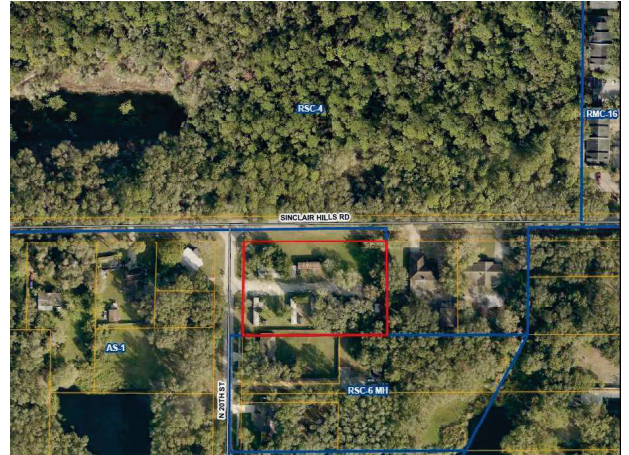


**Rezoning Application:** PD 24-0393  
**Zoning Hearing Master Date:** June 17, 2024  
**BOCC Land Use Meeting Date:** August 13, 2024

**1.0 APPLICATION SUMMARY**

**Applicant:** Michael Hoffman  
**FLU Category:** RES-6  
**Service Area:** Urban  
**Site Acreage:** Approximately 1.42 acres  
**Community Plan Area:** University  
**Overlay:** None



**Introduction Summary:**

The applicant seeks to develop an approximately 1.42-acre property located on the east side of N. 20<sup>th</sup> Street and south of Sinclair Hills Road. The request is for a rezoning from Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) to allow for the development of 8 townhomes.

Zoning:	Existing	Proposed
District(s)	AS-1	Planned Development
Typical General Use(s)	Residential, Agricultural	Residential (Townhomes)
Acreage	1.42 acres	1.42 acres
Density/Intensity	Min. Lot Size: 43,560 sf / 1 acre	+/-5.63 dwellings per acre
Mathematical Maximum*	1 single-family home	8 townhomes

\*number represents a pre-development approximation

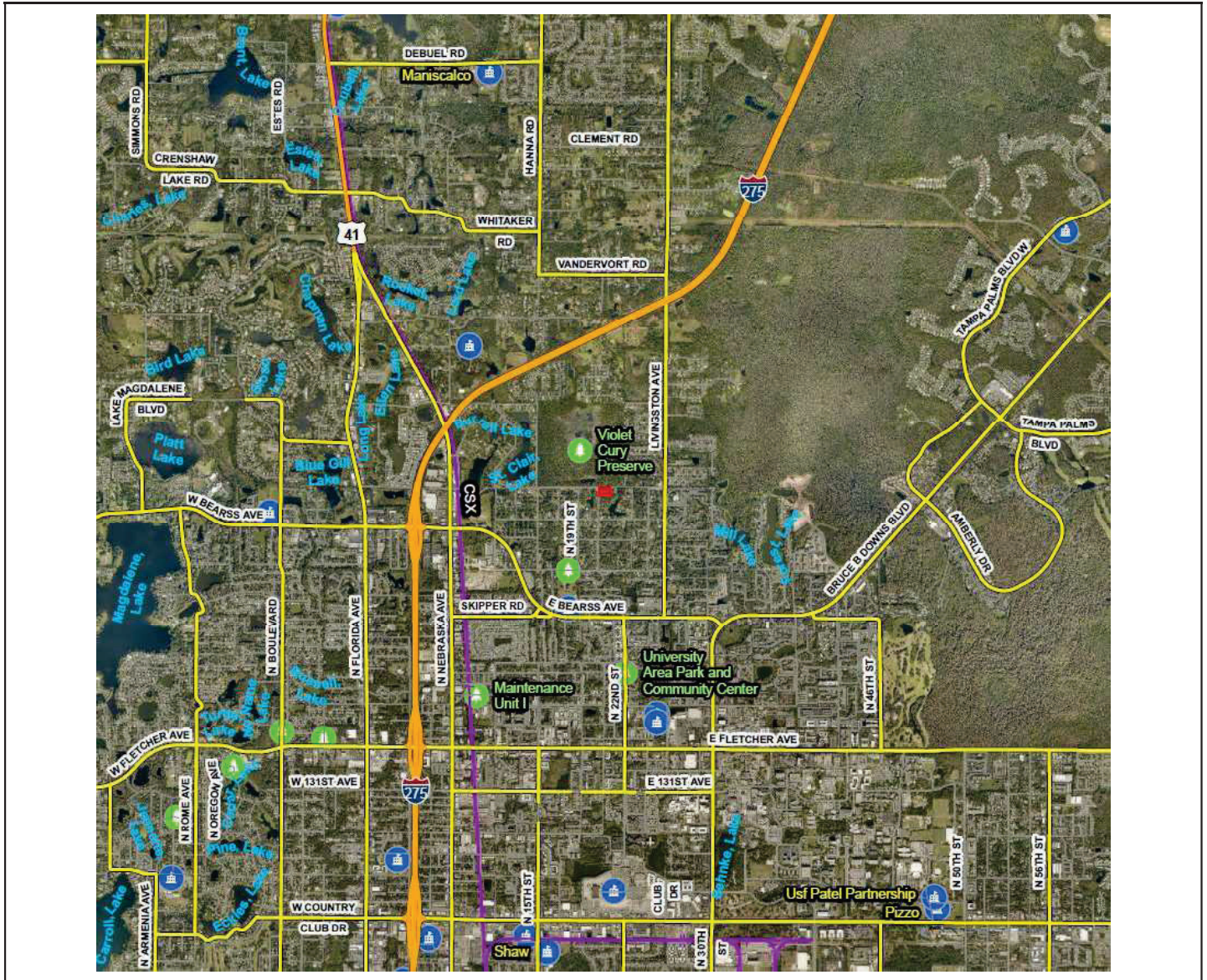
Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Setbacks/Buffering and Screening	Front: 50 ft. Rear: 15 ft. Side: 50 ft.	TH Front: Min. 10 feet TH Rear: Min. 10 feet TH Lots 1, 3, 4, 8: 5-foot side setback  South & East Buffers: 10'-wide buffers with Type "A" landscape
Height	50 ft. Max. Ht.	26 ft. Max. Ht.

Additional Information:	
PD Variation(s)	None.
Waiver(s) to the Land Development Code	None.

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Supportable, with Conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



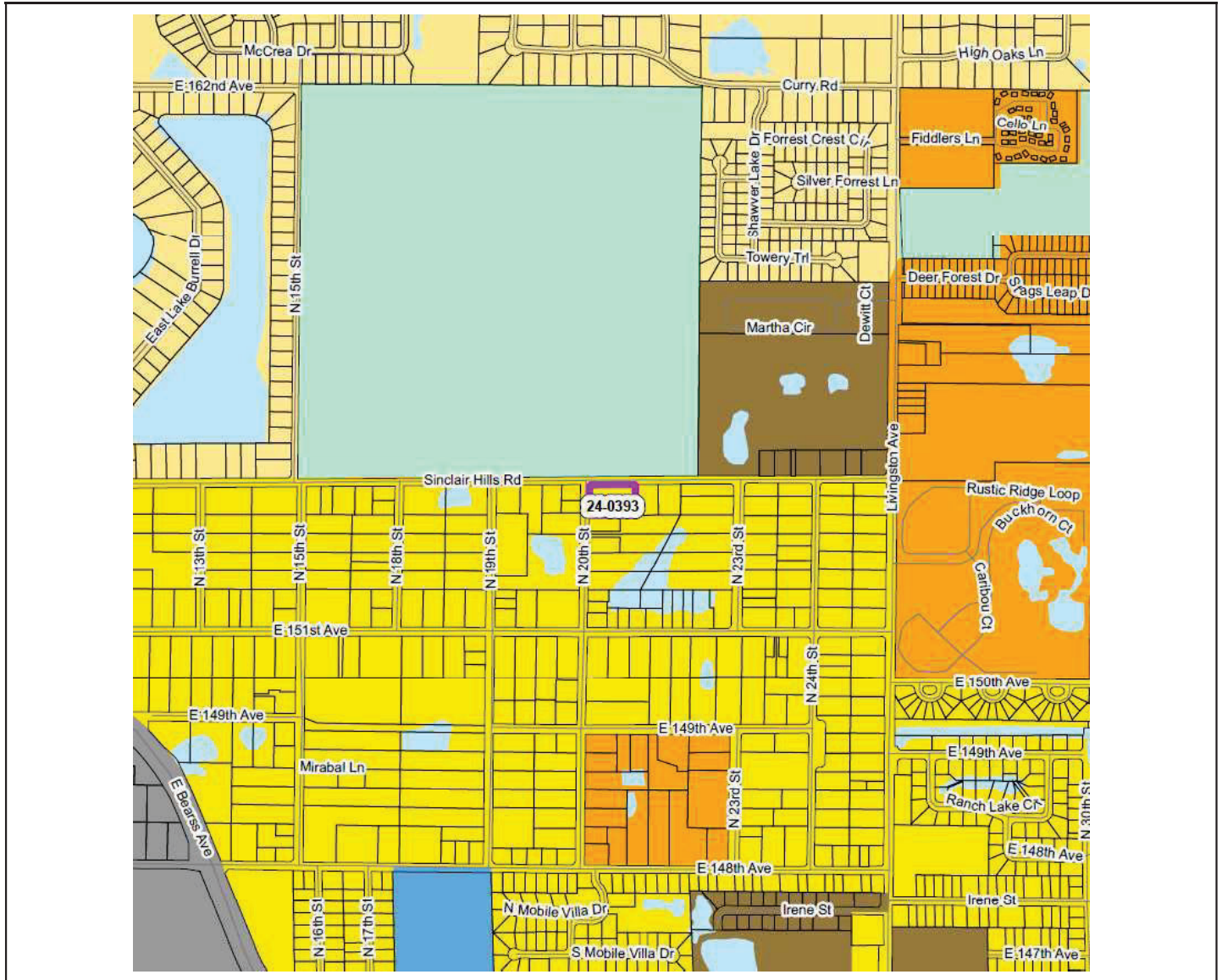
#### Context of Surrounding Area:

The subject property is located on the east side of N. 20<sup>th</sup> Street and south of Sinclair Hills Road. The subject property is within the Urban Service Area.

The subject property is surrounded predominately by single-family neighborhoods. To the south, east and west of the subject location is developed with single-family homes. North of the subject site is Sinclair Hills Road, across which is a county-owned area and vacant in a natural vegetated state. North of Sinclair Hills Road and approximately 450 feet east of the subject property is multi-family development. Further east at the Livingston Avenue and Sinclair Hills Road intersection are commercial establishments including a convenience store with gas pumps.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

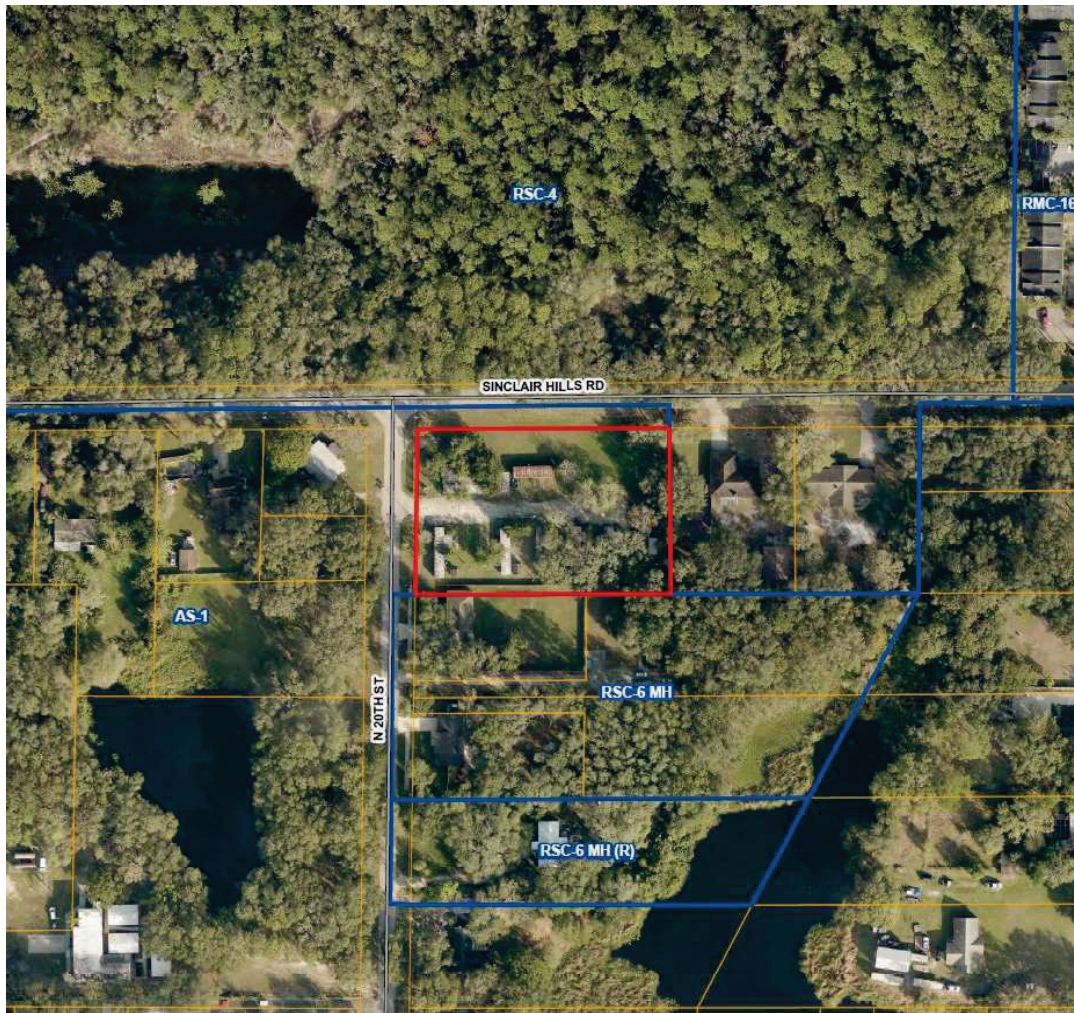
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 6 (RES-6)
Maximum Density/F.A.R.:	6 du per acre / Maximum 0.25 FAR
Typical Uses:	Typical uses include residential, suburban commercial, offices, multi-purpose, mixed-use development.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

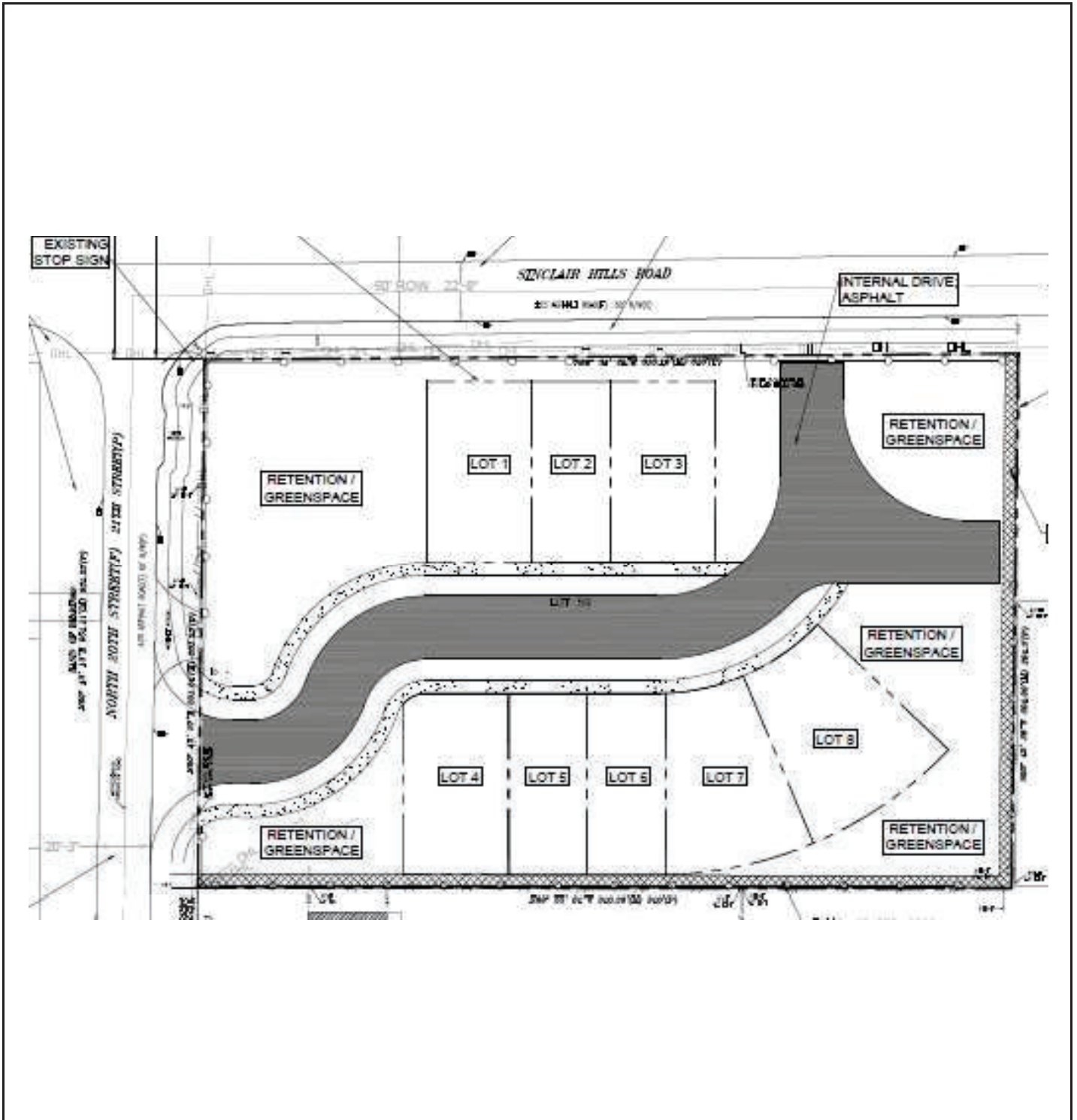
### 2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4	Min. Lot Area: 10,000 sf	Single Family Residential	Natural Preservation Area (designated FLU) owned by Hillsborough County: Vacant
South	RSC-6/MH	Min Lot Area: 7,000 sf	Single-family and Mobile Homes	Single Family Residential and Vacant
East	RSC-4	Min. Lot Area: 10,000 sf	Single Family Residential	Single Family Residential
West	N. 20 <sup>th</sup> St. ROW & AS-1	Min Lot Area: 1 acre	Single-family and agricultural	Single Family Residential and Vacant

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



APPLICATION NUMBER: PD 24-0393

ZHM HEARING DATE: June 17, 2024

BOCC LUM MEETING DATE: August 13, 2024

Case Reviewer: Tim Lampkin, AICP

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
Sinclair Hills Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N 20 <sup>th</sup> Steet	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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	9	1	1
Proposed	75	6	8
Difference (+/-)	+66	+5	+7

\*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		Pedestrian	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West	X	Choose an item.	None	Meets LDC

Notes:

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

Notes:

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

<b>INFORMATION/REVIEWING AGENCY</b>																
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>												
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	See EPC Agency Review Sheet.												
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Natural Resources Agency Review Sheet.												
Conservation & Environ. Lands Mgmt.	<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 CELM Agency Review Sheet.												
Check if Applicable: <table border="0" style="width: 100%;"> <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 (Upland Wildlife Habitat Area)</td> </tr> <tr> <td><input type="checkbox"/> Wellhead Protection Area</td> <td><input type="checkbox"/> Coastal High Hazard Area</td> </tr> <tr> <td><input type="checkbox"/> Surface Water Resource Protection Area</td> <td><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</td> </tr> <tr> <td></td> <td><input checked="" 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 (Upland Wildlife Habitat Area)	<input type="checkbox"/> Wellhead Protection Area	<input type="checkbox"/> Coastal High Hazard Area	<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor		<input checked="" 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 (Upland Wildlife Habitat Area)															
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<input type="checkbox"/> Surface Water Resource Protection Area	<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor															
	<input checked="" type="checkbox"/> Adjacent to ELAPP property															
	<input type="checkbox"/> Other:															
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>												
<b>Transportation</b> <input 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 Transportation Report.												
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Water Resource Services Rezoning Review Comment Sheet												
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	See School Board Adequate Facilities Analysis Report.												
<b>Impact/Mobility Fees</b> Townhouse (Fee estimate is based on a 1,500 sf, 1-2 Story) Mobility: \$6,661 * 8 = \$53,288 Parks: \$1,957 * 8 = \$15,656 School: \$7,027 * 8 = \$56,216 Fire: \$249 * 8 = \$1,992 Total Impact Estimate: \$127,152																

**APPLICATION NUMBER: PD 24-0393**

ZHM HEARING DATE: June 17, 2024

BOCC LUM MEETING DATE: August 13, 2024

Case Reviewer: Tim Lampkin, AICP

Urban Mobility, Northwest Fire, Northeast Parks - 8 Townhouse Units

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" 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	See Planning Commission Report



## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The request is for a rezoning from Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 8 townhomes on a +/-1.42 acres -acre property located on the south side of Sinclair Hills Road and east of North 20<sup>th</sup> Street. According to the application, the site is currently developed with seven mobile homes.

The immediate area is comprised predominantly of single-family residential in the immediate vicinity with vacant tracts of land to the north and commercial uses heading further eastward. The subject property is adjacent to single-family homes on the immediate east and south of the subject property. North is Sinclair Hills Road and across is a vacant property owned by the County and is the location of the Violet Cury Preserve. West is N. 20th Street ROW, across which are single-family homes.

The applicant proposes a maximum height of 26 feet, which is significantly less than the maximum 35-foot height allowed in the adjacent RSC-6 district located to the subject property's south and east sides and the 50-foot height allowed in the AS-1 property to the west across N. 12th Street. The proposed maximum height of 26 feet also allows the development to meet the compatibility standard regarding an additional 2-foot setback for every foot over 20 feet.

The site plan meets the requirements of LDC Section 6.06.06 Buffering and Screening. The applicant is required to provide a 5-foot-wide buffer with Type "A" screening along the south and east boundary adjacent to the single-family homes. While not required, the applicant proposes an additional 5-foot landscaped buffer for a 10-foot-wide landscaped buffer with Type "A" screening along the south and east perimeter of the proposed townhome development for further compatibility.

The site will comply with and conform to applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval.

### 5.2 Recommendation

Based on the above considerations, staff finds the request supportable with conditions.

Prior to site plan certification, the applicant shall complete the following:

- Add "Current Use: 7 Mobile Homes".
- Remove "note 21" under NOTES.
- Revise Site Data Table for EXTERIOR LOTS, Min. Lot Width to include:
  - "Rectangular Lots: 40 ft./Triangular-type Lots: 30 ft."
- Add a note on the site plan that reads "Sidewalks shall be provided per LDC".
- Add a note to the site plan that reads "Parking shall be provided per LDC requirements".
- Revise the site plan to include a sidewalk connection to Sinclair Hills Rd as shown in red in the following figure, as shown in the Transportation Agency Review Comment sheet dated 6/7/2024.
- Revise the site plan to include a sidewalk connection and crosswalk as shown in red in the following figure, as shown in the Transportation Agency Review Comment sheet dated 6/7/2024.

**6.0 PROPOSED CONDITIONS**

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 28, 2024.

1. The subject site shall be limited to a maximum of 8 townhomes.
2. The development shall comply with the May 28, 2024, site plan and the following development standards.

Townhome Lots 2, 5, 6, 7:

- Minimum Lot Size: 2,700 sf
- Minimum Front Yard Setback: 15 feet
- Minimum Rear Setback: 10 feet
- Minimum Side Yard Setback: 0 feet
- Maximum Building Height: 26 feet
- Minimum Lot Width: 30 feet

Townhome Lots 1, 3, 4, 8:

- Minimum Lot Size: 3,000 sf
- Minimum Front Yard Setback: 15 feet
- Minimum Rear Setback: 10 feet
- Minimum Side Yard Setback: 5 feet
- Maximum Building Height: 26 feet
- Minimum Lot Width
  - Rectangular lots 1, 3, 4: 40 feet
  - Triangular-type lot 8: 30 feet

3. A 10-foot-wide buffer with Type "A" screening shall be provided along the east and south perimeter of the subject property.
  - The buffers shall not be located on the townhome lots. The 10-foot-wide buffer shall be depicted on the plat as separate tract and maintained by an HOA or similar entity.
4. The project shall be served by and limited to one vehicular access to N 20th Street.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

6. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
7. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
8. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
9. The subject application is adjacent to the Violet Cury Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
10. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

**Zoning Administrator Sign Off:**



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

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

**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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 24-0393**

ZHM HEARING DATE: June 17, 2024

BOCC LUM MEETING DATE: August 13, 2024

Case Reviewer: Tim Lampkin, AICP

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## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**



**APPLICATION NUMBER: PD 24-0393**

ZHM HEARING DATE: June 17, 2024

BOCC LUM MEETING DATE: August 13, 2024

Case Reviewer: Tim Lampkin, AICP

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



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/7/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: UAC / Northwest

PETITION NO: PD RZ 24-0393

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

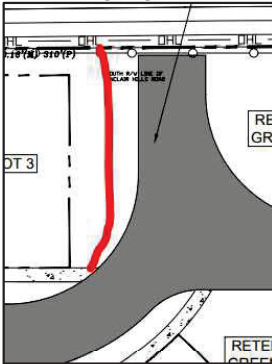
### **CONDITION OFS APPROVAL**

1. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by and limited to one vehicular access to N 20<sup>th</sup> Street.

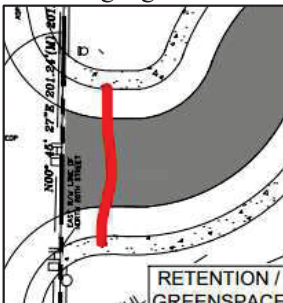
### **Other Conditions**

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Add a note on the site plan that reads “Sidewalks shall be provided per LDC”
- Add a note to the site plan that reads “Parking shall to be provided per LDC”
- Revise the site plan to include a sidewalk connection to Sinclair Hills Rd as shown in red in the following figure:



- Revise the site plan to include a sidewalk connection and crosswalk as shown in red in the following figure:



**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel, totaling +/- 1.42 ac., from Agricultural Single Family – 1 (AS-1) to Planned Development (PD). The proposed PD is seeking entitlements to permit up to 8 residential dwelling units. The existing future land use of the property is Residential – 6 (RES-6).

*Trip Generation Analysis:*

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation demonstrating the project generates less than 50 peak-hour trips, which does not required a detailed traffic analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

**Existing Zoning:**

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 1 Single Family Dwelling Unit (ITE LUC 210)	9	1	1

**Proposed Zoning:**

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 8 Single Family Dwelling Units (ITE LUC 210)	75	6	8

**Trip Generation Difference:**

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+66</b>	<b>+5</b>	<b>+7</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site will have frontage on Sinclair Hills Road and N 20<sup>th</sup> St. Sinclair Hills Road is a two-lane, substandard, undivided, Hillsborough County maintained collector roadway. It is characterized by +/- 11-foot travel lanes and lies within +/- 60ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks or bike facilities on either side of the roadway. N 20<sup>th</sup> Street is a two-lane, substandard, undivided, Hillsborough County maintained local roadway. It is characterized by +/- 10-foot travel lanes and lies within +/- 50ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks on either side of the roadway.

**SITE ACCESS AND CONNECTIVITY**

The project shall be served by and limited to one vehicular and pedestrian access to N 20<sup>th</sup> Street and one pedestrian-only access to Sinclair Hills Road.

**TRANSIT FACILITIES**

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

**ROADWAY LEVEL OF SERVICE**

Sinclair Hills Road and N 20<sup>th</sup> St. are not regulated roadways and, as such, were not included in the Hillsborough County Level of Service Report.

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
Sinclair Hills Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N 20 <sup>th</sup> Steet	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	75	6	8
Difference (+/-)	+66	+5	+7

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ PD 24-0393

**DATE OF HEARING:** June 17, 2024

**APPLICANT:** Michael Hoffman

**PETITION REQUEST:** A request to rezone property from AS-1 to PD to permit 8 townhomes

**LOCATION:** 2005 Sinclair Hills Road

**SIZE OF PROPERTY:** 1.42 acres, m.o.l.

**EXISTING ZONING DISTRICT:** AS-1

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

**SERVICE AREA:** Urban

**COMMUNITY PLAN:** University

## DEVELOPMENT REVIEW STAFF REPORT

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

### 1.0 APPLICATION SUMMARY

Applicant: Michael Hoffman

FLU Category: RES-6

Service Area: Urban

Site Acreage: Approximately 1.42 acres

Community Plan Area: University

Overlay: None



#### Introduction Summary:

The applicant seeks to develop an approximately 1.42-acre property located on the east side of N. 20<sup>th</sup> Street and south of Sinclair Hills Road. The request is for a rezoning from Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) to allow for the development of 8 townhomes.

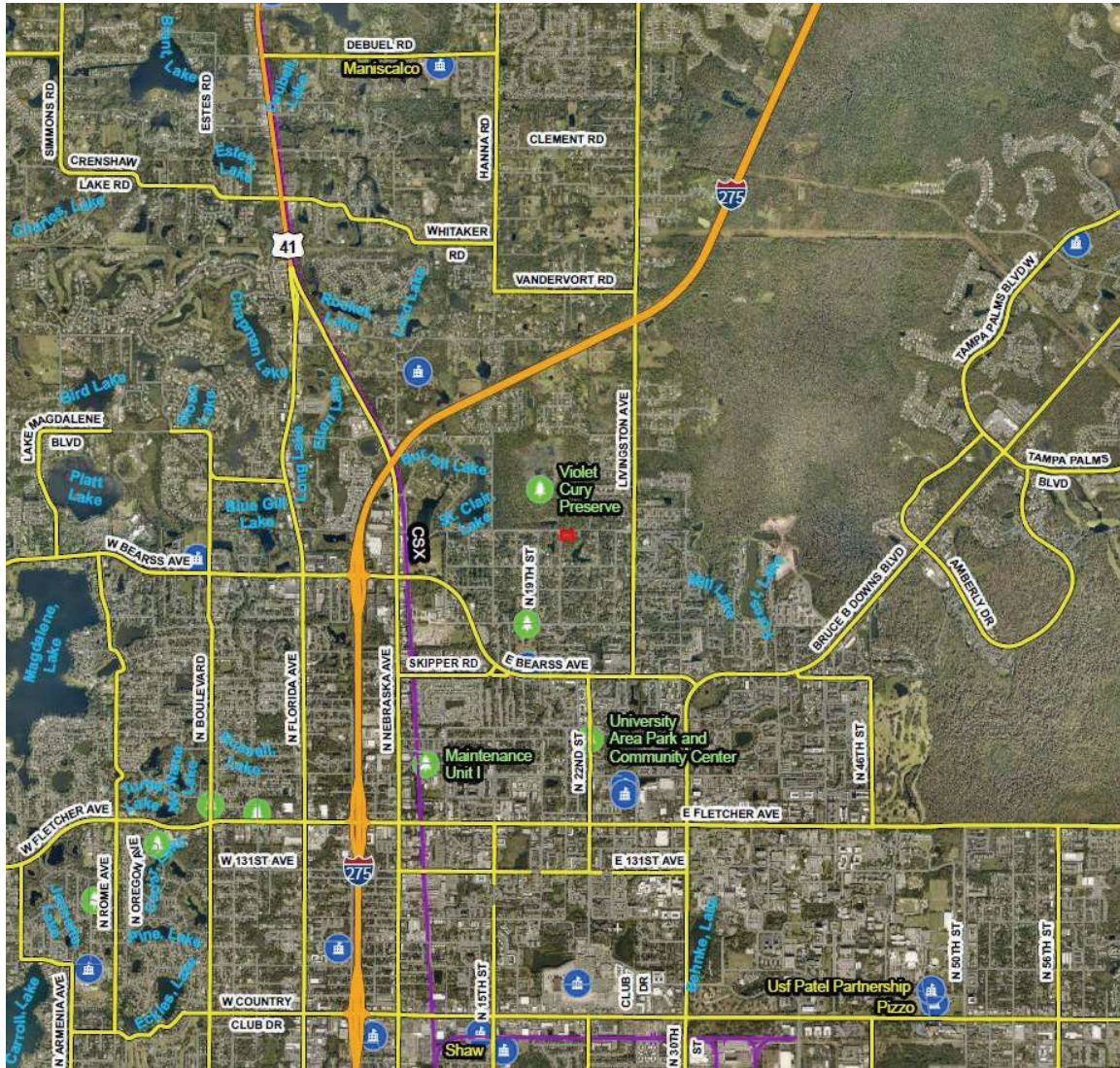
PD Variation(s): None

Waiver(s) to the Land Development Code: None

Planning Commission Recommendation: Consistent

Development Services Recommendation: Supportable, with Conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

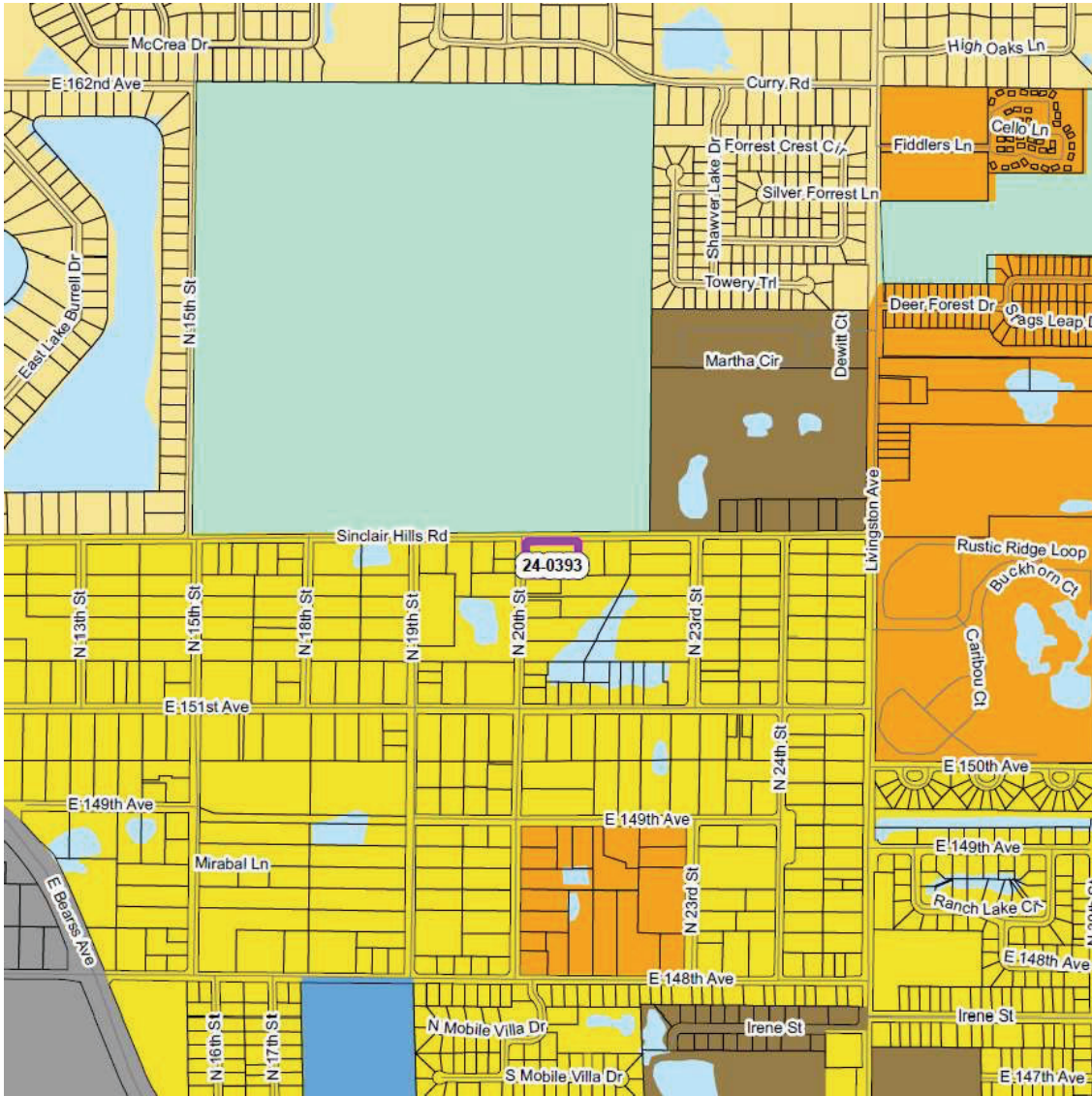


### Context of Surrounding Area:

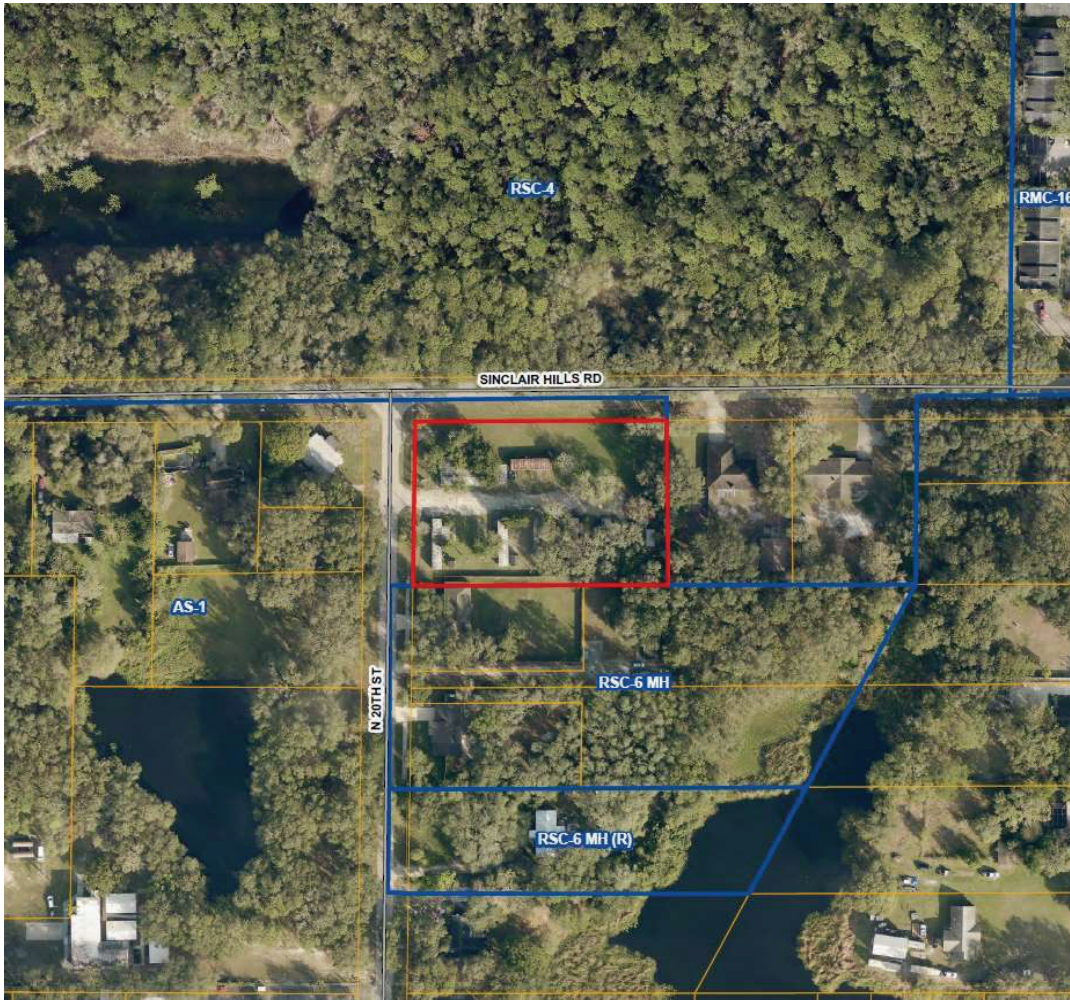
The subject property is located on the east side of N. 20<sup>th</sup> Street and south of Sinclair Hills Road. The subject property is within the Urban Service Area.

The subject property is surrounded predominately by single-family neighborhoods. To the south, east and west of the subject location is developed with single-family homes. North of the subject site is Sinclair Hills Road, across which is a county-owned area and vacant in a natural vegetated state. North of Sinclair Hills Road and approximately 450 feet east of the subject property is multi-family development. Further east at the Livingston Avenue and Sinclair Hills Road intersection are commercial establishments including a convenience store with gas pumps.

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

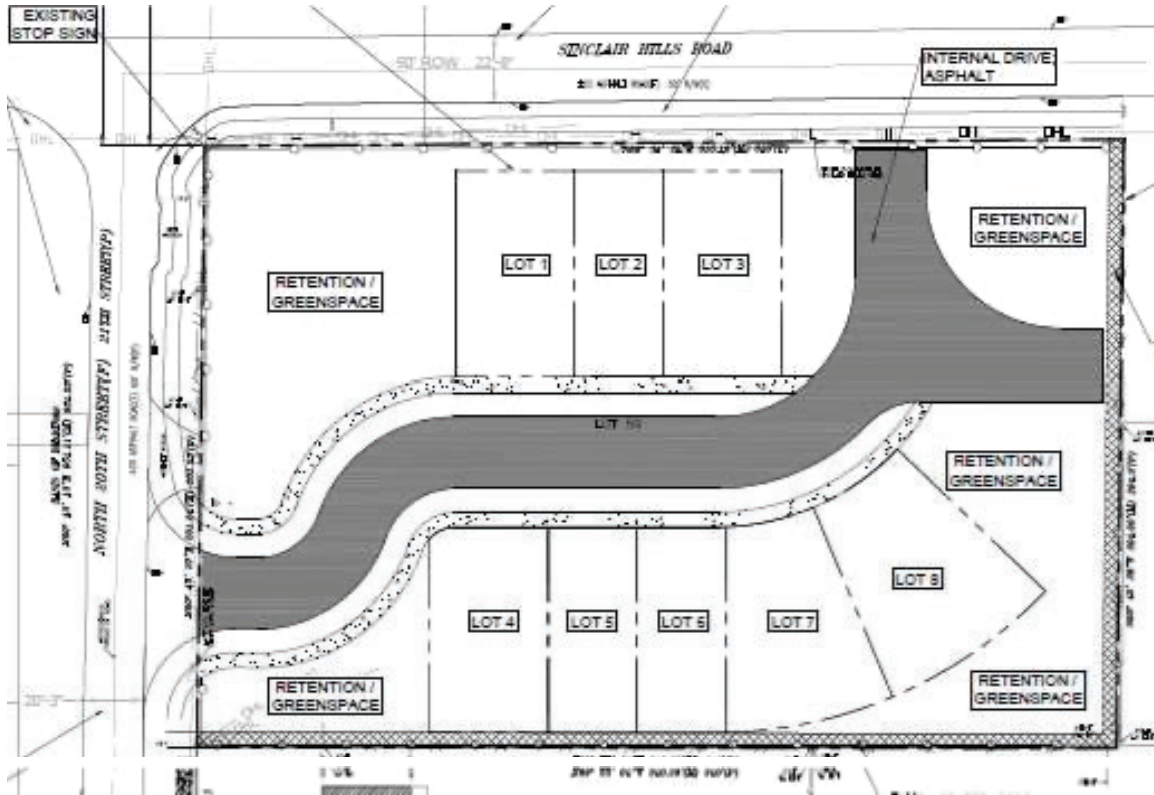


2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map





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
Sinclair Hills Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N 20 <sup>th</sup> Steet	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	75	6	8
Difference (+/-)	+66	+5	+7

\*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		Pedestrian	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West	X	Choose an item.	None	Meets LDC
Notes:				

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

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

##### Impact/Mobility Fees

Townhouse (Fee estimate is based on a 1,500 sf, 1-2 Story) Mobility:  $\$6,661 * 8 = \$53,288$

Parks:  $\$1,957 * 8 = \$15,656$

School:  $\$7,027 * 8 = \$56,216$

Fire:  $\$249 * 8 = \$1,992$

Total Impact Estimate:  $\$127,152$

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission	Yes No	Inconsistent Consistent	Yes No	See Planning Commission Report
Meets Locational Criteria N/A				
Locational Criteria Waiver Requested				
Minimum Density Met N/A				

#### 5.0 IMPLEMENTATION RECOMMENDATIONS

##### 5.1 Compatibility

The request is for a rezoning from Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 8 townhomes on a +/-1.42

acres -acre property located on the south side of Sinclair Hills Road and east of North 20<sup>th</sup> Street. According to the application, the site is currently developed with seven mobile homes.

The immediate area is comprised predominantly of single-family residential in the immediate vicinity with vacant tracts of land to the north and commercial uses heading further eastward. The subject property is adjacent to single-family homes on the immediate east and south of the subject property. North is Sinclair Hills Road and across is a vacant property owned by the County and is the location of the Violet Cury Preserve. West is N. 20th Street ROW, across which are single-family homes.

The applicant proposes a maximum height of 26 feet, which is significantly less than the maximum 35-foot height allowed in the adjacent RSC-6 district located to the subject property's south and east sides and the 50-foot height allowed in the AS-1 property to the west across N. 12th Street. The proposed maximum height of 26 feet also allows the development to meet the compatibility standard regarding an additional 2-foot setback for every foot over 20 feet.

The site plan meets the requirements of LDC Section 6.06.06 Buffering and Screening. The applicant is required to provide a 5-foot-wide buffer with Type "A" screening along the south and east boundary adjacent to the single-family homes. While not required, the applicant proposes an additional 5-foot landscaped buffer for a 10-foot-wide landscaped buffer with Type "A" screening along the south and east perimeter of the proposed townhome development for further compatibility.

The site will comply with and conform to applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval.

## 5.2 Recommendation

Based on the above considerations, staff finds the request supportable with conditions.

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

## **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 17, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Ava Russo 1009 Gallant Lane Tampa testified on behalf of the applicant. Ms. Russo stated that the request is to rezone 1.42 acres from AS-1 to Planned Development to permit the development of 8 townhomes. She added that there are currently 7 mobile homes on the parcel. Ms. Russo stated that the maximum height of the townhomes will be 26 feet which is significantly less than the 50 foot maximum height permitted by the current AS-1 zoning district. She concluded her presentation by stating that the site will comply with the additional 2-1 setbacks for buildings over 20 feet in height and that minor updates will be made to the site plan in response to staff comments.

Ms. Heinrich of the Development Services Department asked Mr. Hoffman who is listed as the applicant to confirm that Ms. Russo was authorized to speak on his behalf. Ms. Russo replied that she would call Mr. Hoffman to address the authorization.

Mr. Tim Lampkin, Development Services Department testified regarding the County's staff report. He stated that the request is to rezone 1.41 acres from AS-1 to Planned Development to permit 8 townhomes. He described the surrounding land uses and stated that the maximum height of 26 feet is less than the maximum 35 foot height limitation of the RSC-6 zoning district that is adjacent to the south and east and also less than the 50 foot height maximum permitted by the AS-1 zoning district to the west. Mr. Lampkin stated that the request meets the applicable policies and regulations and staff found the request approvable.

Ms. Alexis Myers of the Planning Commission staff testified that the property is within the Residential-6 Future Land Use category and located in the Urban Service Area. She listed numerous policies that the requested rezoning complies with and stated that the request is consistent 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.

Ms. Maria Elana D'Amico 16105 Darnell Road testified in opposition. Ms. D'Amico stated that the area consists of single-family homes and not single-family attached homes and therefore the request is not compatible with the neighborhood.

Hearing Officer Finch asked Ms. D'Amico if she was aware that there are 7 mobile homes currently on the subject property. Ms. D'Amico replied yes.

Mr. Hoffman testified that Ms. Russo was authorized to speak on his behalf regarding the rezoning application.

Ms. Russo testified during the rebuttal period that there are currently 7 mobile homes on-site and that the request for one more dwelling unit is not much more in terms of density than what is existing. She added that the townhomes will be compatible with the area.

The hearing was then closed.

## **EVIDENCE SUBMITTED**

Ms. Timateo submitted a revised Development Services staff report 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 1.42 acres in size and is zoned Agricultural Single-Family-1 (AS-1). The property is designated Residential-6 (RES-6) by the Comprehensive Plan. The subject property is located in the Urban Service Area.
2. The request to rezone from AS-1 to PD is to permit the development of 8 townhomes.
3. The site is currently developed with 7 mobile homes.
4. No Planned Development variations or waivers are requested.
5. The Planning Commission staff supports the rezoning request and found it is consistent with the Future of Hillsborough Comprehensive Plan.
6. The surrounding parcels to the north and east are zoned RSC-4 and include a County owned natural preservation area (north) and single-family residential (east). The parcel to the south is zoned RSC-6 MH and includes a single-family home and a vacant parcel. The property to the west is zoned AS-1 and includes the 20<sup>th</sup> Street right-of-way and a single-family home.
7. One person spoke in opposition to the rezoning request. The concerns were based on compatibility issues due to the single-family detached homes in the area.
8. The existing 7 mobile homes being replaced with 8 townhomes results in minimal impact to the surrounding community.

9. The maximum height for the townhomes is conditioned to be 26 feet which is significantly less than the 50 foot maximum height permitted by the current AS-1 zoning and less than the 35 foot maximum height of the adjacent residentially zoned parcels.
10. The applicant's representative stated that the townhomes will comply with the Land Development Code required additional 2-to-1 setback for buildings over 20 feet in height.
11. The rezoning to PD for the development of 8 townhomes is consistent with the Land Development Code and the Comprehensive Plan.

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

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

### **CONCLUSIONS OF LAW**

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

### **SUMMARY**

The request is to rezone 1.42 acres from AS-1 to PD for the purpose of developing 8 townhomes. The site is currently developed with 7 mobile homes.

No Planned Development variations or waivers are requested.

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

One person spoke in opposition to the rezoning request. The concerns were based on compatibility issues due to the single-family detached homes in the area.

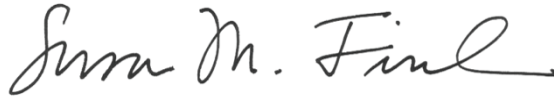
The existing 7 mobile homes being replaced with 8 townhomes results in minimal impact to the surrounding community. The maximum height for the townhomes is conditioned to be 26 feet which is significantly less than the 50 foot maximum height permitted by the current AS-1 zoning and less than the 35 foot maximum height of the adjacent residentially zoned parcels. The applicant's representative

stated that the townhomes will comply with the Land Development Code required additional 2-to-1 setback for buildings over 20 feet in height.

The rezoning to PD for the development of 8 townhomes is consistent with the Land Development Code and the Comprehensive Plan.

### **RECOMMENDATION**

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

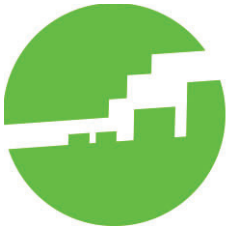


July 10, 2024

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

**Date**



**Hillsborough County  
City-County  
Planning Commission**

Plan Hillsborough  
planhillsborough.org  
planner@plancom.org  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> June 17, 2024 <b>Report Prepared:</b> June 5, 2024	<b>Case Number:</b> PD 24-0393 <b>Folio(s):</b> 34537.0000 <b>General Location:</b> South of Sinclair Hills Road, between North 20 <sup>th</sup> Street and North 23 <sup>rd</sup> Street
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-6 (6 du/ga; 0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	None
<b>Rezoning Request</b>	Agricultural Single Family-1 (AS-1) to Planned Development (PD) to develop 8 townhomes
<b>Parcel Size</b>	+/- 1.42 acres
<b>Street Functional Classification</b>	Sinclair Hills Road - Collector North 20 <sup>th</sup> Street - Local North 23 <sup>rd</sup> Street - Local
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	None



**Table 1: COMPARISON OF SURROUNDING PROPERTIES**

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	AS-1	Mobile Home Park
North	Natural Preservation + Residential-20	RSC-4	Public
South	Residential-6	RSC-6	Single- Family Residential
East	Residential-6	RSC-4	Single- Family Residential
West	Residential-6	AS-1	Single- Family Residential + Public

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

The subject site is located south of Sinclair Hills Road, between North 20th Street and North 23rd Street on +/- 1.42 acres. The site is in the Urban Service Area and is not located within the limits of a Community Plan. The applicant is requesting to rezone the site from AS-1 to PD to develop 8 townhomes.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county’s growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The proposed townhomes are compatible with the existing single family residential character of the area. The proposal also meets the expected minimum density in accordance with FLUE Policy 1.2.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. The applicant requests a maximum of 8 residential units. For the 1.42 acre site, 6 dwelling units per gross acre allows for a maximum of 8 dwelling units. Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The site is within the Residential-6 (RES-6) Future Land Use category. The RES-6 Future Land use category allows the following uses: “low density residential development, suburban scale neighborhood commercial, offices, and mixed-use projects that are serving the area”. As the language above states, low density residential uses are allowed. Therefore, the request is consistent with development permitted in the RES-6 Future Land Use category and meets Objective 8 and its policies.

The proposal meets the intent of the Neighborhood Protection policies outlined in the Future Land Use Element (FLUE), including policy direction in the Community Design Component (CDC) (FLUE Objective 16, CDC Objective 12-1, CDC Policy 12-1.4). The proposal includes appropriate setbacks and buffers. In addition, the stormwater retention areas proposed within the development serve as a buffer as well. The proposed density and lot sizes are reflective of the surrounding neighborhoods. The site plan appears to show internal sidewalks and an efficient system of internal circulation with main access off Sinclair Hills Road and North 20<sup>th</sup> Street.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Overall, staff finds that the proposed use is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

---

## **Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:**

### **Future Land Use Element**

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

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

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

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

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

mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

### **Land Use Categories**

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

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

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

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

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

### **Neighborhood/Community Development**

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

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

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

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

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

- a) *the creation of like uses; or*
- b) *creation of complementary uses; or*

- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

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

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

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

## **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.

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-0393

<all other values>

Rezoning  
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

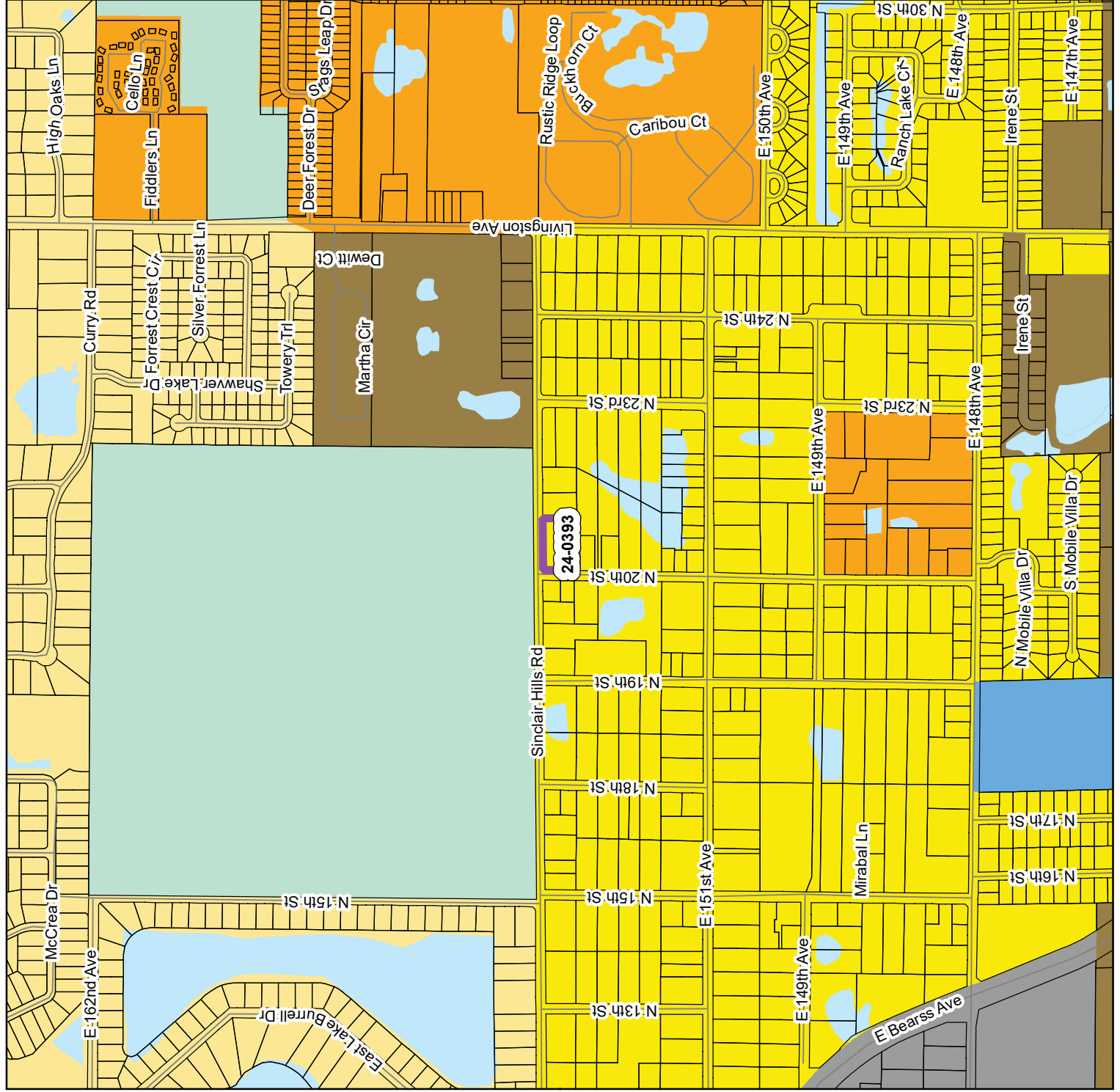
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- 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)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (75 FAR)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only and is subject to the final decision of the Hillsborough County Planning Commission. The rezoning status is for informational purposes only and is subject to the final decision of the Hillsborough County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 2/21/2024  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HCR\Rezoning - Copy.mxd





**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**

Donna Cameron Cepeda  
Harry Cohen  
Ken Hagan  
Pat Kemp  
Christine Miller  
Gwendolyn "Gwen" Myers  
Joshua Wostal

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY** Christine  
M. Beck

**COUNTY INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Sinclair Hills Rezoning

Zoning File: RZ-PD (24-0393) Modification: None

Atlas Page: None Submitted: 07/23/24

To Planner for Review: 07/23/24 Date Due: ASAP

Contact Person: Michael Hoffman Phone: 321-794-6465/mhoffman@advanced-engineers.co

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

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

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

Reviewed by: Tim Lampkin Date: 07-23-2024

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

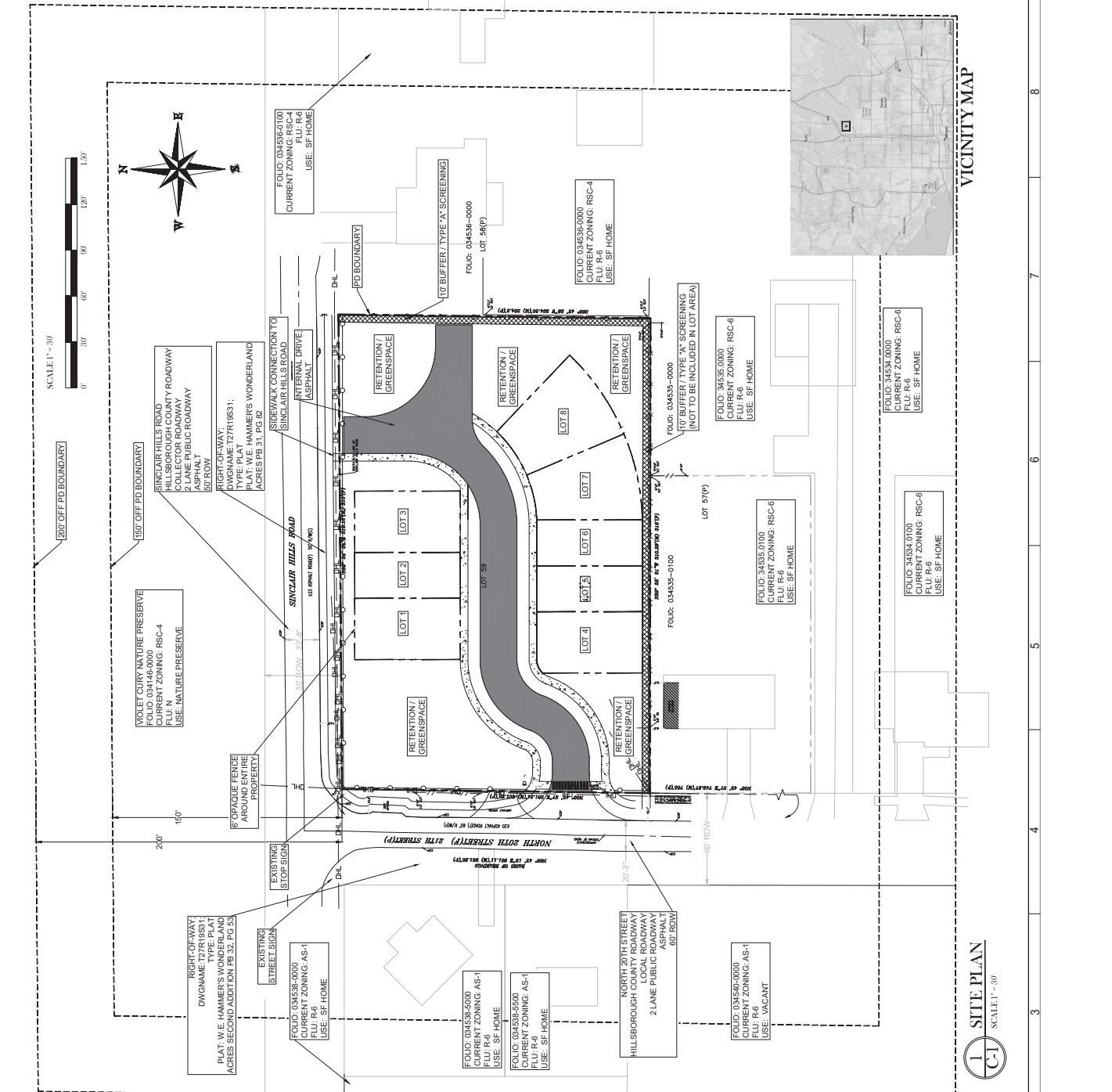
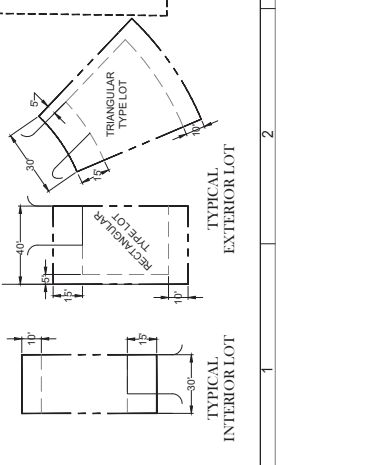
PROJECT TEAM	
<b>APPLICANT</b>	SURVEYOR
YESS MAR ENTERPRISES CORP	TERMINUS SURVEYING
	2752 JASON ST.
	TAMPA FL 33619
<b>TRANSPORTATION</b>	813-981-4461
LINKS & ASSOCIATES	FRONTDESIGN@TEAMTERMINUS.COM
813-386-0208	TAMPA FL 33607
SHERRY@LINKS.COM	
<b>ENGINEER</b>	ADVANCED ENGINEERING
	CONSULTANTS
	10009 GALLANT LANE, TAMPA FL 33625
	321-784-6465
	MF-OFFICES@ADVANCED-ENGINEERS.COM

SITE DATA	
<b>PROJECT NAME:</b>	SINCLAIR HILLS REZONING
<b>PROJECT ADDRESS:</b>	2005 SINCLAIR HILLS RD, LUTTZ FL 33645-3905
<b>FOLIO:</b>	034537-0000
<b>PARCEL ID:</b>	U-31-27-19-102-000000-00059.0
<b>EXISTING USE:</b>	7 UNIT MOBILE HOME PARK
<b>PROPOSED ZONING:</b>	PLANNED DEVELOPMENT (PD)
<b>FUTURE LAND USE:</b>	RESIDENTIAL (R/R)
<b>PROPOSED PRIMARY USE:</b>	8 CONDOMINIUM UNITS
<b>OPEN SPACE:</b>	0.24 AC
<b>RETENTION AREA:</b>	0.2 AC
<b>LEGAL DESCRIPTION:</b>	HAMMERS W E WONDERLAND ACRES LOT 59

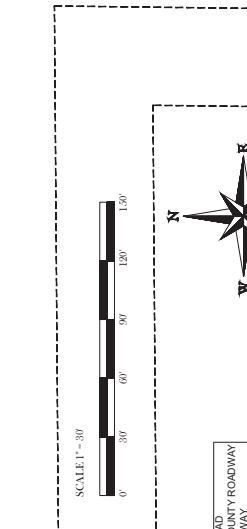
- NOTES:**
- ZONE X-AREA OF MINIMAL FLOOD HAZARD EFFECTIVE 8/27/08; FIRM PANEL 17031C.
  - THERE ARE RIGHT-OF-WAYS ADJACENT TO THE SUBJECT SITE.
  - THERE ARE NO EASEMENTS ON THE SUBJECT SITE.
  - SOUTHERN BUFFER IS NOT TO BE INCLUDED IN LOT AREAS
  - ALL EXISTING STRUCTURES SHALL BE REMOVED.
  - NO PUBLIC PARK LOTS OR PUBLIC SCHOOL SITES BEING PROPOSED.
  - THERE ARE NOT HISTORIC STRUCTURES WITHIN 150' OF THE SUBJECT SITE.
  - THERE ARE NOT HISTORIC STRUCTURES WITHIN 150' OF THE SUBJECT SITE.
  - NOT LOCATED WITHIN WELL HEAD RESOURCE PROTECTION AREA.
  - NOT LOCATED WITHIN SURFACE WATER RESOURCE PROTECTION AREA.
  - NOT LOCATED WITHIN POTABLE WATER WELLFIELD PROTECTION AREA.
  - NOT LOCATED WITHIN A SPECIALIZED SCENIC ROADWAY CORRIDOR.
  - NOT LOCATED WITHIN AN OVERLAY DISTRICT.
  - THERE ARE NO NATURAL WATER BODIES LOCATED ON-SITE.
  - THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS LOCATED ON-SITE.
  - THE PROJECT DRIVEWAYS ARE TO BE PRIVATELY MAINTAINED AND WILL NOT BE GATED.
  - THERE ARE NO EXISTING OR PROPOSED MEDIANS.
  - THE PROJECT DRIVEWAYS ARE TO BE PRIVATELY MAINTAINED AND WILL NOT BE GATED.
  - SOUTH AND EAST PROPERTY BOUNDARY TO HAVE A 5' BUFFER W/ TYPE A SCREENING.
  - SIDEWALKS SHALL BE PROVIDED PER LDC
  - PARKING SHALL BE PROVIDED PER LDC
  - WATER: CITY OF TAMPA
  - WASTEWATER: CITY OF TAMPA
  - ELECTRIC: TAMPA ELECTRIC

TYPE	WIDTH	DEPTH	MIN. SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. LOT MAX. BUILDING MAX. DENSITY	HEIGHT	(DU/CA)
INTERIOR LOTS	30'	15'	0'	10'	2,700 SF	28'	5.64	
EXTERIOR LOTS	TR: 30'	REC: 40'	15'	5'	3,000 SF	28'	5.64	

\*NOTES: TRI = TRIANGULAR TYPE LOTS, REC = RECTANGULAR TYPE LOTS



Received 04/23/2024  
 Project: SINCLAIR HILLS REZONING SERVICES  
 ADDRESS: 2005 SINCLAIR HILLS LUTTZ, FL  
 FOR REVIEW  
 ADVANCED ENGINEERING PROJECT NUMBER: 23069  
 This drawing is the property of Advanced Engineering and it is to be reproduced or copied in any form without the prior written consent of the engineer.



NOT APPROVED FOR PERMITS  
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 ENGINEER OF RECORD: MICHAEL JOHANN P.E.  
 FL CERTIFICATE OF AUTHORIZATION: 12,26508

ADVANCED ENGINEERING CONSULTANTS  
 (813) 444-7037  
 10009 Gallant Lane  
 Tampa, FL 33625

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 ENGINEER OF RECORD: MICHAEL JOHANN P.E.  
 FL CERTIFICATE OF AUTHORIZATION: 12,26508

CIVIL SET  
 REVISIONS: No. Date Description

PLANS TO BE PRINTED IN COLOR  
 DRAWN BY: JWB/EBP  
 CHECKED BY: MH  
 DATE: 2024.06.06  
 SHEET TITLE: SITE PLAN

SCALE: AS NOTED  
 SHEET NUMBER: C-1

VICINITY MAP  
 PLANS TO BE PRINTED IN COLOR





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/7/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: UAC / Northwest

PETITION NO: PD RZ 24-0393

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

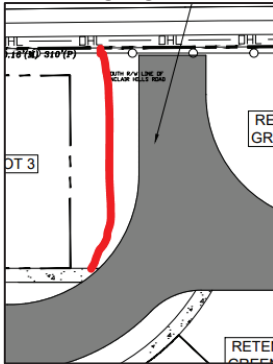
### **CONDITION OFS APPROVAL**

1. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by and limited to one vehicular access to N 20<sup>th</sup> Street.

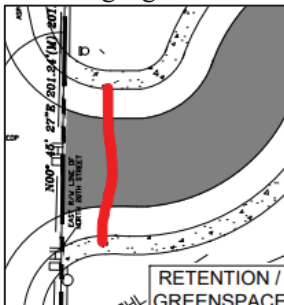
### **Other Conditions**

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Add a note on the site plan that reads “Sidewalks shall be provided per LDC”
- Add a note to the site plan that reads “Parking shall to be provided per LDC”
- Revise the site plan to include a sidewalk connection to Sinclair Hills Rd as shown in red in the following figure:



- Revise the site plan to include a sidewalk connection and crosswalk as shown in red in the following figure:



## **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel, totaling +/- 1.42 ac., from Agricultural Single Family – 1 (AS-1) to Planned Development (PD). The proposed PD is seeking entitlements to permit up to 8 residential dwelling units. The existing future land use of the property is Residential – 6 (RES-6).

### *Trip Generation Analysis:*

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation demonstrating the project generates less than 50 peak-hour trips, which does not required a detailed traffic analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

### Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 1 Single Family Dwelling Unit (ITE LUC 210)	9	1	1

### Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 8 Single Family Dwelling Units (ITE LUC 210)	75	6	8

### Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+66</b>	<b>+5</b>	<b>+7</b>

## **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site will have frontage on Sinclair Hills Road and N 20<sup>th</sup> St. Sinclair Hills Road is a two-lane, substandard, undivided, Hillsborough County maintained collector roadway. It is characterized by +/- 11-foot travel lanes and lies within +/- 60ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks or bike facilities on either side of the roadway. N 20<sup>th</sup> Street is a two-lane, substandard, undivided, Hillsborough County maintained local roadway. It is characterized by +/- 10-foot travel lanes and lies within +/- 50ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks on either side of the roadway.

## **SITE ACCESS AND CONNECTIVITY**

The project shall be served by and limited to one vehicular and pedestrian access to N 20<sup>th</sup> Street and one pedestrian-only access to Sinclair Hills Road.

## **TRANSIT FACILITIES**

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

## **ROADWAY LEVEL OF SERVICE**

Sinclair Hills Road and N 20<sup>th</sup> St. are not regulated roadways and, as such, were not included in the Hillsborough County Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Sinclair Hills Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N 20 <sup>th</sup> Steet	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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	9	1	1
Proposed	75	6	8
Difference (+/-)	+66	+5	+7

\*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		Pedestrian	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West	X	Choose an item.	None	Meets LDC
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

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

**COMMISSION**

Gwendolyn “Gwen” W. Myers CHAIR  
 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
 Ken Hagan  
 Pat Kemp  
 Michael Owen  
 Joshua Wostal



**DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Diana M. Lee, P.E. AIR DIVISION  
 Michael Lynch WETLANDS DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Steffanie L. Wickham WASTE DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> May 14, 2024</p> <p><b>PETITION NO.:</b> 24-0393</p> <p><b>EPC REVIEWER:</b> Kelly M. Holland</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X</p> <p><b>EMAIL:</b> <a href="mailto:hollandk@epchc.org">hollandk@epchc.org</a></p>	<p><b>COMMENT DATE:</b> February 28, 2024</p> <p><b>PROPERTY ADDRESS:</b> 2005 Sinclair Hills Road, Tampa</p> <p><b>FOLIO #:</b> 0345370000</p> <p><b>STR:</b> 31-27S-19E</p>
<p><b>REQUESTED ZONING:</b> Rezoning from AS-1 to PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	February 28, 2024
<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.</p> <p><b>INFORMATIONAL COMMENTS:</b></p> <p>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.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.</p> <ul style="list-style-type: none"> <li>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</li> </ul>	

*Environmental Excellence in a Changing World*

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

REZ 24-0393  
February 28, 2024  
Page 2 of 2

kmh / app

ec: Elpidio Alejo, Property Owner - [Elpidio.alejo@yahoo.com](mailto:Elpidio.alejo@yahoo.com)  
Michael Hoffman, Applicant - [mhoffman@advanced-engineers.com](mailto:mhoffman@advanced-engineers.com)



Date: February 13, 2024

**SUBJECT: RZ-PD 24-0393**

Be advised that as of *September 1, 2020*, the School Board of Hillsborough County requires review fees for plan amendments, rezoning cases and school concurrency. This project has been determined to be subject to an "Adequate Facilities Analysis (Rezoning Initial Submittal)". Prior to review and comments from the School Board the applicant must submit the following:

- 1) Pay the corresponding fee at <https://hillsborough-county-school-district--growth-management-planni.square.site/product/adequate-facilities-analysis-rezoning-initial-submittal-1st-revision-included-/3?cp=true&sa=true&sbp=false&q=false>; and
- 2) Submit and upload an application, along with payment receipt to the county. The application is found on the District's website at <https://drive.google.com/file/d/1xolPecJtku5W7dr-xFGIFFZQ8LLaQZRT/view>

More information related to the School Concurrency review fees and process is found on the District's website at <https://www.hillsboroughschools.org/Page/4570> . Should questions arise, please contact staff below.

Thank you,

*Andrea A. Stingone*

Andrea A. Stingone M.Ed., Department Manager, Planning & Siting  
Growth Management, Hillsborough County Public Schools

E: [andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)

P: 813-272-4429 c: 813-354-6684

**AGENCY REVIEW COMMENT SHEET**

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

**DATE: 7 Feb. 2024**

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

**APPLICANT: Michael Hoffman**

**PETITION NO: RZ-PD 24-0393**

**LOCATION: 2005 Sinclair Hills Rd., Lutz, FL 33549**

**FOLIO NO: 34537.0000**

**SEC: 31 TWN: 27 RNG: 19**

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

COMMENTS: The subject application is adjacent to the Violet Cury Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.





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

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**TO:** Zoning Review, Development Services

**DATE:** 06/03/2024

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

**APPLICANT:** Michael Hoffman

**PETITION NO:** 24-0393

**LOCATION:** 2005 Sinclair Hills Rd

**FOLIO NO:** 34537.0000

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**Estimated Fees:**

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

Mobility: \$6,661 \* 8 = \$53,288

Parks: \$1,957 \* 8 = \$15,656

School: \$7,027 \* 8 = \$56,216

Fire: \$249 \* 8 = \$1,992

Total Impact Estimate: \$127,152

**Project Summary/Description:**

Urban Mobility, Northwest Fire, Northeast Parks - 8 Townhouse Units

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** April 24, 2024

**Agency:** Natural Resources **Petition #:** 24-0393

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

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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

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PETITION NO.: RZ-PD 24-0393      REVIEWED BY: Clay Walker, E.I.      DATE: 2/9/2024

FOLIO NO.: 34537.0000

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**WATER**

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

**WASTEWATER**

- The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
  
- A \_\_\_ inch wastewater force main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. 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: \_\_\_\_\_.



# **VERBATIM TRANSCRIPT**

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HILLSBOROUGH COUNTY, FLORIDA  
Board of County Commissioners

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

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch  
Land Use Hearing Master

DATE: Monday, June 17, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 7:39 p.m.

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

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

1 MS. HEINRICH: Our next item is Item D.5, PD 24-0393.  
2 The applicant is requesting to rezone property zoned AS-1 to PD.  
3 Tim Lampkin with Development Services will provide Staff  
4 finding.

5 HEARING MASTER: All right. Is the applicant here?

6 MS. RUSSO: Hello, yeah. I'm online.

7 My name is Ava Russo. The address is 1009 Gallant  
8 Lane, Tampa. I'm working on the responsible charge of PE  
9 Michael Hoffman and I'll be representing the applicant, as well  
10 as Advanced Engineering Consultants.

11 We are requesting to rezone the 1.42 acre property  
12 from AS-1 to a planned development to allow for an eight unit  
13 town home development. Currently, the property has seven mobile  
14 homes on site, which is under the threshold for Florida Statute  
15 723 for mobile home park -- park lot tenancies. The property  
16 has a future land use of RES-6, which allows for up to six  
17 dwelling units per gross acre. And the property is proposing  
18 six dwelling units per gross acreage to match the existing  
19 conditions.

20 Being that there's only two other town home complexes  
21 within a two-mile radius, we do believe that this development  
22 would be a great addition to the area. The surrounding area is  
23 primarily single family homes with a multi -- multifamily  
24 development to the east of the subject property. In order to  
25 provide compatibility with the surrounding area, a maximum

1 building height of 26 is being proposed, which is significantly  
2 less than the 50 feet -- 50-foot allowable height within the  
3 current AS-1 zoning.

4           Additionally, a compatibility setback will be included  
5 for every foot over 20-foot of building height per code. A  
6 ten-foot type A buffer will be provided to the south and to the  
7 east, which is greater than what is required as well. This  
8 buffer will be outside of the town home lots and therefore --  
9 therefore maintained by an HOA. Additionally onsite retention  
10 will be provided in areas depicted on the site plan and comply  
11 with all county and water management requirements.

12           Per Staff recommendations, minor updates to the plan  
13 will be made, which includes site data table revisions, some  
14 additional notes, updates to the exterior lot standards and a  
15 sidewalk connection. We will be incorporated Staff  
16 recommendations as outlined in the conditions of approval.  
17 Staff has found this development approvable and we kindly  
18 request your approval as well. I'm here if you have any  
19 questions.

20           HEARING MASTER: Thank you so much.

21           MS. RUSSO: Thank you.

22           HEARING MASTER: No questions at this time, but thank  
23 you so much.

24           Development Services.

25           MS. HEINRICH: Ms. Finch, I have a very quick

1 question --

2 HEARING MASTER: Sure.

3 MS. HEINRICH: -- before Staff comes up for their  
4 presentation. I believe the representative authorized to speak  
5 is Michael Hoffman with the same firm. If he's online and would  
6 be able to just confirm that Ms. Russo is allowed to speak on  
7 his behalf, that will be --

8 HEARING MASTER: Is he listed as the agent?

9 MS. HEINRICH: Yes.

10 HEARING MASTER: I see. All right. Ms. Russo, is  
11 Mr. Hoffman available just to confirm that you're authorized to  
12 testify on his behalf?

13 MS. RUSSO: He's not online, but I can give him a call  
14 real quick to hop on.

15 HEARING MASTER: Okay. Let's do that. Let's go on  
16 with Development Services and we'll come back to you to get that  
17 verification.

18 MS. HEINRICH: Thank you.

19 HEARING MASTER: Thank you.

20 MS. RUSSO: Okay. Thank you.

21 HEARING MASTER: No. Ms. Russo just went and so  
22 you're up.

23 MR. LAMPKIN: Oh. I'm -- that was fast. Thank you.  
24 So Tim Lampkin, Development Services. This request is for  
25 rezoning from AS-1 to planned development to allow for the



1 development of eight town homes on a property that's  
2 approximately 1.41 acres. It's located on the south side of  
3 Sinclair Hills Road and east of North 20th Street.

4 In the immediate is comprised predominantly of  
5 single-family residential in the immediate facility with vacant  
6 tracks to the north, which is a county owned preservation area.  
7 The subject property is adjacent to single family homes on the  
8 immediate east and south of the subject site. North of Sinclair  
9 Hills Road. And across is -- that's the vacant property. It's  
10 the location of the Violet Curry Preserve is what it's called.  
11 And west is North 20th Street right-of-way, across which are  
12 single family homes.

13 The applicant proposes, for example, a height of 26  
14 feet, which is significantly less than the maximum 35-foot  
15 height allowed in the adjacent RSC-6 district located to the  
16 subject property south and east sides and the 50-foot that would  
17 be allowed in the AS-1 property to the west across North 12th  
18 Street.

19 And additionally, Staff notes that the proposed  
20 maximum height of 26 feet also allows the development to -- to  
21 meet the compatibility of standards. The site plan meets the  
22 requirements of Land Development Section 6.06.0, buffering and  
23 screening. And the applicant is required to provide a five-foot  
24 buffer with type A screening along the south and east boundary  
25 adjacent to the single family homes. While not required, the

1 applicant proposes an additional five feet for a total of a  
2 ten-foot wide landscape buffer with type A screening along those  
3 sides. The site will comply and conform with other applicable  
4 policies and regulations in the Land Development Code of  
5 Hillsborough County.

6 Based upon the -- of all considerations, staff finds  
7 the request approvable. That concludes my presentation unless  
8 you have any questions.

9 HEARING MASTER: No questions --

10 MR. LAMPKIN: Thank you.

11 HEARING MASTER: -- at this time. Thank you so much.  
12 Planning Commission.

13 MS. MYERS: Alexis Myers, Planning Commission.

14 The subject property is located in the Residential-6  
15 Future Land Use Category. The site is also in the urban service  
16 area and is not located within the limits of a community plan.  
17 Policy 1.4 requires all new developments to be compatible with  
18 the surrounding area, noting that compatibility does not mean  
19 the same as, rather it refers to the sensitivity of development  
20 proposals in maintain the character of existing development.

21 The proposed town homes are compatible with the  
22 existing single family residential character of the area. The  
23 proposal also meets the expected minimum density in accordance  
24 with FLUE Policy 1.4. The proposal meets the intent of the  
25 neighborhood protection policies outlined in the Future Land Use

1 Element, including policy direction and the community design  
2 component. The proposal includes appropriate setbacks and  
3 buffers.

4 In addition, the storm water retention areas proposed  
5 within the development serve as a buffer as well. The proposed  
6 density and lot sizes are affected to the surrounding  
7 neighborhoods. The site plan appears to show internal  
8 sidewalks, an efficient system of internal circulation with main  
9 access off Sinclair Hills Road and North 20th Street based upon  
10 those considerations, Planning Commission Staff the proposed  
11 planned development consistent with the Unincorporated  
12 Hillsborough County Comprehensive Plan, subject to the proposed  
13 conditions by the Development Services Department.

14 HEARING MASTER: Thank you so much. All right. We'll  
15 go back to -- oh, let me -- before I do that. We'll call for  
16 anyone that would like to speak in support. Anyone in favor.  
17 I'm seeing no one.

18 Anyone in opposition to this request? No one. All  
19 right.

20 Ms. Heinrich, are we able to contact Mr. Hoffman?

21 MS. HEINRICH: We can check with Ms. Russo if she's  
22 probably still online.

23 MS. RUSSO: Yeah. I just gave him a call. He should  
24 be joining. I haven't seen his name pop up, but I did call him.

25 MS. HEINRICH: All right.

1 MS. RUSSO: Sorry about this.

2 HEARING MASTER: Yeah. You understand the issue of  
3 it's the agent authorization form?

4 MS. RUSSO: Yeah, I do understand. I'm sorry --

5 HEARING MASTER: It's only his name -- if it's only  
6 his name, then we have to have authorization that you're allowed  
7 to speak for him.

8 MS. RUSSO: Okay.

9 HEARING MASTER: So in the future, if you put your  
10 firm's name or something or all of the names, we can avoid this.

11 MS. RUSSO: Okay. Understood. Let me just give him a  
12 call.

13 If I had him over the phone and you could hear him  
14 over the phone would that work or does it have to be his name  
15 shown up?

16 MS. HEINRICH: Does he have to be on camera?

17 HEARING MASTER: The policy is if you're going to  
18 participate virtually you have to be on the camera.

19 MS. RUSSO: Okay.

20 MS. HEINRICH: Would he be able to join in virtually?

21 MS. RUSSO: Yeah, he's trying.

22 (Simultaneous speaking.)

23 MS. RUSSO: Oh. Thank you.

24 MR. HOFFMAN: So this is Mike Hoffman. Let me get my  
25 laptop and see if I can get in virtually or you guys need to see

1 a picture of me, right?

2 HEARING MASTER: Yeah. We need to see your face.

3 Yes, sir.

4 MR. HOFFMAN: Got you. Stand by. Let's see if I can  
5 do it from -- join from meeting link. So maybe I'll hit that  
6 join from meeting link.

7 MR. HUNT: Yes, sir. You can try that.

8 MR. HOFFMAN: It wants me to download now. Okay.  
9 Open. I'm going to see if this works. I'm getting it. So it's  
10 downloading the WebEx app onto my iPhone.

11 MR. HUNT: Okay. And is there an option to maybe just  
12 do it through your browser?

13 MR. HOFFMAN: It didn't give me that option. It  
14 wanted me to download it.

15 MR. HUNT: Okay.

16 MR. HOFFMAN: But it's downloading. Okay. Opening  
17 the app. Join a meeting. Okay. So -- so the meeting number I  
18 guess it's that same meeting number I had before.

19 MS. RUSSO: Are you able to just open your camera from  
20 what you're on right now Mike or did you dial in?

21 MR. HOFFMAN: I'm -- I'm trying to get it on -- oops.  
22 You've entered an invalid meeting number. Okay. Hold on. Let  
23 me --

24 MR. HUNT: Mike. Are -- Matt, do you need the number?  
25 I can read it off to you real quick.

1 MR. HOFFMAN: Do you have the number?

2 MR. HUNT: Yes. So are you ready to add -- enter it  
3 in?

4 MR. HOFFMAN: Okay. One -- one second. Okay. Hold  
5 on. Okay. Join a meeting. Okay. Give me that number.

6 MR. HUNT: 23421266333.

7 MR. HOFFMAN: Okay. It looks like it's taken.  
8 Meeting password?

9 MR. HUNT: All capitals, it's going to be BOCC.

10 MR. HOFFMAN: Okay. Display name, Michael Hoffman.  
11 Email address. Thanks for your patience on this.

12 HEARING MASTER: Sometimes the process is lengthy,

13 MR. HUNT: And then you're just going to hit that  
14 start video button. There you go.

15 HEARING MASTER: There you are. So Mr. Hoffman, if  
16 you could give us your name and address and let us know that you  
17 are okay with Ms. Russo testifying on your behalf. That's all  
18 we need.

19 MR. HOFFMAN: Yes. My name is Michael W. Hoffman, PE.  
20 My address is 10009 Gallant Lane, Tampa Florida 33625.

21 HEARING MASTER: And if you could just give us a  
22 statement that Ms. Russo is able to testify on your behalf  
23 regarding this case?

24 MR. HOFFMAN: Yes. Ms. Russo is of -- my employee.  
25 I'm the engineer responsible charge for Ms. Russo and she is

1 able to testify on my behalf.

2 HEARING MASTER: All right. That's all we needed.

3 Thank you so much. I appreciate your time.

4 MR. HOFFMAN: Thank you.

5 HEARING MASTER: All right. We were back with  
6 Development Services. I believe that I've inadvertently missed  
7 someone in opposition. So we're going to go back to that just  
8 to -- while you're coming up to the podium to speak, is there  
9 anyone else that wanted to speak in opposition regarding this  
10 case? All right. I'm seeing no one.

11 Give us your name and address, please.

12 MS. D'AMICO: Thank you. My name is Maria Elana  
13 D'Amico. I reside at 16105 Darnell Road in Lutz.

14 I am against -- I'm talking in opposition to this. As  
15 Ms. Russo said, there are no town homes in the immediate  
16 vicinity. The closest one is about two miles away. And I  
17 understand compatibility does not necessarily mean the same as  
18 the neighborhoods. Right now, everything in that area is an  
19 AS-1 or an RS-4. The Future Land Use does not guarantee that  
20 they are able to get an RS-6 zoning, but everything in the area  
21 is a single-family, not single family attached. And I know we  
22 like to keep it that way around there, whether they're mobile  
23 homes, single-family homes, things are going to be build  
24 regardless. And we're fully aware of that. An RS-4 zoning  
25 would be good, but to change into a PUD would be the only one in

1 the area and would not fit with the rest of the neighborhood.

2 HEARING MASTER: Let me ask you one question. I

3 believe I read --

4 MS. D'AMICO: Yes, ma'am.

5 HEARING MASTER: -- in the staff report that there are  
6 seven mobile homes onsite.

7 MS. D'AMICO: Yes, ma'am.

8 HEARING MASTER: Do you agree with that?

9 MS. D'AMICO: Yes, ma'am.

10 HEARING MASTER: And this is a request for eight town  
11 homes.

12 MS. D'AMICO: Town homes attached family dwellings,  
13 correct.

14 HEARING MASTER: Okay. All right. Does that conclude  
15 your comments?

16 MS. D'AMICO: Yes, ma'am. Thank you very much.

17 HEARING MASTER: Thank you for coming down. I  
18 appreciate it. If you could please sign in with the clerk's  
19 office.

20 All right. So we'll close opposition testimony.  
21 We'll go back just through the process just to make sure,  
22 Ms. Heinrich, anything else?

23 MS. HEINRICH: No, ma'am.

24 HEARING MASTER: All right. We're good.

25 And then the applicant, Ms. Russo, you have the last



1 word if you'd like for rebuttal.

2 MS. RUSSO: Sure. Yes. The only thing I would like  
3 to mention is, as you had stated out, there are currently seven  
4 mobile homes onsite. So with this PD, we'd be requesting one  
5 more unit. It is attached, but not significantly more density  
6 than what is currently there. There is multifamily development  
7 in cost -- close proximity about 450 feet to the east. And we  
8 do believe that it is compatible within the area, especially  
9 since the Future Land Use is that six dwelling units per gross  
10 acre. So we're -- it's compatible with the Future Land Use that  
11 is already set in place. But I appreciate your concerns. And  
12 we do acknowledgement them.

13 Thank you for your time.

14 HEARING MASTER: All right. Thank you so much. Then  
15 with that, we'll close Rezoning 24-0393 and go to the next case.

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HILLSBOROUGH COUNTY, FLORIDA  
Board of County Commissioners

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

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Tuesday, May 14, 2024

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

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

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

1           Item A.11, Major Mod 24-0300. This application is  
2 being continued by the applicant to the June 17, 2024 ZHM  
3 hearing.

4           Item A.12, this application or Major Mod 24-0368.  
5 This application is out of order to be heard and is being  
6 continued to the July 22, 2024 ZHM hearing.

7           Item A.13, Major Mod 24-0384. This application is out  
8 of order to be heard and is being continued the July 22, 2024  
9 ZHM hearing.

10           Item A.14, PD 24-0393. This application is out of  
11 order to be heard and is being continued to the June 17, 2024  
12 ZHM hearing.

13           Item A.15, Major Mod 24-0397. This application is out  
14 of order to be heard and being continued to the June 17, 2024  
15 ZHM hearing.

16           Item A.16, Major Mod 24-0402. This application is  
17 being continued by the applicant to the June 17, 2024 ZHM  
18 hearing.

19           And Item A.17, Standard Rezoning 24-0585. This  
20 application has been withdrawn from the hearing process.

21           HEARING MASTER: All right. Thank you.

22           All right. The agenda tonight consists of items that  
23 require a public hearing before a hearing master before going  
24 onto the Board of County Commissioners for a final decision. I  
25 will conduct a hearing today on each item on the agenda and will



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 6/17/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 24-0681</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2<sup>nd</sup> Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-804-1760</u>
APPLICATION # <u>RZ 24-0044</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 24-0044</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-331-0976</u>
APPLICATION # <u>RZ 24-0141</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2<sup>nd</sup> Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-804-1760</u>
APPLICATION # <u>RZ 24-0239</u>	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Bl-1</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33600</u> PHONE _____
APPLICATION # <u>RZ 24-0239</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-331-0976</u>

DATE/TIME: 6/17/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 24-0393</u> <u>VS</u>	PLEASE PRINT NAME <u>Ava Russo</u> MAILING ADDRESS <u>10009 Gallant Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>609-513-7501</u>
APPLICATION # <u>RZ 24-0393</u> <u>VS</u>	PLEASE PRINT NAME <u>Michael Hoffman</u> MAILING ADDRESS <u>1009 Gallant Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>321-794-6465</u>
APPLICATION # <u>RZ 24-0393</u>	PLEASE PRINT NAME <u>Maria Elena D'Amico</u> MAILING ADDRESS <u>16105 Darnell Rd</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-230-4091</u>
APPLICATION # <u>MM 24-0758</u>	PLEASE PRINT NAME <u>Renneth A. Tinkler Carltonfields (Tinkler)</u> MAILING ADDRESS <u>4201 W Bay Scott Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-223-7000</u>
APPLICATION # <u>MM 24-0758</u>	PLEASE PRINT NAME <u>Shelby Fuente</u> MAILING ADDRESS <u>777 S Harbor Island Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>727-420-9197</u>
APPLICATION # <u>SU 24-0257</u>	PLEASE PRINT NAME <u>Kelly Ferguson</u> MAILING ADDRESS <u>200 2nd Ave S. #151</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-223-1760</u>

DATE/TIME: 6/17/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>SU 24-0257</u>	PLEASE PRINT NAME <u>Thelma Frias (Thelma Frias)</u> MAILING ADDRESS <u>1107 W 44 92 Lot 1</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 360 3736</u>
APPLICATION # <u>SU 24-0257</u>	PLEASE PRINT NAME <u>Lee Stevens (Stevens)</u> MAILING ADDRESS <u>P.O. Box 237</u> CITY <u>Gibson</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813 334 4324</u>
APPLICATION # <u>SU 24-0257</u>	PLEASE PRINT NAME <u>PEGGY WILLIAMS</u> MAILING ADDRESS <u>3011 LEMON TERRACE DR</u> CITY <u>WIMAUMA</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>608-332-7778</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 _____

HEARING TYPE:

**ZHM** PHM, VRH, LUHO

DATE: 06/17/2024

HEARING MASTER:

Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-0681	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 24-0044	Isabelle Albert	1. Applicant Presentation Packet	No
RZ 24-0141	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
RZ 24-0141	Todd Pressman	2. Applicant Presentation Packet – thumb drive	No
RZ 24-0239	Alexis Myers	1. Planning Commission Revised Staff Report	Yes (Copy)
RZ 24-0239	Isabelle Albert	2. Applicant Presentation Packet	No
RZ 24-0393	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
MM 24-0758	Rosa Timoteo	1. Revised Staff Report - email	Yes (Copy)
MM 24-0758	Kenneth Tinkler	2. Applicant - Resume	No
SU 24-0257	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
SU 24-0257	Lee Stevens	2. Applicant Letters of Support	No



JUNE 17, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 17, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), reviewed the changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

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

▶ Susan Finch, ZHM, Oath.

B. REMANDS - None.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0681

▶ Michelle Heinrich, DS, called RZ 24-0681.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0681.

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

D.1. MM 23-0904

▶ Michelle Heinrich, DS, called MM 23-0904, withdrawn application.

D.2. RZ 24-0044

▶ Michelle Heinrich, DS, called RZ 24-0044.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0044.

MONDAY, JUNE 17, 2024

D.3. RZ 24-0141

- ▶ Michelle Heinrich, DS, called RZ 24-0141.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0141.

D.4. RZ 24-0239

- ▶ Michelle Heinrich, DS, called RZ 24-0239.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0239.

D.5. RZ 24-0393

- ▶ Michelle Heinrich, DS, called RZ 24-0393.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0393.

D.6. MM 24-0758

- ▶ Michelle Heinrich, DS, called MM 24-0758.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 24-0758.

E. ZHM SPECIAL USE (SU)

E.1. (SU) 24-0257

- ▶ Michelle Heinrich, DS, called SU 24-0257.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed SU 24-0257.

ADJOURNMENT

- ▶ Susan Finch, ZHM, adjourned the meeting at 7:39 p.m.



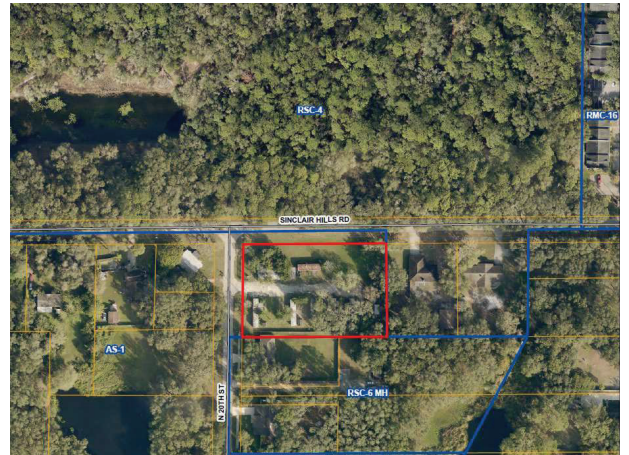
**Rezoning Application:** PD 24-0393

**Zoning Hearing Master Date:** June 17, 2024

**BOCC Land Use Meeting Date:** August 13, 2024

**1.0 APPLICATION SUMMARY**

<b>Applicant:</b>	Michael Hoffman	Application No. RZ 24-0393 Name: Rosa Timoteo
<b>FLU Category:</b>	RES-6	Entered at Public Hearing: ZHM Exhibit #1
<b>Service Area:</b>	Urban	Date: 6/17/2024
<b>Site Acreage:</b>	Approximately 1.42 acres	
<b>Community Plan Area:</b>	University	
<b>Overlay:</b>	None	



**Introduction Summary:**

The applicant seeks to develop an approximately 1.42-acre property located on the east side of N. 20<sup>th</sup> Street and south of Sinclair Hills Road. The request is for a rezoning from Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) to allow for the development of 8 townhomes.

Zoning:	Existing	Proposed
District(s)	AS-1	Planned Development
Typical General Use(s)	Residential, Agricultural	Residential (Townhomes)
Acreage	1.42 acres	1.42 acres
Density/Intensity	Min. Lot Size: 43,560 sf / 1 acre	+/-5.63 dwellings per acre
Mathematical Maximum*	1 single-family home	8 townhomes

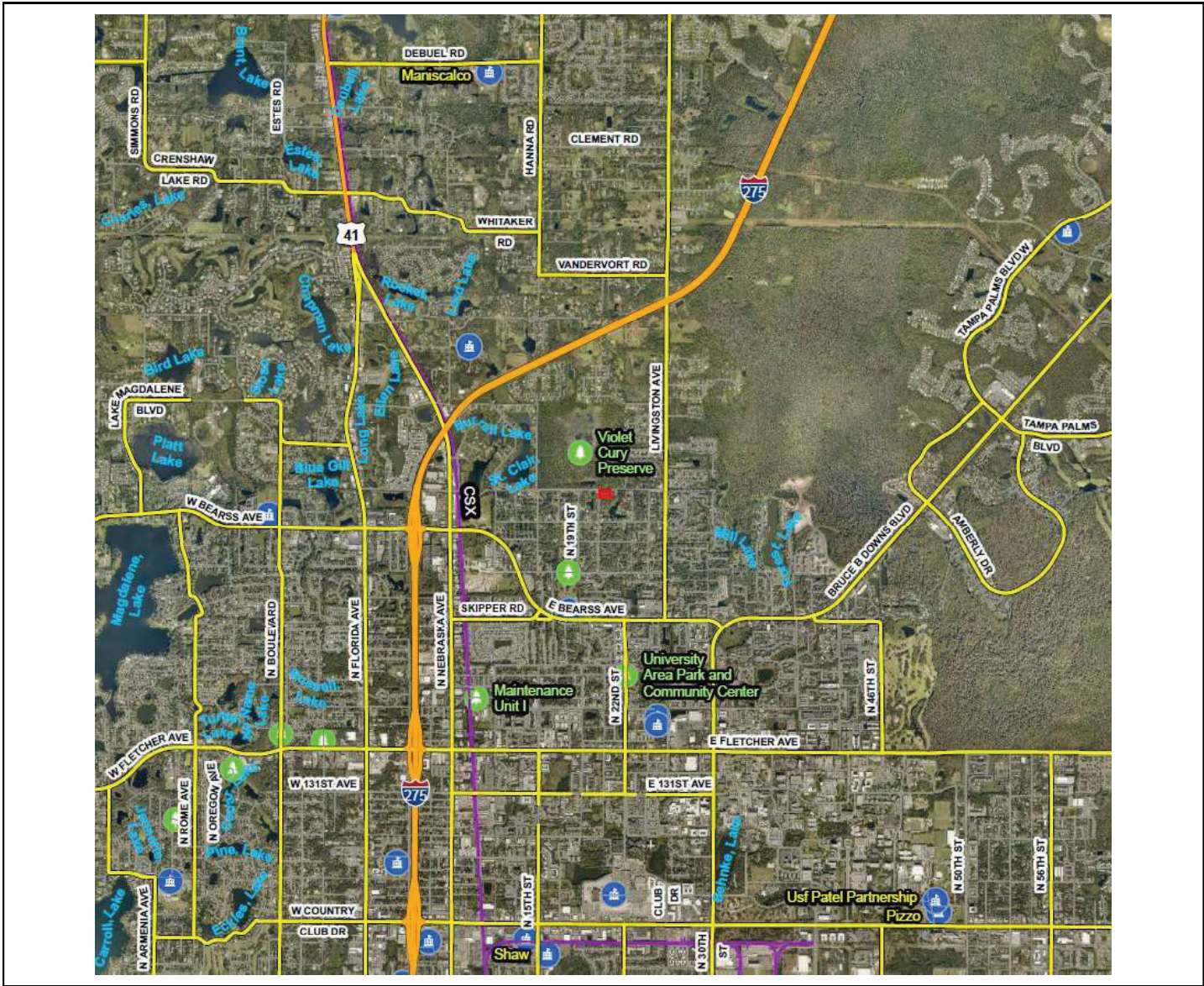
\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Setbacks/Buffering and Screening	Front: 50 ft. Rear: 15 ft. Side: 50 ft.	TH <b>Front:</b> Min. 10 feet TH <b>Rear:</b> Min. 10 feet TH Lots 1, 3, 4, 8: 5-foot side setback  South & East Buffers: 10'-wide buffers with Type "A" landscape
Height	50 ft. Max. Ht.	26 ft. Max. Ht.
<b>Additional Information:</b>		
PD Variation(s)	None.	
Waiver(s) to the Land Development Code	None.	

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Supportable, with Conditions
--	---

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



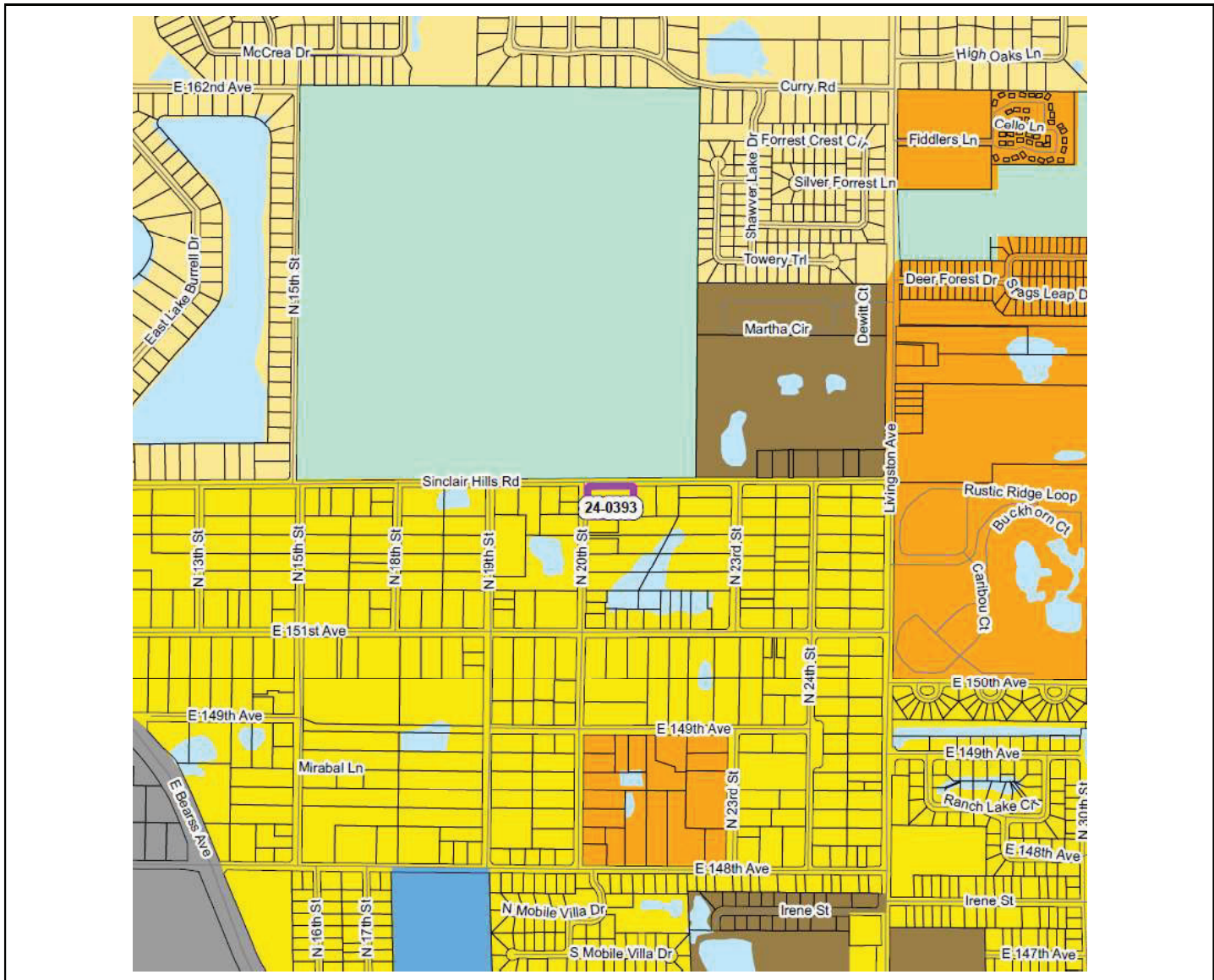
#### Context of Surrounding Area:

The subject property is located on the east side of N. 20<sup>th</sup> Street and south of Sinclair Hills Road. The subject property is within the Urban Service Area.

The subject property is surrounded predominately by single-family neighborhoods. To the south, east and west of the subject location is developed with single-family homes. North of the subject site is Sinclair Hills Road, across which is a county-owned area and vacant in a natural vegetated state. North of Sinclair Hills Road and approximately 450 feet east of the subject property is multi-family development. Further east at the Livingston Avenue and Sinclair Hills Road intersection are commercial establishments including a convenience store with gas pumps.

### 2.0 LAND USE MAP SET AND SUMMARY DATA

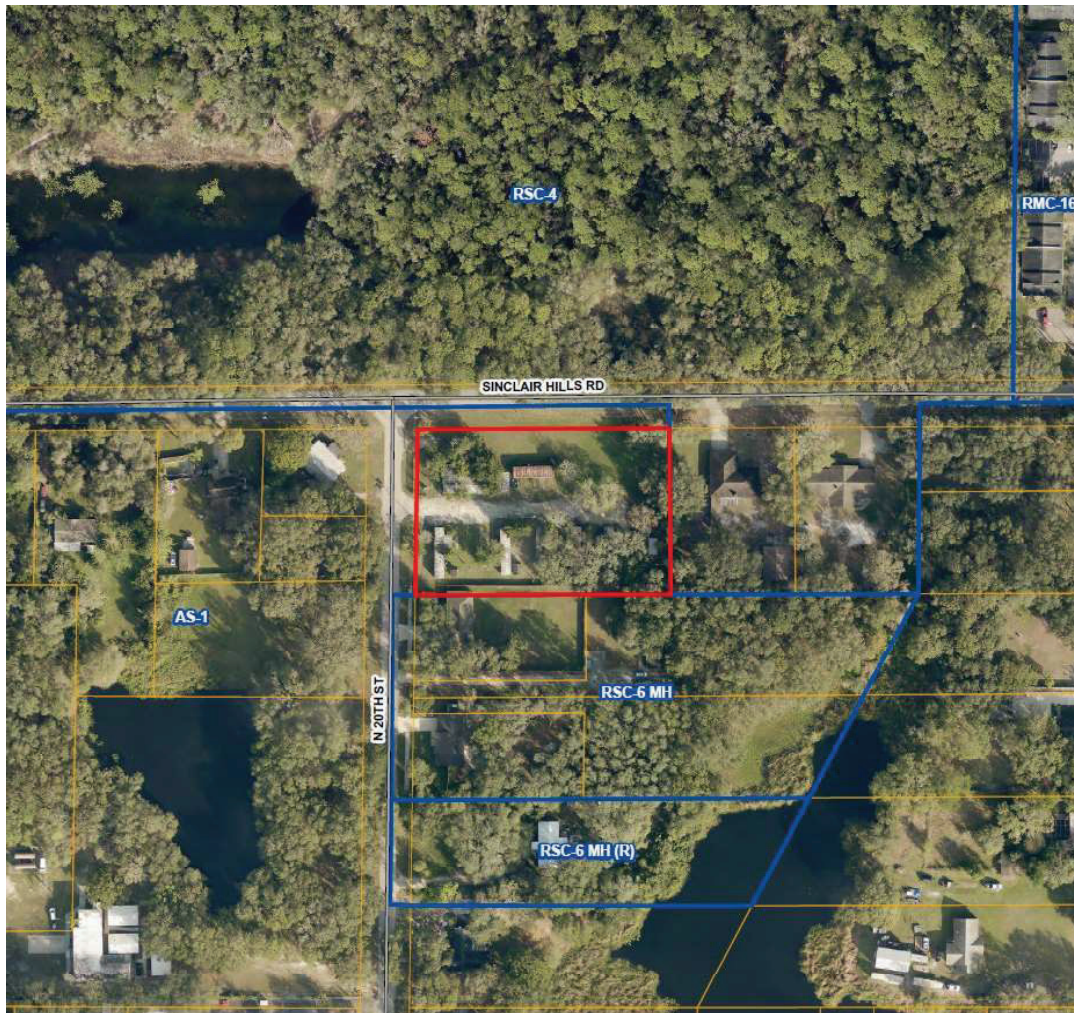
#### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 6 (RES-6)
Maximum Density/F.A.R.:	6 du per acre / Maximum 0.25 FAR
Typical Uses:	Typical uses include residential, suburban commercial, offices, multi-purpose, mixed-use development.

**2.0 LAND USE MAP SET AND SUMMARY DATA**

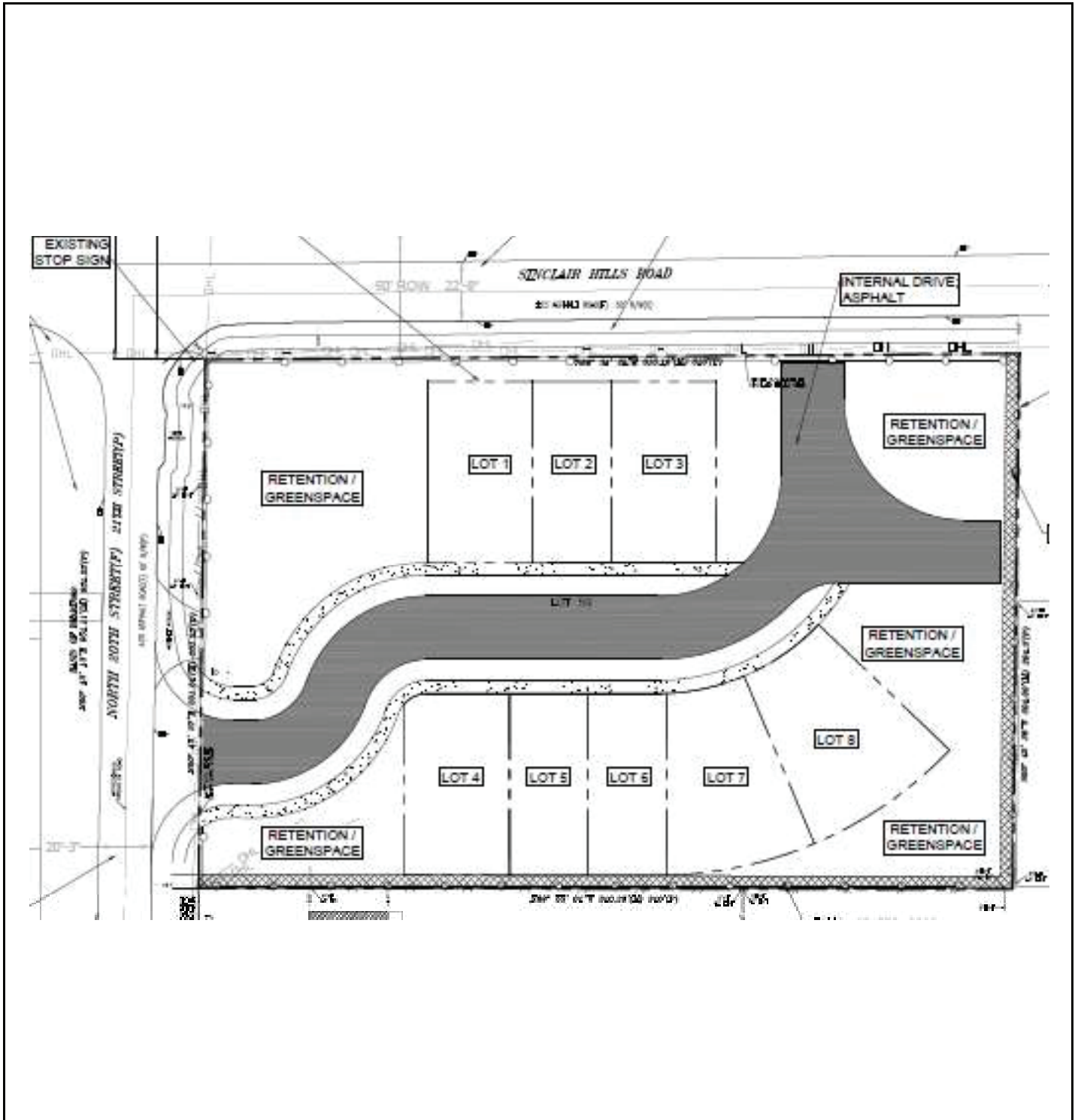
**2.3 Immediate Area Map**



**Adjacent Zonings and Uses**

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4	Min. Lot Area: 10,000 sf	Single Family Residential	Natural Preservation Area (designated FLU) owned by Hillsborough County: Vacant
South	RSC-6/MH	Min Lot Area: 7,000 sf	Single-family and Mobile Homes	Single Family Residential and Vacant
East	RSC-4	Min. Lot Area: 10,000 sf	Single Family Residential	Single Family Residential
West	N. 20 <sup>th</sup> St. ROW & AS-1	Min Lot Area: 1 acre	Single-family and agricultural	Single Family Residential and Vacant

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
Sinclair Hills Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N 20 <sup>th</sup> Steet	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	75	6	8
Difference (+/-)	+66	+5	+7

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Pedestrian	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West	X	Choose an item.	None	Meets LDC

Notes:

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:



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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
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	See EPC Agency Review Sheet.
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Natural Resources Agency Review Sheet.
Conservation & Environ. Lands Mgmt.	<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 CELM Agency Review Sheet.
Check if Applicable: <ul style="list-style-type: none"> <li><input type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area)</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input checked="" type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other:</li> </ul>				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input 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 Transportation Report.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Water Resource Services Rezoning Review Comment Sheet
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	See School Board Adequate Facilities Analysis Report.
<b>Impact/Mobility Fees</b> Townhouse (Fee estimate is based on a 1,500 sf, 1-2 Story) Mobility: \$6,661 * 8 = \$53,288 Parks: \$1,957 * 8 = \$15,656 School: \$7,027 * 8 = \$56,216 Fire: \$249 * 8 = \$1,992 Total Impact Estimate: \$127,152				

APPLICATION NUMBER: PD 24-0393

ZHM HEARING DATE: June 17, 2024

BOCC LUM MEETING DATE: August 13, 2024

Case Reviewer: Tim Lampkin, AICP

Urban Mobility, Northwest Fire, Northeast Parks - 8 Townhouse Units

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" 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	See Planning Commission Report

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The request is for a rezoning from Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 8 townhomes on a +/-1.42 acres -acre property located on the south side of Sinclair Hills Road and east of North 20<sup>th</sup> Street. According to the application, the site is currently developed with seven mobile homes.

The immediate area is comprised predominantly of single-family residential in the immediate vicinity with vacant tracts of land to the north and commercial uses heading further eastward. The subject property is adjacent to single-family homes on the immediate east and south of the subject property. North is Sinclair Hills Road and across is a vacant property owned by the County and is the location of the Violet Cury Preserve. West is N. 20th Street ROW, across which are single-family homes.

The applicant proposes a maximum height of 26 feet, which is significantly less than the maximum 35-foot height allowed in the adjacent RSC-6 district located to the subject property's south and east sides and the 50-foot height allowed in the AS-1 property to the west across N. 12th Street. The proposed maximum height of 26 feet also allows the development to meet the compatibility standard regarding an additional 2-foot setback for every foot over 20 feet.

The site plan meets the requirements of LDC Section 6.06.06 Buffering and Screening. The applicant is required to provide a 5-foot-wide buffer with Type "A" screening along the south and east boundary adjacent to the single-family homes. While not required, the applicant proposes an additional 5-foot landscaped buffer for a 10-foot-wide landscaped buffer with Type "A" screening along the south and east perimeter of the proposed townhome development for further compatibility.

The site will comply with and conform to applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval.

### 5.2 Recommendation

Based on the above considerations, staff finds the request supportable with conditions.

Prior to site plan certification, the applicant shall complete the following:

- Add “Current Use: 7 Mobile Homes”.
- Remove “note 21” under NOTES.
- Revise Site Data Table for EXTERIOR LOTS, Min. Lot Width to include:
  - “Rectangular Lots: 40 ft./Triangular-type Lots: 30 ft.”
- Add a note on the site plan that reads “Sidewalks shall be provided per LDC”.
- Add a note to the site plan that reads “Parking shall be provided per LDC requirements”.
- Revise the site plan to include a sidewalk connection to Sinclair Hills Rd as shown in red in the following figure, as shown in the Transportation Agency Review Comment sheet dated 6/7/2024.
- Revise the site plan to include a sidewalk connection and crosswalk as shown in red in the following figure, as shown in the Transportation Agency Review Comment sheet dated 6/7/2024.

**6.0 PROPOSED CONDITIONS**

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 28, 2024.

1. The subject site shall be limited to a maximum of 8 townhomes.
2. The development shall comply with the May 28, 2024, site plan and the following development standards.

Townhome Lots 2, 5, 6, 7:

- Minimum Lot Size: 2,700 sf
- Minimum Front Yard Setback: 15 feet
- Minimum Rear Setback: 10 feet
- Minimum Side Yard Setback: 0 feet
- Maximum Building Height: 26 feet
- Minimum Lot Width: 30 feet

Townhome Lots 1, 3, 4, 8:

- Minimum Lot Size: 3,000 sf
- Minimum Front Yard Setback: 15 feet
- Minimum Rear Setback: 10 feet
- Minimum Side Yard Setback: 5 feet
- Maximum Building Height: 26 feet
- Minimum Lot Width
  - Rectangular lots 1, 3, 4: 40 feet
  - Triangular-type lot 8: 30 feet

3. A 10-foot-wide buffer with Type “A” screening shall be provided along the east and south perimeter of the subject property.
  - The buffers shall not be located on the townhome lots. The 10-foot-wide buffer shall be depicted on the plat as separate tract and maintained by an HOA or similar entity.
4. The project shall be served by and limited to one vehicular access to N 20th Street.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

6. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
7. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
8. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
9. The subject application is adjacent to the Violet Cury Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
10. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

**Zoning Administrator Sign Off:**



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

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

**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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 24-0393**

ZHM HEARING DATE: June 17, 2024

BOCC LUM MEETING DATE: August 13, 2024

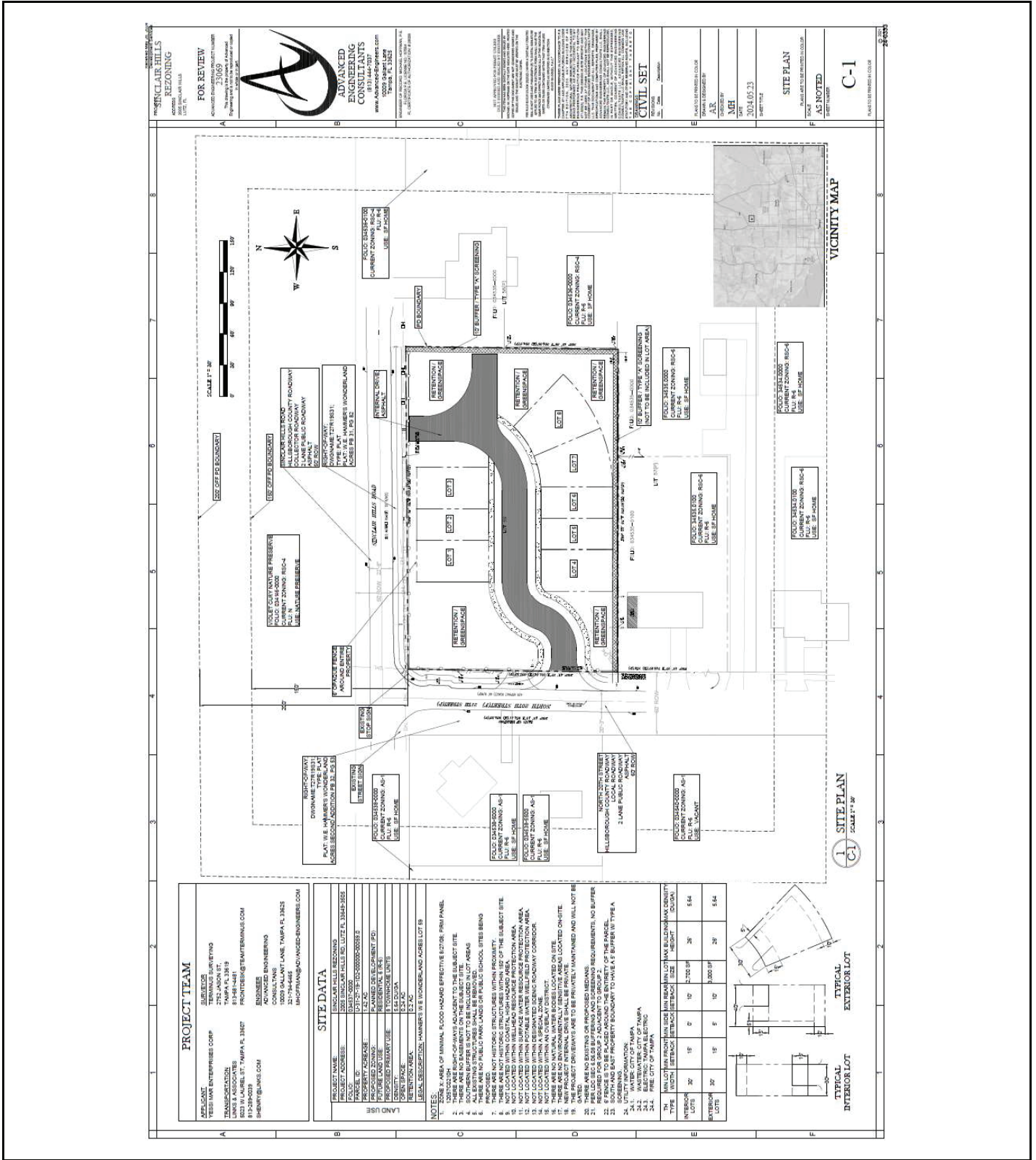
Case Reviewer: Tim Lampkin, AICP

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## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**



8.0 PROPOSED SITE PLAN (FULL)



**PROJECT TEAM**

**CLIENT**  
 THE SINGULAR HILLS  
 275 JASON ST.  
 TAMPA, FL 33619  
 FRONTDESIGNTEAM@TAMPAFL.COM  
 813-880-0819  
 SPERRY@TAMPAFL.COM

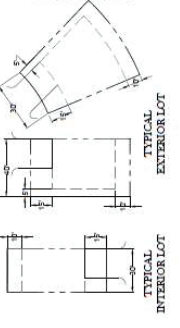
**ENGINEER**  
 ADVANCED ENGINEERING  
 CONSULTANTS  
 1109 HAMILTON LANE, TAMPA, FL 33625  
 INFO@AENG-ADVANCED-ENGINEERS.COM  
 321-784-4445

**SITE DATA**

PROJECT NAME	THE SINGULAR HILLS REZONING
PROJECT ADDRESS	200 SINGULAR HILLS RD, LOT #1, 33442-3525
PARCEL ID	12-12-15-10-00000-0000-2
PROPERTY ADDRESS	12-12-15-10-00000-0000-2
FUTURE LAND USE	RESIDENTIAL (R-1)
DESIGNATED PRIMARY USE	RESIDENTIAL UNITS
OPEN SPACE	8.2 AC
RESTRICTION AREA	12 AC
RESTRICTION AREA	12 AC
RESTRICTION AREA	12 AC

- NOTES:**
1. NOT TO SCALE. X-AREA OF MINIMAL FLOOD HAZARD EFFECTIVE (L2708) FROM PANEL.
  2. CONDITIONS BACK-UPWAYS ADJACENT TO THE SUBJECT SITE.
  3. THERE ARE NO EASEMENTS ON THE SUBJECT SITE.
  4. ALL EXISTING UTILITIES ARE SHOWN AS NOTED.
  5. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED.
  6. PROPOSED.
  7. THERE ARE NOT HISTORIC STRUCTURES WITHIN PROXIMITY.
  8. NOT LOCATED WITHIN COASTAL OR HAZARDOUS AREA.
  9. NOT LOCATED WITHIN SURFACE WATER RESOURCE PROTECTION AREA.
  10. NOT LOCATED WITHIN DESIGNATED CANAL-ROADWAY CORRIDOR.
  11. NOT LOCATED WITHIN SPECIAL ZONE.
  12. NOT LOCATED WITHIN SPECIAL ZONE.
  13. THERE ARE NO NATURAL WATER BODIES LOCATED ON SITE.
  14. THERE ARE NO NATURAL WATER BODIES LOCATED ON SITE.
  15. NEW PROJECT INTERNAL DRIVE SHALL BE PRIVATE.
  16. SOUTH AND EAST PROPERTY BOUNDARY TO HAVE A 5' BUFFER WITH TYPE A.
  17. DATED.
  18. THERE ARE NO OUTLET OR PROPOSED MEDIAN REQUIREMENTS, NO BUFFER REQUIRED FOR GROUP 2 ADJACENT TO GROUP 2.
  19. REQUIRED FOR GROUP 2 ADJACENT TO GROUP 2.
  20. REQUIRED FOR GROUP 2 ADJACENT TO GROUP 2.
  21. SOUTH AND EAST PROPERTY BOUNDARY TO HAVE A 5' BUFFER WITH TYPE A.

TYPE	WIDTH (INCH)	DEPTH (INCH)	HEIGHT (INCH)
INTERIOR LOTS	15'	0'	2100 SF
INTERIOR LOTS	30'	15'	3300 SF
EXTERIOR LOTS	30'	15'	3300 SF



**APPLICATION NUMBER: PD 24-0393**

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

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 6/7/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: UAC / Northwest

PETITION NO: PD RZ 24-0393

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

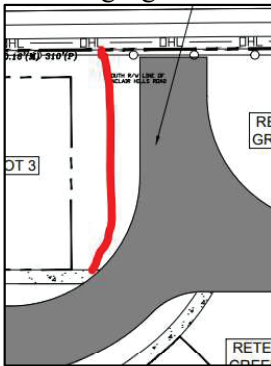
### **CONDITION OFS APPROVAL**

1. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by and limited to one vehicular access to N 20<sup>th</sup> Street.

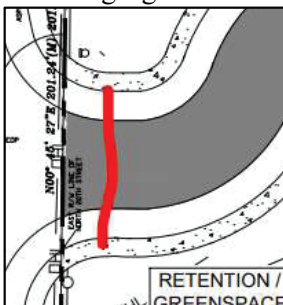
### **Other Conditions**

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Add a note on the site plan that reads “Sidewalks shall be provided per LDC”
- Add a note to the site plan that reads “Parking shall to be provided per LDC”
- Revise the site plan to include a sidewalk connection to Sinclair Hills Rd as shown in red in the following figure:



- Revise the site plan to include a sidewalk connection and crosswalk as shown in red in the following figure:



**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel, totaling +/- 1.42 ac., from Agricultural Single Family – 1 (AS-1) to Planned Development (PD). The proposed PD is seeking entitlements to permit up to 8 residential dwelling units. The existing future land use of the property is Residential – 6 (RES-6).

*Trip Generation Analysis:*

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation demonstrating the project generates less than 50 peak-hour trips, which does not required a detailed traffic analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

**Existing Zoning:**

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 1 Single Family Dwelling Unit (ITE LUC 210)	9	1	1

**Proposed Zoning:**

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 8 Single Family Dwelling Units (ITE LUC 210)	75	6	8

**Trip Generation Difference:**

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+66</b>	<b>+5</b>	<b>+7</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site will have frontage on Sinclair Hills Road and N 20<sup>th</sup> St. Sinclair Hills Road is a two-lane, substandard, undivided, Hillsborough County maintained collector roadway. It is characterized by +/- 11-foot travel lanes and lies within +/- 60ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks or bike facilities on either side of the roadway. N 20<sup>th</sup> Street is a two-lane, substandard, undivided, Hillsborough County maintained local roadway. It is characterized by +/- 10-foot travel lanes and lies within +/- 50ft of right of way in the immediate vicinity of the proposed project. There are no sidewalks on either side of the roadway.

**SITE ACCESS AND CONNECTIVITY**

The project shall be served by and limited to one vehicular and pedestrian access to N 20<sup>th</sup> Street and one pedestrian-only access to Sinclair Hills Road.

**TRANSIT FACILITIES**

Consistent with Sections 6.02.17 and 6.03.09 of the LDC, transit facilities are not required for the subject project.

**ROADWAY LEVEL OF SERVICE**

Sinclair Hills Road and N 20<sup>th</sup> St. are not regulated roadways and, as such, were not included in the Hillsborough County Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Sinclair Hills Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N 20 <sup>th</sup> Steet	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input 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	9	1	1
Proposed	75	6	8
Difference (+/-)	+66	+5	+7

\*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		Pedestrian	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West	X	Choose an item.	None	Meets LDC
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

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



**PARTY OF  
RECORD**

**NONE**