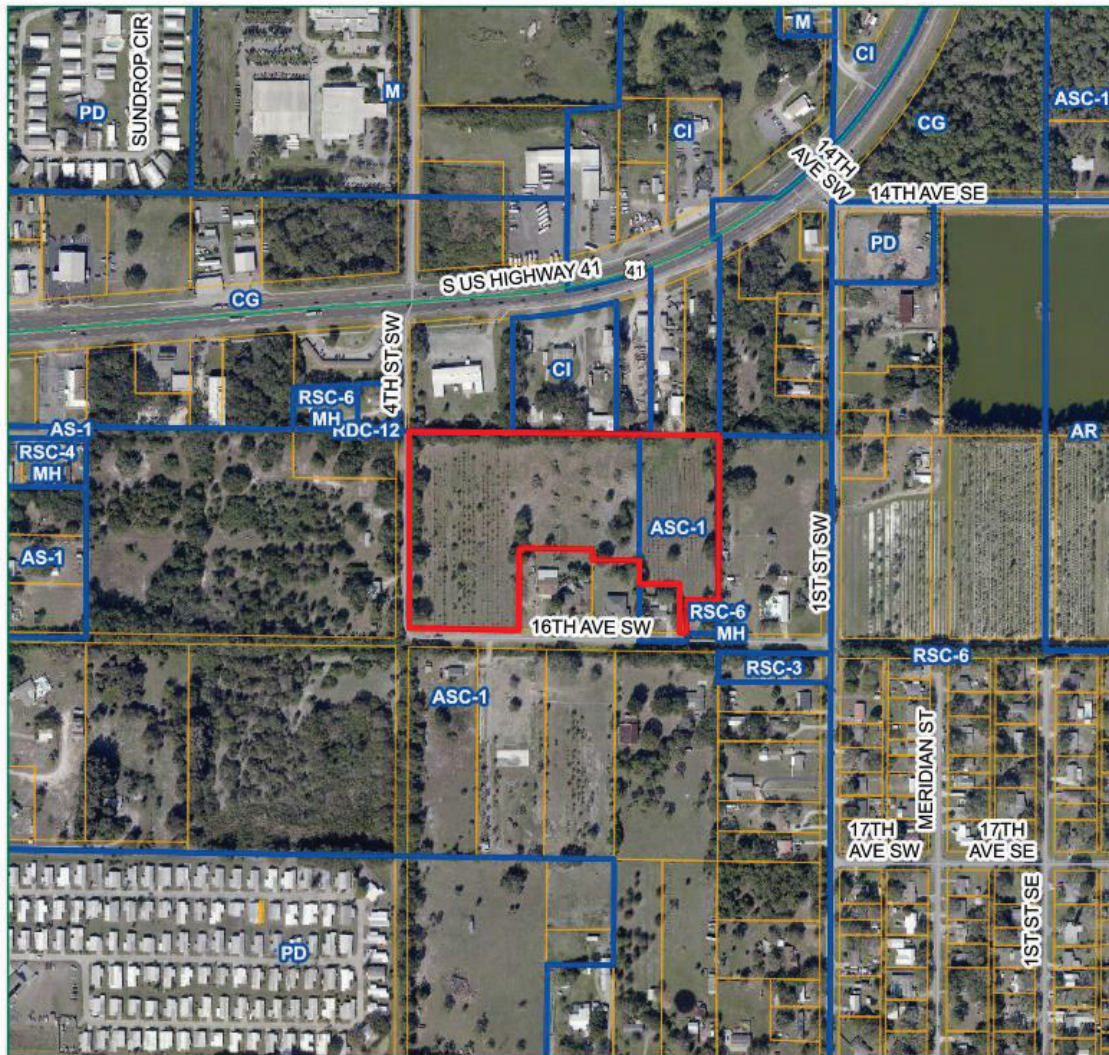




STAFF REPORT

SUBJECT:	PD 21-0121 RU/S	PLANNING AREA:	Ruskin
REQUEST:	Rezone to Planned Development	SECTOR	South
APPLICANT:	Lee Te Kim		
Existing Zoning : ASC-1		Comp Plan Category: R-4	



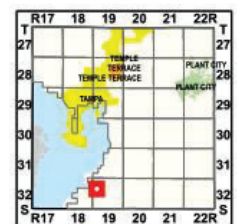
**Immediate Aerial
Zoning Map
RZ-PD 21-0121**

Folio: 57602.0000, 57602.1000

- Application Site
- Zoning Boundary
- Parcels



STR: 18-32-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCES: This map has been prepared for the inventory of real property located within Hillsborough County and is compiled from recorded deeds, plans, and other public records. It has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the above-referenced public information sources should be consulted for verification of the information contained on this map.

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant seeks to rezone two parcels, currently zoned Agricultural Single-Family Conventional, ASC-1, to Planned Development (PD). The proposed PD would be approximately 10.80 acres and is located on the northeast corner of 4th St SW and 16th Ave. SW, in Ruskin. The Future Land Use classification is R-4 (Residential). The site is used for residential and agriculture today.

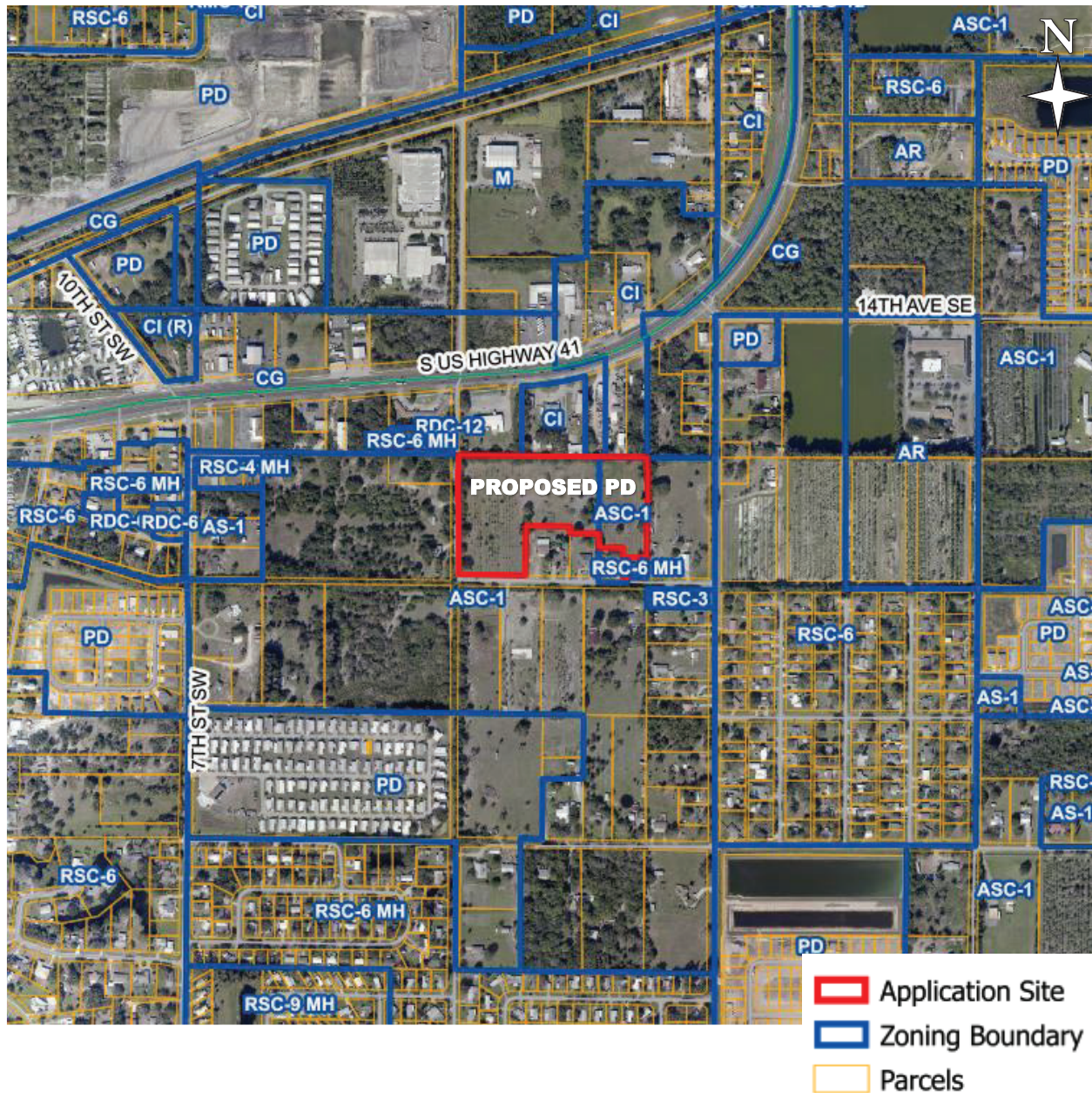


Figure 1 –Subject Site

The proposed PD district would consist of:

- Up to 42 single-family detached units,
- 6,000 square feet minimum lots,
- 55 feet in width. At least 20% of the lots would be 60 feet wide.
- Access is being proposed off 4th St SW, to the east and 16th Ave. SW to the south. Cross access for future connection to the east is also proposed.

The subject PD is within the Ruskin Community Plan and is regulated by the Ruskin Community Character Guidelines of the Land Development Code, Part 3.22.00. Per the submitted project narrative and site plan, the proposed site will comply with these Guidelines.

Surrounding zoning and uses are:

LOCATION	ZONING	USE / APPROVED FOR
North	Commercial General-CG Commercial Intensive-CI	Commercial Uses
South	Agricultural Single-family Conventional – ASC-1	Residential, Agricultural
East	Agricultural Single-family Conventional – ASC-1	Residential, Agricultural
West	Agricultural Single-family Conventional – ASC-1	Residential

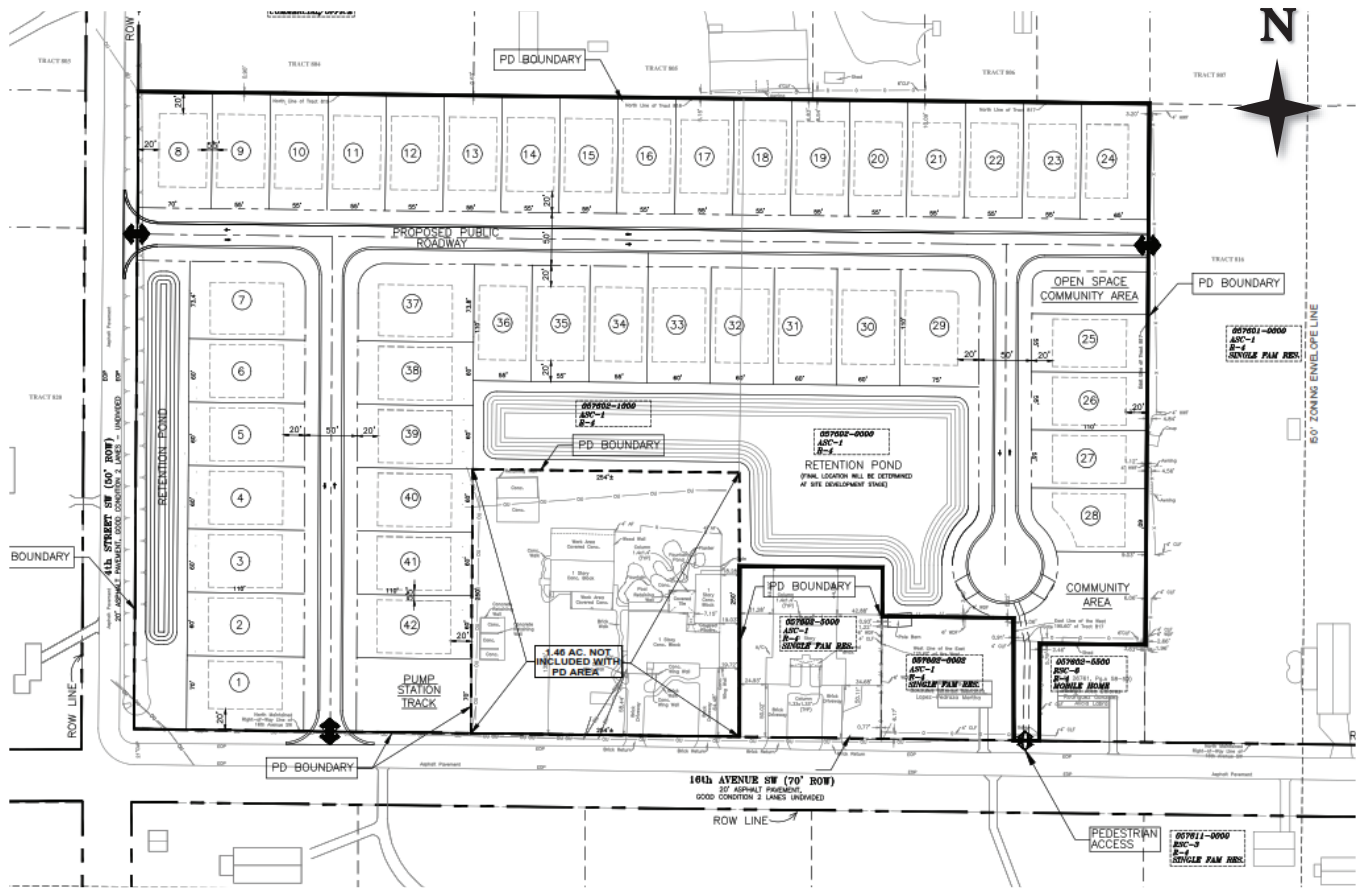


Figure 2 –Proposed PD Plan

A portion of the parcel with folio# 57602.1000 consisting of 1.46 acres, where an existing residence is located today, is not being rezoned and will maintain its current zoning of ASC-1. Proposed lot count and density are based on the proposed PD area without this 1.46-acre area.

As noted, the subject PD is located in the Ruskin Community Plan Area. Pursuant to LDC Section 3.22.02, *all rezoning, major and minor modification to planned development zonings applications for residential use for property located in the area and with a Future Land Use Map designation described by Figure 1 (Figure below): Ruskin Neighborhood Area Map shall be evaluated for consistency with the character of the respective neighborhood area.*

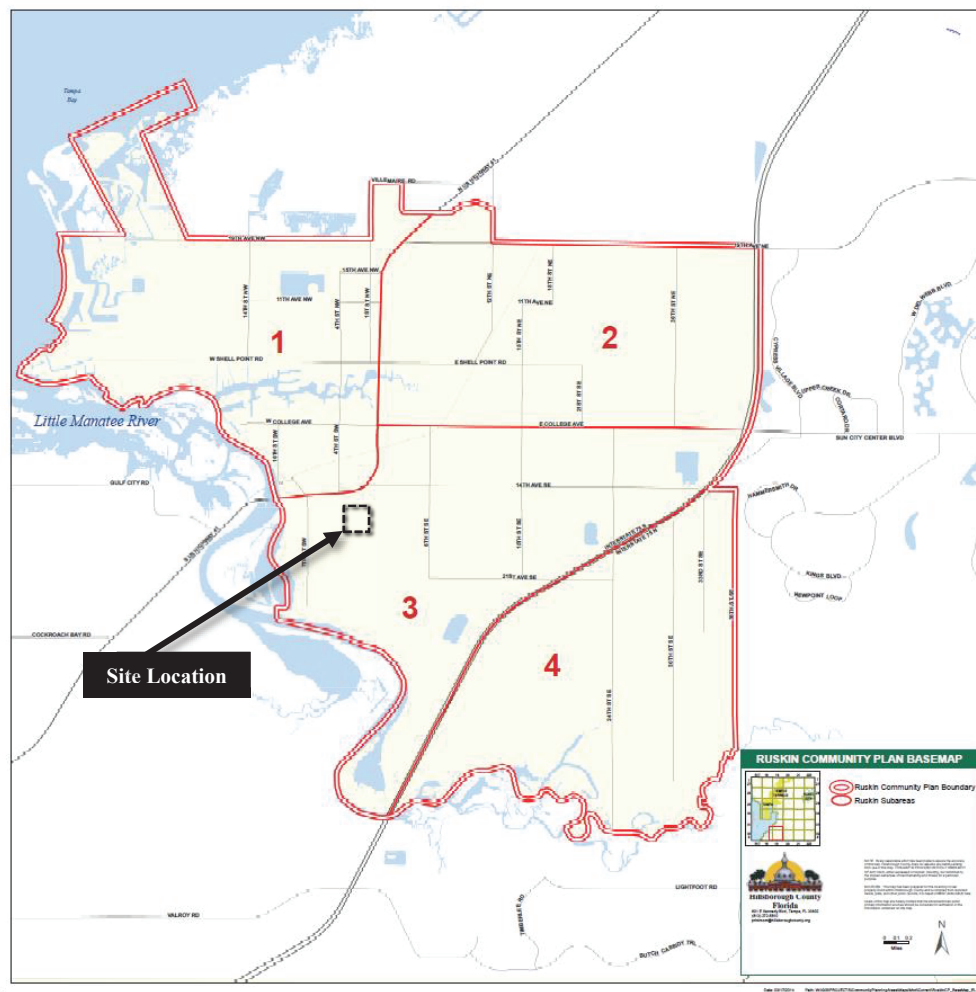


Figure 3 – Ruskin Community Plan and Sub areas

The proposed Planned Development is located within Area 3 of the Ruskin Neighborhood Area Map (Figure 3). Since a new PD district is being requested, the site needs to be consistent with the character identified by the Ruskin Community Plan for the corresponding neighborhood areas and is required to comply with the following, per the Ruskin Neighborhood Character Guidelines:

APPLICATION: PD 21-0121 RU

ZHM HEARING DATE: March 15, 2021

BOCC MEETING DATE: May 11, 2021

CASE REVIEWER: Israel Monsanto

- A. Residential type: Single Family detached.
- B. Projects 50 acres or less: All lots: At least 6,000 square feet. At least 20% of all lots: 60 feet wide. Remaining lots: Minimum of 55 foot lot width.

Per the project narrative and General Site Plan, the proposed PD would meet all three requirements of Sub Area 3, for projects less than 50 acres in size.

Minimum front and rear yard setbacks would be 20 feet, with side yard setback of 5 feet.

The project will not be gated and will have two access points, one from the west and a second on from the south. A street stub-out at the eastern PD boundary will be provided for future road extension. Access points to the east and south will be provided connecting to the adjacent road network. A pedestrian access point is also being proposed connecting a cul-de-sac to 16th Ave. SW. No Design Exceptions or ADM Variances for the roadways serving the site were requested by the applicant.

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code.

1.3 Evaluation of Existing and Planned Public Facilities

Public Utilities

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

School Board

Lennard High School and adjacent concurrency service areas do not have adequate capacity for the estimated number of high school students generated by this project. Although Shields Middle School is overcapacity, additional room is available in a contiguous concurrency service area to accommodate middle school students. The applicant is advised to contact the school district for more information regarding high school capacity in this area. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Transportation

4th Street SW is an undivided local roadway, characterized by +/-16 to 20 feet of pavement in good condition. The existing right-of-way on 4th Street SW in the vicinity of the project is +/- 70 feet per the applicants' surveyor (+/-40 feet per the County's Right-of-Way viewer). There are no bicycle facilities or sidewalks adjacent to the proposed project. As such, 4th Street SW is considered a substandard road.

16th Avenue SW is an undivided local roadway, characterized by +/-16 to 20 feet of pavement in fair condition. The existing right-of-way on 16th Avenue SW in the vicinity of the project is +/- 50 feet per the applicants' surveyor (+/-30 feet per the County's Right-of-Way viewer). There are no bicycle facilities or sidewalks adjacent to the proposed project. As such, 16th Avenue SW is considered a substandard road.

APPLICATION: PD 21-0121 RU

ZHM HEARING DATE: March 15, 2021

BOCC MEETING DATE: May 11, 2021

CASE REVIEWER: Israel Monsanto

The applicant did not request relief from the substandard roadway improvements to 4th St SW and 16th Ave SW, thus agreeing improve the roadways to county standards for a TTM TS-3 Typical Section, Residential Sub-Type. According to the county right-of-way viewer and recorded plat (Ruskin Colony Farm Third Addition), 4th St SW only has 40 feet of right-of-way and 16th Ave SW only has 30 feet of right-of-way. The site plan shows 50 feet for 4th St SW and 70 feet for 16th Ave SW. As such, there seemed to be a discrepancy. Staff reached out to the applicant's representative to identify the source of the measurements for the right-of-way width. They indicated that 50 feet for 4th St SW and 70 feet for 16th Ave SW was verified by the applicant's registered and licensed surveyor. Staff also indicated the possible effect on the project, in the event there is not enough right-of-way to support the improvements.

4th Street SW and 16th Avenue SW are not shown on the Hillsborough County Corridor Preservation Plan. As such, no preservation would be required at this time.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing one full access connection on 4th Street SW and one full access connection to 16th Avenue SW for a total of two (2) connections to the project. There is also one (1) pedestrian only access proposed on 16th Avenue SW. The proposed access to 16h Ave. SW is mandated by the Ruskin Community Plan Goals that development should continue and/or replicate the traditional "grid" street pattern. A cross-access stub-out is proposed to the east. The future connection is intended to meet the connectivity requirements in Sec. 6.02.01. of the LDC.

Based on the trips generated, under Section 6.04.04.D of the LDC, turn lanes are not warranted

ROADWAY LEVEL OF SERVICE (LOS)

4th Street SW and 16th Avenue SW are not considered a major county or state roadways and are not included in the 2019 Hillsborough County Level of Service (LOS) Report.

Impact Fees

Estimated Fees:

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

Mobility: \$5,921.00 * 42 units = \$248,682.00

Parks: \$1,815 * 42 units = \$ 76,230.00

School: \$8,227.00 * 42 units = \$345,534.00

Fire: \$335.00 * 42 units = \$ 14,070.00

Total Single Family Detached = \$684,516.00

Project Summary/Description:

Urban Mobility, South Park/Fire - 42 Single Family Units

1.4 Natural Resources/Environmental

The Environmental Protection Commission (EPC) has reviewed the application and offers no objections, subject to conditions.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning **consistent** with the *Future of Hillsborough* Comprehensive Plan.

1.6 Compatibility

Nearby zoning districts, located to the southeast, are zoned for residential uses. Other areas consist of agricultural-residential parcels with a variety of lot sizes ranging from ¼ acres to over 10 acres.

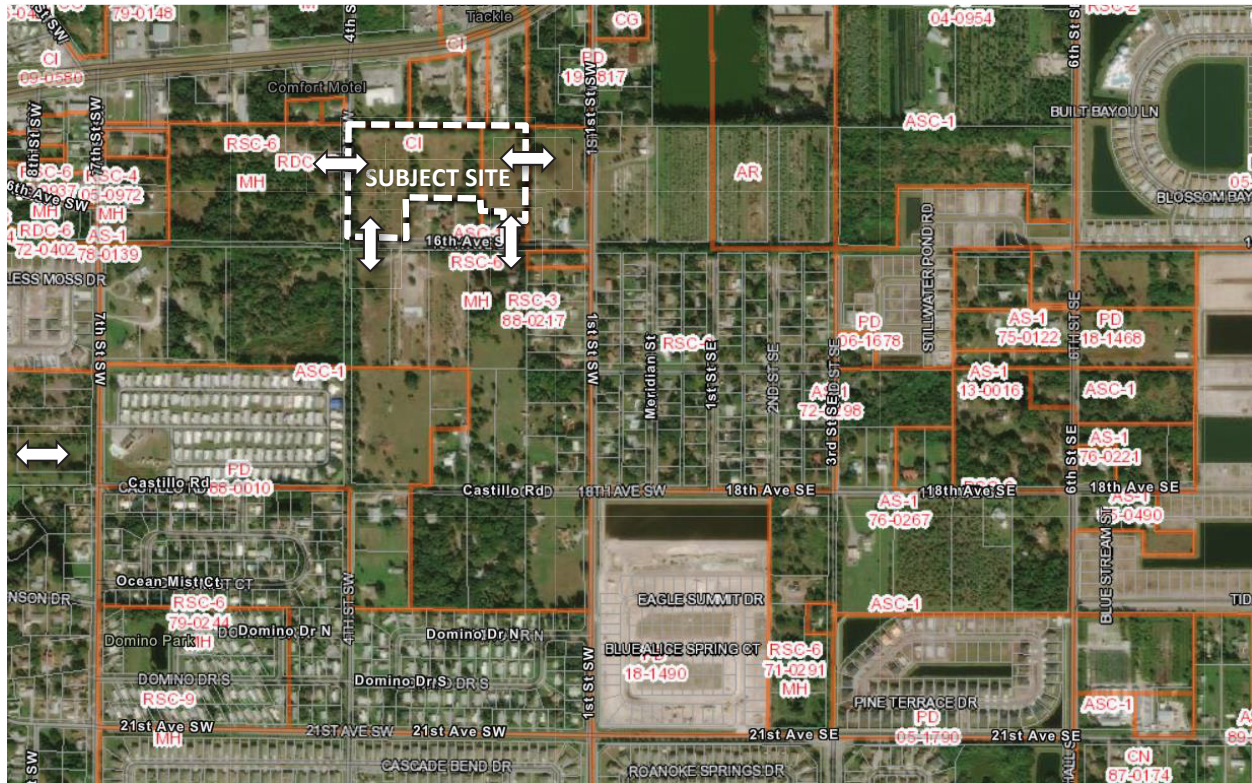


Figure 4 – Surrounding zoning districts

The proposed project will meet all the requirements found in the Land Development Code (LDC) Part 3.22.00 (Ruskin Community Character Guidelines) and no deviation from the neighborhood Character Review Guidelines are being requested. The PD would also be consistent with the Ruskin Community Plan of the Hillsborough Comprehensive Plan. Residential density will be below the maximum allowed, which is 4 DU/Ac.

Residential neighborhoods developed in the vicinity of the subject site are approved today for residential uses with similar lot development standards as the ones being proposed with this PD request.

The proposed project sits adjacent to commercial sites to the north, located along US Hwy 41, therefore, the project would serve as a transition for the agricultural-residential uses to the south and other nearby neighborhoods with larger lots. The proposed PD will provide interconnectivity to the adjacent public road network system and include opportunities to extend its internal streets for future road extensions. Road improvements around the site will be as required by the County's Transportation Technical Manual. Based on these considerations, staff finds the re-zoning supportable, with conditions.

1.7 Agency Comments

The following agencies reviewed the application and offer no objections:

- Conservation and Environmental Lands Management

1.7 Exhibits

- Exhibit 1: General Aerial Map
- Exhibit 2: Immediate Zoning Map
- Exhibit 3: Future Land Use Map
- Exhibit 4: Proposed Site Plan PD 21-0121

2.0 Recommendation

Staff recommends approval, subject to the following conditions.

2.1 Recommended Conditions of Approval

CONDITIONS:

Prior to PD Site Plan Certification, the applicant shall revise the PD General Site Plan to:

1. Add the following label to the Community Area along the SE corner of the project:
 - a. Open Space. See Condition 3.

APPROVAL - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 26, 2021.

1. The project shall be developed with up to 42 single-family conventional detached residential units. Interim agricultural uses shall be permitted.
2. Development standards shall be as follows:

Minimum lot area:	6,000 square feet
Minimum lot width	55 feet; 20% of lots: At least 60 feet
Maximum building height	35 feet
Minimum front yard setback	20 feet, except for front yards functioning as side yards, a minimum front yard setback of 10 feet shall be permitted, except for garages which shall be setback a minimum of 20 feet. Notwithstanding the above, a minimum 20 feet of building setback shall be maintained from 4 th St. SW and 16 th Ave. SW.
Minimum side yard setback	5 feet
Minimum rear yard setback	20 feet
Maximum lot coverage	55 percent

3. The following shall apply for Community Areas and Open Space:
 - 3.1 Open space and Community Areas shall be permitted to be located as indicated in the General Site Plan. The Community Area along the SE corner of the project may be permitted to be replaced by a residential lot in the event the other community space on the same block is enlarged to provide more common space. or accommodate an amenity

center. The Community Area along the SE corner of the project may be reduced and shall be limited to a park and/or open space.

4. Design features such as gates and walls that isolate or segregate development from the community shall not be permitted.
5. As 4th Street SW is a substandard local roadway, the developer shall be required to improve the roadway to current County standards for a TS-3 Typical Section, Residential Sub-Type between the 16th Avenue SW and S US Highway 41.

Substandard road improvements on 4th Street SW may necessitate the developer to dedicate and/or otherwise acquire additional right-of-way and convey such additional right-of-way to Hillsborough County.

6. As 16th Avenue SW is a substandard local roadway, the developer shall be required to improve the roadway to current County standards for a TS-3 Typical Section, Residential Sub-Type between the project access and 4th Street SW.

Substandard road improvements on 16th Avenue SW may necessitate the developer to dedicate and/or otherwise acquire additional right-of-way and convey such additional right-of-way to Hillsborough County.

7. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
8. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
9. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
10. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
11. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
12. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or

APPLICATION: PD 21-0121 RU
ZHM HEARING DATE: March 15, 2021
BOCC MEETING DATE: May 11, 2021

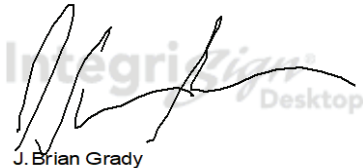
CASE REVIEWER: Israel Monsanto

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.

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

Staff's Recommendation: Approval, subject to conditions

Zoning
Administrator



J. Brian Grady


Sign-off: Thu Mar 4 2021 16:31:02



General Aerial Zoning Map

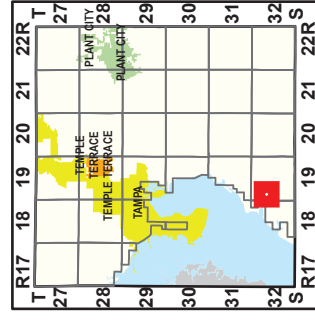
RZ-PD 21-0121

Folio: 57602.0000,
57602.1000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 18-32-19

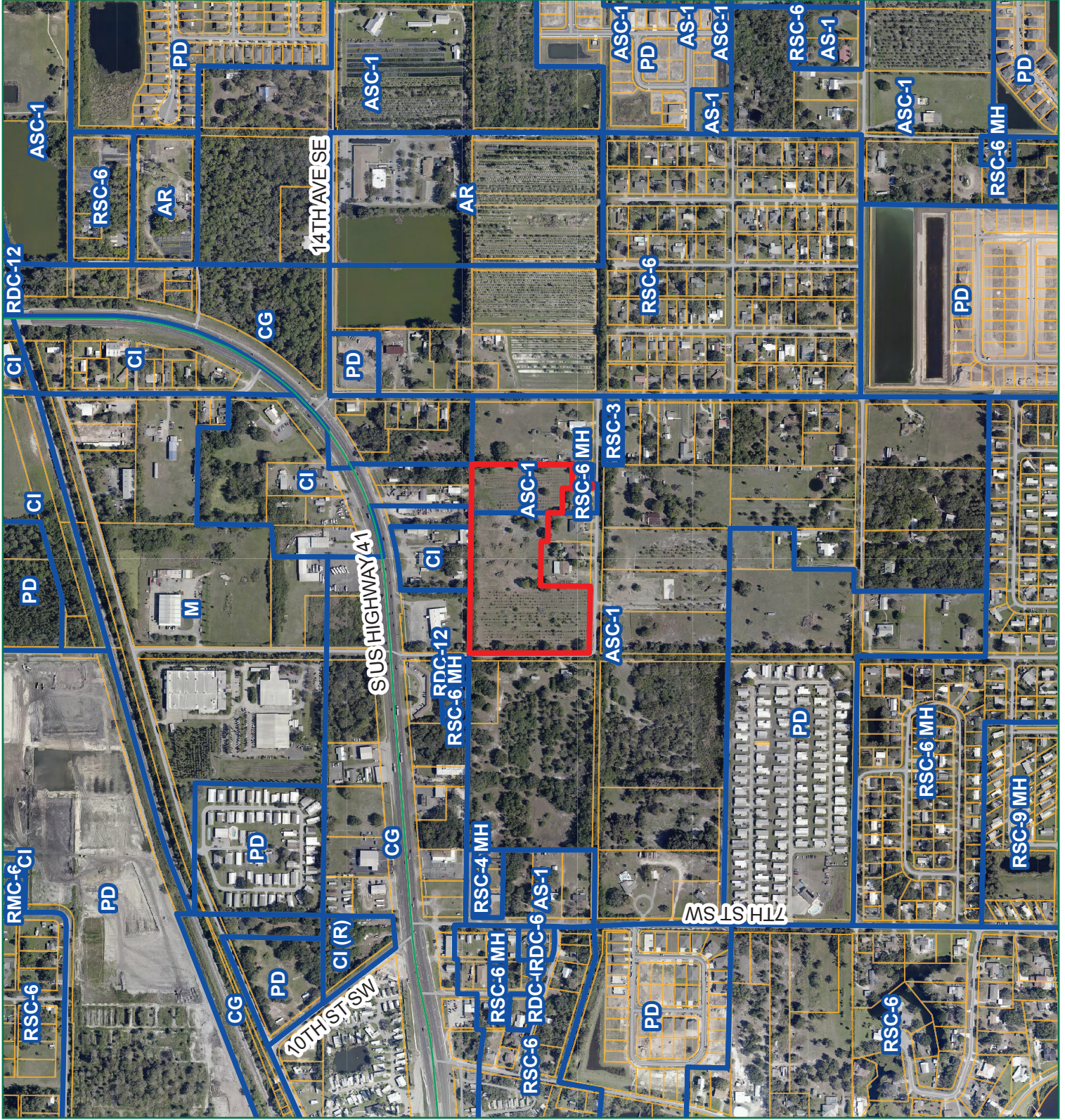


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.






Immediate Aerial Zoning Map

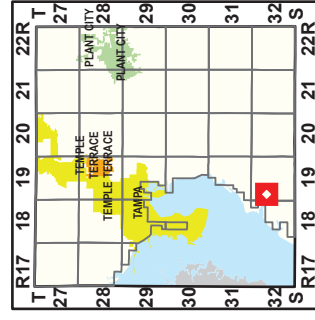
RZ-PD 21-0121

Folio: 57602.0000, 57602.1000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 18-32-19

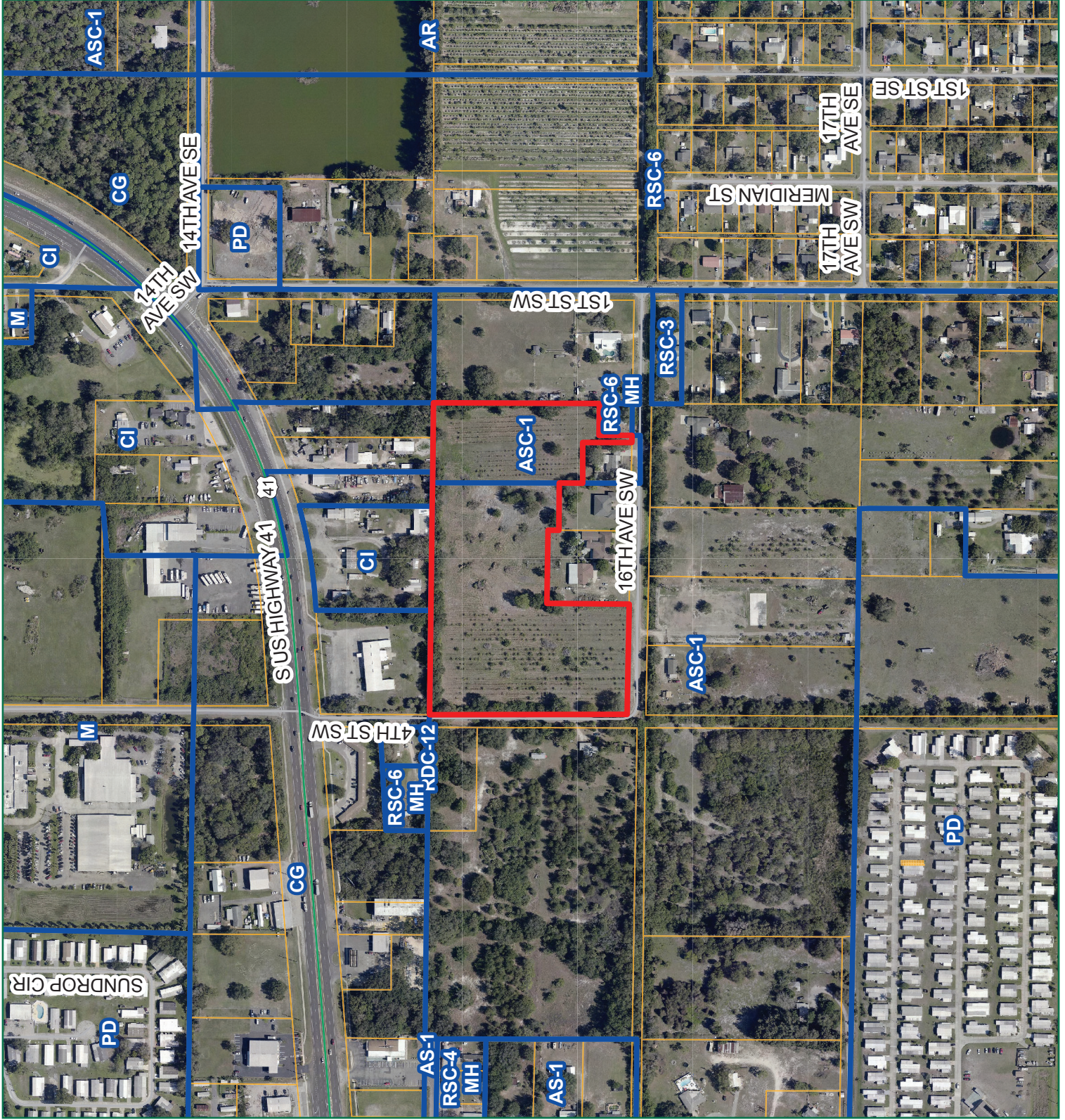


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.



HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 21-0121

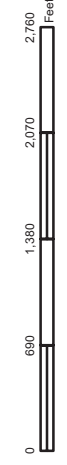
Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

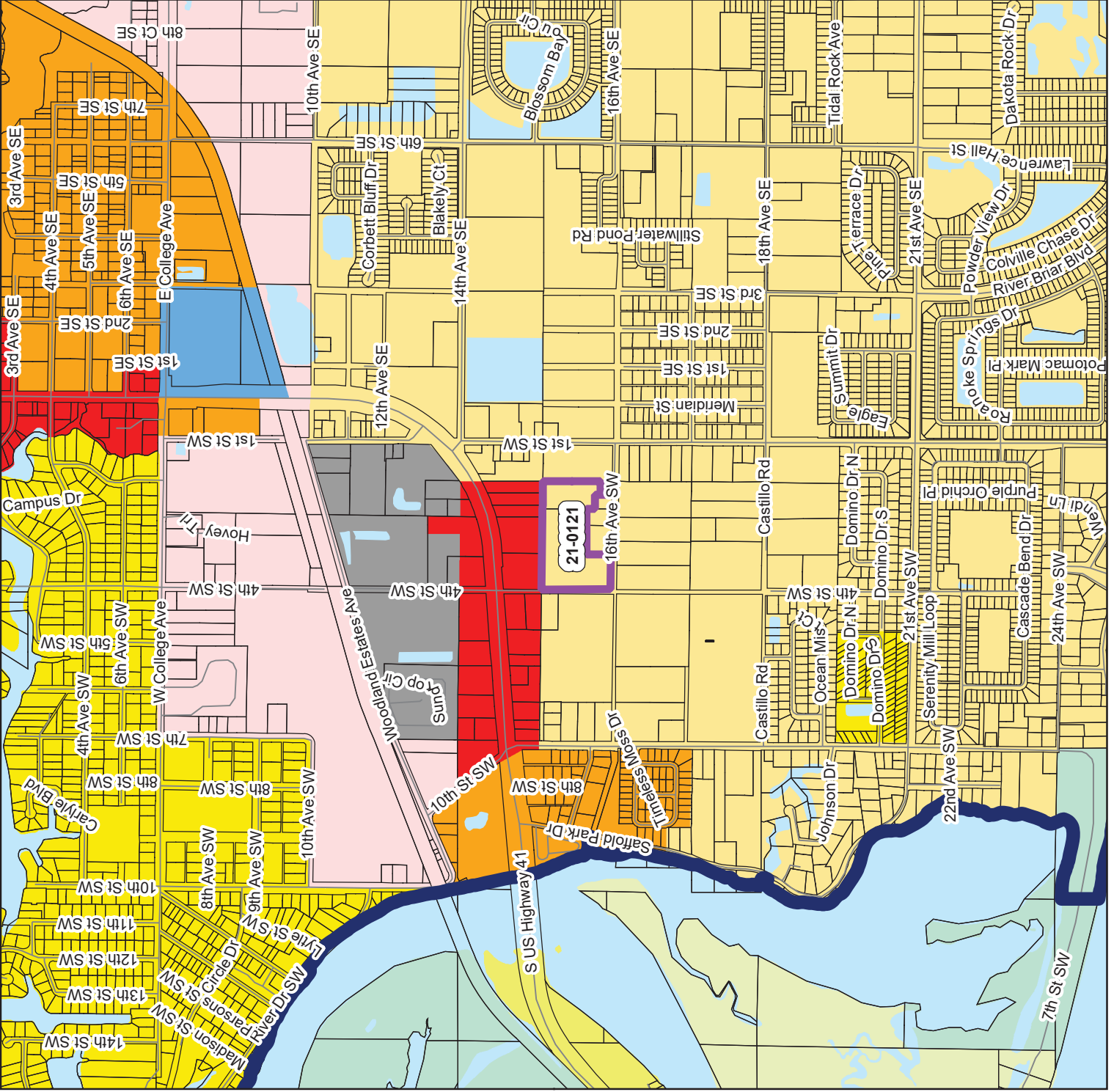
- Tampa Service
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- WATER

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

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the City/County Planning Commission. ACCURACY: It is intended that the Hillsborough County City/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: 2/23/2021
 Author: Beverly F. Daniels
 File: C:\Rezonings\System\MapProjects\HC\0121_HR\Rezoning.mxd



COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 21-0121

DATE OF HEARING: March 15, 2021

APPLICANT: Lee Te Kim

PETITION REQUEST: A request to rezone property from ASC-1 to PD to permit up to 42 single-family detached dwelling units

LOCATION: 520 feet west of the intersection of 1st Street SW and 16th Avenue SW

SIZE OF PROPERTY: 10.80 acres, m.o.l.

EXISTING ZONING DISTRICT: ASC-1

FUTURE LAND USE CATEGORY: RES-4

SERVICE AREA: Urban

COMMUNITY PLAN: Ruskin

DEVELOPMENT REVIEW STAFF REPORT

1.0 Summary

1.1 Project Narrative

The applicant seeks to rezone two parcels, currently zoned Agricultural Single-Family Conventional, ASC- 1, to Planned Development (PD). The proposed PD would be approximately 10.80 acres and is located on the northeast corner of 4th St SW and 16th Ave. SW, in Ruskin. The Future Land Use classification is R-4 (Residential). The site is used for residential and agriculture today.

The proposed PD district would consist of:

- Up to 42 single-family detached units,
- 6,000 square feet minimum lots,
- 55 feet in width. At least 20% of the lots would be 60 feet wide.
- Access is being proposed off 4th St SW, to the east and 16th Ave. SW to the south. Cross access for future connection to the east is also proposed.

The subject PD is within the Ruskin Community Plan and is regulated by the Ruskin Community Character Guidelines of the Land Development Code, Part 3.22.00. Per the submitted project narrative and site plan, the proposed site will comply with these Guidelines.

Surrounding zoning and uses are:

LOCATION	ZONING	USE / APPROVED FOR
North	Commercial General-CG Commercial Intensive-CI	Commercial Uses
South	Agricultural Single-family Conventional – ASC-1	Residential, Agricultural
East	Agricultural Single-family Conventional – ASC-1	Residential, Agricultural
West	Agricultural Single-family Conventional – ASC-1	Residential

A portion of the parcel with folio# 57602.1000 consisting of 1.46 acres, where an existing residence is located today, is not being rezoned and will maintain its

current zoning of ASC-1. Proposed lot count and density are based on the proposed PD area without this 1.46-acre area.

As noted, the subject PD is located in the Ruskin Community Plan Area. Pursuant to LDC Section 3.22.02,

all rezoning, major and minor modification to planned development zonings applications for residential use for property located in the area and with a Future Land Use Map designation described by Figure 1 (Figure below): Ruskin Neighborhood Area Map shall be evaluated for consistency with the character of the respective neighborhood area.

The proposed Planned Development is located within Area 3 of the Ruskin Neighborhood Area Map (Figure 3). Since a new PD district is being requested, the site needs to be consistent with the character identified by the Ruskin Community Plan for the corresponding neighborhood areas and is required to comply with the following, per the Ruskin Neighborhood Character Guidelines:

Residential type: Single Family detached.

1. Projects 50 acres or less: All lots: At least 6,000 square feet. At least 20% of all lots: 60 feet wide.

Remaining lots: Minimum of 55 foot lot width.

Per the project narrative and General Site Plan, the proposed PD would meet all three requirements of Sub Area 3, for projects less than 50 acres in size.

Minimum front and rear yard setbacks would be 20 feet, with side yard setback of 5 feet.

The project will not be gated and will have two access points, one from the west and a second on from the south. A street stub-out at the eastern PD boundary will be provided for future road extension. Access points to the east and south will be provided connecting to the adjacent road network. A pedestrian access point is also being proposed connecting a cul-de-sac to 16th Ave. SW. No Design Exceptions or ADM Variances for the roadways serving the site were requested by the applicant.

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code.

1.3 Evaluation of Existing and Planned Public Facilities

Public Utilities

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

School Board

Lennard High School and adjacent concurrency service areas do not have adequate capacity for the estimated number of high school students generated by this project. Although Shields Middle School is overcapacity, additional room is available in a contiguous concurrency service area to accommodate middle school students. The applicant is advised to contact the school district for more information regarding high school capacity in this area. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Transportation

4th Street SW is an undivided local roadway, characterized by +/-16 to 20 feet of pavement in good condition. The existing right-of-way on 4th Street SW in the vicinity of the project is +/- 70 feet per the applicants' surveyor (+/-40 feet per the County's Right-of-Way viewer). There are no bicycle facilities or sidewalks adjacent to the proposed project. As such, 4th Street SW is considered a substandard road.

16th Avenue SW is an undivided local roadway, characterized by +/-16 to 20 feet of pavement in fair condition. The existing right-of-way on 16th Avenue SW in the vicinity of the project is +/- 50 feet per the applicants' surveyor (+/-30 feet per the County's Right-of-Way viewer). There are no bicycle facilities or sidewalks adjacent to the proposed project. As such, 16th Avenue SW is considered a substandard road.

The applicant did not request relief from the substandard roadway improvements to 4th St SW and 16th Ave SW, thus agreeing improve the roadways to county standards for a TTM TS-3 Typical Section, Residential Sub-Type. According to the county right-of-way viewer and recorded plat (Ruskin Colony Farm Third Addition), 4th St SW only has 40 feet of right-of-way and 16th Ave SW only has 30 feet of right-of-way. The site plan shows 50 feet for 4th St SW and 70 feet for 16th Ave SW. As such, there seemed to be a discrepancy. Staff reached out to the applicant's representative to identify the source of the measurements for the

right-of-way width. They indicated that 50 feet for 4th St SW and 70 feet for 16th Ave SW was verified by the applicant's registered and licensed surveyor. Staff also indicated the possible effect on the project, in the event there is not enough right-of-way to support the improvements.

4th Street SW and 16th Avenue SW are not shown on the Hillsborough County Corridor Preservation Plan. As such, no preservation would be required at this time.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing one full access connection on 4th Street SW and one full access connection to 16th Avenue SW for a total of two (2) connections to the project. There is also one (1) pedestrian only access proposed on 16th Avenue SW. The proposed access to 16h Ave. SW is mandated by the Ruskin Community Plan Goals that development should continue and/or replicate the traditional "grid" street pattern. A cross-access stub-out is proposed to the east. The future connection is intended to meet the connectivity requirements in Sec. 6.02.01. of the LDC.

Based on the trips generated, under Section 6.04.04.D of the LDC, turn lanes are not warranted

ROADWAY LEVEL OF SERVICE (LOS)

4th Street SW and 16th Avenue SW are not considered a major county or state roadways and are not included in the 2019 Hillsborough County Level of Service (LOS) Report.

Impact Fees

Estimated Fees:

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

Mobility: $\$5,921.00 * 42 \text{ units} = \$248,682.00$

Parks: $\$1,815 * 42 \text{ units} = \$ 76,230.00$

School: $\$8,227.00 * 42 \text{ units} = \$345,534.00$

Fire: $\$335.00 * 42 \text{ units} = \$ 14,070.00$

Total Single Family Detached = $\$684,516.00$

Project Summary/Description:

Urban Mobility, South Park/Fire - 42 Single Family Units

1.4 Natural Resources/Environmental

The Environmental Protection Commission (EPC) has reviewed the application and offers no objections, subject to conditions.

1.5 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed re-zoning **consistent** with the *Future of Hillsborough* Comprehensive Plan.

1.6 Compatibility

Nearby zoning districts, located to the southeast, are zoned for residential uses. Other areas consist of agricultural-residential parcels with a variety of lot sizes ranging from 1/4 acres to over 10 acres.

The proposed project will meet all the requirements found in the Land Development Code (LDC) Part 3.22.00 (Ruskin Community Character Guidelines) and no deviation from the neighborhood Character Review Guidelines are being requested. The PD would also be consistent with the Ruskin Community Plan of the Hillsborough Comprehensive Plan. Residential density will be below the maximum allowed, which is 4 DU/Ac.

Residential neighborhoods developed in the vicinity of the subject site are approved today for residential uses with similar lot development standards as the ones being proposed with this PD request.

The proposed project sits adjacent to commercial sites to the north, located along US Hwy 41, therefore, the project would serve as a transition for the agricultural-residential uses to the south and other nearby neighborhoods with larger lots. The proposed PD will provide interconnectivity to the adjacent public road network system and include opportunities to extend its internal streets for future road extensions. Road improvements around the site will be as required by the County's Transportation Technical Manual. Based on these considerations, staff finds the re-zoning supportable, with conditions.

1.7 Agency Comments

The following agencies reviewed the application and offer no objections: -
Conservation and Environmental Lands Management

1.7 Exhibits

- Exhibit 1: General Aerial Map
- Exhibit 2: Immediate Zoning Map
- Exhibit 3: Future Land Use Map
- Exhibit 4: Proposed Site Plan PD 21-0121

2.0 Recommendation

Staff recommends approval, subject to the 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 March 15, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Hung Mai testified on behalf of the applicant regarding the requested rezoning from ASC-1 to PD to allow 42 single-family conventional units with a minimum lot size of 6,000 square feet. The property is located in the Urban Service Area and will connect to public water and sewer. The property is also located in Ruskin Community Plan area three and will comply with the minimum lot size of 6,000 square feet and minimum lot width of 55 feet with 20 percent of the lots being a minimum of 60 feet wide. He added that the project will provide greater than 20 percent of the lots being 60 feet wide. Mr. Mai described the proposed access and stated that the planning staffs recommend approval of the request.

Mr. Israel Monsanto Development Services Department testified regarding the County's staff report. Mr. Monsanto stated that the request is from Agricultural Single-Family Conventional to Planned Development to develop a maximum of 42 detached units. He added that the property is 10.8 acres in size and located on the northeast corner of 4th Street SW and 16th Avenue SW in Ruskin. Access is proposed to both streets. Cross access for future connections is also proposed. The project complies with the Ruskin Community Plan. Mr. Monsanto described the surrounding area and added that subdivisions in the area are approved for lot standards similar to the subject property. He concluded his presentation by stating that the project would serve as a transition from the AR uses to the south and other nearby larger lots.

Hearing Master Finch asked Mr. Monsanto to address the School District comments and review when school concurrency is done per the County's process. Mr. Monsanto replied that the analysis provided by the School District is the capacity at the time. School concurrency is reviewed when the plat is reviewed for approval.

Ms. Yeneka Mills of the Planning Commission staff testified that the property is within the Residential-4 Future Land Use category and located in the Urban Service Area and the Ruskin Community Planning Area. She testified that the request meets the minimum density standards and is compatible with the

surrounding area. The request also meets the standards of the Ruskin Community Plan. Specifically, Goal five of the plan which seeks to provide for a diversity of home styles while protecting Ruskin's small town character. Further, the proposal implements the traditional street pattern as the site plan proposes to have access on 16th Avenue Southwest to the south and 4th Street Southwest to the west thereby contributing to the grid pattern. She concluded her remarks by stating that the rezoning request is consistent with the Ruskin Community Plan and the Future of Hillsborough Comprehensive Plan.

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

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

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

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted 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 10.80 acres in size and is zoned Agricultural Single-Family Conventional-1 (ASC-1). The property is designated RES-4 by the Comprehensive Plan and located in the Urban Service Area and the Ruskin Community Planning Area.
2. The request to rezone from ASC-1 to Planned Development (PD) is to permit the development of up to 42 single-family homes.
3. No Planned Development variations are requested.
4. The Planning Commission found the request to be consistent with the Ruskin Community Plan. Specifically, the project meets Goal five of the Plan which seeks to provide for a diversity of home styles while protecting Ruskin's small town character. Further, the proposal implements the traditional street pattern as the site plan proposes to have access on 16th Avenue Southwest

to the south and 4th Street Southwest to the west thereby contributing to the grid pattern. The Planning Commission determined that the request is consistent with the Comprehensive Plan and supports the rezoning request.

5. The surrounding area is developed with residential land uses with lot sizes ranging from one-quarter acre to over ten acres.
6. The project has committed to compliance with the Ruskin Community Plan standards of having single-family homes with minimum lot sizes of at least 6,000 square feet and at least 20% of the lots being 60 feet wide. The remaining lots are required to be a minimum of 55 feet in width.
7. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area.

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

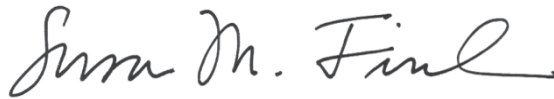
The request is to rezone 10.80 acres from ASC-1 to PD to permit up to 42 single-family detached homes. The property is located within the Ruskin Community Plan and complies with all standards found in the Ruskin Neighborhood Character Guidelines. Specifically, the lots will be a minimum 6,000 square feet in size and at least 20% of the lots will be 60 feet in width with the remaining being 55 feet in width.

The Planning Commission found the request to be consistent with the Ruskin Community Plan. Specifically, the project meets Goal Five of the Plan which seeks to provide for a diversity of home styles while protecting Ruskin's small town character. Further, the proposal implements the traditional street pattern as the site plan proposes to have access on 16th Avenue Southwest to the south and 4th Street Southwest to the west thereby contributing to the grid pattern.

The request is compatible with the character of the area and is consistent with the intent of the Land Development Code and Comprehensive Plan.

RECOMMENDATION

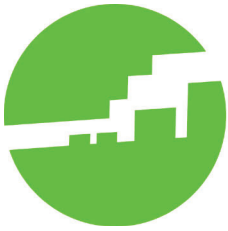
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



April 5, 2021

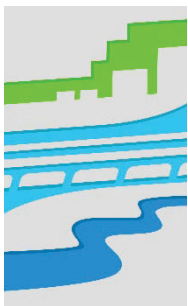
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 15, 2021	Petition: PD 21-0121
Report Prepared: March 4, 2021	<i>Within the northwestern quadrant of the 1st Street SW and 16th Avenue SW intersection</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-4 (4 du/ga;0.25 FAR)
Service Area:	Urban
Community Plan:	Ruskin, Southshore Areawide Systems Plan
Rezoning Request:	Agricultural Single-Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for the development of 42 single-family homes with a minimum 6,000 sq. ft. lot size.
Parcel Size (Approx.):	11.75+/- acres
Street Functional Classification:	1 st Street SW – Local 16 th Avenue SW – Local
Locational Criteria:	N/A
Evacuation Area:	This site falls within Evacuation Zone C.



Context

- The subject property is located on approximately 10.80 acres within the northwestern quadrant of the 1st Street SW and 16th Avenue SW intersection. The subject property is located within the limits of the Ruskin Community Plan. It is located within the Urban Service Area.
- The site has a Future Land Use designation of Residential-4 (RES-4), with typical uses such as residential, suburban scale neighborhood commercial, office uses, multi-purpose projects. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The Residential-4 (RES-4) Future Land Use designation is located to the east, west and south. Office Commercial-20 (OC-20) is located to the immediately north of the subject site.
- The subject site is comprised of single-family and vacant lots with Agricultural Single-Family Conventional-1 (ASC-1) zoning. Single-family lots are located immediately south of the property. ASC-1 zoning surrounds the subject property to the east, west and south. A single-family lot zoned Residential Single-Family Conventional-4 (RSC-4) is located immediately to the southeast. Across 16th Avenue SW to the south are single-family and agricultural lots with ASC-1 zoning. Across 1st Street SW to the west are single-family and agricultural lots with ASC-1 zoning. Light Commercial, public/quasi-public institutions are located immediately to the north with Commercial Intensive (CI) and Commercial General (CG) zoning.
- The applicant requests to rezone the subject property from Agricultural Single-Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for the development of 42 single-family homes with a minimum 6,000 sq. ft. lot size.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

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

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

Policy 1.3:

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

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

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

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.

Conservation and Aquifer Recharge Element

Wetlands and Floodplain Resources

Objective 4: The County shall continue to apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and other surface waters authorized for projects in Hillsborough County, consistent with the Uniform Mitigation Assessment Method. The County shall work with the Environmental Protection Commission, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and the Tampa Bay Estuary Program to achieve a measurable annual increase in ecological values provided by the functions performed by wetlands and other surface waters. It shall be the County's intent to maintain optimum wetland functions as well as acreage.

Policy 4.1: The County shall, through the land use planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.

Policy 4.3: The County shall, through the land planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to prohibit unmitigated encroachment into wetlands.

Policy 4.12: Priority shall be given to avoiding the disturbance of wetlands in the County and to encourage their use only for purposes which are compatible with their natural functions and environmental benefits.

Policy 4.13: Development which impacts wetlands may be deemed appropriate only as a last resort; where:

1. reasonable use of the property is otherwise unavailable and/or onsite preservation of a functioning wetland system is deemed unsustainable;
2. the adverse impact is offset by the benefit of the development to the public such that it is reasonable, in the public interest and an acceptable mitigation plan is proposed.

This determination shall be made by Hillsborough County and/or the Environmental Protection Commission of Hillsborough County.

Policy 4.14: The development review process, part of a comprehensive program for the protection of wetlands, shall make every effort to maintain natural undisturbed wetlands by way of a sequential review process that first evaluates all means of avoiding wetland impacts in regard to a particular project; if necessary, secondly, evaluates and requires measures to minimize wetland impacts; and if necessary, thirdly, evaluates and requires the mitigation of wetland impacts.

Objective 5: *The County shall continue to prevent net loss of 100-year floodplain storage volume in Hillsborough County. The County shall continue to protect and conserve natural wildlife habitat attributes where they exist within the 100-year floodplains of major rivers and streams.*

Livable Communities Element: Ruskin Community Plan

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

Strategies:

- *Eliminate the “flex” provisions within and into the Ruskin Community Plan area.*
- *Limit the height of new residential development to 50 feet, unless a more restrictive limitation exists.*
 - *Implement the Characteristics of Livable Neighborhood Guidelines for future residential development within Ruskin to ensure an attractive community that balances new development with historic uses.*
 - *Encourage development that is connected with, and integrated into, the Ruskin community. Design features (e.g. walls, gates) that isolate or segregate development from the community is inconsistent with the community’s character and should be discouraged.*
 - *Developments should continue and/or replicate the traditional “grid” street pattern found in Ruskin to the greatest extent practicable.*
 - *Support housing to accommodate a diverse population and income levels.*
 - *Recognize the four distinct neighborhood areas depicted on the Ruskin Neighborhood Area Map. Each neighborhood has a unique character and associated development guidelines. The areas are listed below.*
 - *Area 1- Northwest Ruskin.*
 - *Area 2- Northeast Ruskin*
 - *Area 3-South Ruskin*
 - *Area 4- Rural Ruskin*
 - *Subdivisions and other development existing prior to this plan do not set precedents for future development that would be inconsistent with this community plan.*
 - *Initiate and support community clean-up efforts.*
 - *Promote beautification and landscaping along US 41, College Avenue and Shell Point Road*
 - *Prohibit pole signs and limit ground signs to eight (8) feet in height.*

Staff Analysis of Goals Objectives and Policies:

The subject property is located on approximately 10.80 acres within the northwestern quadrant of the 1st Street SW and 16th Avenue SW intersection. The subject property is located within the limits of the Ruskin Community Plan. It is located within the Urban Service Area. The applicant requests to rezone the subject property from Agricultural Single-Family Conventional-1 (ASC-1) to Planned Development (PD) to allow for the development of 42 single-family homes with a minimum 6,000 sq. ft. lot size.

The subject property is designated Residential-4 RES-4) on the Future Land Use Map. The intent of the RES-4 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed-use projects serving the area may be

permitted subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.

The applicant requests to develop 42 single-family homes with a minimum lot size of 6,000 sq. ft. The maximum allowable density on the subject site is 43 dwelling units. The minimum allowable density is 32 dwelling units. The subject property is surrounded by light commercial, vacant, public/quasi-public institutions and single-family lots. The request is compatible with the surrounding area and consistent with the Residential-4 (RES-4) Future Land Use category. The application is consistent with policies 16.1, 16.2 and 16.3 of the Future Land Use Element (FLUE).

The subject property is located within the limits of the Ruskin Community Plan. Goal 5 of the Plan seeks to provide for a diversity of home styles and types while protecting Ruskin's small-town character by encouraging development that is connected with, and integrated into, the Ruskin community. Design features (e.g. walls, gates) that isolate or segregate development from the community is inconsistent with the community's character and should be discouraged. The Ruskin Community Plan also states that developments should continue and/or replicate the traditional "grid" street pattern found in Ruskin to the greatest extent practicable. The request allows for single-family residential homes on 6,000 sq. ft. lots which contributes to a diversity of lot sizes within the area. The site plan also proposes an access on to 16th Avenue SW to the south and an access to 4th Street SW to the west. The development is not segregated from the community and contributes to the grid pattern in the area.

There are wetlands present on the property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again. Planning Commission staff finds this request consistent given that there is a separate approval process for wetland impacts with the Environmental Protection Commission.

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 21-0121

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

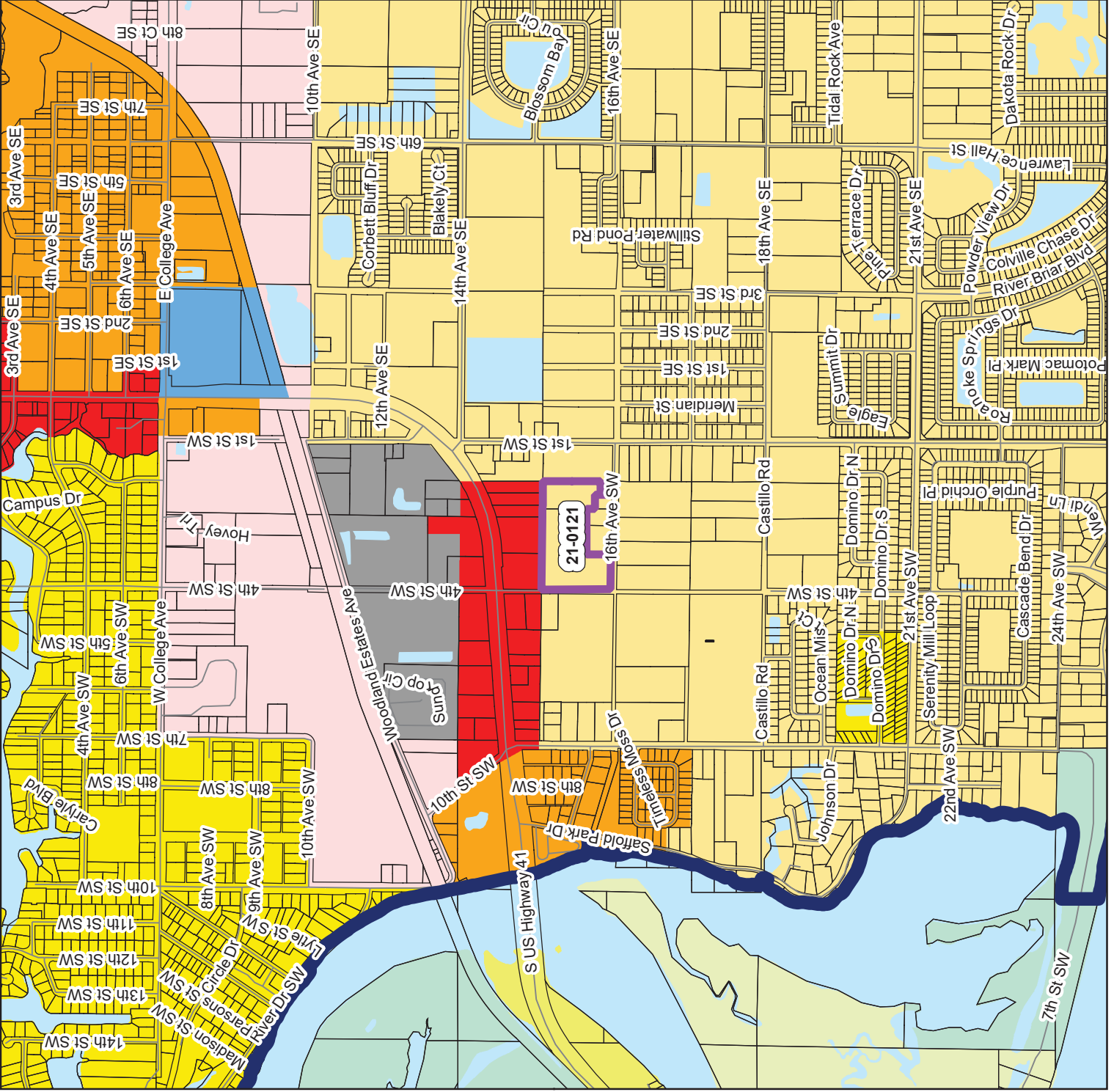
- Tampa Service
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- WATER

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

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. It is intended that the City/County Planning Commission. ACCURACY: It is intended that the Hillsborough County City/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 - 2/23/2021
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\MapProjects\HC\096_HZ\Rezoning.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Project Name: 16th Avenues SW Development

Zoning File: RZ-PD 21-0121 Modification: NONE

Atlas Page: NONE Submitted: 4/22/21

To Planner for Review: 4/22/21 Date Due: ASAP

Contact Person: Hung T Mai. Phone: 813-962-6230/ htmai@aol.com

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

- The Development Services Department HAS NO OBJECTION to this General Site Plan.
- The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Israel Monsanto Date: 4-22-21

Date Agent/Owner notified of Disapproval:



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 03/08/2021

REVIEWER: Sofia Garantiva, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin

PETITION NO: PD 21-0121

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.

REPORT HIGHLIGHTS AND CONCLUSIONS

- 1) The proposed rezoning could result in an increase of 292 daily trips, 23 a.m. peak hour trips, and 31 p.m. peak hour trips from the current zoning.
- 2) As 4th Street SW and 16th Avenue SW are substandard collector roadways, the developer shall be required to improve the roadways to current County standards (between the project driveway and nearest roadway meeting County standards).
- 3) 4th Street SW and 16th Avenue SW are not shown on the Hillsborough County Corridor Preservation Plan. As such, no preservation would be required at this time.
- 4) 4th Street SW and 16th Avenue SW are not considered a major county or state roadways and are not included in the 2019 Hillsborough County Level of Service (LOS) Report.

CONDITIONS

- 1) As 4th Street SW is a substandard local roadway, the developer shall be required to improve the roadway to current County standards for a TS-3 Typical Section, Residential Sub-Type between the 16th Avenue SW and S US Highway 41.

Substandard road improvements on 4th Street SW may necessitate the developer to dedicate and/or otherwise acquire additional right-of-way and convey such additional right-of-way to Hillsborough County.

- 2) As 16th Avenue SW is a substandard local roadway, the developer shall be required to improve the roadway to current County standards for a TS-3 Typical Section, Residential Sub-Type between the project access and 4th Street SW.

Substandard road improvements on 16th Avenue SW may necessitate the developer to dedicate

and/or otherwise acquire additional right-of-way and convey such additional right-of-way to Hillsborough County.

- 3) In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a “Future Roadway Connection”.

PROJECT OVERVIEW & ANALYSIS

The applicant is requesting the rezoning of +/- 10.80 acres from Agricultural Single Family Conventional (ASC-1) to Planned Development (PD) to allow for 42 single family homes.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, generally consistent with the applicant’s analysis and based upon a generalized worst-case scenario. Information shown was developed using Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: 11 Single Family Detached DU’s (ITE Code 210)	104	8	11

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 42 Single Family Detached DU’s (ITE Code 210)	396	31	42

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 292	(+) 23	(+) 31

The proposed rezoning could result in an increase of 292 daily trips, 23 a.m. peak hour trips, and 31 p.m. peak hour trips from the current zoning.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

4th Street SW is an undivided local roadway, characterized by +/-16 to 20 feet of pavement in good condition. The existing right-of-way on 4th Street SW in the vicinity of the project is +/- 70 feet per the applicants’ surveyor (+/-40 feet per the County’s Right-of-Way viewer). There are no bicycle facilities or sidewalks adjacent to the proposed project. As such, 4th Street SW is considered a substandard road.

16th Avenue SW is an undivided local roadway, characterized by +/-16 to 20 feet of pavement in fair condition. The existing right-of-way on 16th Avenue SW in the vicinity of the project is +/- 50 feet per the

applicants' surveyor (+/-30 feet per the County's Right-of-Way viewer). There are no bicycle facilities or sidewalks adjacent to the proposed project. As such, 16th Avenue SW is considered a substandard road.

The applicant did not request relief from the substandard roadway improvements to 4th St SW and 16th Ave SW, thus agreeing improve the roadways to county standards for a TTM TS-3 Typical Section, Residential Sub-Type. According to the county right-of-way viewer and recorded plat (Ruskin Colony Farm Third Addition), 4th St SW only has 40 feet of right-of-way and 16th Ave SW only has 30 feet of right-of-way. The site plan shows 50 feet for 4th St SW and 70 feet for 16th Ave SW. As such, there seemed to be a discrepancy. Staff reached out to the applicant's representative to identify the source of the measurements for the right-of-way width. They indicated that 50 feet for 4th St SW and 70 feet for 16th Ave SW was verified by the applicant's registered and licensed surveyor. Staff also indicated the possible effect on the project, in the event there is not enough right-of-way to support the improvements.

4th Street SW and 16th Avenue SW are not shown on the Hillsborough County Corridor Preservation Plan. As such, no preservation would be required at this time.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing one full access connection on 4th Street SW and one full access connection to 16th Avenue SW for a total of two (2) connections to the project. There is also one (1) pedestrian only access proposed on 16th Avenue SW. The proposed access to 16h Ave. SW is mandated by the Ruskin Community Plan Goals that development should continue and/or replicate the traditional "grid" street pattern. A cross-access stub-out is proposed to the east. The future connection is intended to meet the connectivity requirements in Sec. 6.02.01. of the LDC.

Based on the trips generated, under Section 6.04.04.D of the LDC, turn lanes are not warranted

ROADWAY LEVEL OF SERVICE (LOS)

4th Street SW and 16th Avenue SW are not considered a major county or state roadways and are not included in the [2019 Hillsborough County Level of Service \(LOS\) Report](#).

COMMISSION

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



DIRECTORS

Janet L. Dougherty EXECUTIVE DIRECTOR
 Hooshang Boostani, P.E. WASTE DIVISION
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Andy Schipfer, P.E. WETLANDS DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: February 15, 2021</p> <p>PETITION NO.: 21-0121</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 X1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: February 2, 2021</p> <p>PROPERTY ADDRESS: 127 16th Ave SW, Ruskin</p> <p>FOLIO #: 0576021000; 0576020000</p> <p>STR: 18-32S-19E</p>
<p>REQUESTED ZONING: From ASC-1 to PD</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	01/21/2021
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	OSW along eastern property boundary
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. 	

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

- The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for an access road. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and

these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

jpc/mst



Adequate Facilities Analysis: Rezoning

Date: Jan. 15, 2021	Acreage: 16.54 (+/- acres)
Jurisdiction: Hillsborough County	Proposed Zoning: Planned Development
Case Number: RZ 20-1264	Future Land Use: Community Mixed Use - 12
HCPS #: RZ-344	Maximum Residential Units: 164 Units
Address: 3221 Bell Shoals Road, Brandon	Residential Type: Single-Family Attached
Parcel Folio Number(s): 073137-0100, et al.	

School Data	Brooker Elementary	Burns Middle	Bloomingdale High
FISH Capacity	1002	1394	2090
2019-20 Enrollment	793	1261	2265
Current Utilization	79%	90%	108%
Concurrency Reservations	31	24	32
Students Generated	19	8	12
Proposed Utilization	84%	93%	110%

Source: 2020-21 40th Day Enrollment Count with Updated Concurrency Reservations.

NOTE: Bloomingdale High School currently does not have capacity, and Burns Middle School is approaching capacity. However, additional capacity exists in adjacent concurrency service areas to accommodate the proposed project at these grade levels.

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

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



Request for Review Fee Payment

Date: Dec. 15, 2020

Jurisdiction: Hillsborough County

Case Number: 21-0121

Parcel Folio Number(s): 0576020000, 0576021000

NOTE: The Hillsborough County School District implemented School Concurrency review fees Sept. 1, 2020, that apply to this application. The applicant must submit payment for an adequate facilities analysis of the project's residential impact. Payment can be made online at the following location:

<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>

If you have any questions, please feel free to contact me using the information below.

Sincerely,

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



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

TO: Zoning Review, Development Services

DATE: 02/12/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Lee Te Kim

PETITION NO: 21-0121

LOCATION: NE Corner of 16th Ave SW & 4th St. SW

FOLIO NO: 57602.0000, 57602.1000

Estimated Fees:

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

Mobility: \$5,921.00 * 42 units = \$248,682.00

Parks: \$1,815 * 42 units = \$ 76,230.00

School: \$8,227.00 * 42 units = \$345,534.00

Fire: \$335.00 * 42 units = \$ 14,070.00

Total Single Family Detached = \$684,516.00

Project Summary/Description:

Urban Mobility, South Park/Fire - 42 Single Family Units

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 14 Dec 2020

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

APPLICANT: Hung Mai

PETITION NO: RZ-PD 21-0121

LOCATION: 127 SE 16th Ave, Ruskin, FL 33570

FOLIO NO: 57602.0000 & 57602.1000

SEC: 18 TWN: 32 RNG: 19

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

COMMENTS: _____.

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

PETITION NO.: PD21-0121 REVIEWED BY: Randy Rochelle DATE: 12/9/2020

FOLIO NO.: 57602.0000 & 57602.1000

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

WATER

The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.

No Hillsborough County water line of adequate capacity is presently available.

A 12 inch water main exists (adjacent to the site), (approximately 450 feet from the site) and is located east of the subject property within the west Right-of-Way of 1st Street SW.

Water distribution improvements may be needed prior to connection to the County's water system.

No CIP water line is planned that may provide service to the proposed development.

The nearest CIP water main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

WASTEWATER

The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

No Hillsborough County wastewater line of adequate capacity is presently available.

A 3 inch wastewater lower pressure force main exists (adjacent to the site), (approximately feet from the site) and is located within the north Right-of-Way of 16th Avenue SW.

Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.

No CIP wastewater line is planned that may provide service to the proposed development.

The nearest CIP wastewater main (inches), will be located (adjacent to the site), (feet from the site at). Expected completion date is .

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



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, March 15, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 10:35 p.m.

PLACE: Webex Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
March 15, 2021
ZONING HEARING MASTER: SUSAN FINCH

D8:

Application Number: RZ-PD 21-0121
Applicant: Lee Te Kim
Location: 520' West of Inter: 1st St. SW,
16th Ave. SW
Folio Number: 057602.0000
Acreage: 12.76 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to Planned Development

1 MR. GRADY: The final item is agenda item
2 D-8, Rezoning-PD 21-0121. The applicant's Lee Te
3 Kim. The request is to rezone from ASC-1 to
4 Planned Development.

5 Israel Monsanto will provide staff
6 recommendation after presentation by the applicant.

7 HEARING MASTER FINCH: Good evening.

8 MR. MAI: Good evening.

9 MR. LAMPE: Mr. Monsanto -- or I'm sorry, is
10 this Hung Mai?

11 MR. MAI: Yeah.

12 MR. LAMPE: Sir, I'm not sure if you're in
13 the same room as Tu Mai, but we're getting feedback
14 on your system. Can you hear us?

15 MR. MAI: Yeah, I can hear you.

16 MR. LAMPE: It looks like you have two
17 instances open. Give me one second. Let me see if
18 I can close one for you. How about now? Can you
19 hear us?

20 MR. MAI: Okay.

21 MR. LAMPE: Can you hear us?

22 MR. MAI: Yeah, I can hear you.

23 MR. LAMPE: Okay. Go ahead. I think we
24 fixed the issue.

25 MR. MAI: Okay. Good evening, Madam Zoning

1 Hearing Master. My name Hung Mai, 14031 North Dale
2 Mabry representing the applicant.

3 First of all, thank you, staff. Thank you,
4 Brian, Israel, and all the staff, Planning
5 Commission as well. The rezoning in front of you
6 tonight is for 10.8-acre consistent of two parcels
7 located in the northeast corner of 4th Street and
8 16th Avenue Southwest in Ruskin.

9 Both -- both parcel currently zoned ASC-1
10 with the Future Land Use of R-4. We are seeking to
11 rezone PD to allow for 42 single-family
12 conventional unit with a minimum lot size of
13 6,000 square feet.

14 The property in the USA. Water and sewer
15 available to serve the subject site and fall into
16 the Ruskin Community Plan area three. Ruskin
17 neighborhood character and guideline No. 1
18 single-family detached. Number 2, a minimum lot,
19 size 6,000 square feet. Minimum lot width 55 feet
20 with 20 percent must be 20 feet wide.

21 We got 15 lot greater than 60 feet wide, all
22 (unintelligible) which is greater than 20 percent
23 required. On the roadway not gated -- will not be
24 gated. We got one exit onto 4th Street Southwest.
25 One exit onto 16th Avenue Southwest. One proposed

1 stub-out to the east for future connection, and one
2 pedestrian access at the cul-de-sac to 16th Avenue
3 Southwest.

4 They are requesting from Transportation
5 Staff for the right-of-way for 16th Avenue and 4th
6 Street. I would like to tell you there are
7 maintain right-of-way that was not reflected on the
8 FLAP.

9 For example, 16 Avenue Southwest showed 30
10 feet right-of-way for FLAP, but ours show
11 37.97 feet maintain right-of-way in addition to
12 30 feet and the same with 14th (unintelligible)
13 would not reflecting on the FLAP.

14 All the agency approvable report. The
15 Planning Commission found consistent with the
16 Comprehensive Plan, and we request favorable
17 consideration, and I am available for any question
18 you might have.

19 HEARING MASTER FINCH: I don't have any at
20 this time but thank you so much.

21 Development Services, please.

22 MR. MONSANTO: Good evening. Israel
23 Monsanto, Development Services.

24 I'll share my screens. Never get it right.
25 As the applicant stated, the rezoning tonight for

1 two parcels currently zoned Agricultural
2 Single-Family Conventional ASC-1 to Planned
3 Development in order to develop the site with a
4 residential subdivision with a maximum of 42
5 detached units.

6 The project will be approximately 10.8 acres
7 and is located on the northeast corner of 4th
8 Street Southwest and 16th Avenue Southwest in
9 Ruskin. The Future Land Use is Residential-4, and
10 the site is within the Ruskin Community Plan.

11 Access is being proposed of 4th Street
12 Southwest and 16th Avenue to the south. Cross
13 access for future connections is also proposed.
14 Subject PD is within the Ruskin Community Plan and
15 is regulated by the Ruskin community character
16 guidelines of the Land Development Code sections
17 part 3.22.00.

18 Per the submitted project narrative and site
19 plan, the proposed site will comply with these
20 guidelines. Specifically, the proposed Planned
21 Development is located within area three of the
22 Ruskin neighborhood area map.

23 The PD will meet the guidelines in that the
24 project will consist of single-family detached
25 residential type and all lots will be at least

1 6,000 square feet with at least 20 percent of all
2 lots being 50 feet wide.

3 The remaining lots will be a minimum of
4 55 feet in width. The project will not be gated
5 and will have two access points as stated before.
6 The three stub-out to the eastern PD will provide
7 for future road extensions.

8 The Veterans cross -- the Veterans access
9 point is also being proposed connecting the
10 cul-de-sac to 16th Avenue Southwest. No design
11 exceptions or administrative variances for the
12 roadways serving the site were requested by the
13 applicant.

14 The nearby zoning districts located to the
15 southeast are zoned for residential uses. Other
16 areas consists of Agricultural Residential parcels
17 with a variety of lot sizes. Ranging from quarter
18 acre to over 10 acres.

19 Subdivisions in the vicinity are approved
20 today for residential uses with compatible lot
21 development standards. The proposed project sits
22 adjacent to commercial sites to the north located
23 along U.S. Highway 301.

24 Therefore, the project would serve as a
25 transition from Agricultural Residential uses to

1 the south and other nearby neighborhoods with
2 larger lots. Residential density will be below the
3 maximum allowed, which is four dwellings per the
4 acre.

5 The new PD interconnectivity to the adjacent
6 public road network system and include
7 opportunities to extend its internal streets for
8 future road extensions. No deviation from the
9 Ruskin community character guidelines were
10 provided, and no objections were received from
11 other reviewing agencies.

12 Based on all these considerations, the staff
13 finds the rezoning is supportable with conditions.
14 I'm available if you have any questions.

15 HEARING MASTER FINCH: Just one,
16 Mr. Monsanto. Could you just for the record
17 address the issue with school -- the high school
18 being overcapacity in the area and when the review
19 of school concurrency is done per the County's
20 process?

21 MR. MONSANTO: Right. So the comments that
22 we get from the school board, they provide the
23 analysis for the school capacity and how the new
24 project will impact those -- the capacity, and the
25 concurrency will be reviewed at the time of plat

1 review.

2 So when this -- if this is approved, when
3 the project goes to plat review, that's when the
4 currency will be reviewed.

5 HEARING MASTER FINCH: Okay. Thank you so
6 much. I appreciate it.

7 Planning Commission.

8 MS. MILLS: Yeneka Mills, Planning
9 Commission staff.

10 The subject property is located within the
11 Residential-4 Future Land Use classification, the
12 Urban Service Area, and the Ruskin and Southshore
13 Areawide Systems Community Plans.

14 The proposed use is consistent with the
15 Residential-4 Future Land Use classification. The
16 Residential-4 Future Land Use classification's
17 intent is to designate areas that are suitable for
18 low density residential development in addition to
19 suburban scale neighborhood, commercial office,
20 multiple purpose, and mix-use projects serving the
21 area may be permitted.

22 The applicant's requested to develop four
23 single-family homes with a minimum of 6,000 square
24 feet. The maximum allowable density of the subject
25 site is 43 dwelling units. The minimum allowable

1 density is 32 dwelling units.

2 The applicant is meeting minimum density
3 policy. The request is compatible with the
4 surrounding area and is consistent with Policy
5 16.1, 16.2, and 16.3 of the Future Land Use
6 Element.

7 The subject property is located within the
8 limits of the Ruskin Community Plan. Goal five of
9 this plan seeks to provide for a diversity of home
10 styles and types while protecting Ruskin's small
11 town character by encouraging development that is
12 connected with and integrated into the Ruskin
13 community.

14 The Ruskin Community Plan also states that
15 developments should continue and replicate the
16 traditional bridge street pattern found within
17 Ruskin. The site plan proposes an access on to
18 16th Avenue Southwest to the south and access to
19 4th Street Southwest to the west.

20 The development is not segregated from the
21 community plan and contributes to the grid pattern
22 in the area.

23 And based on those considerations, Planning
24 Commission staff finds the proposed rezoning
25 consistent with the Future of Hillsborough

1 Comprehensive Plan subject to conditions proposed
2 by the Development Services Department. Thank you.

3 HEARING MASTER FINCH: Thank you. I
4 appreciate it.

5 All right. We'll call for anyone that would
6 like to speak in support, either in the room or
7 online?

8 Seeing no one, anyone in opposition, either
9 here or out there? All right. No one. No one at
10 all.

11 All right. Mr. Grady, anything further?

12 MR. GRADY: Nothing further.

13 HEARING MASTER FINCH: All right. Mr. Mai,
14 anything from you before we close?

15 MR. MAI: No. No, madam. Thank you.

16 HEARING MASTER FINCH: All right. Thank you
17 for your time and testimony.

18 With that, we'll close Rezoning 21-0121 and
19 adjourn the hearing. Thank you-all for your time
20 and effort.

21 (Hearing was concluded at 10:35 p.m.)

22

23

24

25

1 application is being continued by staff to the
2 March 15th, 2021, Zoning Hearing Master Hearing.

3 Item A-22, Rezoning-PD 21-0113. This
4 application is being continued by the applicant to
5 the May 17th, 2021, Zoning Hearing Master Hearing.

6 Item A-23, Major Mod 21-0116. This
7 application is being continued by staff to the
8 March 15th, 2021, Zoning Hearing Master Hearing.

9 Item A-24, Rezoning-PD 21-121. This
10 application is out of order to be heard and is
11 being continued to the March 15th, 2021, Zoning
12 Hearing Master Hearing.

13 Item A-25, RZ-PD 21-0123. This application
14 is being continued by the applicant to the
15 March 15th, 2021, Zoning Hearing Master Hearing.

16 And item A-26, Rezoning-Standard 21-0242.
17 This application is being continued by staff to the
18 March 15th, 2021, Zoning Hearing Master.

19 That concludes all withdrawals and
20 continuances.

21 HEARING MASTER HATLEY: Thank you,
22 Mr. Grady.

23 All right. Before we get into the hearings
24 tonight, I'm going to go over some procedures. The
25 agenda tonight consists of items that require a



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE