage from the intersection with 19th Ave. NE and up to 4 ft along the remainder of the frontage along 12th St. NE.

The future right-of-way needs were determined by an evaluation of the County's transportation model utilizing Synchro applications for projected traffic volumes by the year 2045. The analysis indicated a need for future turn lane improvements to serve projected traffic volumes at the intersection of 12th St. NE and 19th Ave. NE. Subsequently, the additional right-of-way is factored into the above right-of-way preservations that is to be required as a condition of approval.

SITE ACCESS AND CONNECTIVITY

Site access is proposed on 19th Ave. NE and 12th St. NE. The project connection on 19th Ave. NE is proposed to have full access and align with Chatham Walk Drive. The 12th St. NE connection is proposed to be full access.

Based on the applicant's site access analysis, a 285-foot eastbound left turn lane is warranted to serve the project access connection on 19th Ave. NE and a 205-foot southbound right lane is warranted to serve the project access connection on 12th St. NE.

Pursuant to Sec. 6.02.01. A. 15 of the LDC, the site plan includes a roadway ~~stubout~~ to the property line with folio# 54234.0000 to provide for future vehicular and pedestrian connectivity as logical extension of the street system into the surrounding area.

The site plan shows a pedestrian connection to the project's northern boundary line with folio# 54231.0000 consistent with Sec. 6.02.01. A. 13 to provide direct access to the parcel owned by Hillsborough County and zoned PD 00-1167 (most recently amended by MM 20-0397) for a variety of uses including public recreational uses.

REQUESTED DESIGN EXCEPTION

12th ST. NE is a substandard collector roadway. The applicant's Engineer of Record (EOR) submitted a Design Exception Request (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th St. NE from the project access to 19th Ave. NE. Based on factors presented in the Design Exception Request, the County Engineer found the request approvable on December 2, 2021. If this rezoning is approved, the County Engineer will approve the Design Exception request. The Design Exception will result in the following improvements to be constructed by the developer:

- a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
- b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
- c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
19 th AVE NE	US HWY 41 N	US HWY 301	D	C
12 th ST NE INTERCHANGE ST	US HWY 41 N	SHELL POINT RD	D	C

Source: Hillsborough County 2020 Level of Service Report.

Adequate Facilities Analysis: Rezoning

Date: 2-9-2022

Acreage: 80.9 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: PD

Case Number: RZ 21-1335

Future Land Use: R-12

HCPS #: RZ-428

Maximum Residential Units: 242 Units

Address: 910 N.E. 19th Ave., Ruskin, 33570

Residential Type: Single-Family Detached

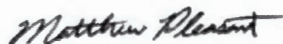
Parcel Folio Number(s): 054234-0000

School Data	Doby Elementary	Shields Middle	Lennard High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	958	1557	2500
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	678	1782	2249
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	71%	114%	90%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 2/9/2022	257	0	251
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	47	22	33
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	103%	116%	101%

Notes: Doby Elementary, Shields Middle, and Lennard High School are currently or projected to be over capacity given previously approved development and the proposed project. State law requires the school district to consider whether additional capacity exists in adjacent concurrency services areas (i.e., attendance boundaries). While capacity exists in adjacent areas at the elementary area, additional capacity does not exist at the middle and high school levels.

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

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



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

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/31/2022

REVISED: 2/14/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/South

PETITION NO: RZ PD 21-1335

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

CONDITIONS OF APPROVAL

- If the PD 21-1335 is approved, the County Engineer will approve a Design Exception (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th St. NE from the project access to 19th Ave. NE. Approval of the Design Exception, which was found approvable by the County Engineer on December 2, 2021, will result in the following improvements to be constructed by the developer:
 - a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 19th Ave. NE frontage, such that a minimum of 21 feet of right-of-way is preserved for the first 290 feet west of 12th St. NE, and 9 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 12th St. NE frontage, such that a minimum of 16 feet of right-of-way is preserved for the first 400 feet north of 19th Ave. NE, and 4 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
- Primary access to the project shall be provided via one full access connection on 19th Ave. NE and one full access connection on 12th St. NE., as shown on the PD Site Plan. The access connection on 19th Ave. NE shall align with existing access connection serving PD 13-0517 to the south. All existing access connections and driveway aprons that will not be utilized for access shall be removed and restored to typical standard at the time of site construction.

- Prior to or concurrent with the initial phase of development, the developer shall construct an eastbound left turn lane into the project's access connection on 19th Ave. NE and a southbound right turn lane into the project's access connection on 12th St. NE.
- As generally shown on the PD site plan, the developer shall construct a roadway stubout to the adjacent property, folio# 54234.0000, to the east. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
- The developer shall construct a pedestrian cross access stubout to the adjacent property, folio#54231.0000 to the north.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the +/- 82.5-acre subject property from Agricultural Rural (AR) and Commercial General (CG) to Planned Development (PD) zoning to allow a 242 single-family detached unit subdivision. The subject property is located east of US Highway 41 at the intersection of 19th Ave. NE and 12th St. NE. The Future Land Use designation of the site is Residential 12 (R-12).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, and based upon a generalized worst-case scenario, staff has prepared a comparison of the trip generation potential at project buildout under the existing and proposed zoning designations.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak hour Trips	
		AM	PM
AR, 15 Single Family Detached Units (ITE LUC 210)	142	11	15
CG, 50,000 sf Supermarket (ITE LUC 850)	5,339	191	462
CG, 4,450 sf Fast Food Restaurant w/ Drive-Thru (ITE LUC 934)	2,096	179	145
Total Trips	7,577	381	622
Internal Capture	N/A	42	120
Pass-By Trips	N/A	78	192
Net Total	7,577	261	310

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 242 Single Family Detached Units (ITE LUC 210)	2,284	179	240

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 5,293	(-) 82	(-) 70

The proposed rezoning will result in a decrease in potential trip generation by 5,293 daily trips, 82 AM peak hour and 70 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

19th Ave. NE is a 2-lane, undivided, collector roadway characterized by +/- 11-foot wide travel lanes in good condition within right-of-way varying between +/- 76 and +/-99 feet wide. There is a +/- 5-foot wide sidewalk on the south side of the roadway and +/- 5-foot paved shoulders on both sides.

19th Ave. NE is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) for future improvements for a 4-lane roadway. A future 4-lane divided collector roadway (TS-6 within the Hillsborough County Transportation Technical Manual) and future needed turn lane improvements at the intersection with 12th St. NE would require a minimum 132 ft of right of way along the length of the future turn lane improvement and 110ft of right-of-way along the remainder of the segment fronting the subject property. As such the developer is providing right-of-way preservation for up to 21 ft of the needed right of way along the first 290 ft of frontage from the intersection with 12th St. NE and up to 9 ft along the remainder of the frontage along 19th Ave. NE.

The future right-of-way needs were determined by an evaluation of the County's transportation model utilizing Synchro applications for projected traffic volumes by the year 2045. The analysis indicated a need for a future turn lane improvement to serve projected traffic volumes at the intersection of 19th Ave. NE and 12th St. NE. Subsequently, the additional right-of-way is factored into the above right-of-way preservations that is to be required as a condition of approval.

12th St. NE is a 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot wide travel lanes in good condition. There is a +/-11-foot southbound left turn lane approaching 19th Ave. NE. The roadway lies within a +/- 50-foot wide right-of-way. There is a +/- 5-foot wide sidewalk along the east of the roadway. There are no paved shoulders along the roadway in the vicinity of the proposed project. Pursuant to the Hillsborough County Transportation Technical Manual, a rural collector roadway shall meet the typical section TS-7 standard. TS-7 standard includes 12-foot-wide lanes, 8-foot shoulders with 5 feet paved and 5-foot wide sidewalks on both sides within a minimum of 96 feet of right-of-way.

The applicant is requesting a design exception to make certain improvements to 12th ST. NE along the project frontage, as further discussed in the design exception section of the report below.

12th ST. NE is identified on the Hillsborough County Corridor Preservation Plan (HCCPP) for future improvements for a 2-lane enhanced roadway. A future 2-lane collector roadway (TS-4 within the Hillsborough County Transportation Technical Manual) with enhancements, existing left turn lane and additional turn lane improvements would require a up to 98 ft of right of way along the length of the turn lanes. As such the developer is designating right-of-way preservation for up to 16 ft of the needed right of way along the first 400 ft of frontage from the intersection with 19th Ave. NE and up to 4 ft along the remainder of the frontage along 12th St. NE.

The future right-of-way needs were determined by an evaluation of the County's transportation model utilizing Synchro applications for projected traffic volumes by the year 2045. The analysis indicated a need for future turn lane improvements to serve projected traffic volumes at the intersection of 12th St. NE and 19th Ave. NE. Subsequently, the additional right-of-way is factored into the above right-of-way preservations that is to be required as a condition of approval.

SITE ACCESS AND CONNECTIVITY

Site access is proposed on 19th Ave. NE and 12th St. NE. The project connection on 19th Ave. NE is proposed to have full access and align with Chatham Walk Drive. The 12th St. NE connection is proposed to be full access.

Based on the applicant’s site access analysis, a 285-foot eastbound left turn lane is warranted to serve the project access connection on 19th Ave. NE and a 205-foot southbound right lane is warranted to serve the project access connection on 12th St. NE.

Pursuant to Sec. 6.02.01. A. 15 of the LDC, the site plan includes a roadway stubout to the property line with folio# 54234.0000 to provide for future vehicular and pedestrian connectivity as logical extension of the street system into the surrounding area.

The site plan shows a pedestrian connection to the project’s northern boundary line with folio#54231.0000 consistent with Sec. 6.02.01. A. 13 to provide direct access to the parcel owned by Hillsborough County and zoned PD 00-1167 (most recently amended by MM 20-0397) for a variety of uses including public recreational uses.

REQUESTED DESIGN EXCEPTION

12th ST. NE is a substandard collector roadway. The applicant’s Engineer of Record (EOR) submitted a Design Exception Request (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12" St. NE from the project access to 19th Ave. NE. Based on factors presented in the Design Exception Request, the County Engineer found the request approvable on December 2, 2021. If this rezoning is approved, the County Engineer will approve the Design Exception request. The Design Exception will result in the following improvements to be constructed by the developer:

- a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
- b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
- c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
19 TH AVE NE	US HWY 41 N	US HWY 301	D	C
12 TH ST NE/ INTERCHANGE ST	US HWY 41 N	SHELL POINT RD	D	C

Source: Hillsborough County 2020 Level of Service Report.

Perez, Richard

From: Williams, Michael
Sent: Thursday, December 2, 2021 6:01 PM
To: Steven Henry
Cc: Tirado, Sheida; Alexis.Crespo@waldropengineering.com; Perez, Richard; Beachy, Stephen
Subject: FW: RZ-PD 21-1335 Design Exception
Attachments: 21-1335 DEREQ 11-15-21.pdf

Steve,

I have found the attached Design Exception (DE) for PD 21-1335 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](#)

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From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, November 30, 2021 6:27 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RZ-PD 21-1335 Design Exception

Hello Mike,

The attached DE is approvable to me, please email the following people in your email:

shenry@lincks.com
Alexis.Crespo@waldropengineering.com
BeachyS@hillsboroughcounty.org
PerezRL@hillsboroughcounty.org

Best Regards,

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

P: (813) 276-8364
E: tirados@HCFLGov.net
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: Tuesday, November 16, 2021 7:45 AM
To: Ackett, Kelli <AckettK@hillsboroughcounty.org>; 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 <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>; Martin, Monica <MartinMo@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, Jakska <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>; Beachy, Stephen <BeachyS@hillsboroughcounty.org>; Rome, Ashley <RomeA@hillsboroughcounty.org>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>

Subject: RE: RZ-PD 21-1335

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: Steve Beachy

Contact: beachys@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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LINCKS & ASSOCIATES, INC.

November 3, 2021

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Farmland Reserve
Folio Number 054234.0000
RZ
Lincks Project No. 21113

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th Street from the project access to 19th Avenue. The developer proposes to rezone the subject property to allow up to 242 Single Family Homes.

According to the Hillsborough County Functional Classification Map, 12th Street is classified as a collector roadway and the subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the project.

The access to serve the project is proposed to be via one full access to 12th Street and one full access to 19th Avenue.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for 12th Street from the project access to 19th Avenue. This segment of 12th Street is currently a two-lane roadway. The following exceptions are requested to accommodate the proposed project.

- 1) Right of Way – TS-7 has 96 feet of right of way. The right of way along the property frontage is approximately 50 feet.
- 2) Lane Width – TS-7 has 12 foot travel lanes. The existing roadway has approximately 11 foot travel lanes.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 foot paved. The existing roadway has unpaved shoulders along the subject section.
- 4) Sidewalk – TS-7 has sidewalk on both sides of the roadway. There is currently sidewalk on the eastside of 12th Street within a CDD parcel.

The justification for the Design Exception is as follows:

1. There is limited right of way on the east side of 12th Street.
2. The developer proposes the following improvements:
 - a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - b. Add on 8 foot shoulders with 5 foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - c. Construct 5' sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.

Figure 1 illustrates the limits of the proposed improvements and Figure 2 illustrates the proposed Typical Section.

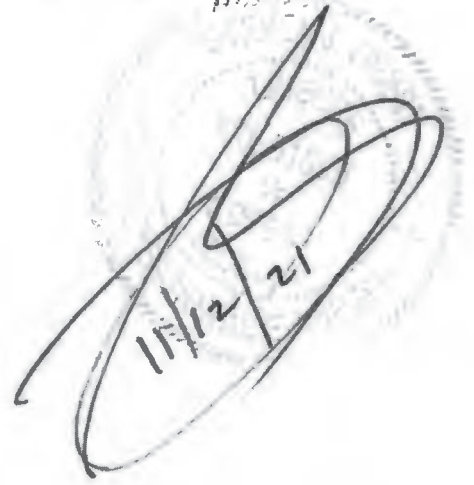
Based on the above, it is our opinion, the proposed improvements to 12th Street will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Mr. Mike Williams
November 3, 2021
Page 3

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

Best Regards,

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



11/12/21

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

- Disapproved
- Approved
- Approved with Conditions

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

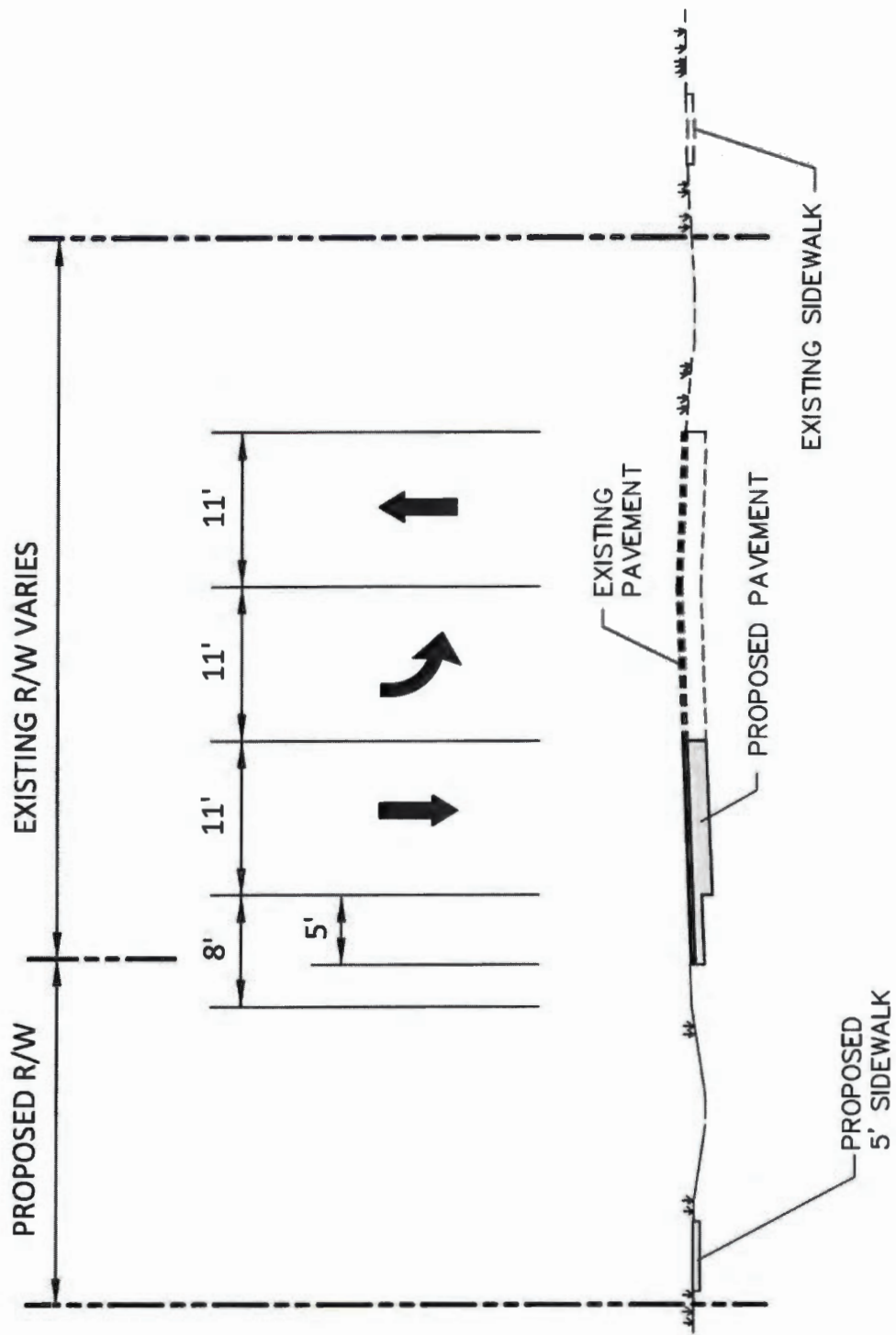
TABLE 1
TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>			
				<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>		
Single Family	210	242 DU's	2,344	44	133	177	149	88	237

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.



FIGURE 1
ACCESS IMPROVEMENTS



TYPICAL SECTION
12th STREET N.E.

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY
ROADWAYS FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

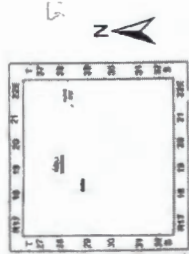
- Functional Classifications**
- Authority Classification**
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadways Functional Map will be used to all roadways in Hillsborough County. The map is based on the information provided in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, exceptions of those roadways are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.10.00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
- PART 3.12.00 UNIVERSITY CITY DEVELOPMENT STANDARDS
- PART 8.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 8.07.00 FENCES AND WALLS
- PART 8.08.00 TRAFFIC CONTROL DEVICES
- PART 8.09.00 ADDITIONAL USES
- OTHER PARTS OF THE LDC NOT LISTED ABOVE.

In addition to other entities in the LDC, Functional Classification of roads plays an important role in administering the Roadway Traffic Control Program and the Neighborhood Traffic Calming Program.

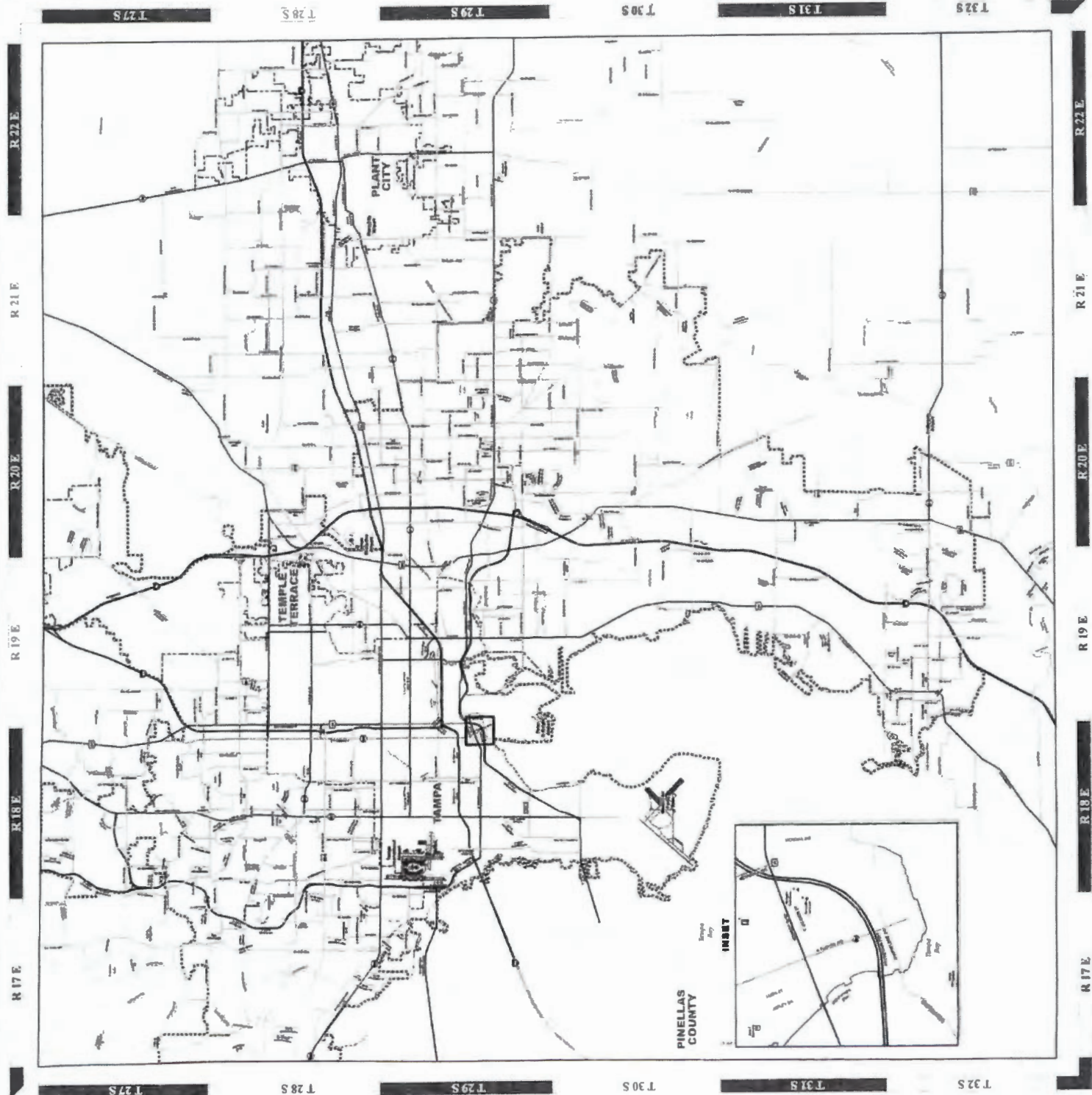
Locator Map



NOTES: Every applicable authority has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability for errors or omissions on this map. This map is provided as a planning tool and is not intended for any other purpose. The map is not intended to be used for any other purpose. The map is not intended to be used for any other purpose. The map is not intended to be used for any other purpose.

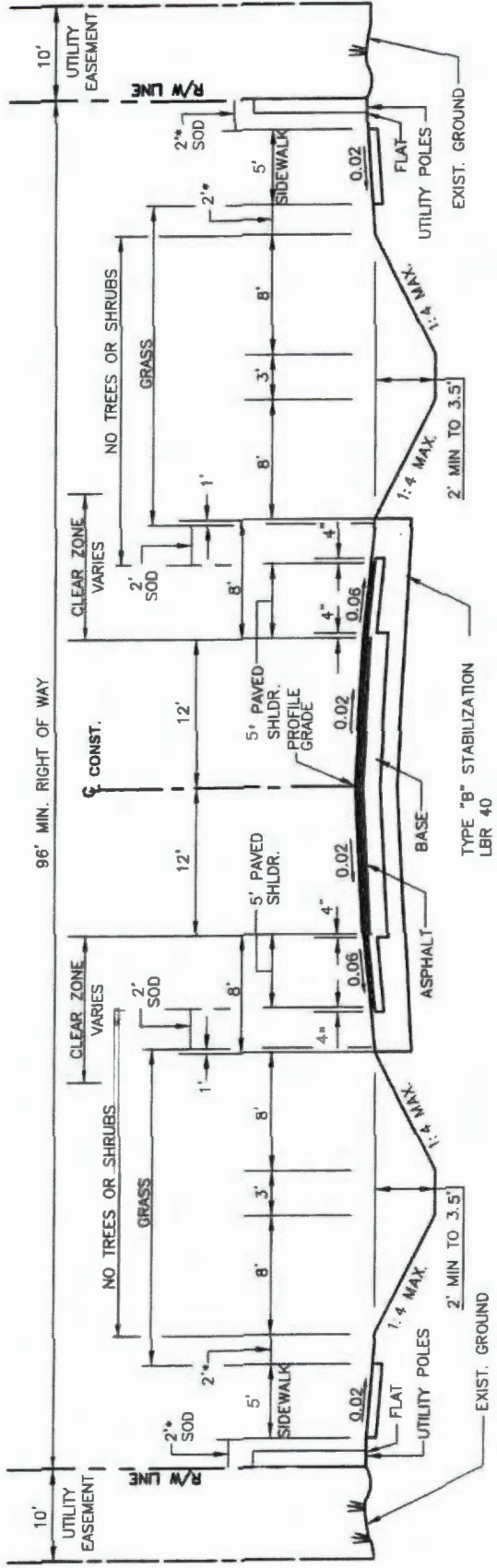
DISCLAIMER: This map was prepared for the convenience of the user and does not constitute a contract. Hillsborough County does not warrant the accuracy, completeness, or timeliness of the information contained in this map. The user of this map assumes all liability for any errors or omissions on this map.

For more information, please contact:
 Hillsborough County
 Planning & Development Services
 (813) 272-3410
 hillscount@hillsboroughcounty.org



TS-7





TYPICAL SECTION

N.T.S.
 FOR LESS THAN 10,000 AADT
 MAX. ALLOWABLE DESIGN SPEED - 50 MPH

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

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

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
19th Ave. NE	County Local - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
12th St. NE	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" 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	7,577	261	310
Proposed	2,284	179	240
Difference (+/-)	-5,293	-82	-70

*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	Pedestrian	Meets LDC
South	X	None	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
12th St. NE/Substandard Roadway	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

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

FARMLAND RESERVE PLANNED DEVELOPMENT

ZONING HEARING MASTER PRESENTATION – FEBRUARY 14, 2022

Application No.	21-1335
Name:	Alexis Crespo
Entered at Public Hearing:	ZHM
Exhibit #	2 Date: 2/14/22

PD REZONING REQUEST

Rezoning the 80+/-acre subject property from Agricultural Rural (AR) & Commercial General (CG) to Planned Developed (PD) to allow for a maximum of 242 single-family detached dwelling units, community open space & site infrastructure

PROPERTY INFORMATION

- 80+/-acre Property
- Located east of US Highway 41 and north of 19th Avenue NE
- Surrounding community include Chatham Walk to the South and Harbor Isles to the East
- Ruskin Drive-In Theater to West
- Property is located within the Urban Service Area and the Ruskin Community Plan Area



SURROUNDING LAND USES

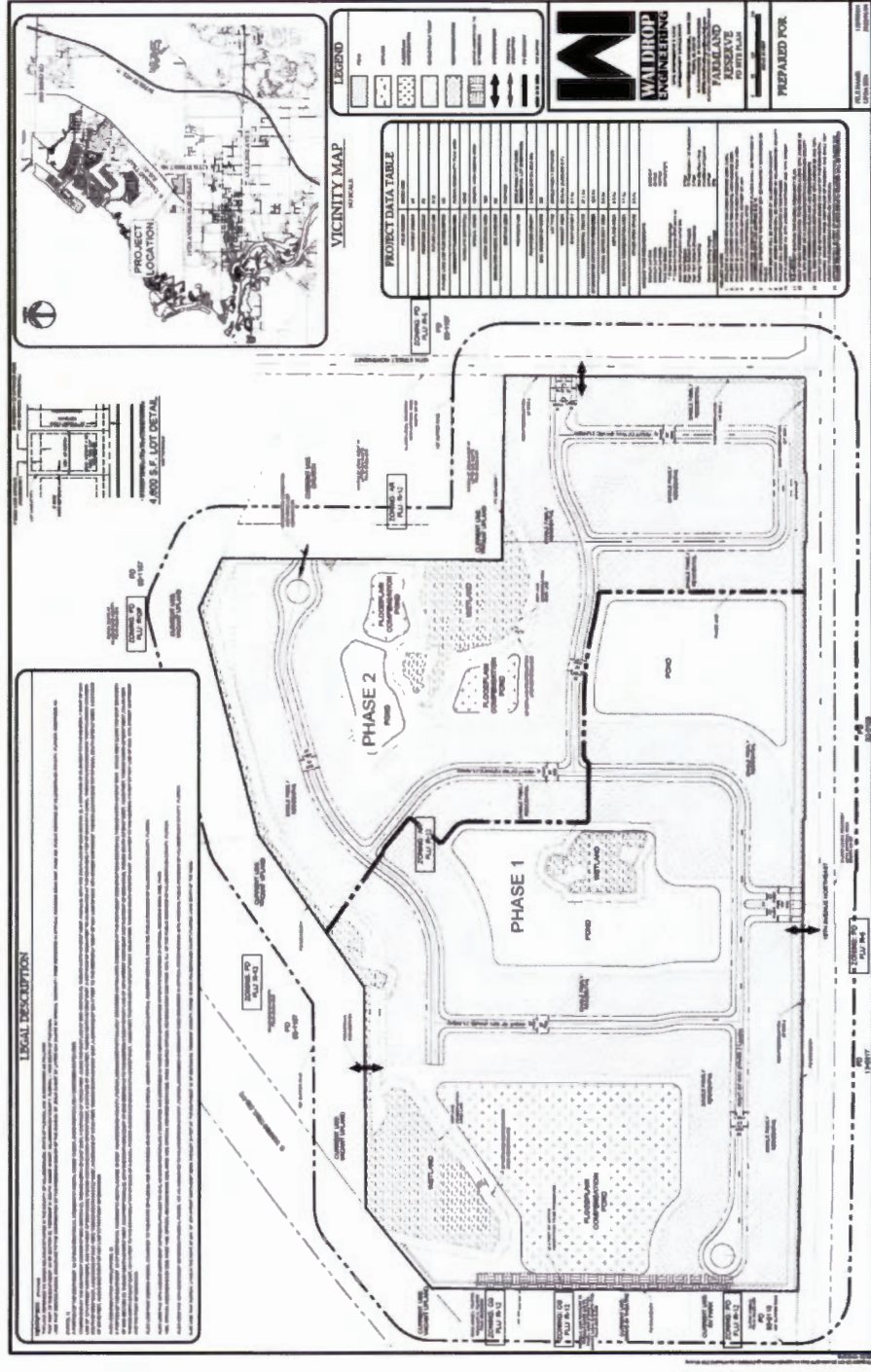


FUTURE LAND USE INFORMATION

- R-12 Future Land Use Category
- Permits up to 12 DU/Acre
- Requesting 3 DU/Acre
- Requested density will address compatibility with surrounding community, wetland preservation & location in the CHHA



PD SITE PLAN



ILLUSTRATIVE PD SITE PLAN



DESIGN & COMPATIBILITY

- Density and single-family use consistent and complimentary to surrounding communities
- Ruskin Drive-In Theater screened by 45-foot-wide buffer of existing native trees and floodplain compensation area
- Potential vehicle interconnection to east provided
- Multiple pedestrian connections to promote walking and biking per Ruskin Community Plan
- Environmentally sensitive design to preserve on-site wetlands

INFRASTRUCTURE

- Potable water service and sanitary sewer service from Hillsborough County Utilities
- Design exception deemed approvable by County Transportation Planning Staff
- Right-of-Way reservation provided on 19th Avenue and 12th Street in compliance with Corridor Preservation Plan
- Close proximity to the 31 HART bus route (South Hillsborough County – Brandon Mall to South County)

COMPREHENSIVE PLAN CONSISTENCY

- FLUE Policies 1.2 & 1.3: Minimum Densities
- FLUE Policy 16.7: Internal Circulation & Connectivity to adjacent neighborhoods
- FLUE Policy 16.8: Lower Density Residential/Compatibility
- Ruskin Community Goal 3: Environmentally Sensitive Design
- Ruskin Community Goal 5: Housing Protecting Small Town Character

CONCLUSIONS

- Staff Recommendation of APPROVAL
- Logical extension of the residential development pattern on 19th Avenue east of S. Tamiami Trail
- PD Site Plan addresses compatibility with surrounding neighborhoods and Ruskin Drive-In Theater
- Consistent with LDC & Comprehensive Plan

THANK YOU!

QUESTIONS?

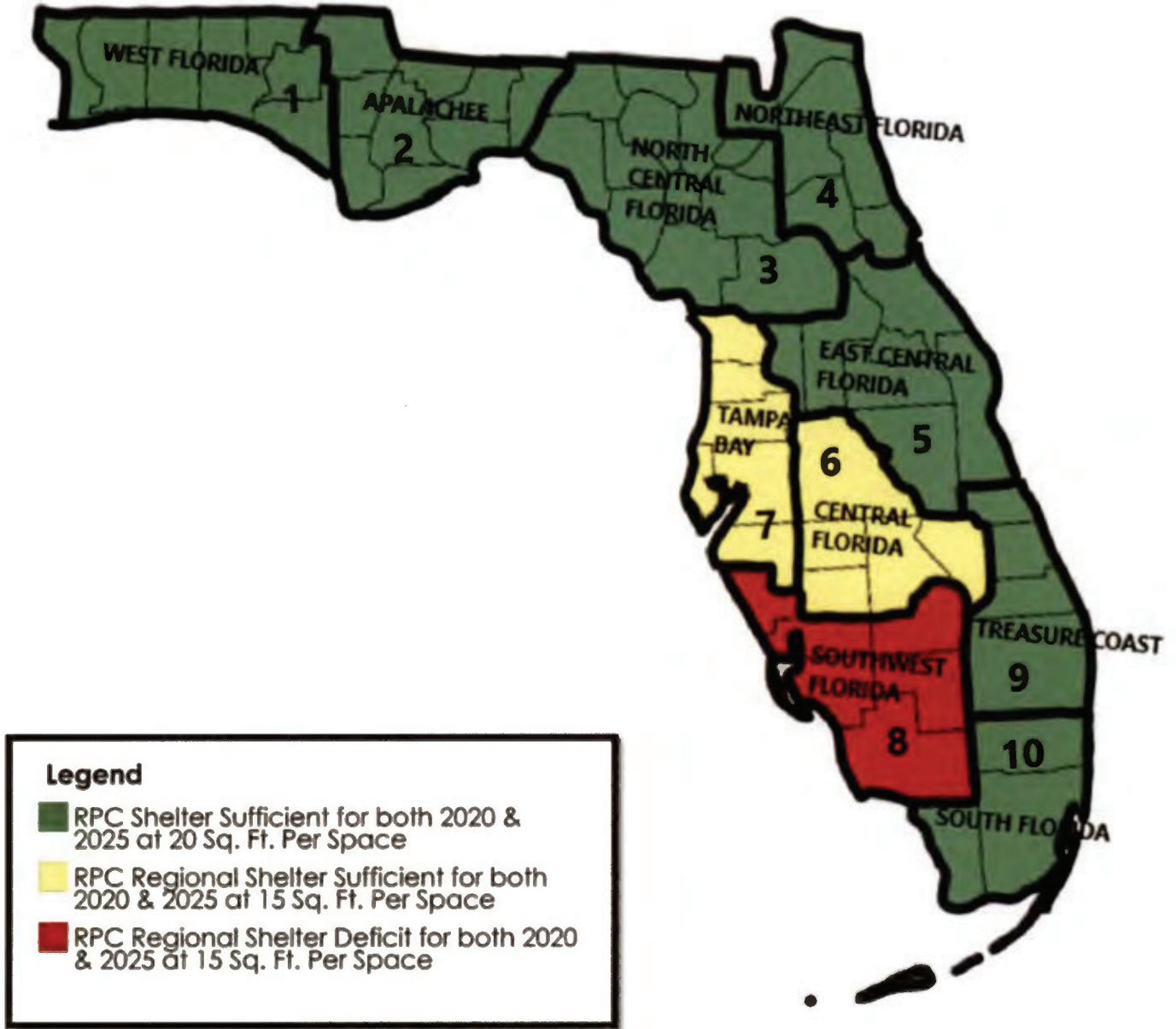


FARMLAND RESERVE
 PREPARED FOR: **Taylor Morrison**
 Member Associated for You **AAA**

PD SITE PLAN
 NUMBER: 2022-01
 SHEET: 1 OF 1

WALDROP ENGINEERING
 10000 N. 100th St., Suite 100
 Greenwood, IA 50304
 P: 515.281.1111
 W: www.waldropeng.com

Figure 2-1. Regional Hurricane Evacuation Shelter Space Deficit / Sufficient Status of General Population Shelters



Coastal Management

Introduction



The Hillsborough County coastline overlooks much of Tampa Bay. An estuary of national significance, the bay is fed by three major rivers and more than 100 small tributaries. More than 200 species of fish, bottlenose dolphins, manatees, oysters, scallops, clams, shrimp, crab, brown pelicans, heron and egret, roseate spoonbills, cormorants and laughing gulls inhabit the bay's seagrass beds, mudflats and mangrove wetlands. A 43-foot deepwater shipping channel is at the bay's entrance. It leads to Port Tampa Bay, the largest port in the state (in terms of physical size), handling over 37 million tons of cargo per year.

The abundance of scenic resources, recreational opportunities, shipping opportunities, waterways and natural habitat makes coastal Hillsborough County both a desirable location to

live, work and recreate, as well as being vulnerable to natural hazards such as tropical storms and hurricanes.

The Coastal Management Section provides a framework to guide the County's decisions and programs to maintain the responsible use and management of coastal resources related to development activities, protection of human life, the limitation of public expenditures in areas subject to natural disaster and protection of wildlife and natural habitat. It is the intent of the County to responsibly manage its coastal area and protect working commercial waterfronts and coastal natural resources. The proper management and use of this area is necessary for the protection of life and property from natural disasters in addition to the conservation of natural resources.

The Coastal Management Section provides plan and policy direction for development activities in the Coastal Planning Area of Hillsborough County. The Coastal Management Section's role is to ensure that development in

the coastal area does not adversely impact public accessibility to the coast, that adequate public hurricane shelter space is available to coastal inhabitants, that levels of service on evacuation routes are maintained, that water-dependent and water-related land uses are given priority on the coast, that coastal natural resources are conserved and protected, and that public decisions will include consideration of coastal hazards in the decision-making process.

Additionally, coastal planning spans the Comprehensive Plan Sections. Please refer to the **Future Land Use Section** for additional policies regarding land use suitability in the Coastal High Hazard Area and Coastal Planning Area. Policies related to infrastructure in the Coastal High Hazard Area and the Coastal Planning Area can be found in the **Capital Improvements Section**. Policies referring to rivers, tributaries and wetlands can be found in the **Environmental and Sustainability Section**. Policies referring to stormwater management and green infrastructure can be found in the **One Water Chapter**.

GOAL 1

Conserve, protect, restore and enhance natural coastal resources.

Objective 1.1

Support the Tampa Bay Estuary through the implementation of the Comprehensive Conservation & Management Plan (CCMP).

Policies

- 1.1.1 Support the TBEP Habitat Master Plan as a component of the CCMP.
- 1.1.2 Continue membership, support, participation and coordination on inter-jurisdictional boards, such as the Agency on Bay Management, to address the estuarine environmental quality of Tampa Bay.
- 1.1.3 Collaborate with the TBEP to achieve a measurable annual increase in restored tidal wetland acreage.
- 1.1.4 Protect, maintain and enhance the abundance and diversity of living marine resources in the Tampa Bay.
- 1.1.5 Consider public education and the adoption and enforcement of marine turtle protection regulations, including marine turtle friendly exterior lighting.
- 1.1.6 Prohibit unmitigated development activities on submerged lands containing seagrass habitat and seek to restore seagrass coverage appropriately, except in cases of overriding public interest.
- 1.1.7 Investigate the capacity of the Tampa Bay and its surrounding natural features, soils, wetlands, and other water bodies to serve as "blue carbon" sequestration reserves.

- 1.1.8 Encourage wetland design changes that allow for the landward migration of wetlands for resilience to sea-level rise.

- 1.1.9 Identify priority areas for land acquisition based on their strategic capacity to absorb floodwaters and support coastal ecosystem migration in order to reduce loss to flooding.

GOAL 2

Increase community resiliency to protect property, cultural and natural resources from natural vulnerabilities.

Objective 2.1

Maintain beaches and coastlines in an environmentally sensitive manner.

Policies

- 2.1.1 Protect and restore beaches to provide storm protection, recreational opportunities, and a natural habitat for endemic flora and fauna.
- 2.1.2 Encourage shoreline softening through vegetative projects, submerged vegetation and living shorelines in order to minimize flood damage, stabilize the shore, and maintain adaptability to future sea-level rise conditions.
- 2.1.3 Incorporate living coastlines into storm surge reduction projects, as feasible.
- 2.1.4 Coordinate beach stabilization techniques with state agencies.
- 2.1.5 Require public access at any private beach that is renourished at public expense.
- 2.1.6 Preserve and restore, as feasible, coastal ecosystems to maintain and enhance natural coastal barriers to natural hazards.
- 2.1.7 Collaborate with regulatory agencies to prohibit the destruction or degradation of natural inter-tidal and sub-tidal vegetative communities for the purpose of developing new man-made beaches.
- 2.1.8 Expand the use of living shorelines and living breakwater systems as the preferred method of shoreline stabilization and storm surge reduction.
- 2.1.9 Evaluate shoreline setbacks and identify the potential for updates to protect vulnerable structures from the effects of long-term sea-level rise.

- 2.1.10 Where the maintenance and/or alteration of existing hardened shoreline is allowed, the County may require mitigation of environmental impacts. Such mitigation may include but is not restricted to the installation of appropriate living shorelines.
- 2.1.11 Encourage the enhancement of existing hardened shorelines by installing oyster reefs or other vegetation where appropriate and feasible.

Objective 2.2

Manage historic and archaeological resources to protect and preserve their historical value in the Coastal Planning Area.

Policies

- 2.2.1 Continue to collaborate with the Florida Division of Historical Resources to maintain a registry of historical and archaeological assets.
- 2.2.2 Maintain criteria, standards, and procedures to protect historical and archaeological assets and sites from natural hazards.
- 2.2.3 Collaborate with public, private, local, state, and/or federal historical conservation entities to restore or maintain structures of historical value.

GOAL 3

Reduce or prevent the unnecessary exposure of human life and property to natural hazards to facilitate rapid and efficient recovery in the event of a disaster.

Objective 3.1

Ensure development and redevelopment has the ability to prepare and plan for, absorb, recover from, and more successfully adapt to natural hazards.

Policies

- 3.1.1 Support local and regional mapping, modeling and monitoring programs to assure the most current and locally specific data on climate change vulnerability and sea-level rise is available.
- 3.1.2 Continue to make flood elevation certificates available to the public and digitally enter them into a geographic database to aid with assessment and other resiliency efforts.
- 3.1.3 Continue to Implement the “Coastal High Hazard Area” (CHHA) policies and regulations and delineate on zoning maps. Where the definition found in the definition’s section of the Comprehensive Plan and any graphic representation of this area is not consistent, the definition shall govern.
- 3.1.4 The Local Mitigation Strategy (LMS) Report is incorporated into the Comprehensive Plan by reference.
- 3.1.5 Develop strategies to identify and incorporate climate adaptation strategies in cooperation with the EPC, the Planning Commission and other agencies into program areas.
- 3.1.6 Educate and inform the public regarding the impacts of natural hazards, including hurricanes, storm surge and flooding within the CHHA and 100-year floodplain.
- 3.1.7 Uphold the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations outlined in 44 C.F.R. part 60.

- 3.1.8 Meet or exceed building codes and development regulations, such as risk-based setback provisions, structural connections, and other site control and overlay zones, to reduce future property damages and losses.
- 3.1.9 Encourage the use of stilted structures rather than fill to meet flood elevation construction requirements within flood-prone areas.
- 3.1.10 Promote programs for sellers of real property within the CHHA to notify buyers of structures and properties of the hazards associated with the CHHA designation.
- 3.1.11 New hospitals, nursing homes and assisted living facilities in the Coastal High Hazard Area are prohibited. Siting or expansion of hospitals or care facilities in Evacuation Level B zones is discouraged.
- 3.1.12 Continue to participate in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) administered by the Federal Emergency Management Agency to maintain a CRS score of 5 or better.
- 3.1.13 Proactively seek assistance in public acquisition of abandoned properties and undeveloped land in the Coastal Planning Area.
- 3.1.14 Consider measures to mitigate flood and storm surge risk to new structures and provide incentives to move development out of high-risk areas such as the existing/pre-development 25-year floodplain, such as but not limited to transfer of development rights or clustering. This does not preclude the development of water-dependent uses, water-related and water-enhanced uses, stormwater management structures, non-habitable structures, and passive recreational uses where appropriate.
- 3.1.15 Consider the implementation of Adaptation Action Areas for low-lying zones that experience coastal flooding due to extreme high-tide or king tides, storm surge and are vulnerable to the impacts of sea level rise.
- 3.1.16 Review, update and maintain the Post Disaster Redevelopment Plan (PDRP) to reduce the impacts and eliminate the exposure of human life, public and private property; and facilitate rapid recovery from natural hazards.

- 3.1.17 Ensure the risk of existing contaminated lands is addressed in appropriate planning efforts, including the LMS and PDRP.
- 3.1.18 Encourage post-disaster redevelopment in areas with less vulnerability to storm surge, inundation, flooding, sea-level rise and other impacts of climate change, and encourage locally appropriate mitigation and adaptation strategies.
- 3.1.19 Effectively address during redevelopment existing and potential flooding problems when identified within floodplains and low-lying areas subject to tidal inundation and/or sea-level rise, as identified on the floodplains and Coastal High Hazard Area maps.
- 3.1.20 Reconstruct structures with damage exceeding 50 percent of pre-storm market value or that are substantially improved to ensure compliance to all applicable codes and regulations, including the High-Velocity Hurricane Zone portion of the Florida Building Code for structures located in the "V" and "Coastal A" Zones and for others in the A zone or the 100-year floodplain.
- 3.1.21 Maintain an inventory of repetitive loss properties and target hazard mitigation planning and technical assistance programs to these areas.

Objective 3.2

Policies

Maintain adequate evacuation clearance times and shelter space.

- 3.2.1 Utilize the Florida Statewide Regional Evacuation Study For Tampa Bay when determining if proposed developments or redevelopments will cause roadways to fall below acceptable level-of-service standards for hurricane evacuation and if sheltering needs are met.
- 3.2.2 Review, update and maintain the Comprehensive Emergency Management Plan (CEMP).
- 3.2.3 Facilitate public knowledge of the need to evacuate at various threat levels.

- 3.2.4 Maintain evacuation clearance time standards on and protect from flooding, all identified major evacuation routes maintained by the County.
- 3.2.5 The Level of Service for out-of-county hurricane evacuation (Intra-State Movements) for a category 5 storm is 28 hours.
- 3.2.6 No plan amendment within the Coastal High Hazard Area that increases density will be approved that would exceed a 16-hour evacuation Level of Service for a category 5 storm unless the increase in density is mitigated pursuant to accepted techniques; whereby, the mitigation technique accepted will maintain the evacuation clearance time at, or less than, the 16-hour limit.
- 3.2.7 Meet the public's shelter space needs based on a standard of 20 square feet per person.
- 3.2.8 Require new development and redevelopment to demonstrate adequate shelter space is available or fully mitigate its impacts.
- 3.2.9 Whenever possible, new or expanded County buildings shall be located, designed, and constructed so they may be utilized as shelter space.

GOAL 4

Water-dependent and water-related uses are directed to suitable areas of the County that meet or exceed applicable criteria.

Objective 4.1

Existing ports and marinas will be targeted for concentrations of marine-related land uses.

Policies

- 4.1.1 Encourage existing public and private marina sites to expand prior to siting new marina facilities.
- 4.1.2 The following criteria shall serve as the County's marina siting guidelines
- A. Support Services (Utilities/Public Facilities)
1. Adequate Uplands/Access: Marinas shall demonstrate that they have sufficient upland area to accommodate all needed utilities and marina support facilities with minimal environmental impacts. Only facilities providing parking areas that minimize stormwater runoff and mitigate pollution shall be permitted.
 2. Wastewater Capacity: All new marinas shall provide adequate capacity to handle wastewater in accordance with state standards, either by means of on-site pump-out and treatment facilities or connection to a treatment plant. All marinas with fueling facilities should provide pump-out facilities at each fuel dock. Marinas that serve liveaboards or overnight transient traffic shall provide shower, restroom and wastewater treatment facilities at the dock. Facilities of 50 slips or more shall provide permanent pump-out facilities.
 3. Spill Containment: All applicants shall provide documentation of their capability to respond rapidly and effectively to contain any spills of petroleum or other hazardous materials within the leased area boundaries.

B. Resource Constraints (Environmental Considerations)

1. Sensitive Areas: In the following sensitive areas, the applicant shall be required to demonstrate that a marina is clearly in the public interest and in accordance with all pertinent rules of appropriate regulatory agencies before approval to build is granted.
 - Aquatic Preserves
 - Florida Fish and Wildlife Conservation Commission Critical Wildlife Areas
 - Outstanding Florida Waters
 - Class I Waters
 - Class II Waters
 - Marine or Estuarine Sanctuaries
 - Manatee Sanctuaries or Critical Manatee Habitats
 - Areas approved or conditionally approved by the Florida Department of Environmental Protection for shellfish
 - Other highly productive or unique habitats as determined by the Florida Department of Environmental Protection, based on vegetation or wildlife species
 - Areas designated as particularly sensitive to oil spills

2. Water Depth: Only those docking facilities in locations having adequate water depths to accommodate the proposed boat use shall be permitted. A minimum water depth of 4-feet mean low water shall be required. Greater depths shall be required for those facilities designed for or capable of accommodating boats having greater than a 3-foot draft. These depth requirements shall also apply to the area between the proposed facility and any natural or other navigation channels, inlet or deep water. Where necessary, marking of navigational channels may be required.

3. Access/Dredging: Preference shall be given to docking facilities that require minimal or no dredging or filling to provide access by canal, channel or road. This restriction applies to widening or deepening any existing canal or channel, but not to regular maintenance dredging and filling to meet depth standards of existing canals or channels. Preference shall be given to marina sites adjacent to naturally maintained channels.
4. Environmental Restoration: In reviewing applications for new docking facilities or renewal of existing leased facilities, an effort shall be made to identify ways to improve, mitigate or restore adverse environmental impacts caused by previous activities. This may include shallowing dredged areas, restoring wetlands or submerged vegetation or making navigable channels. Such mitigation or restoration could be required as a condition of approval for new, renewed or expanded facilities.
5. Cultural Resource Protection: Facilities must demonstrate no adverse impact on archaeological or historic properties.
6. Access Markers: Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits and any other applicable regulations.
7. Erosion Prevention: On sites with historically erosion-prone shorelines, applicants shall ensure that appropriate shoreline protection measures (as determined by Port Tampa Bay and the Florida Department of Environmental Protection) will be taken.

Objective 4.2

Cooperate with the Port Tampa Bay to restrict dredge and fill operations within the coastal area to activities that facilitate the continued use of existing channels, activities associated with appropriate water-dependent uses, water-related uses, and uses pursuant to the Port Master Plan, and activities that correct environmental degradation.

Policies

- 4.2.1 Except as provided herein, filling of surface waters of Tampa Bay and its rivers and tributaries up to the distance of navigability as defined by Port Tampa Bay jurisdiction for development purposes is prohibited. This policy shall not apply to
 - 1. Incidental Fill; or
 - 2. Governmental projects that are necessary to promote public health, safety or general welfare, including activities that facilitate the continued use of existing channels, activities associated with appropriate water-dependent uses, water-related uses, and uses pursuant to the Port Master Plan, and activities that correct environmental problems.

- 4.2.2 Work with Port Tampa Bay to maximize the use of existing deep water access to avoid impact to shallow water bay bottom and undeveloped shoreline.

- 4.2.3 Encourage environmentally sound development and redevelopment of Port Tampa Bay along with infrastructure to serve the Port and related maritime industries.

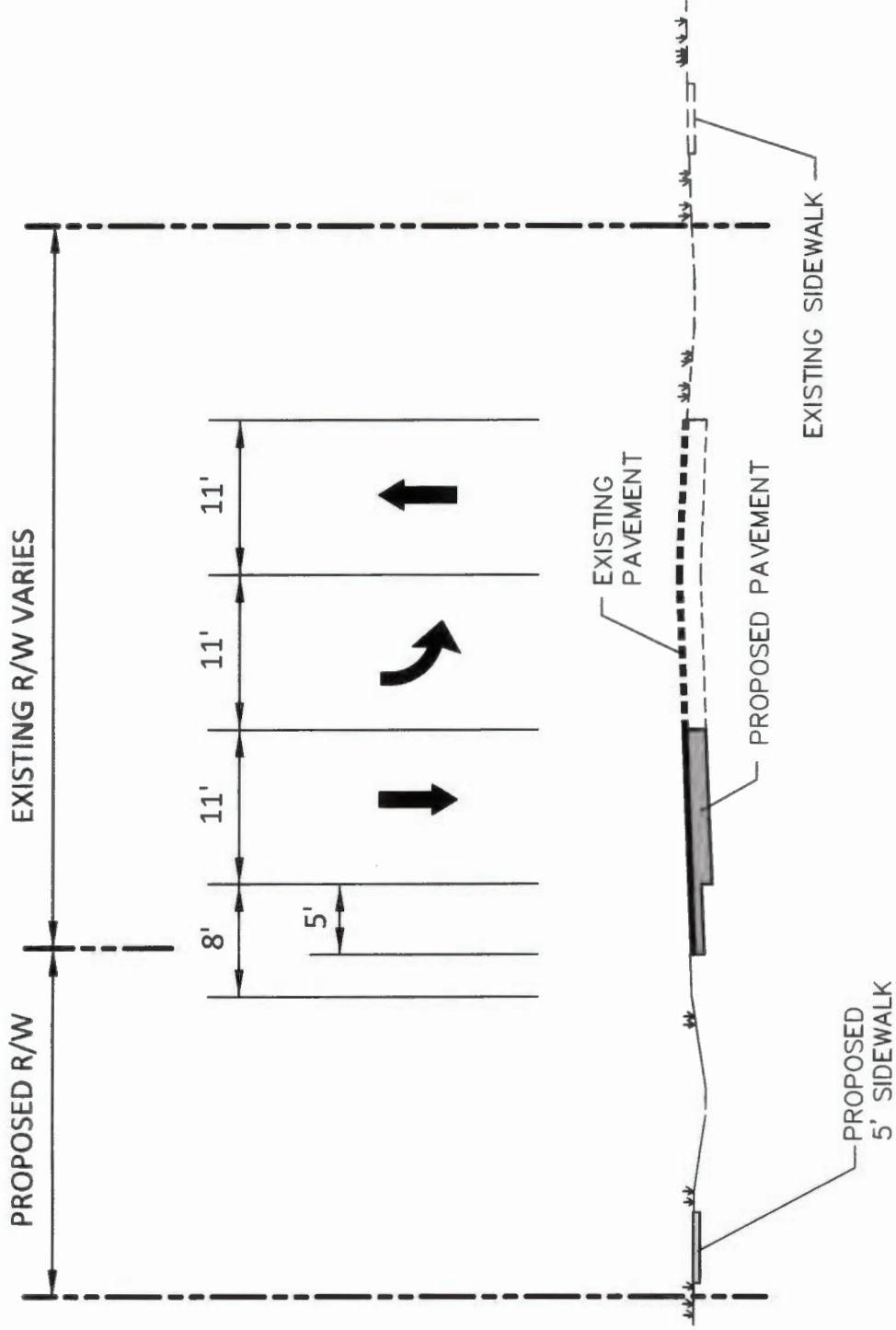
- 4.2.4 Support Port Tampa Bay's efforts to:
 - A. Seeking the acquisition of other appropriate lands for future port expansion and diversification in accordance with Port Tampa Bay's Master Plan.

 - B. Continue to assure coordination of its submerged land management and permitting programs with County land use regulations.

- C. Participate in efforts to establish regional wetland and bay bottom management strategies by maintaining active membership in the Tampa Bay Regional Planning Council's, Agency on Bay Management and cooperating with the Southwest Florida Water Management District to implement the Surface Water Improvement and Management Plan for Tampa Bay.
- D. Continue the support and implementation of estuarine resource restoration research and management programs.
- E. Continue mitigation projects to offset ecological impacts of future port development projects on Hookers Point.
- F. Continue to implement an efficient consolidated berth maintenance dredging program under requisite authorizations (permits) of the FDEP and the Army Corps of Engineers, including a long-term Dredged Material Management Plan (DMMP).
- G. Continue to develop methods for the management and maintenance of bird nesting and feeding habitats on diked disposal islands while maintaining the utility of those areas for dredged material disposal operations.
- H. Monitor and mitigate adverse impacts on water quality during harbor deepening and maintenance dredging projects according to issued permits.
- I. Incorporate cost-effective and innovative stormwater treatment capability into Port Tampa Bay's projects; to the extent that such systems do not compromise port safety, displace critical shoreside properties, and are practicable from an engineering standpoint.



FIGURE 1



TYPICAL SECTION
 12th STREET N.E.



**PARTY OF
RECORD**

From: [Paul Cilia](#)
To: [Medrano, Maricela](#)
Subject: Rezoning Case 21-1335
Date: Thursday, December 2, 2021 2:31:13 PM

External email: Use caution when clicking on links and attachments from outside sources.

I'm in opposition of rezoning case 21-1335

Removal of trees and other light obstructing natural elements will ruin a local business drive inn due to light pollution. The drive in has been there for 50+ years and is a key element and feature in Ruskin and has provided safe family fun entertainment. They are a last of a dying breed of Drive Inn's. Do not allow this to happen or you will see tremendous social backlash

5026 Wild Coffee Ave
Wimauma, FL 33598

--

Respectfully,

Paul S Cilia II

From: [Timoteo, Rosalina](mailto:Timoteo.Rosalina)
To: [Timoteo, Rosalina](mailto:Timoteo.Rosalina)
Subject: FW: Zoning Case #21-1335
Date: Thursday, December 2, 2021 2:55:35 PM

From: Karen Freiwald <ruskinfamilydrivein@verizon.net>
Sent: Thursday, December 2, 2021 9:51 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Medrano, Maricela <MedranoM@HillsboroughCounty.ORG>;
alexis.crespo@waldropengineering.com
Subject: Zoning Case #21-1335

Zoning Case #21-1335

Good Evening,

I am John Freiwald. My wife and I own the Ruskin Family Drive In, 5011 US Hwy 41 N., Ruskin, FL 33572, and have come here tonight to address our concerns as to ambient light from this development that borders our drive-in on the eastern side, whose light could shine on our movie screen that is on the west side of the theatre. Before I go any further, I want to state why I believe that I am well qualified to speak to this issue. I have spent seventy-five years of my soon to be eighty-nine years in the operation of both indoor and drive-in theatres, of which forty were drive-ins. I have personally had experience with several drive-ins that closed by ambient light. Zoning that changed and instead of single-story homes, four and five story condos, (apartments if you will), were built right along the border and had balconies with bright lights on the screen. Also, streetlights and other light that diminished the picture. In the CASE of our drive-in, we have spent from 2016 with parking lot lights shining in our customers eyes from the shopping center directly west across highway 41 from the theatre, as our movie screen is on the west side of the theatre, customers must endure their lights that are supposed to have a shade to prevent ambient light from interfering with the theatre. There is so much light that I have read a newspaper, late at night, inside the theatre, with no moon or other light entering

the theatre. Frankly we cannot take any more light. When the theatre was built in 1952. There were 3 oak trees growing along the east border of the theatre, that have now grown quite large, one has a girth of 12 feet one has an 11 foot and the smaller one is 7 feet around. I believe, the first two could qualify as grand oaks. In addition to the oaks, in 1957 I planted a lot of trees around the entire perimeter of the theatre to protect us from just such a problem as we now face. In addition to this I bought land on the north and south sides of the theatre and would have bought land on the east side, except the owners would not sell. Had they sold I would not be here tonight. I note that they have put red plastic tape on most of the trees and have no idea as to what their intentions are. Do they intend to cut them down or leave them as is? It has been my experience that in other situations, developers have used drive-ins as a selling point. Having a theatre next to family housing, and particularly a drive-in that has a good community relationship as I hope we have considered our 70 continuous years in business and the majority of the time we were the only theatre in south county, having outlasted 3 indoor theatres. I am also concerned by the part of the letter that says the pd application and approval process creates its own customized zoning district and may be used to obtain variations from the non-district regulations. Does this mean they can change types of buildings and heights, and will we be protected from these changes? When all is said and done, leaving the trees as they are now would go a long way toward answering our concerns. Thank you

John T. Freiwald
5011 US Hwy 41 N.
Ruskin, FL 33572
813-610-6604
Email: ruskinfamilydrivein@verizon.net

From: [Timoteo, Rosalina](#)
To: ["nahartle@gmail.com"](mailto:nahartle@gmail.com)
Cc: [Grady, Brian](#); [Rome, Ashley](#); [Norris, Marylou](#)
Subject: RE: RZ-PD 21-1335
Date: Friday, December 3, 2021 7:30:00 AM
Attachments: [image003.png](#)

Good morning Mr. Hartle,

Your email will be placed into the application file on the county's file server and will be made available to the Land Use Hearing Officer for consideration on review of the application.

Use link below to see your comment in the Party of Record folder.

<https://www.hillsboroughcounty.org/businesses/permits-and-records/permits/plans-and-permit-information-pgm-store>

Thank you,

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.

Date and Time Submitted: Dec 1, 2021 10:24 PM

Name: Nick Hartle

Address: 732 Ocean Spray Drive
Ruskin, FL 33570

Phone Number: (715) 307-1244

Email Address: nahartle@gmail.com

Subject: Ruskin Drive In

Message: I saw the news about a development going in East of the Ruskin Drive In. I realize that I am a new resident in Ruskin, but this place is so neat. It is a family business. Please let us know as citizens what else we can do to ensure that the developers do not cut down the trees on the east side and potentially force this place to close. It would be a serious loss for the families in the area.

Thank you

894397641

Mozilla/5.0 (iPhone; CPU iPhone OS 15_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) CriOS/94.0.4606.76 Mobile/15E148 Safari/604.1