



Rezoning Application: PD 23-0109 (Remand)

Zoning Hearing Master Date: February 20, 2024

BOCC Land Use Meeting Date: April 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Ryan Meyer, Panamint-Symmes Road LLC

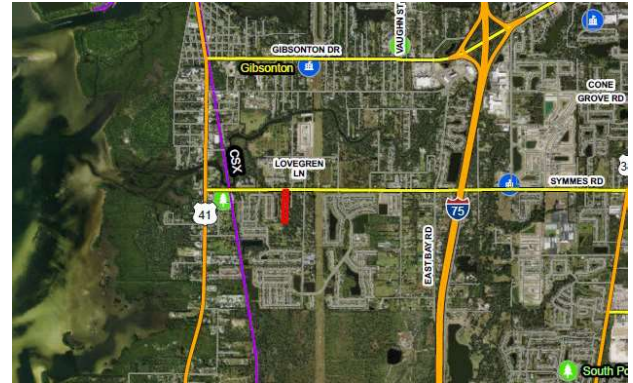
FLU Category: SMU-6

Service Area: Urban

Site Acreage: 4.86

Community Plan Area: Gibsonton and Southshore

Overlay: None



Introduction Summary:

On November 7, 2023, the Board of County Commissioners approved the applicants request for a remand to address two concerns: 1) the removal of the vertical curbing on the east side of the driveway; and 2) to reduce the internal sidewalk from six feet to five feet wide. After discussing further with Transportation staff, the applicant is proposing a Type D curb on each side of the driveway and retaining the original 6-foot-wide sidewalk. Transportation staff have no objections.

The applicant is requesting a zoning change from AR (Agricultural Rural) to increase the number of allowable mobile home lots from 14 to 24. The property fronts the south side of Symmes Road approximately 0.6 miles east of US Highway 41 currently developed as a mobile home park with 14 spaces. A nonconforming use finding (DNC 19-0751) that approved the site to operate as a mobile home park with 14 spaces was issued on August 2, 2019.

Zoning	Existing	Proposed
District(s)	AR	PD (23-0109)
Typical General Use(s)	Single-Family Residential/Agricultural	Mobile Home Park
Acreage	4.86	4.86
Density/Intensity	1 unit per 5 acres	4.94 units per acre
Mathematical Maximum*	1 unit	24 units

*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	AR	PD (23-0109)
Lot Size / Lot Width	217,800 sf / 150'	2,000 sf / 40'
Setbacks/Buffering and Screening	Front: 50' Rear: 50' Sides: 25'	Front and side of lots: 5' Front, Future Symmes Road R/W: 50' Rear: 25' Side (east): 25' Side (west): 15'
Height	50'	35'

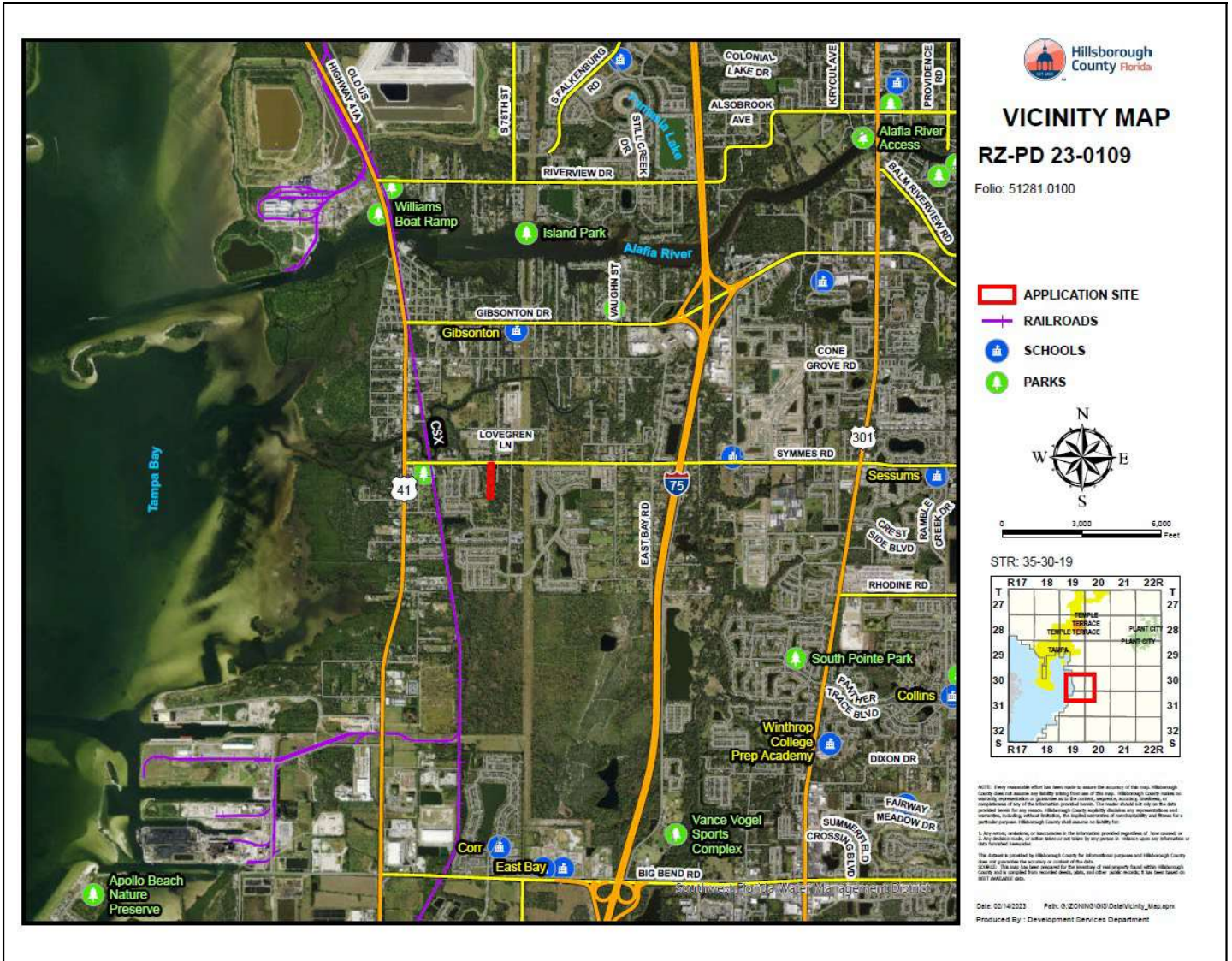
Additional Information

PD Variation	None requested as part of this application
Waiver to the Land Development Code	LDC, 6.11.110.I.5: western side setback reduction from 25 to 15 feet.

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

2.1 Vicinity Map

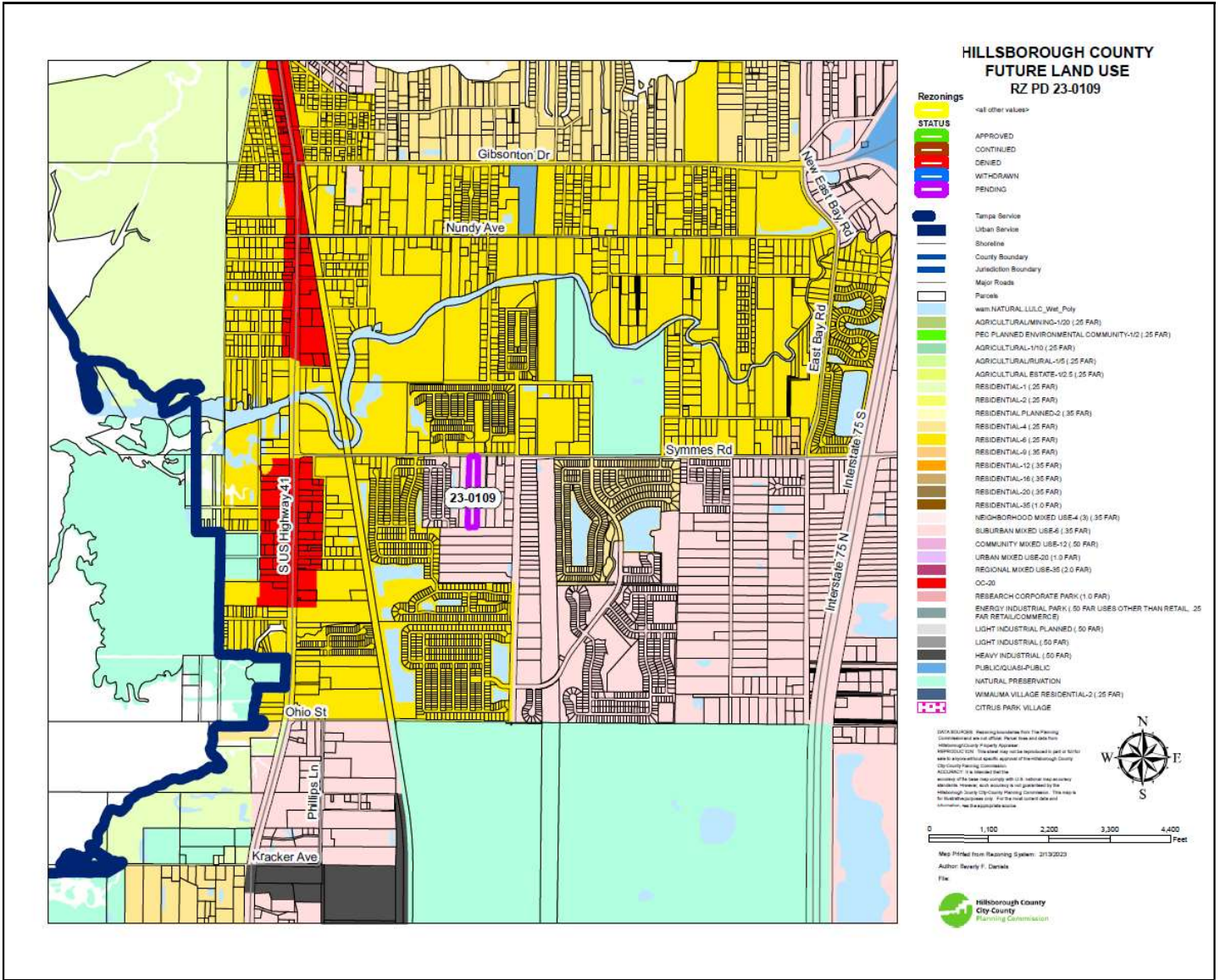


Context of Surrounding Area:

The zoning and development pattern in immediate area consists of single-family dwellings and vacant land.

2.0 LAND USE MAP SET AND SUMMARY DATA

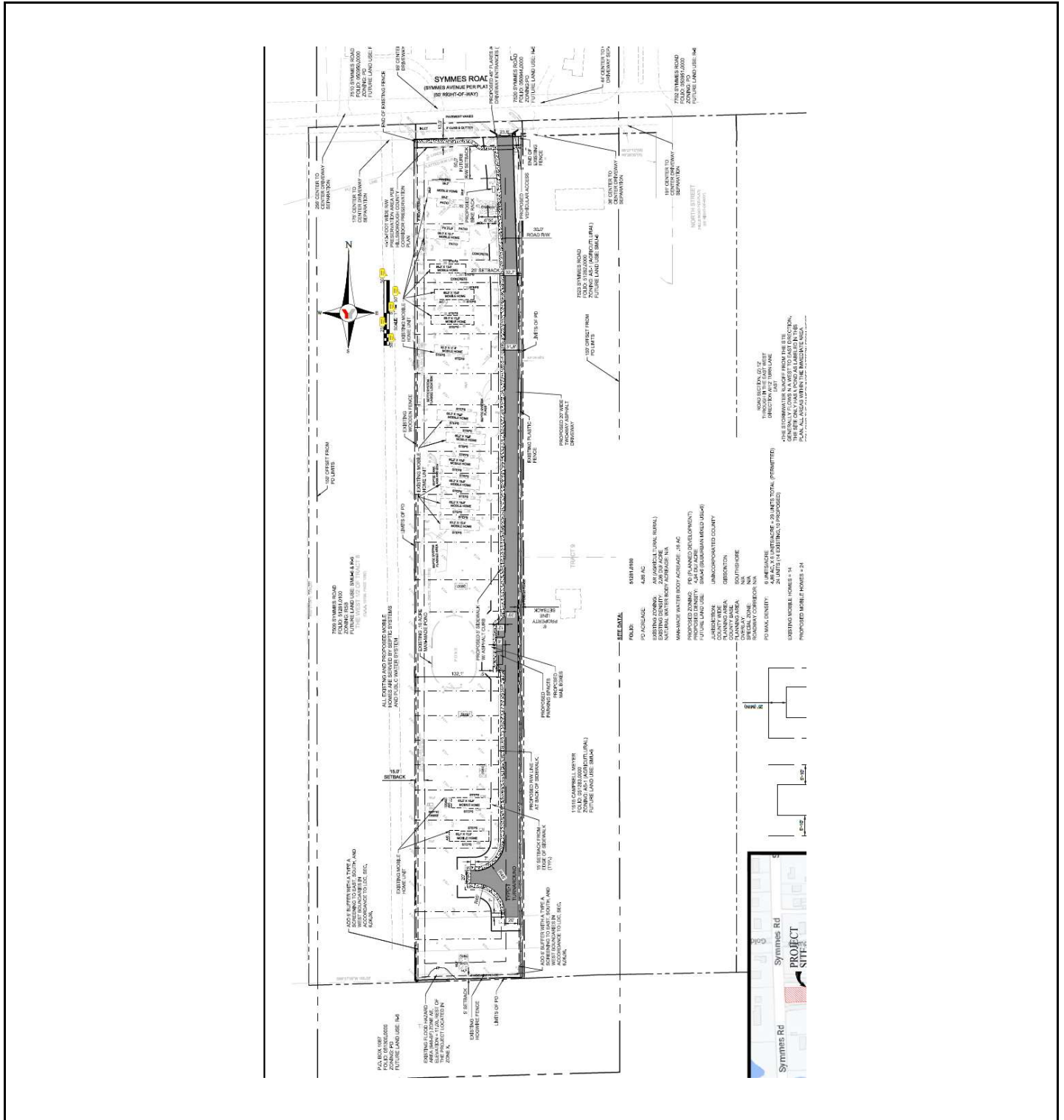
2.2 Future Land Use Map



Subject Site Future Land Use Category	SMU-6
Maximum Density/FAR	6 DU per GA/FAR: 0.25
Typical Uses	Residential, suburban scale neighborhood commercial, office, research corporate park, light industrial multi-purpose, clustered residential, and mixed use.

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 23-0109

ZHM HEARING DATE: February 20, 024

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
Symmes Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	100	5	8
Proposed	170	9	14
Difference (+/-)	(+) 70	(+) 4	(+) 6

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Symmes Road/ Substandard Road	Administrative Variance Requested	Approvable
Symmes Road/ Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area (See Section 7: Additional Information and/or Graphics) <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees: Urban Mobility, Central Park, South Fire - 10 Mobile homes (Fee estimate is based on a 1,500 square foot, Mobile Home Unit) Mobility: \$3,455 * 10 = \$ 34,550 Parks: \$1,957 * 10 = \$ 19,570 School: \$7,027 * 10 = \$ 70,270 Fire: \$ 335 * 10 = \$ 3,350 Mobile Home total 10 units = \$127,740				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant's waiver request to reduce the minimum side-yard setback from the western property line is due to the location of existing mobile homes. Staff finds that due to the nature of potential uses of the RSB zoned property to the west, the proposed 15-foot setback is adequate separation to mitigate the impacts of the mobile home park upon the neighboring property.

Based on the existing conditions within the proposed PD, the surrounding zoning and existing development pattern in the area, staff finds the proposed Planned Development compatible with the existing uses.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to conditions. There is no change in staff's previous recommendation.

6.0 PROPOSED CONDITIONS

Prior to site plan certification, the applicant shall revise the PD site plan to:

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 14, 2023.

1. Development shall be limited to 24 mobile homes.
2. Development shall proceed with the following standards:
 - a. Minimum perimeter setbacks:
 - North: 50 feet from the right-of-way preservation boundary
 - South: 25 feet
 - East: 25 feet
 - West: 15 feet
 - b. Minimum mobile home space setbacks:
 - Front: 5 feet
 - Side: 5 feet
 - Rear: 5 feet; including three-foot easements for utilities
 - c. Five-foot wide, type A, buffers shall be provided along the south, east, and west property boundaries.
 - d. Mobile home spaces must be contain at least 2,800 square feet and the average area for all mobile home spaces must contain at least 3,200 square feet; and
 - e. Maximum height: 35 feet.
3. Mobile homes that are replaced must meet the minimum setback requirements of LDC, 6.11.110.1.3.
4. Mobile homes may not be located within the coastal high hazard area.
5. Internal roadways shall be a minimum of 30 feet in width with a minimum of 20 feet of pavement for mobile home parks and a minimum of 25-foot roadways with 20 feet of pavement for recreational vehicles. Cul-de-sacs shall have a minimum radius of 35 feet. All roadways shall consist of a permanent paved material such as asphalt, concrete, or a permeable paving block.
6. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
7. Project access shall be limited to one (1) vehicular connection to Symmes Road Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
8. In accordance with the Hillsborough County Corridor Preservation Plan, as Symmes Road is identified as a future 2-lane enhanced roadway, the developer shall preserve up to +/- 13 feet of right-of-way along the project's Symmes Road frontage. Only those interim uses allowed by the Hillsborough County Land Development Code (LDC) shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.
9. If PD 23-0109 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated July 5, 2023) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on September 8, 2023). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway and the next closest connections as follows:

- a. A variance of +/- 294 feet from the closest driveway to the east on the same (south) side of the roadway, resulting in an access spacing of +/- 36 ft.;
 - b. A variance of +/- 155 feet from the closest driveway to the west on the same (south) side of the roadway, resulting in an access spacing of +/- 175 ft.;
 - c. A variance of +/- 286 feet from the closest driveway to the east on the opposite (north) side of the roadway, resulting in an access spacing of +/- 44 ft; and,
 - d. A variance of +/- 235 feet from the closest driveway to the west on the opposite (north) side of the roadway, resulting in an access spacing of +/- 95 ft
10. If PD 23-0109 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated September 6, 2023) which has been found approvable by the County Engineer (on September 8, 2023). Approval of this Administrative Variance will waive the Symmes Road substandard road improvements required by Sec. 6.04.03.L. of the LDC.
11. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary:
- a. Individual driveways serving mobile home units shall be a minimum of 20 feet in length, or the length necessary to park the required number of vehicles within the driveway pursuant to LDC Sec. 6.05.02.E., whichever is greater; and,
 - b. No part of a mobile home shall be located within 15 feet of closest edge of the internal 6-foot-wide sidewalk shown on the PD site plan.
12. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.

- 18. 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).
- 19. 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.
- 20. 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:



J. Brian Grady
Thu Feb 8 2024 08:15:50

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Coast High Hazard Area Restrictions: in accordance with LDC, Section 6.11.110.F.1, the development of manufactured home communities shall not be permitted in the Coastal High Hazard Area unless they meet the standards of the Florida Building Code, as revised. The southern portion of the property includes an area, hatched in red below, that is designated as Coastal High Hazard Area. To address compliance, the project has been conditioned to prohibit any mobile homes in the cross hatched area.



8.0 PROPOSED SITE PLAN (FULL)

(see following page)

APPLICATION NUMBER: PD 23-0109

ZHM HEARING DATE: January 16, 2024

BOCC LUM MEETING DATE: March 19, 2024

Case Reviewer: Sam Ball

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/7/2023
Revised for Remand: 1/7/2024
2nd Revision for Remand: 2/1/2024

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: GB

PETITION NO: RZ 23-0109

- This agency has no comments.

- This agency has no objection.

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

- This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

2. Project access shall be limited to one (1) vehicular connection to Symmes Rd. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

3. In accordance with the Hillsborough County Corridor Preservation Plan, as Symmes Rd. is identified as a future 2-lane enhanced roadway, the developer shall preserve up to +/- 13 feet of right-of-way along the project's Symmes Rd. frontage. Only those interim uses allowed by the Hillsborough County Land Development Code (LDC) shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

4. If PD 23-0109 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated July 5, 2023) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on September 8, 2023). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway and the next closest connections as follows:
 - a. A variance of +/- 294 feet from the closest driveway to the east on the same (south) side of the roadway, resulting in an access spacing of +/- 36 ft.;
 - b. A variance of +/- 155 feet from the closest driveway to the west on the same (south) side of the roadway, resulting in an access spacing of +/- 175 ft.;
 - c. A variance of +/- 286 feet from the closest driveway to the east on the opposite (north) side of the roadway, resulting in an access spacing of +/- 44 ft; and,
 - d. A variance of +/- 235 feet from the closest driveway to the west on the opposite (north) side of the roadway, resulting in an access spacing of +/- 95 ft.

5. If PD 23-0109 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated September 6, 2023) which has been found approvable by the County Engineer (on September 8, 2023). Approval of this Administrative Variance will waive the Symmes Rd. substandard road improvements required by Sec. 6.04.03.L. of the LDC.

6. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary:
 - a. Individual driveways serving mobile home units shall be a minimum of 20 feet in length, or the length necessary to park the required number of vehicles within the driveway pursuant to LDC Sec. 6.05.02.E., whichever is greater; and,
 - b. No part of a mobile home shall be located within 15 feet of closest edge of the internal 6-foot-wide sidewalk shown on the PD site plan.
 - c. The internal roadway shall be constructed with Type D curb on both sides of the facility, and a minimum 2-foot separation shall be maintained between the back of curb and any fences, buildings and/or other vertical structures (e.g. utilities, trees, etc.).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone an +/- 4.88 ac. parcel from Agricultural Rural (AR) to Planned Development (PD). The site is currently occupied by 14 mobile home dwelling units. The applicant is seeking entitlements to allow up to 24 mobile home dwelling units.

As required by Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter indicating that, because the project generates fewer than 50 peak hour trips in total, no trip generation and site access analysis was required to process this request. Staff has prepared a comparison of the potential trips generated by development permitted under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 14-unit mobile home park (ITE LUC 240)	100	5	8

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 24-unit mobile home park (ITE LUC 240)	170	9	14

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 70	(+) 4	(+) 6

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Symmes Rd. is a publicly maintained, 2-lane, undivided, substandard, collector roadway characterized by +/- 10-11-foot-wide travel lanes in average condition. Adjacent to the project site the roadway lies within a +/- 50-foot wide right-of-way. There are no bicycle facilities present on Symmes Rd. in the vicinity of the proposed project. There are +/- 4- to 5-foot-wide sidewalks along portions of both sides Symmes Rd. in the vicinity of the proposed project.

Symmes Rd., along the project’s frontage, is shown on the Hillsborough County Corridor Preservation Plan as a future 2-lane enhanced roadway. The minimum right-of-way necessary is calculated by taking the typical section for a 2-lane urban, undivided roadway (TS-4 within the Hillsborough County Transportation Technical Manual), which requires a minimum of 64 feet of right-of-way, and adding an

additional 12 feet of right-of-way for enhancements (for a total of 76 feet of right-of-way required). Given there is 50 feet of right-of-way along the project’s Symmes Rd. frontage, the applicant is required to preserve one-half of the additional 26 feet of right-of-way needed along its project frontage (i.e. 13 feet).

SITE ACCESS AND CONNECTIVITY

The project will be served by one (1) connection to Symmes Rd. Variances regarding access spacing have been included hereinbelow.

Cross access is not required pursuant to Sec. 6.04.03.Q. of the LDC.

REQUESTED ADMINISTRATIVE VARIANCE – ACCESS SPACING

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated September 6, 2023) from the Section 6.04.07 LDC requirement, governing access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 6 roadway with a posted speed of 45 miles per hour or less. Staff notes that while the applicant’s request letter incorrectly identified the roadway as a Class 4 facility, the end result remains unchanged (however the letter overstates the amount of the required variance by an additional 85 feet). The applicant is seeking the following variances relative to its proposed project access:

1. A variance of +/- 294 feet from the closest driveway to the east on the same (south) side of the roadway. If approved, this would result in an access spacing of +/- 36 ft.
2. A variance of +/- 155 feet from the closest driveway to the west on the same (south) side of the roadway. If approved, this would result in an access spacing of +/- 175 ft.
3. A variance of +/- 286 feet from the closest driveway to the east on the opposite (north) side of the roadway. If approved, this would result in an access spacing of +/- 44 ft.
4. A variance of +/- 235 feet from the closest driveway to the west on the opposite (north) side of the roadway. If approved, this would result in an access spacing of +/- 95 ft.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on September 8, 2023.

REQUESTED ADMINISTRATIVE VARIANCE – SYMMES RD. SUBSTANDARD ROAD

Symmes Rd. is a substandard collector roadway. The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance request (dated July 5, 2023) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on September 8, 2023). If this rezoning is approved the County Engineer will approve the above referenced Administrative Variance Request. If approved, no substandard road improvements on Symmes Rd. will be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Symmes Rd.	US 41	US 301	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Friday, September 8, 2023 6:15 PM
To: gtraverso@georgefyoung.com
Cc: wcobb@georgefyoung.com; jvanlith@pnw-solar.com; steve.schmitt@consulting-se.net; rmeyer@panamintholdings.com; Ball, Fred (Sam); Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: RZ PD 23-0109 - Administrative Variances Review
Attachments: 23-0109 AVAdIn 09-06-23_1.pdf; 23-0109 AVAdIn 09-06-23_2.pdf

Importance: High

Gerardo,

I have found the attached Section 6.04.02.B. Administrative Variances (AV) for PD 23-0109 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

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

Mike

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

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

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Friday, September 8, 2023 2:22 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Subject: RZ PD 23-0109 - Administrative Variances Review
Importance: High

Hello Mike,

The Attached Administrative Variances are Approvable to me, please include the following people in your response email:

gtraverso@georgefyoung.com
wcobb@georgefyoung.com
jvanlith@pnw-solar.com
steve.schmitt@consulting-se.net
rmeyer@panamintholdings.com
ballf@hillsboroughcounty.org
ratliffja@hillsboroughcounty.org

Best Regards,

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

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

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

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

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



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. AV #1 (Min. Spacing) <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Sunshine Acres Mobile Home Park
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	051281-0100
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Ryan Meyer
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	AR
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	RZ-PD 23-0109
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



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September 6, 2023

Michael J. Williams
County Engineer
Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Sunshine Acres, Zoning Case # 23-0109

Dear Mr. Williams

This letter documents a request for a Section 6.04.02B. **Administrative Variance** to Hillsborough County Land Development Code (LDC) 6.04.07 (Minimum Spacing) in association with development permitting for the “**Sunshine Acres**” project.

The subject project site is located at 7515 Symmes Rd, Gibsonton, FL 33534. The subject project is proposed for development consisting of 10 trailer lots to be added to the existing 14 trailer lots. In order for the project to be completed, a Administrative Variance is needed for the minimum driveway separation to ensure that the proposed increase in roadway usage does not create an unsafe traffic situation.

Symmes Road s an undivided 2-lane roadway facility with a Class 4 spacing criteria, with requires a minimum of 330 feet connection spacing.

The applicant is seeking the following variances relative to its proposed project access:

1. A variance of +/- 294 feet from the closest driveway to the east on the same (south) side of the roadway. If approved, this would result in an access spacing of +/- 36 ft.
2. A variance of +/- 155 feet from the closest driveway to the west on the same (south) side of the roadway. If approved, this would result in an access spacing of +/- 175 ft.
3. A variance of +/- 286 feet from the closest driveway to the east on the opposite (north) side of the roadway. If approved, this would result in an access spacing of +/- 44 ft.
4. A variance of +/- 235 feet from the closest driveway to the west on the opposite (north) side of the roadway. If approved, this would result in an access spacing of +/- 95 ft.

Refer to attached proposed site plan showing distances between driveways.

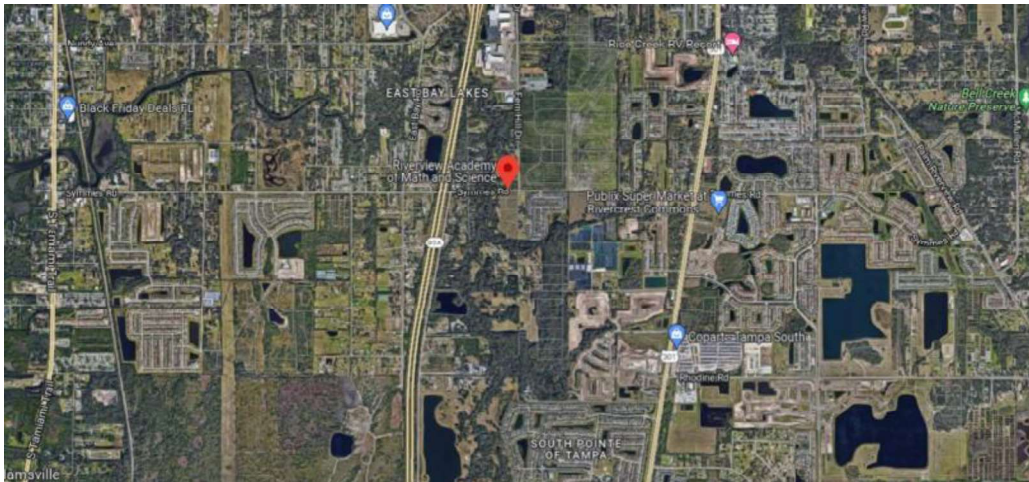


Sunshine Acres, Zoning Case # 23-0109
September 5, 2023

Given the condition that all driveways are existing, and the number of trips generated by the site in comparison between pre and post conditions are minimal, we respectfully request approval of this request.

This request has been prepared in accordance with LDC §6.04.02.B., to address the following: (a) there is an unreasonable burden on the applicant, (b) the variance would not be detrimental to the public health, safety, and welfare, and (c) without the variance, reasonable access cannot be provided as discussed herein.

The subject segment of Symmes Road is a 2-lane undivided County collector roadway with a rural and urban cross section and 35 mph posted speed limit, which is approximately 4.70 miles in length from Balm Riverview Road to S. Tamiami Trail. It is noted that the segment of Symmes Road right in front of the project is an urban section with curb and gutter, and also includes turn lanes.



DRIVEWAY SPACING: The driveway immediately to the west of the existing Sunshine Acres MH park driveway, along the south side of Symmes Road, is approximately 175' away, and the one immediately to the east is approximately 36'. There are other driveways along the north side of Symmes Road at 95 ft to the west and 44 ft to the east of the existing driveway at Sunshine Acres. It is pertinent to note that no crashes were reported at the Sunshine Acres driveway or in an area near the driveway.

Based on Section 6.04.07 of the Hillsborough County Land Development Code states that for a Class 4 roadway, a minimum connection distance of 330 ft for speed of 45 mph or less is required. The existing development has only one access driveway along Symmes Road. The total roadway frontage along Symmes Road for the development is approximately 80 feet. Even relocating the driveway to any point along the 80 ft of roadway frontage will not provide the required 330 ft separation required to any of the existing driveway within the area.

There is an unreasonable burden on the applicant. The relocation and/or reconstruction of the existing Sunshine Acres driveway will not be feasible as the entire property frontage is approximately 175 feet and will not comply with the minimum distance separation for commercial driveways. ***Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary such that an unreasonable burden is not unduly imparted upon the applicant.***



Sunshine Acres, Zoning Case # 23-0109
September 5, 2023

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

As mentioned before, no crashes were reported in the immediate vicinity of the existing Sunshine Acres Driveway and nearby driveways. The actual location of the existing driveway for the subject segment of Symmes Road have not historically contributed to a safety deficiency, nor does the corridor exhibit any crash patterns that would indicate a potential for future safety concerns associated with development of the project. *Therefore, approval of this ADMINISTRATIVE VARIANCE would not adversely affect, public health, safety, or welfare.*

Without the administrative variance, reasonable access cannot be provided. Access to the “Sunshine Acres Mobile Home Park” project site relies upon Symmes Road, for which alternate access options are not available. *Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary to provide reasonable access to the project.*

The foregoing documents a request for an ADMINISTRATIVE VARIANCE to Hillsborough County Land Development Code (LDC) §6.04.07 (Minimum Spacing) in association with development permitting for the “Sunshine Acres Mobile Home Park” project, for relief from the implementation of improvements to Symmes Road to meet minimum driveway separation.

Sincerely,

GEORGE F. YOUNG, INC.

Gerardo Traverso, PE, PMP
Project Engineer



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

_____ Approved with Conditions

_____ Approved

_____ Disapproved

Michael J. Williams, PE
Hillsborough County Engineer on _____

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



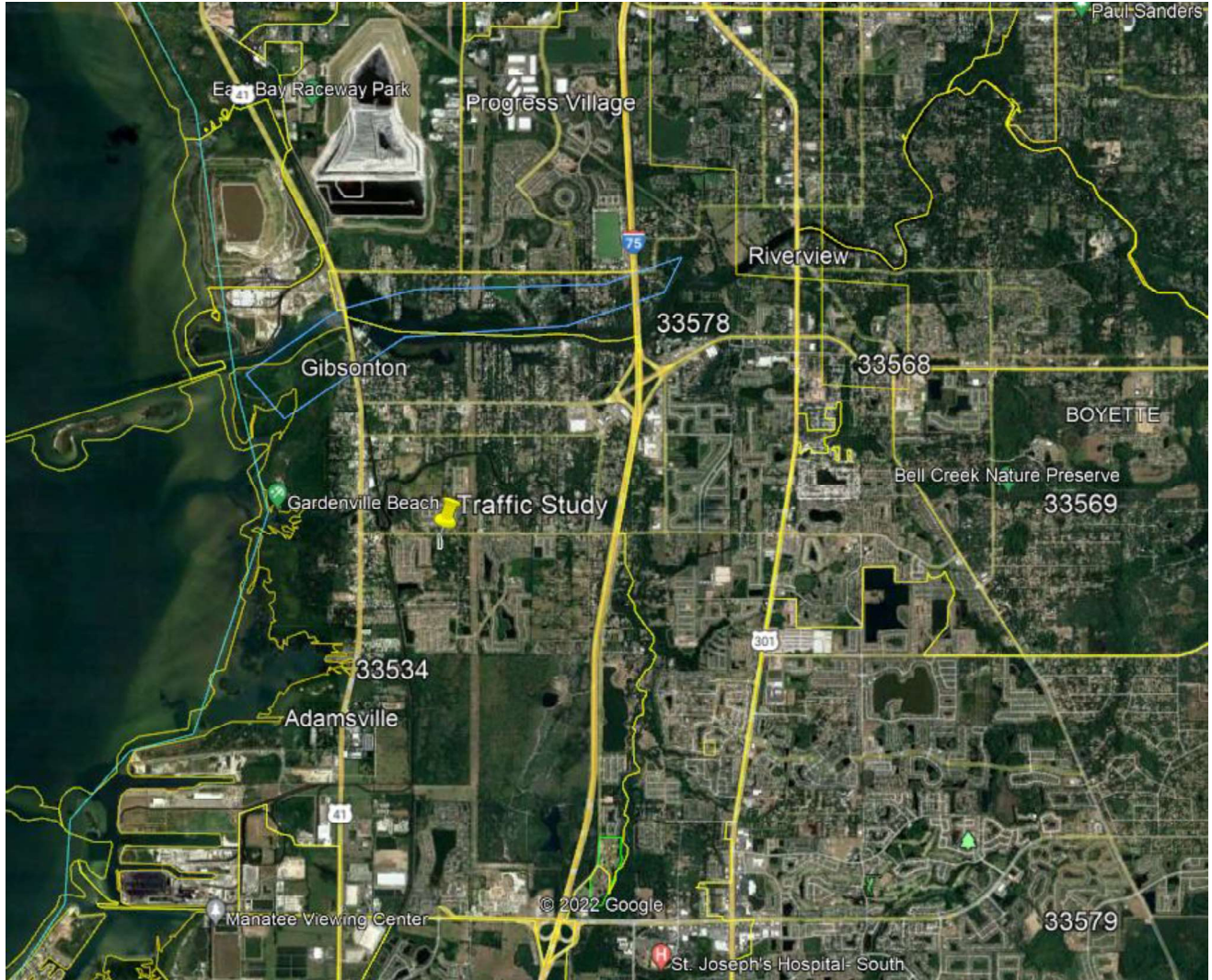
Sunshine Acres, Zoning Case # 23-0109
September 5, 2023



Location Map

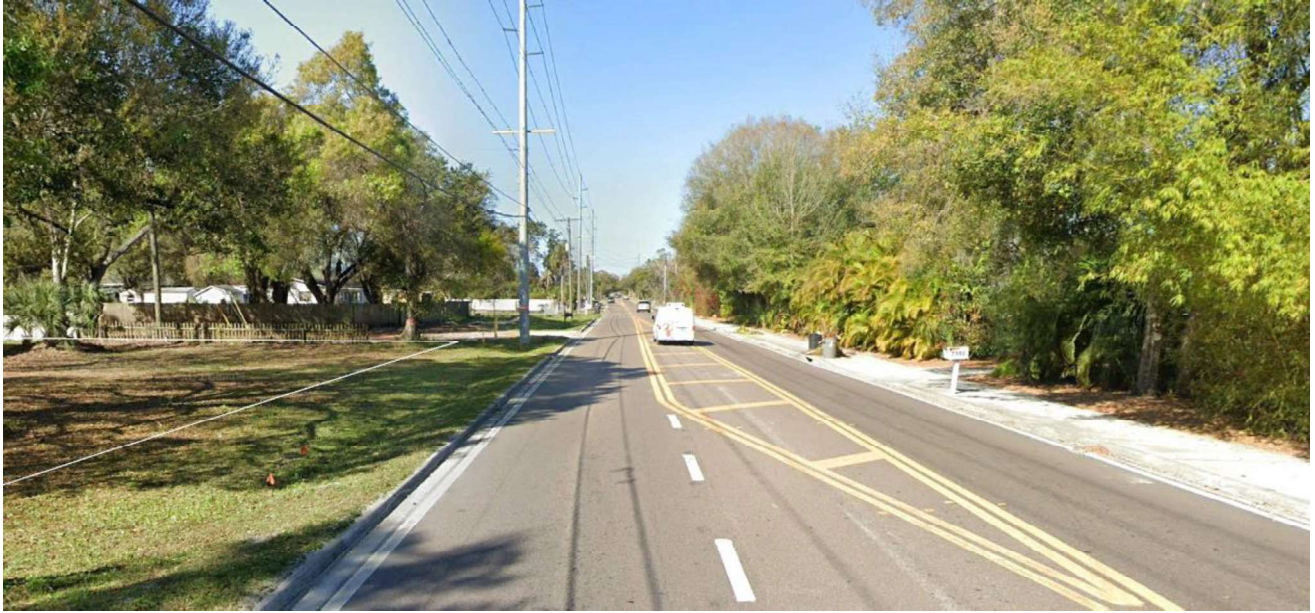


Sunshine Acres, Zoning Case # 23-0109
September 5, 2023





Sunshine Acres, Zoning Case # 23-0109
September 5, 2023



Looking West



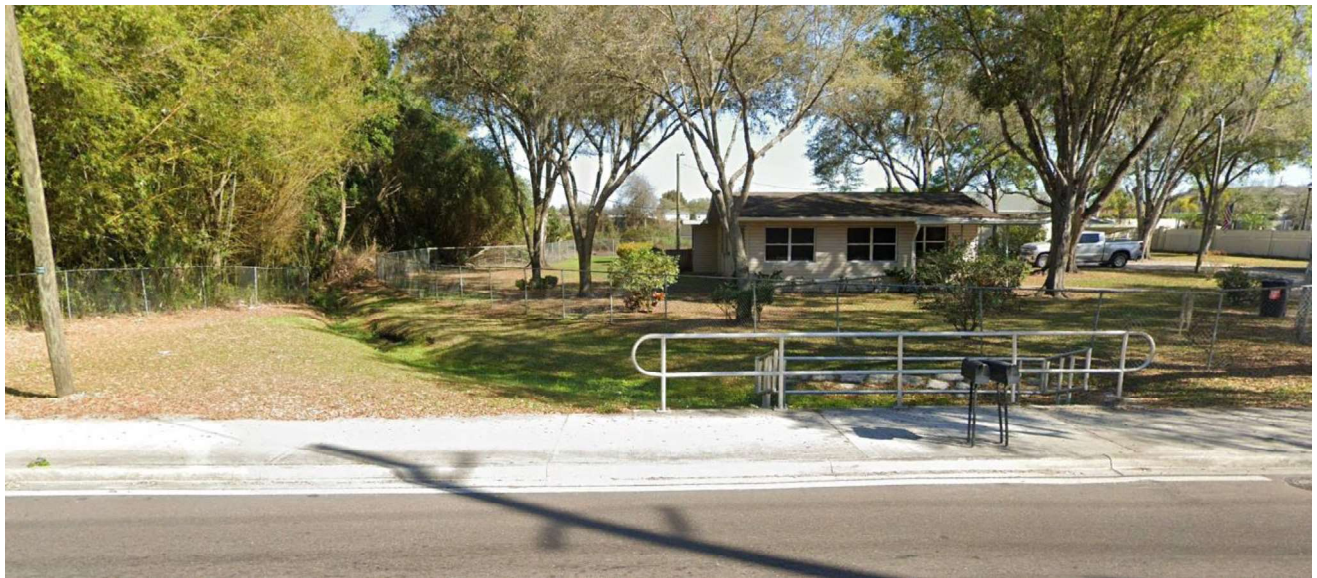
Looking East



Sunshine Acres, Zoning Case # 23-0109
September 5, 2023



Looking South



Looking North

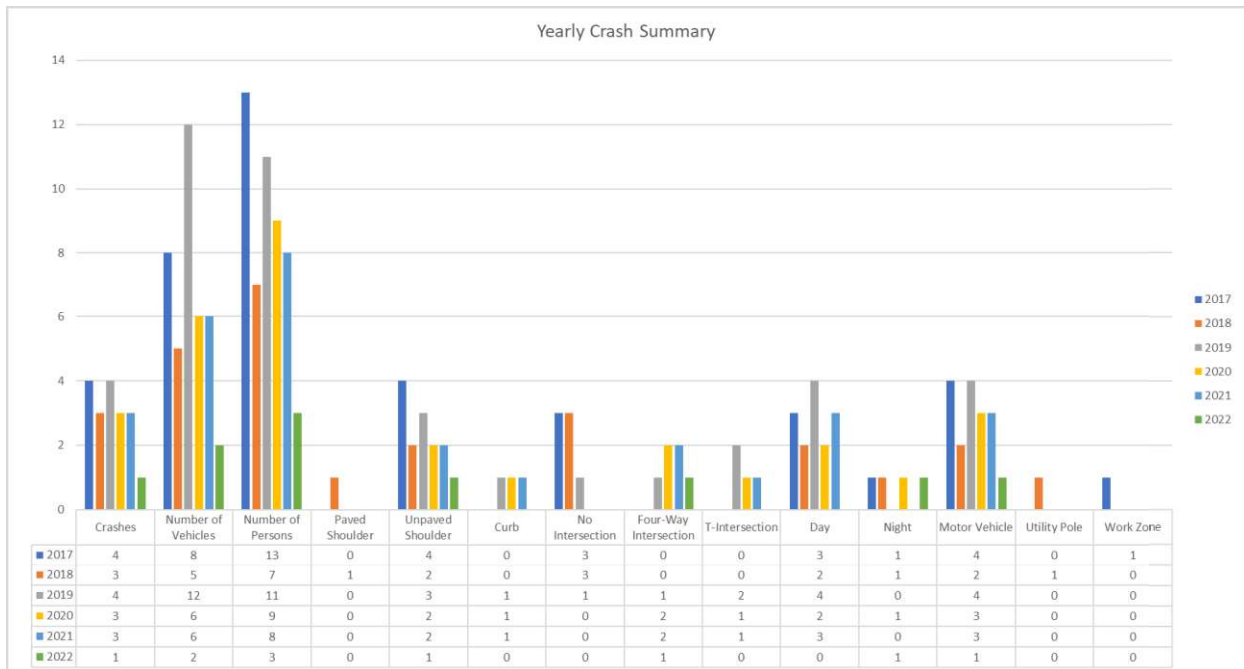
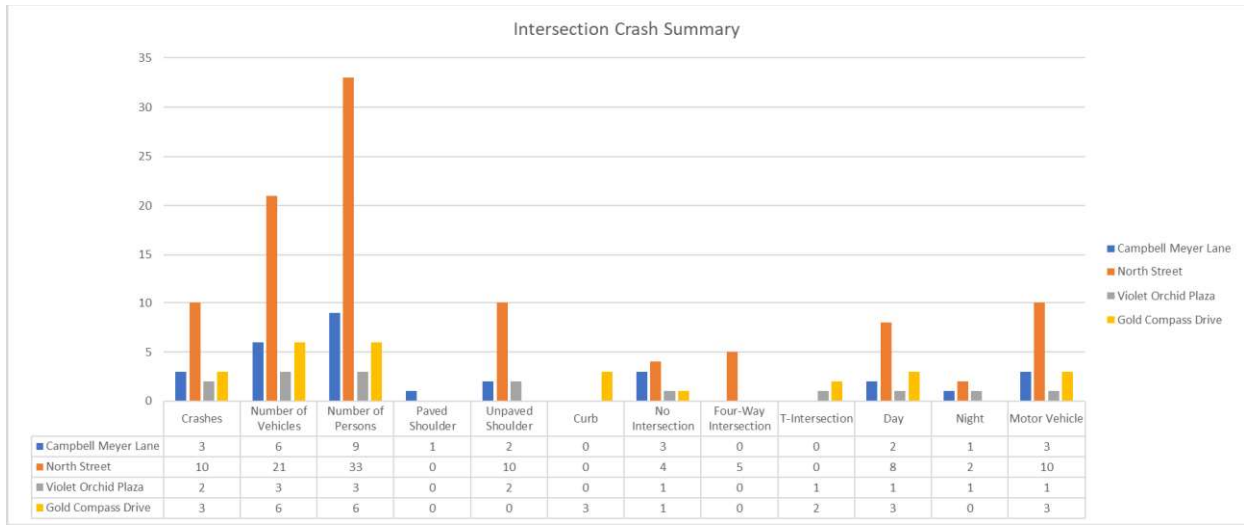


Sunshine Acres, Zoning Case # 23-0109
September 5, 2023

5 Year Crash Report				Shoulder			Intersection			Time of Day		Collision Object		Condition
Records Date Range:	Crashes	Number of Vehicles	Number of Persons	Paved Shoulder	Unpaved Shoulder	Curb	No Intersection	Four-Way Intersection	T-Intersection	Day	Night	Motor Vehicle	Utility Pole	Work Zone
06/30/2022 to 01/01/2017	18	36	51	1	14	3	9	5	3	14	4	17	1	1

Intersection Summary				Shoulder			Intersection			Time of Day		Collision Object		Condition
	Crashes	Number of Vehicles	Number of Persons	Paved Shoulder	Unpaved Shoulder	Curb	No Intersection	Four-Way Intersection	T-Intersection	Day	Night	Motor Vehicle	Utility Pole	Work Zone
Campbell Meyer Lane	3	6	9	1	2	0	3	0	0	2	1	3	0	1
North Street	10	21	33	0	10	0	4	5	0	8	2	10	0	0
Violet Orchid Plaza	2	3	3	0	2	0	1	0	1	1	1	1	1	0
Gold Compass Drive	3	6	6	0	0	3	1	0	2	3	0	3	0	0

Intersection Summary				Shoulder			Intersection			Time of Day		Collision Object		Condition
	Crashes	Number of Vehicles	Number of Persons	Paved Shoulder	Unpaved Shoulder	Curb	No Intersection	Four-Way Intersection	T-Intersection	Day	Night	Motor Vehicle	Utility Pole	Work Zone
2017	4	8	13	0	4	0	3	0	0	3	1	4	0	1
2018	3	5	7	1	2	0	3	0	0	2	1	2	1	0
2019	4	12	11	0	3	1	1	1	2	4	0	4	0	0
2020	3	6	9	0	2	1	0	2	1	2	1	3	0	0
2021	3	6	8	0	2	1	0	2	1	3	0	3	0	0
2022	1	2	3	0	1	0	0	1	0	0	1	1	0	0





**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input type="checkbox"/> 1. AV #2 (Exist. Facilities) <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Sunshine Acres Mobile Home Park
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	051281-0100
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Ryan Meyer
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	AR
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	RZ-PD 23-0109
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



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July 5, 2023

Michael J. Williams
County Engineer
Director, Development Review Division
Hillsborough County Development Services
601 East Kennedy Boulevard, 20th Floor
Tampa, Florida 33602

RE: Sunshine Acres, Zoning Case # 23-0109

Dear Mr. Williams

This letter documents a request for a Section 6.04.02B. **Administrative Variance** to Hillsborough County Land Development Code (LDC) 6.04.03.L (Existing Facilities) in association with development permitting for the “**Sunshine Acres**” project.

The subject project site is located at 7515 Symmes Rd, Gibsonton, FL 33534. The subject project is proposed for development consisting of 10 trailer lots to be added to the existing 14 trailer lots. In order for the project to be completed, an administrative variance is being requested to address substandard Symmes Road which not fully meet standards for the Transportation Technical Manual, TS-4.

Symmes Road was found to be a substandard road in regard to LCD 6.04.03.L, which states the following;

Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.

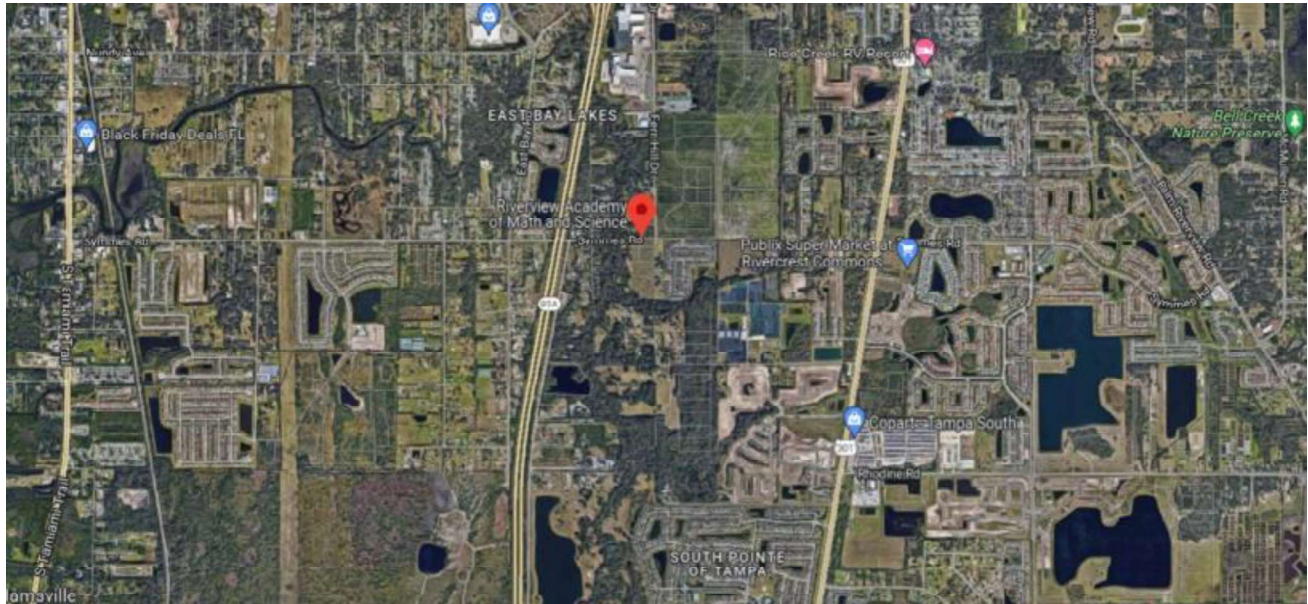
Given the condition that neither the full nor a partial conformance with the TS-4, Urban Collector 2-lane undivided if feasible under the existing conditions for Symmes Road, an Administrative Variance is requested for relief from the requirements to improve Symmes Road to meet new roadway standards. A copy of the typical section TS-4 for an urban collector 2-lane undivided is attached to this report.



Sunshine Acres, Zoning Case # 23-0109
September 5, 2023

This request has been prepared in accordance with LDC §6.04.02.B, to address the following: (a) there is an unreasonable burden on the applicant, (b) the exception would not be detrimental to the public health, safety, and welfare, and (c) without the exception, reasonable access cannot be provided as discussed herein.

The subject segment of Symmes Road is a 2-lane undivided County collector roadway with a rural and urban cross section and 35 mph posted speed limit, which is approximately 4.70 miles in length from Balm Riverview Road to S. Tamiami Trail. It is noted that the segment of Symmes Road right in front of the project is an urban section with curb and gutter, and also includes turn lanes.



Characteristics of Symmes Road were compiled, consisting of Right-of-Way Width, Pavement Condition, Lane Width, Shoulders, and Sidewalks as discussed below and supplemented with recent photographs as shown in attachments below.

RIGHT OF WAY WIDTH: Symmes Road was found to have a right of way width that varies between 50 and 65 feet approximately. These findings indicate that the subject roadway has a substandard right of way width pursuant to Hillsborough County roadway standards for the applicable TS-4 section that requires a standard right of way of 64 feet. It is noted that the reported right of way widths is approximate, as measured from the Hillsborough County Property Appraiser website.

PAVEMENT CONDITION: Symmes Road within the project limits was found to have good to fair pavement condition, without major cracking or rutting that would be indicative of structural failure. It is noted that pavement condition is not included as part of the TS-4 typical section.



Sunshine Acres, Zoning Case # 23-0109
September 5, 2023

LANE WIDTH: Symmes Road was found to have a lane width of approximately 11 ft. This indicates that Symmes Road has lane widths meeting the requirements, pursuant to Hillsborough County roadway standards for the applicable TS-4 typical section that identifies the standard lane width as 11 ft.

SIDEWALKS: Symmes Roads within the project limits have sidewalk on the north side of the road from North Street to Violet Orchid Place. At North Street, the sidewalk shifts to the south of Symmes Road. These findings indicate that Symmes Road has substandard sidewalk conditions, as pursuant TS-4 typical section that required sidewalks on both side of the road.

BIKE LANES: There are no bike lanes along Symmes Road within the project limits. These findings indicate that Symmes Road has substandard bike lane conditions as pursuant to TS-4 typical section that requires two 7' buffered bikelanes.

CRASH DATA EVALUATION

Crash data was extracted from the prior 5 year period from 1/1/17 through 6/30/2022. During that period, 18 crashes were identified, where the majority of these crashes (10) occurred at intersection of Symmes Road and North Street thus not attributable to substandard roadway conditions.

It is concluded from the crash data evaluation that substandard roadway conditions have not historically contributed to a safety deficiency, nor does the crash history for the subject segment of Symmes Road exhibit any patterns that would indicate a potential for future safety concerns associated with development of the subject project.

Below is the evaluation of the roadway characteristics and crash data evaluation to support the requirements of LDC §6.04.02.B, as follows;

There is an unreasonable burden on the applicant. The existing right-of-way width for the subject corridor is not adequate to accommodate the full TS-4 typical section, therefore, a requirement to implement the TS-4 would create the burden of acquiring private property to increase the width of the right of way to sufficiently accommodate this typical section. *Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary such that an unreasonable burden is not unduly imparted upon the applicant.*

The administrative variance would not be detrimental to the public health, safety, and welfare. In consideration that substandard roadway conditions for the subject segment of Symmes Road have not historically contributed to a safety deficiency, nor does the corridor exhibit any crash patterns that would indicate a potential for future safety concerns associated with development of the project. *Therefore, approval of this ADMINISTRATIVE VARIANCE would not adversely affect public health safety or welfare.*



Sunshine Acres, Zoning Case # 23-0109
September 5, 2023

Without the administrative variance, reasonable access cannot be provided. Access to “Sunshine Acres Mobile Home Park” project site relies upon Symmes Road, for which alternate access options are not available. Therefore, approval of this ADMINISTRATIVE VARIANCE is necessary to provide reasonable access to the project.

The foregoing documents a request for an ADMINISTRATIVE VARIANCE to Hillsborough County Land Development Code (LDC) §6.04.04L (Existing Facilities) in association with development permitting for the “Sunshine Acres Mobile Home Park” project, for relief from the implementation of improvements to Symmes Road to meet new roadway standards for a two-lane undivided rural collector roadway (TS-4).

Sincerely,

GEORGE F. YOUNG, INC.

Gerardo Traverso, PE, PMP
Project Engineer



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

_____ Approved with Conditions

_____ Approved

_____ Disapproved

Michael J. Williams, PE
Hillsborough County Engineer on _____

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



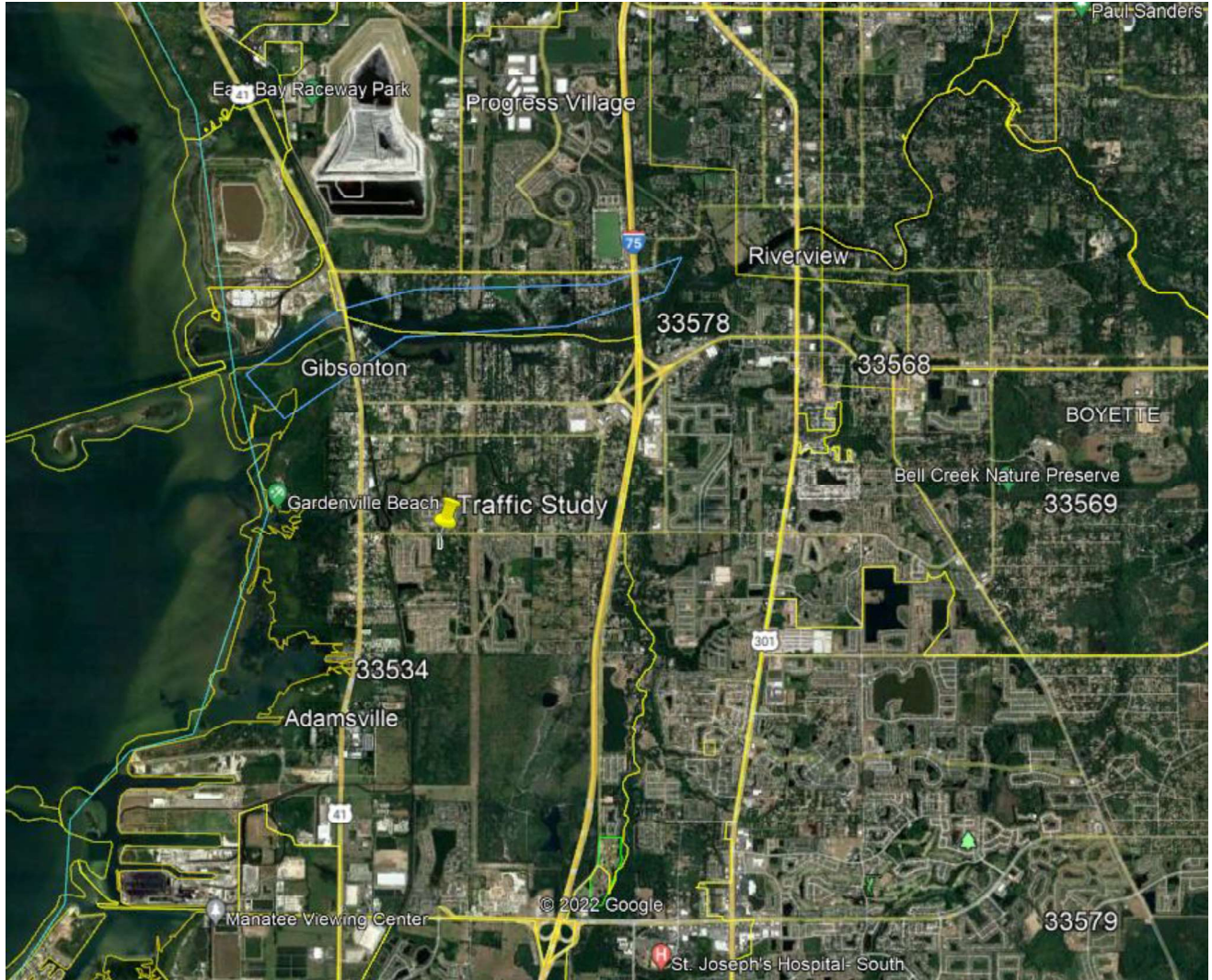
Sunshine Acres, Zoning Case # 23-0109
September 5, 2023



Location Map

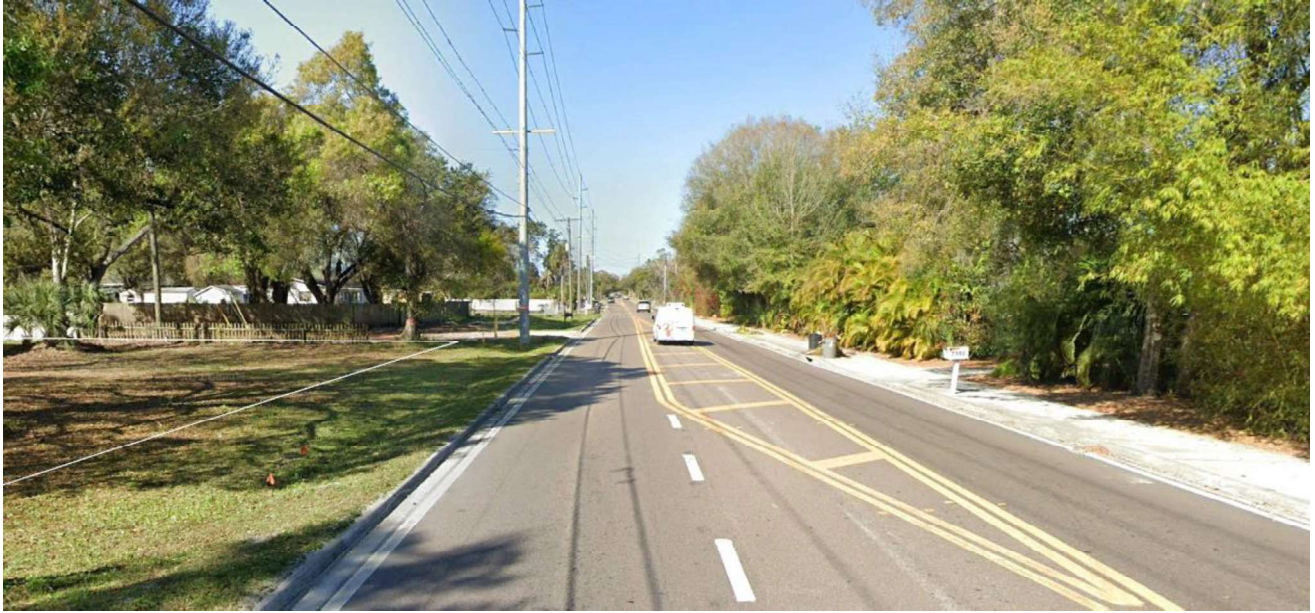


Sunshine Acres, Zoning Case # 23-0109
September 5, 2023





Sunshine Acres, Zoning Case # 23-0109
September 5, 2023



Looking West



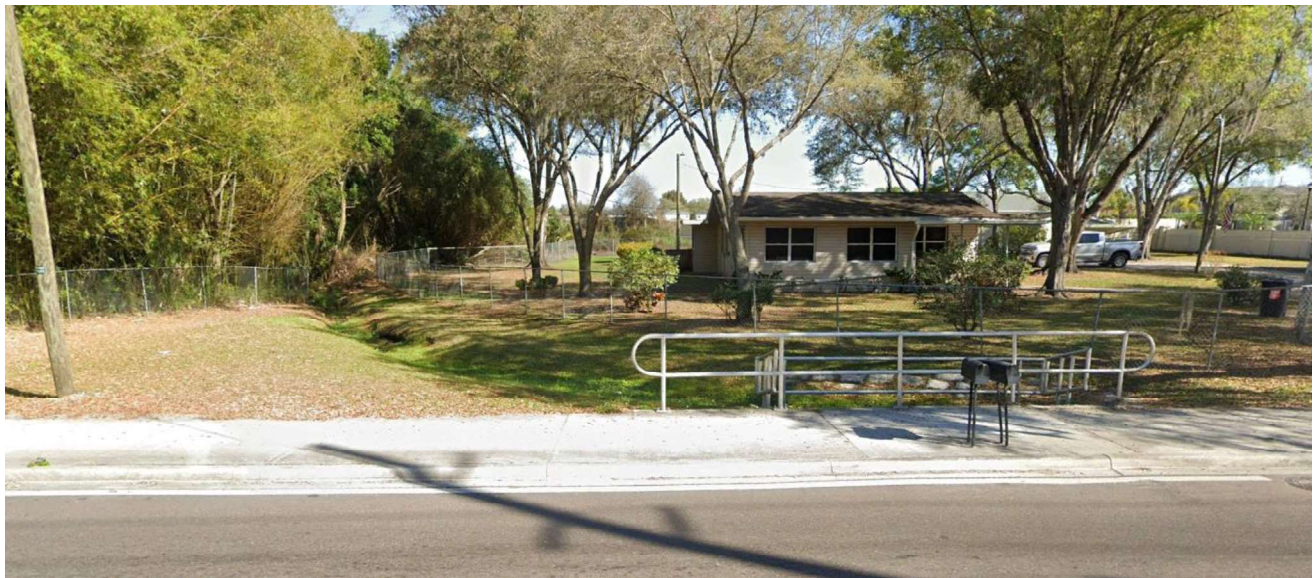
Looking East



Sunshine Acres, Zoning Case # 23-0109
September 5, 2023



Looking South



Looking North

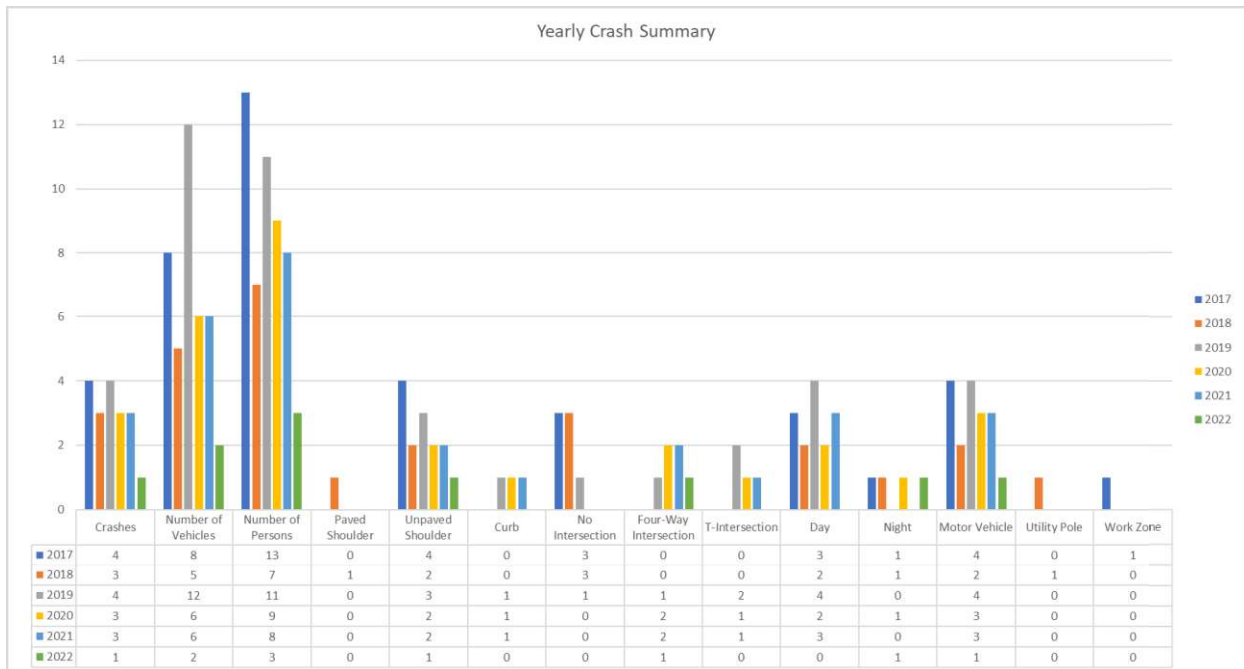
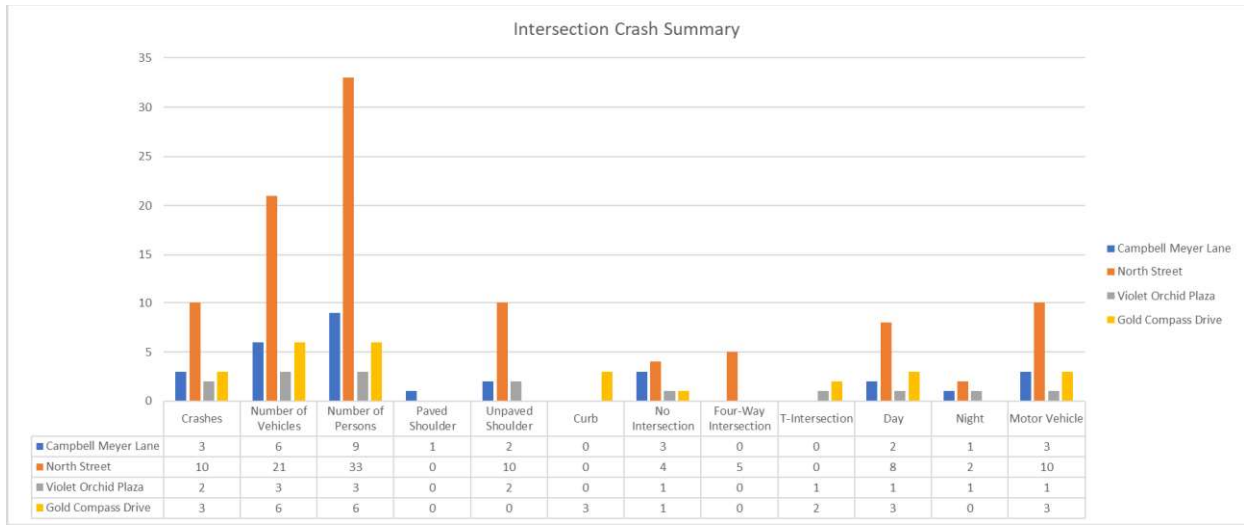


Sunshine Acres, Zoning Case # 23-0109
September 5, 2023

5 Year Crash Report				Shoulder			Intersection			Time of Day		Collision Object		Condition
Records Date Range:	Crashes	Number of Vehicles	Number of Persons	Paved Shoulder	Unpaved Shoulder	Curb	No Intersection	Four-Way Intersection	T-Intersection	Day	Night	Motor Vehicle	Utility Pole	Work Zone
06/30/2022 to 01/01/2017	18	36	51	1	14	3	9	5	3	14	4	17	1	1

Intersection Summary				Shoulder			Intersection			Time of Day		Collision Object		Condition
	Crashes	Number of Vehicles	Number of Persons	Paved Shoulder	Unpaved Shoulder	Curb	No Intersection	Four-Way Intersection	T-Intersection	Day	Night	Motor Vehicle	Utility Pole	Work Zone
Campbell Meyer Lane	3	6	9	1	2	0	3	0	0	2	1	3	0	1
North Street	10	21	33	0	10	0	4	5	0	8	2	10	0	0
Violet Orchid Plaza	2	3	3	0	2	0	1	0	1	1	1	1	1	0
Gold Compass Drive	3	6	6	0	0	3	1	0	2	3	0	3	0	0

Intersection Summary				Shoulder			Intersection			Time of Day		Collision Object		Condition
	Crashes	Number of Vehicles	Number of Persons	Paved Shoulder	Unpaved Shoulder	Curb	No Intersection	Four-Way Intersection	T-Intersection	Day	Night	Motor Vehicle	Utility Pole	Work Zone
2017	4	8	13	0	4	0	3	0	0	3	1	4	0	1
2018	3	5	7	1	2	0	3	0	0	2	1	2	1	0
2019	4	12	11	0	3	1	1	1	2	4	0	4	0	0
2020	3	6	9	0	2	1	0	2	1	2	1	3	0	0
2021	3	6	8	0	2	1	0	2	1	3	0	3	0	0
2022	1	2	3	0	1	0	0	1	0	0	1	1	0	0



Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Symmes Rd.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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	100	5	8
Proposed	170	9	14
Difference (+/-)	(+) 70	(+) 4	(+) 6

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Symmes Rd./ Substandard Rd.	Administrative Variance Requested	Approvable
Symmes Rd./ Access Spacing	Administrative Variance Requested	Approvable
Notes:		

Transportation Comment Sheet

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



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2024 Report Prepared: February 8, 2024	Petition: PD 23-0109 REMAND 7515 Symmes Road <i>South side of Symmes Road between US Highway 41 and North Street</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25/0.35/0.50 FAR)
Service Area	Urban
Community Plan	Gibson, Southshore Areawide Systems Plan
Requested Rezoning	Rezone from Agricultural Rural (AR) to Planned Development (PD) to develop 24 mobile homes
Parcel Size (Approx.)	4.86 +/- acres
Street Functional Classification	Symmes Road – Collector U.S. Highway 41 – Principal Arterial North Street – Local
Locational Criteria	N/A
Evacuation Area	A



Context

- The subject site is located on approximately 4.86 acres on the south side of Symmes Road between U.S. Highway 41 and North Street.
- The subject property is in the Urban Service Area and within the limits of the Gibsonton Community Plan and the SouthShore Areawide Systems Plan.
- The subject property is designated as Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. Properties in the SMU-6 Future Land Use category can be considered for a maximum density of 6 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The SMU-6 Future Land Use category is intended for urban/suburban in intensity and density of uses. Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Office uses are not subject to locational criteria. Neighborhood Commercial 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 subject property is surrounded by Suburban Mixed-Use-6 (SMU-6) to the east, south, and west. Residential-6 (RES-6) is located to the north and further south and west. Further east is Residential-4 (RES-4).
- The site is zoned Agricultural Rural (AR). It is surrounded by Agricultural Single-Family (AS-1), Residential Single-Family Conventional-4 (RSC-4), Planned Development (PD), Residential Single-Family Conventional-6 (RSC-6) and Residential Show Business (RSB) zoning with mainly single family residential, and vacant residential land.
- Single-family surrounds the site. To the immediate west is vacant land. To the north and west is HOA / Common Property. Further east is also vacant land. Further south and north is public institutional.
- The applicant requests to rezone the site from Agricultural Rural (AR) to Planned Development (PD) to develop 24 mobile homes.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

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 9.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

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.*

Land Use Suitability

Objective 10: *Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions, and development mitigates those adverse impacts that it creates upon the physical conditions of the*

land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.

Policy 10.21: Prohibit the development of new mobile home projects within the Coastal High Hazard Area.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible 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.

ENVIRONMENTAL & SUSTAINABILITY SECTION

Objective 3.5: Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.

Policies: 3.5.1 Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. 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/or other surface waters authorized for projects in Hillsborough County.

3.5.2: Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.

3.5.4: Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

Objective 3.8: Manage flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life.

Policy 3.8.1: Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.

Policy 3.8.2: Continue to prohibit unmitigated encroachment into the 100-year floodplain to protect and conserve the functions and natural wildlife habitat attributes where they exist within

the 100-year floodplains of rivers and streams as provided under local rules and regulations including mitigation as required.

Policy 3.8.3: *Maintain local wildlife and wildlife habitat protection and management programs to protect native plants and wildlife.*

Policy 3.8.4: *Continue to apply adopted criteria, standards, methodologies, and procedures that require the development and implementation of management plans for Significant or Essential Wildlife Habitat determined to provide particularly valuable and manageable habitat qualities.*

Policy 3.8.5: *Offsite preservation will not be permitted for field verified Significant Wildlife Habitat which is capable of being managed or restored onsite as a high-quality native plant community or communities, except in cases of overriding public interest (Per Governor and Cabinet Final Order AC-93-087).*

Objective 3.9: *Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.*

Policy 3.9.9: *Protect natural resources, coastal resources, publicly owned, or managed natural preserves from adverse impacts attributable to adjacent land uses. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.*

LIVABLE COMMUNITIES ELEMENT

Gibsonton Community Plan

Goal 2: *Gibsonton will improve and enhance its neighborhoods by:*

- *Revitalizing older residential areas;*
- *Revitalizing outdated mobile home parks; and*
- *Incorporating new single-family and rental units offering a range of housing choices.*

Walkability Strategy

- *Provide sidewalks along Symmes Road and along all roadways fronting new developments.*

Southshore Areawide Systems Community Plan

4. *Maintain housing opportunities for all income groups.*

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

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 4.86 acres on the south side of Symmes Road between US Highway 41 and North Street. The subject property is in the Urban Service Area (USA) and within the limits of the Gibsonton Community Plan and the Southshore Areawide Systems Plan. The applicant requests to rezone the site from Agricultural Rural (AR) to Planned Development (PD) to develop 24 mobile homes.

At their regularly scheduled Land Use public meeting on November 7, 2023, the Hillsborough Board of County Commissioners remanded the application to the January 16, 2024 ZHM meeting. The applicant continued the application to the February 20, 2024 ZHM meeting.

The applicant originally requested the remand to remove the vertical curbing on the east side of the driveway and to resize the proposed sidewalk from 6' to 5'. However, based on transportation objections to the proposed changes, the applicant will keep the 6' sidewalk and the vertical curbing. The remanded application includes only a change to a Type D curb where an integral curb was originally proposed on the west side of the internal driveway.

Objective 9, Policy 9.1 and Policy 9.2 require that all development meet or exceed the land development regulations in Hillsborough County. Prior to certification, the applicant will add the Coastal High Hazard area to the site plan and change the minimum lot size to 2,800 sq. ft. to comply with the Land Development Code Section 6.11.110. The applicant is requesting a waiver to Section 6.11.110.I.5 to waive the minimum setback of 25 feet between the mobile homes and the park boundaries. The applicant is also requesting two variances for driveway spacing and reasonable access on Symmes Road. At the time of uploading this report, the Development Services Department and Transportation Department had no objections.

The subject property is in the Urban Service Area, where 80% or more of new growth is to be directed per the Comprehensive Plan. The proposal meets the intent of Objective 1 and Policy 1.2 of the Future Land Use Element (FLUE) of the Comprehensive Plan by providing growth within the Urban Service Area. The proposed Planned Development meets the minimum density required for properties within the Urban Service Area by providing 24 single family residential units on the 4.86-acre site, which is consistent with the allowable density within the SMU-6 category and Objective 8 and Policy 8.1. The proposal also meets the intent of Policy 1.4 as the site is mainly surrounded by similar, compatible uses such as single family residential and vacant residential land.

The Environmental Protection Commission (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. The Natural Resources Department has reviewed and has no objections pending specific conditions of approval being met for the rezoning. Any impact to wetlands, other surface waters, Environmentally Sensitive Areas or essential wildlife habitat found during the site plan review process will not be supported per Objectives 3.5, 3.8 and 3.9 and Policies 3.5.1, 3.5.2, 3.5.4, 3.8.1, 3.8.2, 3.8.3, 3.8.4, 3.8.5 and 3.9.9 of the Environmental and Sustainability Section.

A portion of the southwestern corner of the site is within the Coastal High Hazard Area. Per Policy 10.21, the development of new mobile home parks is prohibited within the Coastal High Hazard Area. The applicant has agreed to a site plan note and condition of approval that states no new mobile homes will be developed on the portion of the site within the Coastal High Hazard Area. This condition of approval is essential to a finding of consistency with the Future Land Use Element.

The subject property is surrounded by Suburban Mixed-Use-6 (SMU-6) to the east, south, and west. Residential-6 (RES-6) is located to the north and further west. Further east is

Residential-4 (RES-4). The applicant requests to develop the site with 24 mobile homes. The applicant is proposing a 5 foot landscape buffer with type A screening along the west, south and east property boundaries. The subject property is surrounded by predominately single-family lots and there are mobile home parks in the immediate surrounding area north and west of the site. The application is consistent with Objective 16 and Policies 16.1, 16.2, 16.3, 16.8 and 16.10 of the Future Land Use Element (FLUE).

The request is consistent with Goal 2 of the Gibsonton Community Plan as the proposal is revitalizing an older residential area, replacing a previous mobile home park, and offering a range of housing choices. The Gibsonton Community Plan also includes a walkability strategy in Goal 2 that states, "Provide sidewalks along Symmes Road and along all roadways fronting new developments." The proposed site plan will provide 5 foot sidewalks on Symmes Road as well as along the frontage of each mobile home lot. The proposed remand decreased the sidewalks from 6 feet to 5 feet however, providing sidewalks still allows the site to meet the intent of the Gibsonton Plan. In addition, the proposal is consistent with Goal 4 of the Southshore Areawide Systems Community Plan, as it is providing housing opportunities for a range of income groups with units ranging in size.

Overall, staff finds that the proposed use and density would facilitate growth within the Urban Service Area and supports the vision of the Gibsonton and Southshore Areawide Systems Community Plans. The Planned Development would allow for residential development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*. 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 *Unincorporated Hillsborough County Comprehensive Plan*, subject to conditions proposed by the Department of Development Services.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0109

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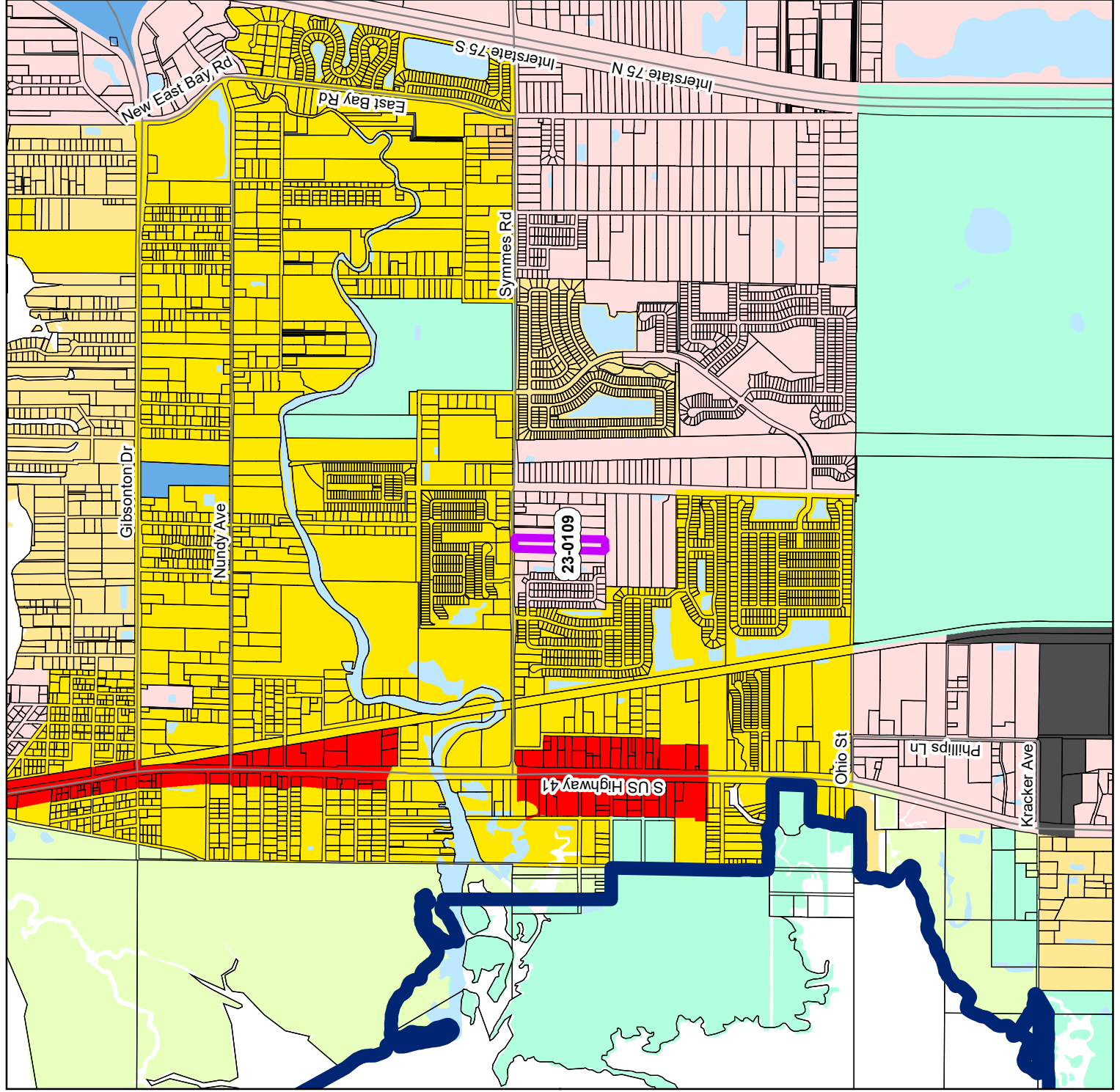
- Rezoning**
- STATUS**
 - APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- Tampa Service
 - Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Major Roads
 - Parcels
 - w/m NATURAL LULC, Wet Pdy
 - AGRICULTURAL/MINING-120 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-RURAL-1/10 (.25 FAR)
 - AGRICULTURAL-ESTATE-1/2.5 (.25 FAR)
 - RESIDENTIAL-1 (.25 FAR)
 - RESIDENTIAL-2 (.25 FAR)
 - RESIDENTIAL PLANNED-2 (.35 FAR)
 - RESIDENTIAL-4 (.25 FAR)
 - RESIDENTIAL-6 (.25 FAR)
 - RESIDENTIAL-9 (.35 FAR)
 - RESIDENTIAL-12 (.35 FAR)
 - RESIDENTIAL-16 (.35 FAR)
 - RESIDENTIAL-20 (.35 FAR)
 - RESIDENTIAL-35 (1.0 FAR)
 - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
 - SUBURBAN MIXED USE-6 (.35 FAR)
 - COMMUNITY MIXED USE-12 (.50 FAR)
 - URBAN MIXED USE-20 (1.0 FAR)
 - REGIONAL MIXED USE-35 (2.0 FAR)
 - OC-20
 - RESEARCH CORPORATE PARK (1.0 FAR)
 - ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
 - LIGHT INDUSTRIAL PLANNED (.50 FAR)
 - LIGHT INDUSTRIAL (.50 FAR)
 - HEAVY INDUSTRIAL (.50 FAR)
 - PUBLIC/QUASH-PUBLIC
 - NATURAL PRESERVATION
 - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
 - CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning is not an offer to approve without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the information on this map is accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 2/13/2023
 Author: Beverly F. Daniels
 File:



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