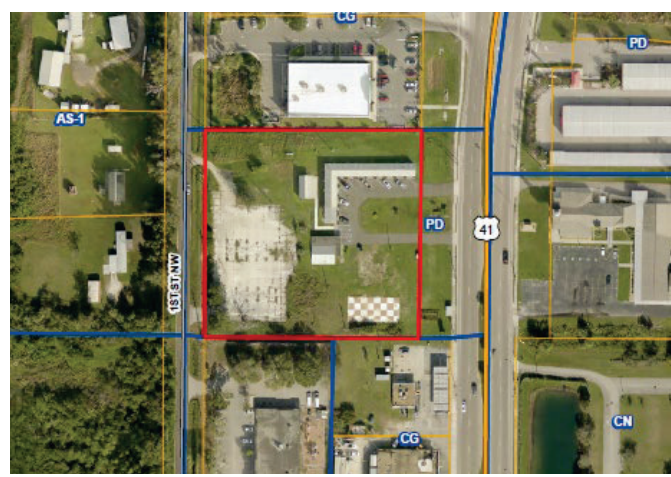


1.0 APPLICATION SUMMARY

Applicant: Catholic Charities, Diocese of St. Petersburg
FLU Category: OC-20
Service Area: Urban
Site Acreage: 2.36 AC
Community Plan Area: Ruskin
Overlay: None



Introduction Summary:

PD 21-0551 was approved in 2022 with an Affordable Housing density bonus allowing a density of 30 DU/AC to allow for 63 Multi-Family units and maximum of 0.24 acres of commercial uses along N US Highway 41. The following Non-residential uses were included as required in the Ruskin Community: 884 s.f. accessory laundromat, and up to 2,500 s.f. of professional services, family support services, gift shop, book and stationary store, and/or public use facilities.

No changes to permitted uses of the development have been proposed as part of this modification. The applicant requests modifications to the site layout, and a reduction to non-residential uses total area. The applicant is retaining the 63 dwelling units and proposed a development with 884 SF laundromat for residents’ use only, and 456 SF of administrative office uses.

Existing Approval(s):	Proposed Modification(s):
Non-residential uses site area: 0.24 AC site Non-residential uses total GFA: 3,384 SF Residential uses area: 20,406 SF 6 buildings	Non-residential uses site area: 0.10 AC Non-residential uses total GFA: 1,340 SF Residential uses area: 22,318 SF 6 buildings with minor layout changes
Access to 1 st Street NW.	Modify the proposed access location to 1 st . Street NW.

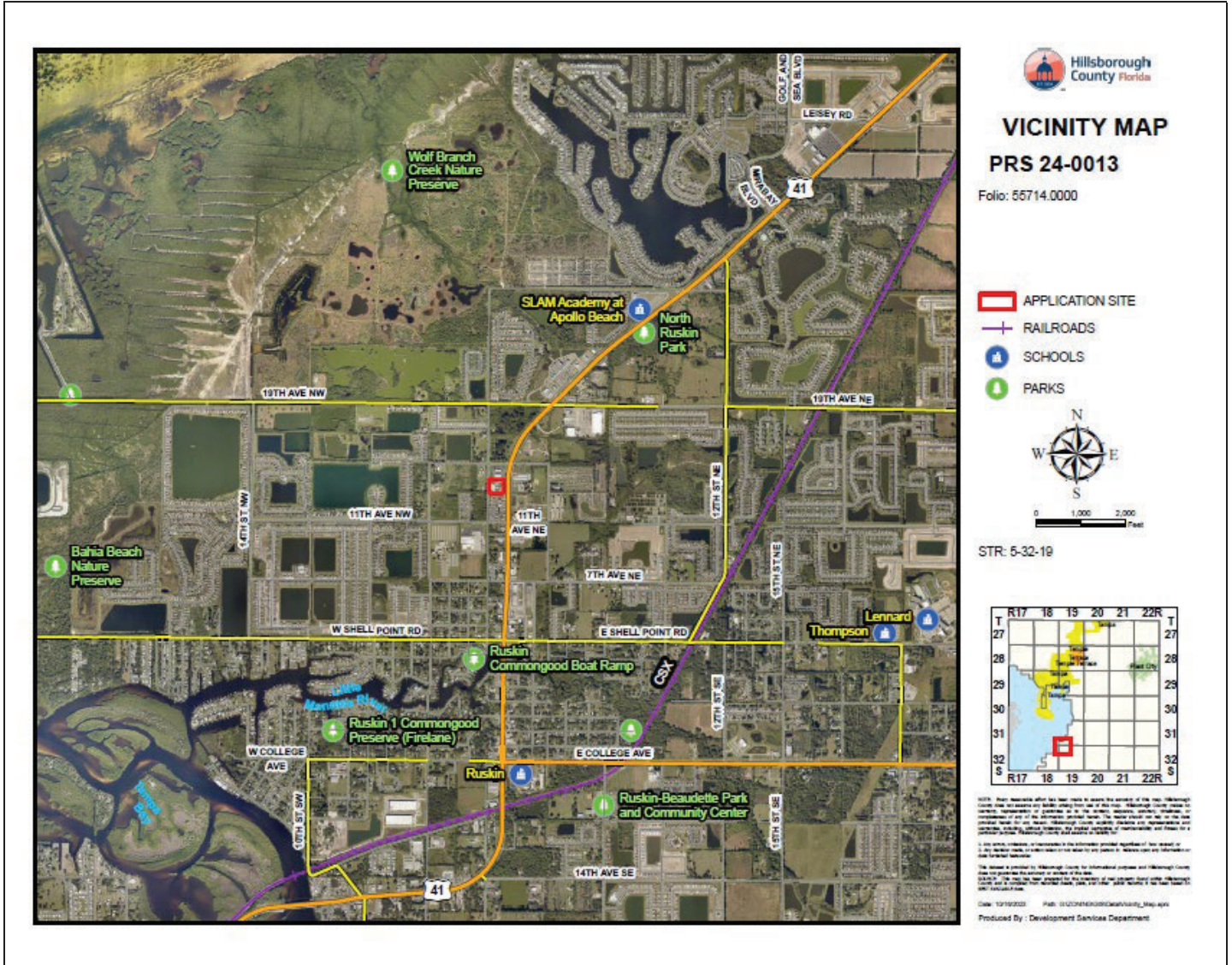
Additional Information:

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

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
---	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

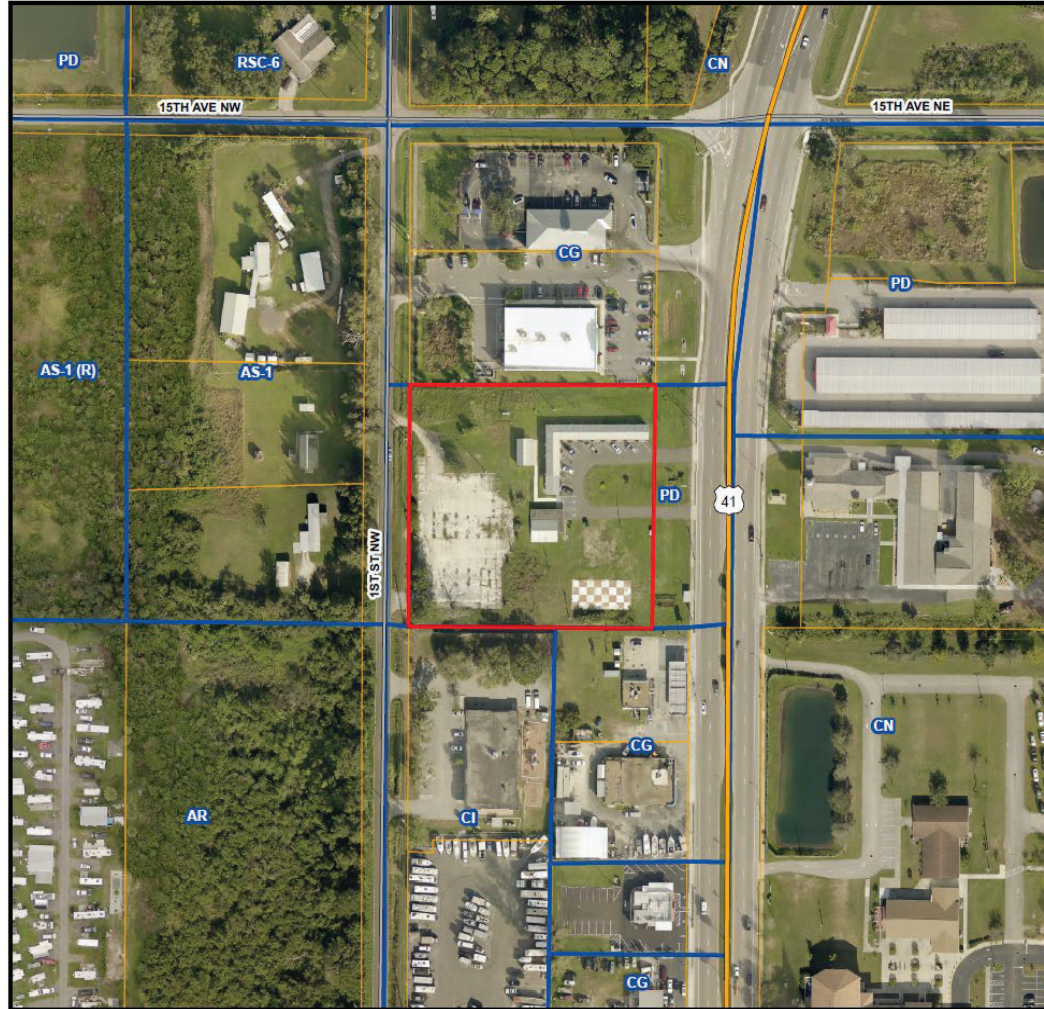


Context of Surrounding Area:

The parcel is located along S US Highway 41, a 4 lane divided Principal Arterial Road, with commercially zoned properties to the west and east. Across 1st St. NW, to the west is a property zoned AS-1 occupied with mobile homes. The adjacent properties to the north and south are zoned CG and CI, developed with a retail store, a convenience store and a daycare center.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida
ZONING MAP
PRS 24-0013
 Folio: 65714.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

0 130 260 Feet

STR: 6-32-19

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. Hillsborough County makes no warranty, representation or guarantee as to the accuracy, reliability, completeness, timeliness, or completeness of any of the information provided herein. The reader should rely on the data provided herein for any specific purpose. Hillsborough County accepts no responsibility for any errors, omissions, or inaccuracies, including without limitation, the improper use of the information and those for a professional purpose. Hillsborough County and its officers and employees are not liable for any errors or omissions.

This map was prepared by Hillsborough County for informational purposes and Hillsborough County does not guarantee the accuracy or content of the data. SOURCE: This map has been prepared for the inventory of real property owned within Hillsborough County and is compiled from parcel maps, plans, and other public records. It has been based on BEST AVAILABLE DATA.

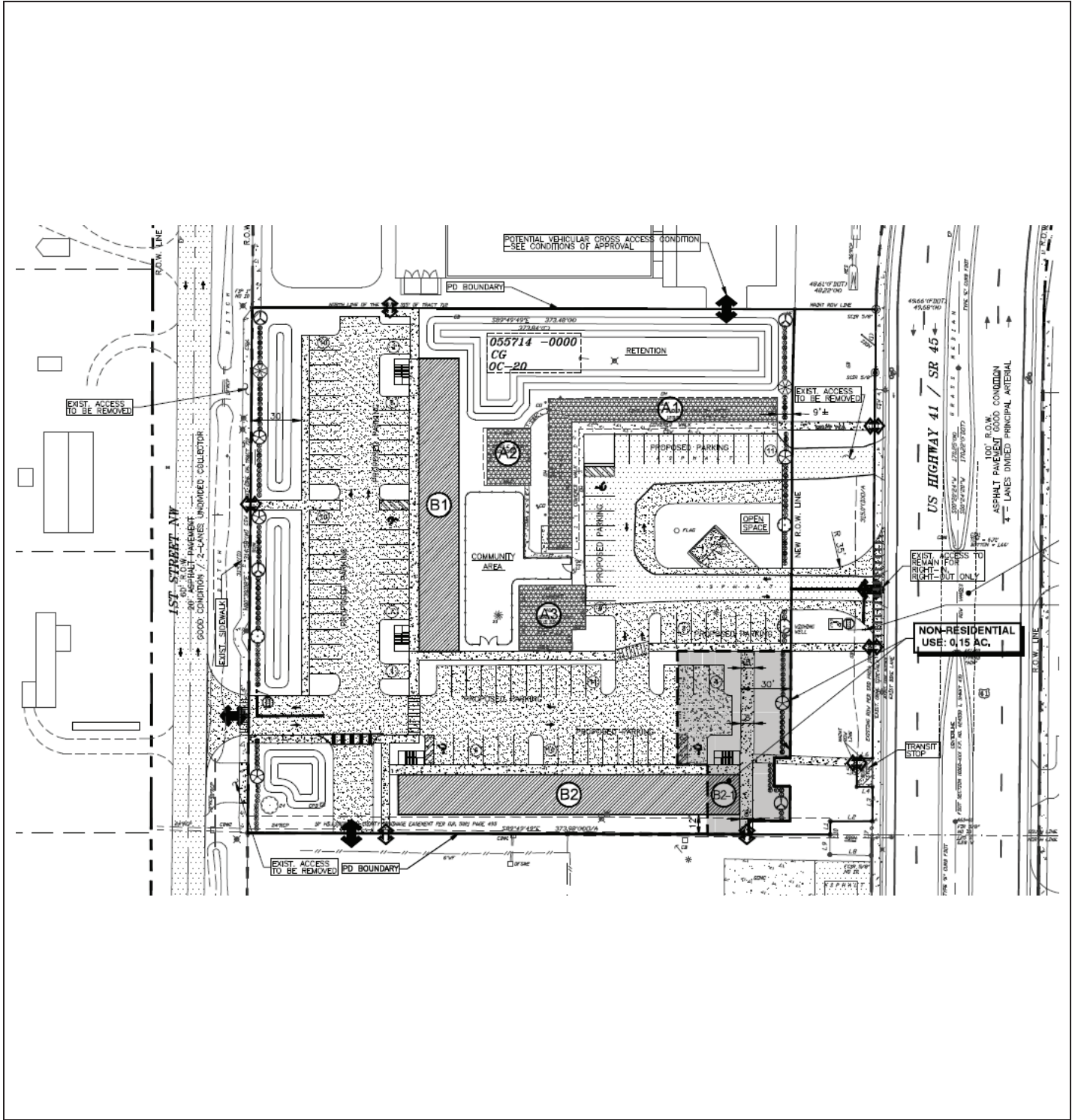
Date: 10/16/2023 Path: C:\ZONING\GIS\Data\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CG	0.27 FAR	Commercial	Commercial Retail
South	CI, CG	0.30, 0.40 FAR	Commercial, Light Industrial	Day care
East	AS-1	1 DU/AC	Agricultural, Single Family	Mobile Homes
West	CN, PD	0.20 FAR,	Commercial	Church

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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
US Hwy. 41	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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
1 st St. NW	Choose an item.	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" 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	639	50	65
Proposed	565	46	57
Difference (+/-)	(-) 74	(-) 4	(-) 8

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Pedestrian	Does Not Meet LDC
South		None	Vehicular & Pedestrian (SW) Pedestrian Only (SE)	Does Not Meet LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
1 st St. SW/ Access Spacing	Administrative Variance Requested	Approvable
Vehicular Cross-Access (Northern Boundary)	Administrative Variance	Previously Approved
Vehicular Cross-Access (Southeastern Boundary)	Administrative Variance	Previously Approved

Notes: Special condition applies to northern cross access waiver. See conditions or approval.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" type="checkbox"/> Coastal High Hazard Area <input 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 checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" 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 N/A				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

No changes to the permitted uses of the development have been proposed as part of this modification. The proposed modification to the building area will not intrude into the required setbacks, buffering, and does not entail a reduction of the required screening. Staff finds the proposed of permitted uses and to the site layout to be compatible with the surrounding areas.

The access relocation will have minimal impact on the transportation network. Transportation Review staff offered no objection to the proposed access points relocation, subject to the revised conditions as outlined in the conditions of approval.

Staff finds the request compatible with the surrounding development pattern and recommends approval, with conditions.

5.2 Recommendation

Staff recommends approval, subject to conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 13, 2023.

1. The site is limited to a mixed-use project with a density bonus per the Land Development Code Section 6.11.07 Affordable Housing regulations. The existing motel shall be permitted to continue its current use until such time it is re-developed to conform with the PD General Site Plan and conditions contained herein.
 - 1.1 The residential component shall be developed in accordance with the RMC-20 standards unless otherwise specified herein. The development shall have a maximum of 63 Multi-Family units.
 - a) The land area for the residential uses shall be limited to ~~2.12~~ 2.26 acres. The area shall be restricted to a maximum of 6 Multi Family buildings and a laundromat for residents use.
 - b) Maximum building height shall be 30 feet.
 - c) Unless otherwise specified herein, location and placement of the buildings shall be as generally depicted in the General Site Plan. A 30-foot building setback shall be maintained along 1st ST. NW to the west. The existing Building A-1 shall be permitted a front setback of 9 feet to the east.
 - d) The maximum number of units per building shall be as indicated in the Proposed Uses Table of the General Site Plan.
 - 1.2 The non-residential area, related to the affordable housing project, shall be developed in accordance with the CG development standards, unless otherwise specified herein or the General Site Plan. Non-residential uses shall be limited to a laundromat, professional services, family support services, gift shop, book and stationary store, and/or public use facilities.
 - a) The area of the non-residential shall be a maximum of ~~0.24~~ 0.10 Acres.
 - b) Maximum square footage shall be as indicted in the development table in the General Site Plan.
 - c) Maximum FAR permitted is 0.35.
 - 1.3 The general layout of the project shall be permitted to be adjusted in order to accommodate a vehicular connection to the north, as indicated in Condition 7.
2. Buffer and screening shall be in accordance with Part 6.06.00 of the Land Development Code.
3. The subject property shall be subject to the parking requirements of Section 6.05.00 of the Land Development Code.

4. In addition to the three pedestrian and vehicular access connections to US 41 and 1st St. NW shown on the PD site plan, the developer shall construct three (3) pedestrian cross-access connections and one (1) vehicular cross-access connection as shown on the PD site plan.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. If PD 21-0551 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 8, 2021) which was found approvable by the County Engineer (on July 16, 2021). Approval of this Administrative Variance will waive a portion of the project's Section 6.04.03.Q. cross access requirement. Specifically, the developer will not be required to:
 - a) Provide vehicular cross access along its southern project boundary with folio 55701.0000; or
 - b) Provide vehicular cross access along its northern project boundary with folio 55712.0000, except as may otherwise be required by condition 7, herein below.

All other vehicular and pedestrian cross access points connections to the above referenced (or other) folios shall be provided as shown on the PD site plan.

7. Consistent with the Section 6.04.02.B. Administrative Variance described in Condition 6, if all or a portion of the existing building designed as A1 on the PD site plan is demolished, the property owner shall be required to construct a vehicular cross-access connection to the existing vehicular cross-access stubout within adjacent folio 55712.0000.
8. If PRS 24-0013 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated January 25, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on January 25, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on 1st St. NW and the next closest connections as follows:
 1. A variance of +/- 145 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 100 ft.;
 2. A variance of +/- 221 feet from the closest driveway to the south on the opposite (west) side of the roadway, resulting in an access spacing of +/- 24 ft; and,
 3. A variance of +/- 16 feet from the closest driveway to the north on the opposite (west) side of the roadway, resulting in an access spacing of +/- 229 ft.


~~8~~ 9. As 1st St. NW is a substandard collector roadway, the developer will be required to improve the roadway network (between the project access and nearest standard roadway) to current County standards as a Type TS-4 or TS-7 roadway. This condition may require the developer to dedicate and/or otherwise acquire additional right-of-way.

~~10~~ 11. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.

- ~~11~~ 12. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, and the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Jan 29 2024 11:26:35

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

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/28/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin

PETITION NO: PD 24-0013

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.

NEW CONDITIONS OF APPROVAL

All previous transportation conditions shall carryforward. In addition, staff requests the following new conditions.

- If PRS 24-0013 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated January 25, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on January 25, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on 1st St. NW and the next closest connections as follows:
 1. A variance of +/- 145 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 100 ft.;
 2. A variance of +/- 221 feet from the closest driveway to the south on the opposite (west) side of the roadway, resulting in an access spacing of +/- 24 ft; and,
 3. A variance of +/- 16 feet from the closest driveway to the north on the opposite (west) side of the roadway, resulting in an access spacing of +/- 229 ft.

PROJECT OVERVIEW & ANALYSIS

The applicant is requesting a minor modification, also known as a personal appearance (PRS), to existing Planned Development (PD) zoning 21-0551. The PD consists of +/- 2.38 ac. parcel with approval of a variety of uses, including: 63 multi-family dwelling units, an 884 s.f. accessory laundromat, and up to 2,500 s.f. of professional services, family support services, gift shop, book and stationary store, and/or public use facilities.

The applicant is proposing to modify the proposed PD to reduce the square-footage of allowable non-residential uses from 2,500 g.s.f. to 1,340 g.s.f., increase g.s.f. associated with the residential units (the number of which is remaining unchanged), reconfigure the internal site layout of the project, and modify the proposed access location to 1st St. NW.

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 for the proposed uses, and based upon a generalized worst-case scenario. Staff notes the applicant's analysis references the existing potential of the site prior to the 21-0551 PD zoning, and so grossly overestimates the level of reduction between the existing PD approval and proposed PD post-modification. Information shown was developed using 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
PD, 63 Multi-Family Detached Dwelling Units and Accessory Laundromat (ITE LUC 220)	480	42	48
PD, 2,500 s.f. Variety Store* (ITE LUC 814)	159	8	17
Subtotal:	639	50	65

**Represents a worst-case scenario based on the variety of uses proposed.*

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 63 Multi-Family Detached Dwelling Units and Accessory Laundromat (ITE LUC 220)	480	42	48
PD, 1,340 s.f. Variety Store* (ITE LUC 814)	85	4	9
Subtotal:	565	46	57

**Represents a worst-case scenario based on the variety of uses proposed.*

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 74	(-) 4	(-) 8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

1st St. NW is a 2-lane, undivided, publicly maintained, substandard collector roadway. Along the project's frontage, the roadway sits within a +/- 60-foot wide right-of-way and is characterized by +/- 9-foot wide travel lanes in poor condition. There are no bicycle facilities along 1st St. NW in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along portions of the east side of 1st St. NW in the vicinity of the proposed project.

The applicant did not submit a Design Exception or Section 6.04.02.B. Administrative Variance request from the Section 6.04.03.L. requirement to improve the roadway as a part of the 21-0551 PD request, or the PRS request which is the subject of this zoning action. As such, the previous zoning was approved with a condition requiring the developer to improve the roadway network (between their project access and the nearest standard roadway) to current County standards as a part of the 21-0551 zoning request. No changes to this condition were proposed as a part of this PRS.

No site access improvements were warranted pursuant to Section 6.04.04.D of the LDC.

US Highway 41 is a 4-lane, divided, principal arterial roadway owned, maintained and under the permitting authority of the Florida Department of Transportation (FDOT). Along the project's frontage, the roadway sits within a +/- 200-foot wide right-of-way and is characterized by +/- 12-foot wide travel lanes in above average condition. There are +/- 5 to 6-foot wide bicycle lanes along both sides of US 41 in the vicinity of the proposed project. There are +/- 3 to 6-foot wide sidewalks along both sides of US 41 in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing one (1) vehicular and pedestrian connection to 1st St. NW and one (1) vehicular and pedestrian connection to US 41. All other existing access points will be closed. FDOT staff reviewed the project and offered no objections. FDOT staff did note that future projects may include closure of the median opening with which the project access is aligning; however, such project was not currently funded.

The applicant is proposing one (1) vehicular and pedestrian cross access to their southern project boundary (to folio 55697.0000) and one (1) pedestrian cross access to their southern project boundary (with folio 55701.0000). The cross-access stubout with folio 55701.0000 was required to have both vehicular and pedestrian access; however, the applicant previously filed for a Section 6.04.02.B. Administrative Variance (AV) request (concurrent with the 21-0551 application) from the Section 6.04.03.Q requirement, which was approved as a part of that zoning request. No changes to that approval is being requested as a part of this PRS request.

The applicant is pedestrian cross access to the northern project boundary. Vehicular and pedestrian cross access is required by Section 6.04.03.Q of the LDC; however, the applicant had previously submitted (as a part of the 21-0551 PD request) an AV from the vehicular cross access requirement, and that request was approved as a part of that zoning action. No change to that approval is being requested as a part of this PRS request.

REQUESTED ADMINISTRATIVE VARIANCE – 1ST ST. NW ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated January 25, 2024) 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. The subject roadway has a posted speed of 35 mph. The applicant is seeking the following variances relative to its proposed project access:

1. A variance of +/- 145 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 100 ft.;
2. A variance of +/- 221 feet from the closest driveway to the south on the opposite (west) side of the roadway, resulting in an access spacing of +/- 24 ft; and,
3. A variance of +/- 16 feet from the closest driveway to the north on the opposite (west) side of the roadway, resulting in an access spacing of +/- 229 ft.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on (January 25, 2024).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for an adjacent roadway segment is provided below; however, because 1st St. NW is not a regulated roadway it was not included within the LOS Report. As such LOS information cannot be provided for this facility.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 41	7 TH St. SW	19 th Ave. NE	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Thursday, January 25, 2024 6:22 PM
To: htmai@aol.com
Cc: Tu Mai; Chapela, Tania; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: PRS 24-0013 - Administrative Variance Review
Attachments: 24-0013 AVAdd 01-25-24.pdf

Hung,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0013 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

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Thursday, January 25, 2024 4:52 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: PRS 24-0013 - Administrative Variance Review

Hello Mike,

The Attached AV is approvable to me, please include the following people in your response email:

htmai@aol.com
tkmai@aol.com
chapelat@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](#)

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**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 checked="" type="checkbox"/> 1. Request includes DW to N/S& W/S of 1st St. <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	Catholic Charities Ruskin Affordable Housing
<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)	055714.0000
<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	Hung T. Mai, P.E.
<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	PD
<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	PRS 24-0013
<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>	



H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 * PHONE: (813) 962-6230 * FAX: (813) 962-6420

E-MAIL: htmai@aol.com

CERTIFICATE OF AUTHORIZATION NO. 6542

January 25, 2024

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

Attn.: Ms. Sheida L. Tirado, P.E.

RE: REQUEST FOR ADMINISTRATIVE VARIANCE – ACCESS MINIMUM SPACING
Project Name: CATHOLIC CHARITIES RUSKIN AFFORDABLE HOUSING – PRS 24-0013
Folio No.: 055714.0000
HTM Project No.: 100-21-001A

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Minor Modification to Planned Development application (PRS 24-0013). The previous use on the subject site consists of a motel with 11 rooms, a self-service carwash with five bays, an 884 SF auto repair shop, a 3,200 SF storage warehouse, one single-family home, and two mobile homes. The applicant is proposing 63 affordable housing dwelling units for individuals with a low AMI, an 884 SF laundromat for residents' use only, and a 456 SF admin office. The parcel is 2.36+/- acres and is located at 1308 N. US Highway 41, Ruskin, FL 33570. The subject site has a full access driveway on the south side and a one-way in driveway on the north side on 1st Street NW.

We are requesting an administrative variance to Land Development Code (LDC) Section 6.04.07 – Table: Minimum Spacing. According to the Hillsborough County Comprehensive Plan Functional Classification Map, 1st Street NW is classified as a Class 6 collector roadway and requires a 245 ft. minimum separation between driveways. The applicant is proposing a single full project access on 1st Street NW, approximately 70' from the southwest corner of the subject site. The proposed driveway is 100'± distance apart from the existing driveway to the south of the subject site; 229'± distance from the proposed driveway to the northwest of the site; and 24'± distance from the proposed driveway to the subject site across the street to the southwest. Thus, the proposed access on 1st Street NW does not meet the County Access Management Code.

The variance request criteria outlined in Section 6.04.02.B.3 of the County LDC are as follows:

(a) There is an unreasonable burden on the applicant.

- The existing residential driveway on 1st Street NW to the northwest of the subject site was built in 1984 and the driveway to southwest of the site was built in 1958. The applicant purchased the subject site in 2022 having an existing one-way in driveway and full access driveway to the southern portion (**EXHIBIT A**). The applicant has no control over the other parcels access points. However, it would be an unjust burden not being able to develop due to the existing properties not meeting current standards.
- With the proposed consolidation of driveways to one single access, the daycare's existing driveway located to the south of the subject site has a spacing distance of 100± feet. The existing driveway directly southwest of the subject site has a spacing of 24± feet and the existing driveway northwest of the subject site has a spacing of 229± feet (**EXHIBIT B**). Due to the limited physical constraints, this creates an unreasonable hardship for the applicant to adhere to the strict adherence to the LDC.

(b) The variance would not be detrimental to the public health, safety, and welfare.

- 1st Street NW is a collector road, that is a two-lanes undivided roadway having 20 +/- asphalt pavement in fair condition. There is an existing sidewalk on the east ROW and no bike lane (**EXHIBIT C**). Traffic on this street is very light which provides a safe environment for motorists and pedestrians.
- The consolidation of the existing driveways to one single access on 1st St NW will decrease the peak hour trips and improve public safety.
- Most residents are way below the AMI level that will live in this complex. Thus, most residents will not have access or own a vehicle. A bus stop in front of the subject site on US 41 will provide a means of transportation.
- FDOT does not have any crash data recorded for this segment of the road. Thus, showing no evidence that it will not pose any public safety issues.

(c) Without the variance, reasonable access cannot be provided. In evaluation of the variance request, the issuing authority shall be valid consideration to the land use plans, policies and local traffic circulation/operation of the site and adjacent areas.

- The applicant is not seeking any additional entitlements in the future for the subject parcel. The applicant is under an obligation with Hillsborough County Affordable Housing Services to keep these affordable housing units for a long-extended period per the funding agreement and to comply with the Live Local Act.
- 1st Street NW provides reasonable access for the project. Strict adherence to the LDC would create a hardship for the applicant.

We respectfully request your review and approval of the variance request. Photos are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

H. T. MAI, INC.

Hung T. Mai, P.E.

Hung T
Mai

Digitally signed by
Hung T Mai
Date: 2024.01.25
12:56:52 -05'00'



EOR Florida P.E. No. 32625

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

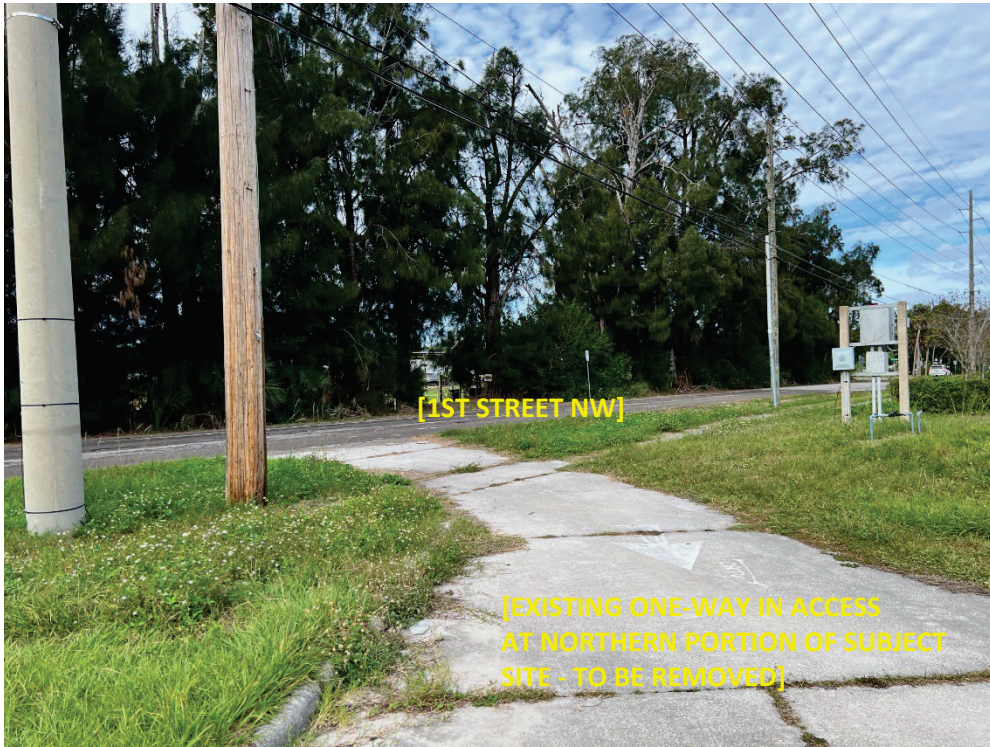
_____ Approved with Conditions

_____ Approved

_____ Disapproved

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

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



HTM PROJECT # 100-21-001A

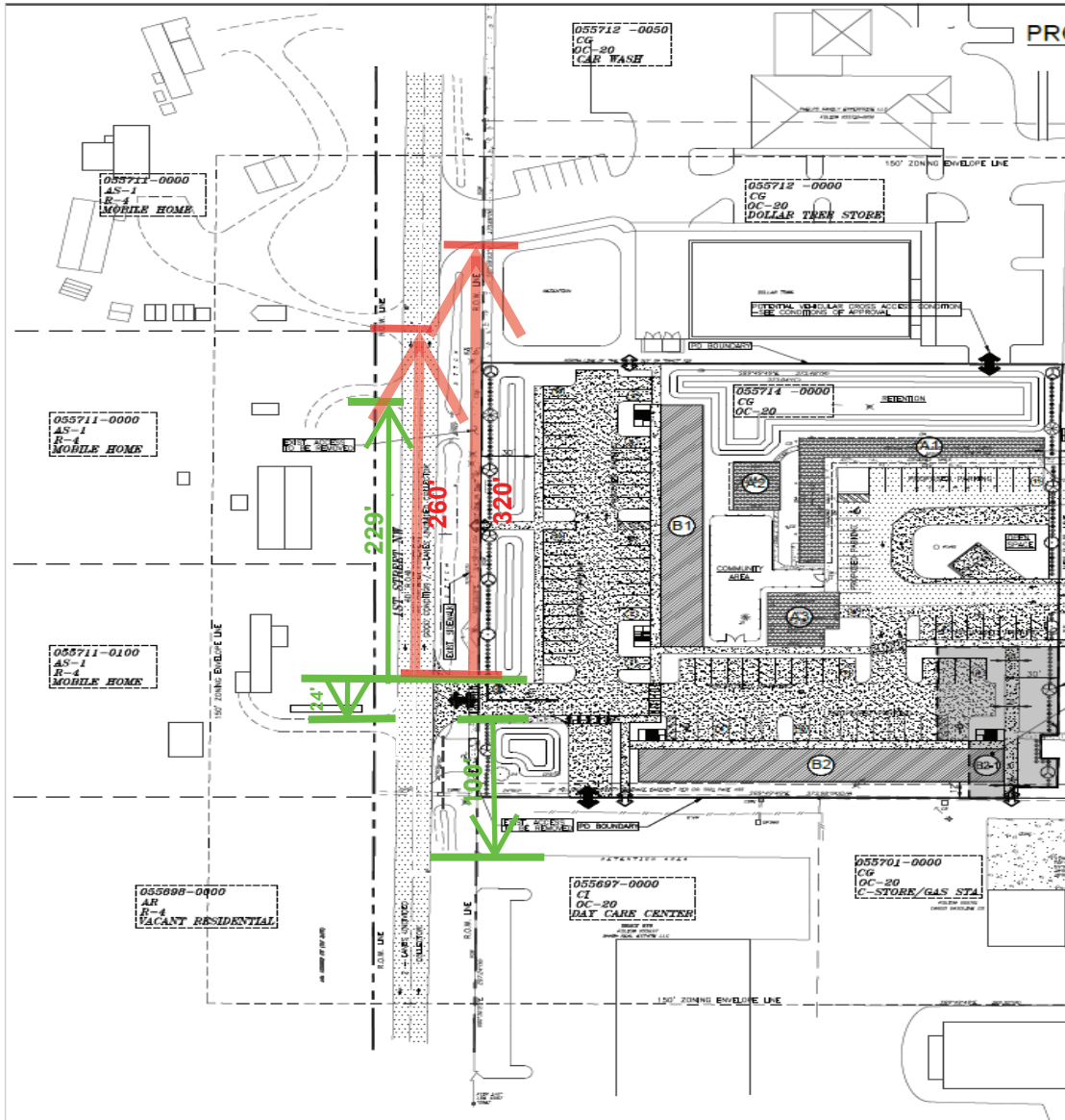
H.T. MAI, INC.

Civil, Water Resources & Environmental Engineering
14031 N. DALE MABRY HIGHWAY
TAMPA, FL 33618
Phone: (813) 962-6230
Fax: (813) 962-6420
E-mail: htmai@aol.com

CATHOLIC CHARITIES RUSKIN AFFORDABLE HOUSING
1308 NORTH US HIGHWAY 41, RUSKIN, FL 33570
SECTION 05/32/19, HILLSBOROUGH COUNTY

**EXHIBIT
A**

PRS 24-0013



HTM PROJECT # 100-21-001A

H.T. MAI, INC.

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CATHOLIC CHARITIES RUSKIN AFFORDABLE HOUSING
1308 NORTH US HIGHWAY 41, RUSKIN, FL 33570
SECTION 05/32/19, HILLSBOROUGH COUNTY

PRS 24-0013

EXHIBIT
B



HTM PROJECT # 100-21-001A

H.T. MAI, INC.

Civil, Water Resources & Environmental Engineering
14031 N. DALE MABRY HIGHWAY
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Phone: (813) 962-6230
Fax: (813) 962-6420
E-mail: htmai@aol.com

CATHOLIC CHARITIES RUSKIN AFFORDABLE HOUSING
1308 NORTH US HIGHWAY 41, RUSKIN, FL 33570
SECTION 05/32/19, HILLSBOROUGH COUNTY

PRS 24-0013

**EXHIBIT
C**

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
US Hwy. 41	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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
1 st St. NW	Choose an item.	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" 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	639	50	65
Proposed	565	46	57
Difference (+/-)	(-) 74	(-) 4	(-) 8

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
1 st St. SW/ Access Spacing	Administrative Variance Requested	Approvable
Vehicular Cross-Access (Northern Boundary)	Administrative Variance	Previously Approved
Vehicular Cross-Access (Southeastern Boundary)	Administrative Variance	Previously Approved
Notes: Special condition applies to northern cross access waiver. See conditions or approval.		

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 checked="" 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	



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted May 25, 2021.

1. The site is limited to a mixed-use project with a density bonus per the Land Development Code Section 6.11.07 Affordable Housing regulations. The existing motel shall be permitted to continue its current use until such time it is re-developed to conform with the PD General Site Plan and conditions contained herein.
 - 1.1 The residential component shall be developed in accordance with the RMC-20 standards unless otherwise specified herein. The development shall have a maximum of 63 Multi-Family units.
 - a) The land area for the residential uses shall be limited to 2.12 acres. The area shall be restricted to a maximum of 6 Multi Family buildings and a laundromat for residents use.
 - b) Maximum building height shall be 30 feet.
 - c) Unless otherwise specified herein, location and placement of the buildings shall be as generally depicted in the General Site Plan. A 30-foot building setback shall be maintained along 1st ST. NW to the west. The existing Building A-1 shall be permitted a front setback of 9 feet to the east.
 - d) The maximum number of units per building shall be as indicated in the Proposed Uses Table of the General Site Plan.
 - 1.2 The non-residential area, related to the affordable housing project, shall be developed in accordance with the CG development standards, unless otherwise specified herein or the General Site Plan. Non-residential uses shall be limited to a laundromat, professional services, family support services, gift shop, book and stationary store, and/or public use facilities.
 - a) The area of the non-residential shall be a maximum of 0.24 Acres.
 - b) Maximum square footage shall be as indicted in the development table in the General Site Plan.
 - c) Maximum FAR permitted is 0.35.
 - 1.3 The general layout of the project shall be permitted to be adjusted in order to accommodate a vehicular connection to the north, as indicated in Condition 7.
2. Buffer and screening shall be in accordance with Part 6.06.00 of the Land Development Code.
3. The subject property shall be subject to the parking requirements of Section 6.05.00 of the Land Development Code.
4. In addition to the three pedestrian and vehicular access connections to US 41 and 1st St. NW shown on the PD site plan, the developer shall construct three (3) pedestrian cross-access connections and one (1) vehicular cross-access connection as shown on the PD site plan.

5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
6. If PD 21-0551 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated July 8, 2021) which was found approvable by the County Engineer (on July 16, 2021). Approval of this Administrative Variance will waive a portion of the project's Section 6.04.03.Q. cross access requirement. Specifically, the developer will not be required to:
 - a) Provide vehicular cross access along its southern project boundary with folio 55701.0000; or
 - b) Provide vehicular cross access along its northern project boundary with folio 55712.0000, except as may otherwise be required by condition 7, herein below.

All other vehicular and pedestrian cross access points connections to the above referenced (or other) folios shall be provided as shown on the PD site plan.

7. Consistent with the Section 6.04.02.B. Administrative Variance described in Condition 6, if all or a portion of the existing building designed as A1 on the PD site plan is demolished, the property owner shall be required to construct a vehicular cross-access connection to the existing vehicular cross-access stubout within adjacent folio 55712.0000.
8. As 1st St. NW is a substandard collector roadway, the developer will be required to improve the roadway network (between the project access and nearest standard roadway) to current County standards as a Type TS-4 or TS-7 roadway. This condition may require the developer to dedicate and/or otherwise acquire additional right-of-way.
9. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.
10. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, and the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/28/2024

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin

PETITION NO: PD 24-0013

- 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.

NEW CONDITIONS OF APPROVAL

All previous transportation conditions shall carryforward. In addition, staff requests the following new conditions.

- If PRS 24-0013 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated January 25, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on January 25, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on 1st St. NW and the next closest connections as follows:
 1. A variance of +/- 145 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 100 ft.;
 2. A variance of +/- 221 feet from the closest driveway to the south on the opposite (west) side of the roadway, resulting in an access spacing of +/- 24 ft; and,
 3. A variance of +/- 16 feet from the closest driveway to the north on the opposite (west) side of the roadway, resulting in an access spacing of +/- 229 ft.

PROJECT OVERVIEW & ANALYSIS

The applicant is requesting a minor modification, also known as a personal appearance (PRS), to existing Planned Development (PD) zoning 21-0551. The PD consists of +/- 2.38 ac. parcel with approval of a variety of uses, including: 63 multi-family dwelling units, an 884 s.f. accessory laundromat, and up to 2,500 s.f. of professional services, family support services, gift shop, book and stationary store, and/or public use facilities.

The applicant is proposing to modify the proposed PD to reduce the square-footage of allowable non-residential uses from 2,500 g.s.f. to 1,340 g.s.f., increase g.s.f. associated with the residential units (the number of which is remaining unchanged), reconfigure the internal site layout of the project, and modify the proposed access location to 1st St. NW.

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 for the proposed uses, and based upon a generalized worst-case scenario. Staff notes the applicant's analysis references the existing potential of the site prior to the 21-0551 PD zoning, and so grossly overestimates the level of reduction between the existing PD approval and proposed PD post-modification. Information shown was developed using 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
PD, 63 Multi-Family Detached Dwelling Units and Accessory Laundromat (ITE LUC 220)	480	42	48
PD, 2,500 s.f. Variety Store* (ITE LUC 814)	159	8	17
Subtotal:	639	50	65

**Represents a worst-case scenario based on the variety of uses proposed.*

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 63 Multi-Family Detached Dwelling Units and Accessory Laundromat (ITE LUC 220)	480	42	48
PD, 1,340 s.f. Variety Store* (ITE LUC 814)	85	4	9
Subtotal:	565	46	57

**Represents a worst-case scenario based on the variety of uses proposed.*

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 74	(-) 4	(-) 8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

1st St. NW is a 2-lane, undivided, publicly maintained, substandard collector roadway. Along the project's frontage, the roadway sits within a +/- 60-foot wide right-of-way and is characterized by +/- 9-foot wide travel lanes in poor condition. There are no bicycle facilities along 1st St. NW in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along portions of the east side of 1st St. NW in the vicinity of the proposed project.

The applicant did not submit a Design Exception or Section 6.04.02.B. Administrative Variance request from the Section 6.04.03.L. requirement to improve the roadway as a part of the 21-0551 PD request, or the PRS request which is the subject of this zoning action. As such, the previous zoning was approved with a condition requiring the developer to improve the roadway network (between their project access and the nearest standard roadway) to current County standards as a part of the 21-0551 zoning request. No changes to this condition were proposed as a part of this PRS.

No site access improvements were warranted pursuant to Section 6.04.04.D of the LDC.

US Highway 41 is a 4-lane, divided, principal arterial roadway owned, maintained and under the permitting authority of the Florida Department of Transportation (FDOT). Along the project's frontage, the roadway sits within a +/- 200-foot wide right-of-way and is characterized by +/- 12-foot wide travel lanes in above average condition. There are +/- 5 to 6-foot wide bicycle lanes along both sides of US 41 in the vicinity of the proposed project. There are +/- 3 to 6-foot wide sidewalks along both sides of US 41 in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The applicant is proposing one (1) vehicular and pedestrian connection to 1st St. NW and one (1) vehicular and pedestrian connection to US 41. All other existing access points will be closed. FDOT staff reviewed the project and offered no objections. FDOT staff did note that future projects may include closure of the median opening with which the project access is aligning; however, such project was not currently funded.

The applicant is proposing one (1) vehicular and pedestrian cross access to their southern project boundary (to folio 55697.0000) and one (1) pedestrian cross access to their southern project boundary (with folio 55701.0000). The cross-access stubout with folio 55701.0000 was required to have both vehicular and pedestrian access; however, the applicant previously filed for a Section 6.04.02.B. Administrative Variance (AV) request (concurrent with the 21-0551 application) from the Section 6.04.03.Q requirement, which was approved as a part of that zoning request. No changes to that approval is being requested as a part of this PRS request.

The applicant is pedestrian cross access to the northern project boundary. Vehicular and pedestrian cross access is required by Section 6.04.03.Q of the LDC; however, the applicant had previously submitted (as a part of the 21-0551 PD request) an AV from the vehicular cross access requirement, and that request was approved as a part of that zoning action. No change to that approval is being requested as a part of this PRS request.

REQUESTED ADMINISTRATIVE VARIANCE – 1ST ST. NW ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated January 25, 2024) 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. The subject roadway has a posted speed of 35 mph. The applicant is seeking the following variances relative to its proposed project access:

1. A variance of +/- 145 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 100 ft.;
2. A variance of +/- 221 feet from the closest driveway to the south on the opposite (west) side of the roadway, resulting in an access spacing of +/- 24 ft; and,
3. A variance of +/- 16 feet from the closest driveway to the north on the opposite (west) side of the roadway, resulting in an access spacing of +/- 229 ft.

Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on (January 25, 2024).

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for an adjacent roadway segment is provided below; however, because 1st St. NW is not a regulated roadway it was not included within the LOS Report. As such LOS information cannot be provided for this facility.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US 41	7 TH St. SW	19 th Ave. NE	D	C

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Thursday, January 25, 2024 6:22 PM
To: htmai@aol.com
Cc: Tu Mai; Chapela, Tania; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: PRS 24-0013 - Administrative Variance Review
Attachments: 24-0013 AVAdd 01-25-24.pdf

Hung,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0013 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

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Thursday, January 25, 2024 4:52 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: PRS 24-0013 - Administrative Variance Review

Hello Mike,

The Attached AV is approvable to me, please include the following people in your response email:

htmai@aol.com
tkmai@aol.com
chapelat@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](#)

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**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 checked="" type="checkbox"/> 1. Request includes DW to N/S& W/S of 1st St. <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	Catholic Charities Ruskin Affordable Housing
<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)	055714.0000
<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	Hung T. Mai, P.E.
<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	PD
<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	PRS 24-0013
<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>	



H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 * PHONE: (813) 962-6230 * FAX: (813) 962-6420

E-MAIL: htmai@aol.com

CERTIFICATE OF AUTHORIZATION NO. 6542

January 25, 2024

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

Attn.: Ms. Sheida L. Tirado, P.E.

RE: REQUEST FOR ADMINISTRATIVE VARIANCE – ACCESS MINIMUM SPACING
Project Name: CATHOLIC CHARITIES RUSKIN AFFORDABLE HOUSING – PRS 24-0013
Folio No.: 055714.0000
HTM Project No.: 100-21-001A

Dear Mr. Williams:

This variance request is being sought in conjunction with the submission of a Minor Modification to Planned Development application (PRS 24-0013). The previous use on the subject site consists of a motel with 11 rooms, a self-service carwash with five bays, an 884 SF auto repair shop, a 3,200 SF storage warehouse, one single-family home, and two mobile homes. The applicant is proposing 63 affordable housing dwelling units for individuals with a low AMI, an 884 SF laundromat for residents' use only, and a 456 SF admin office. The parcel is 2.36+/- acres and is located at 1308 N. US Highway 41, Ruskin, FL 33570. The subject site has a full access driveway on the south side and a one-way in driveway on the north side on 1st Street NW.

We are requesting an administrative variance to Land Development Code (LDC) Section 6.04.07 – Table: Minimum Spacing. According to the Hillsborough County Comprehensive Plan Functional Classification Map, 1st Street NW is classified as a Class 6 collector roadway and requires a 245 ft. minimum separation between driveways. The applicant is proposing a single full project access on 1st Street NW, approximately 70' from the southwest corner of the subject site. The proposed driveway is 100'± distance apart from the existing driveway to the south of the subject site; 229'± distance from the proposed driveway to the northwest of the site; and 24'± distance from the proposed driveway to the subject site across the street to the southwest. Thus, the proposed access on 1st Street NW does not meet the County Access Management Code.

The variance request criteria outlined in Section 6.04.02.B.3 of the County LDC are as follows:

(a) There is an unreasonable burden on the applicant.

- The existing residential driveway on 1st Street NW to the northwest of the subject site was built in 1984 and the driveway to southwest of the site was built in 1958. The applicant purchased the subject site in 2022 having an existing one-way in driveway and full access driveway to the southern portion (**EXHIBIT A**). The applicant has no control over the other parcels access points. However, it would be an unjust burden not being able to develop due to the existing properties not meeting current standards.
- With the proposed consolidation of driveways to one single access, the daycare's existing driveway located to the south of the subject site has a spacing distance of 100± feet. The existing driveway directly southwest of the subject site has a spacing of 24± feet and the existing driveway northwest of the subject site has a spacing of 229± feet (**EXHIBIT B**). Due to the limited physical constraints, this creates an unreasonable hardship for the applicant to adhere to the strict adherence to the LDC.

(b) The variance would not be detrimental to the public health, safety, and welfare.

- 1st Street NW is a collector road, that is a two-lanes undivided roadway having 20 +/- asphalt pavement in fair condition. There is an existing sidewalk on the east ROW and no bike lane (**EXHIBIT C**). Traffic on this street is very light which provides a safe environment for motorists and pedestrians.
- The consolidation of the existing driveways to one single access on 1st St NW will decrease the peak hour trips and improve public safety.
- Most residents are way below the AMI level that will live in this complex. Thus, most residents will not have access or own a vehicle. A bus stop in front of the subject site on US 41 will provide a means of transportation.
- FDOT does not have any crash data recorded for this segment of the road. Thus, showing no evidence that it will not pose any public safety issues.

(c) Without the variance, reasonable access cannot be provided. In evaluation of the variance request, the issuing authority shall be valid consideration to the land use plans, policies and local traffic circulation/operation of the site and adjacent areas.

- The applicant is not seeking any additional entitlements in the future for the subject parcel. The applicant is under an obligation with Hillsborough County Affordable Housing Services to keep these affordable housing units for a long-extended period per the funding agreement and to comply with the Live Local Act.
- 1st Street NW provides reasonable access for the project. Strict adherence to the LDC would create a hardship for the applicant.

We respectfully request your review and approval of the variance request. Photos are attached for your review and approval. If you should have any questions, or if we can be of further assistance, please feel free to call us at (813) 962-6230.

Best regards,

H. T. MAI, INC.

Hung T. Mai, P.E.

Hung T
Mai

Digitally signed by
Hung T Mai
Date: 2024.01.25
12:56:52 -05'00'



EOR Florida P.E. No. 32625

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

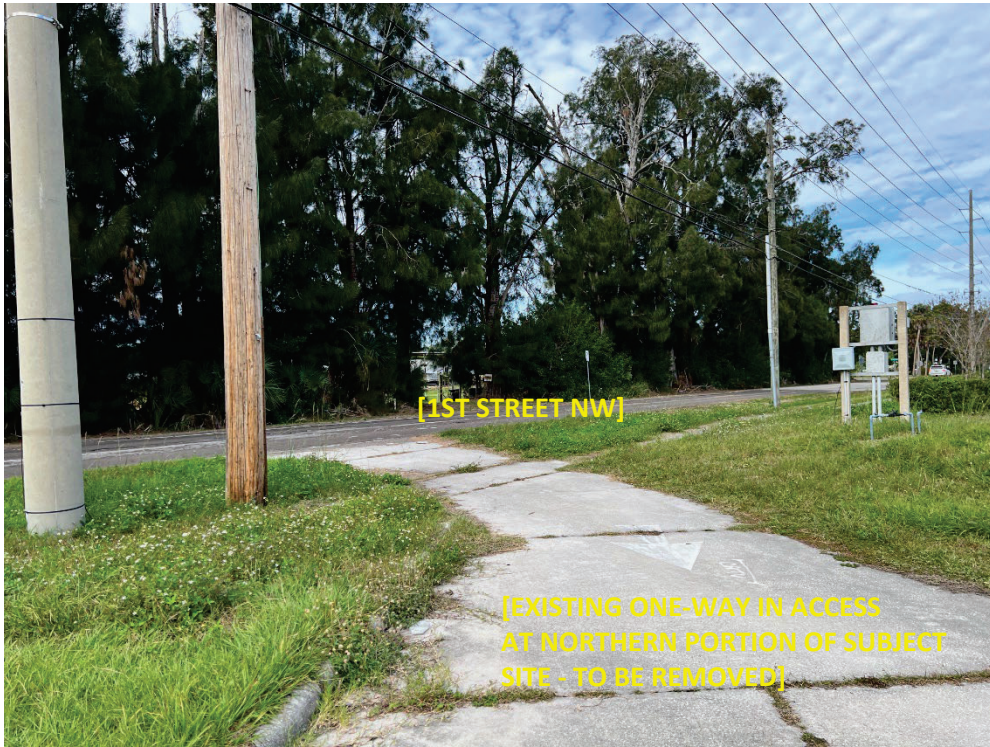
_____ Approved with Conditions

_____ Approved

_____ Disapproved

Michael J. Williams, P.E.
Hillsborough County Engineer on _____

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



HTM PROJECT # 100-21-001A

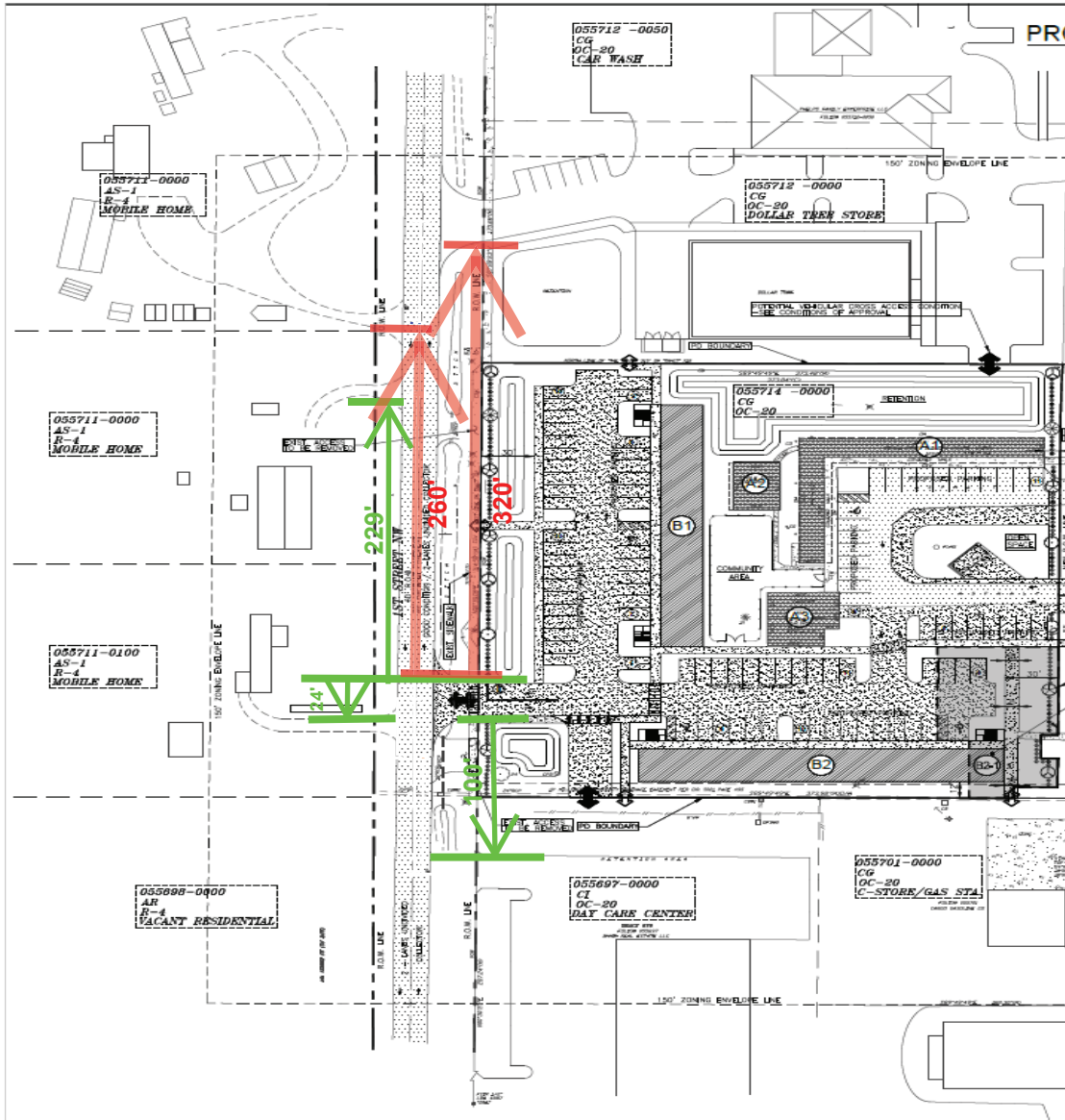
H.T. MAI, INC.

Civil, Water Resources & Environmental Engineering
14031 N. DALE MABRY HIGHWAY
TAMPA, FL 33618
Phone: (813) 962-6230
Fax: (813) 962-6420
E-mail: htmmai@aol.com

CATHOLIC CHARITIES RUSKIN AFFORDABLE HOUSING
1308 NORTH US HIGHWAY 41, RUSKIN, FL 33570
SECTION 05/32/19, HILLSBOROUGH COUNTY

**EXHIBIT
A**

PRS 24-0013



HTM PROJECT # 100-21-001A

H.T. MAI, INC.

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SECTION 05/32/19, HILLSBOROUGH COUNTY

PRS 24-0013

EXHIBIT
B



HTM PROJECT # 100-21-001A

H.T. MAI, INC.

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CATHOLIC CHARITIES RUSKIN AFFORDABLE HOUSING
1308 NORTH US HIGHWAY 41, RUSKIN, FL 33570
SECTION 05/32/19, HILLSBOROUGH COUNTY

PRS 24-0013

**EXHIBIT
C**

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
US Hwy. 41	FDOT Principal Arterial - Urban	4 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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
1 st St. NW	Choose an item.	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" 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	639	50	65
Proposed	565	46	57
Difference (+/-)	(-) 74	(-) 4	(-) 8

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
1 st St. SW/ Access Spacing	Administrative Variance Requested	Approvable
Vehicular Cross-Access (Northern Boundary)	Administrative Variance	Previously Approved
Vehicular Cross-Access (Southeastern Boundary)	Administrative Variance	Previously Approved
Notes: Special condition applies to northern cross access waiver. See conditions or approval.		

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 checked="" 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	



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

JARED W. PERDUE, P.E.
SECRETARY

November 14th, 2023

Catholic Charities Revisit

1308 US Hwy 41, Ruskin
SR 45
10 060 000
MP 8.774 Lt Rdwy
Class 5 @ 45 MPH
Folio #: 55714
Connection spacing: 245'
Signal spacing: 1320'
Full median opening spacing: 1320'
Directional median opening spacing: 660'

RE: Pre-Application Meeting

THIS DOCUMENT IS NOT A PERMIT APPROVAL

THE COMMENTS AND FINDINGS FROM THIS PRE-APPLICATION MEETING MAY BE SUBJECT TO CHANGE
AND MAY NOT BE USED AS A BASIS OF APPROVAL AFTER 5/14/2024

Attendees:

Guests: Tu Mai and James Ratliff

FDOT: Mecale' Roth, Nancy Porter, Lindsey Mineer, Leanna Schail, and Ahmad Chehab

Proposed Conditions:

This development is proposing to modify access to **SR 45** a **class 5** roadway with a posted speed limit of **45 MPH**. Florida Administrative Code, Rule Chapter 14-97, requires **245'** driveway spacing, **660'** directional, **1320'** full median opening spacing, and **1320'** signal spacing requirements.

FDOT Recommendations:



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2822 Leslie Road
Tampa, FL 33612-6456

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SECRETARY

1. New proposed design reduces trips significantly from the last plan
2. Proposing access to US 41 and 1st St
3. Only 1 access will be allowed to SR 45
4. Does not meet spacing, will need to remove northern DW
5. Need NB left turn lane
6. Will need a design variation (see attached information)
7. Will need to modify southern median to build left turn lane
8. A construction agreement will need to be applied for
9. Legally recorded easement for cross-access to N and S will be required
10. Southern cross access can be in the rear of the property
11. Possible drainage exception
12. Provide basin maps and pre and post discharge volumes
13. Contact Leanna Schail for any traffic or access related questions at leanna.schail@dot.state.fl.us, or at 813-975-6000.
14. Contact Mecale' Roth for permit, pre app, or general questions at, mecale.roth@dot.state.fl.us, or 813-612-3200.
15. Contact Caroline Cation-Smith for drainage related questions at caroline.cation-smith@dot.state.fl.us or 813-975-6000.

Summary:

After reviewing and discussing the information presented in this meeting, the Department has determined we are

- in favor (considering the conditions stated above)
- not in favor
- willing to revisit a revised plan

The access, as proposed in this meeting, would be considered

- conforming
- non-conforming
- N/A (no access proposed)

in accordance with the rule chapters 1996/97 for connection spacing. The following state permits will need to be applied for by visiting our One Stop Permitting website (osp.fdot.gov):

- access-category A or B
- access-category C, D, E, or F



Florida Department of Transportation

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- traffic study required
- access safety upgrade
- drainage
- or
- drainage exception
- construction agreement
- utility
- general Use
- other _____

Thank you for allowing us the opportunity to review and discuss this project in advance. Please feel free to contact me with any questions. We look forward to working with you again.

Respectfully,

Mecale' Roth

Permit Coordinator II

2822 Leslie Rd.
Tampa Fl. 33619
813 - 612 – 3237

Mecale.roth@dot.state.fl.us



Additional Comments/Standard Information:

(These comments may or may not apply to this project, they are standard comments)

1. Document titles need to reflect what the document is before it is uploaded into OSP, and please do not upload unnecessary documents.
2. Documents need to be signed and sealed or notarized.
3. Include these notes with the application submittal.



Florida Department of Transportation

RON DESANTIS
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2822 Leslie Road
Tampa, FL 33612-6456

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4. Permits that fall within the limit of a FDOT project must contact project manager, provide a work schedule, and coordinate construction activities prior to permit approval. Ask Mecale' for information if not provided in the notes.
5. Plans shall be per the current Standard Plans and FDM.
6. All the following project identification information must be on the Cover Sheet of the plans:
 - a. all associated FDOT permit #'s
 - b. state road # (& local road name) and road section ID #
 - c. mile post # and left (Lt) or right (Rt) side of the roadway (when facing north or east)
 - d. roadway classification # and posted speed limit (MPH)
7. All typical driveway details are to be placed properly:
 - a. 24" thermoplastic white stop bar equal to the lane width placed 4' behind crosswalk or a minimum of 25' in front of it
 - b. 36" stop sign mounted on a 3" round post, aligned with the stop bar
 - c. if applicable, a "right turn only" sign mounted below the stop sign (FTP-55R-06 or FTP-52-06)
 - d. double yellow 6" lane separation lines
 - e. 6' wide, high emphasis, ladder style crosswalk straddling the detectable warning mats
 - f. warning mats to be red in color unless specified otherwise
 - g. directional arrow(s) 25' behind the stop bar
 - h. all markings on concrete are to be high contrast (white with black border)
 - i. all striping within and approaching FDOT ROW shall be thermoplastic
8. Maintain 20' x 20' pedestrian sight triangles and draw the triangles on the plans to show there are no obstructions taller than 24" within the triangles. Also, no parking spaces can be in these triangles Measure 20' up the sidewalk and 20' up the driveway from the point at which the sidewalk meets the driveway. Here is an example of what these triangles look like and how they are positioned.



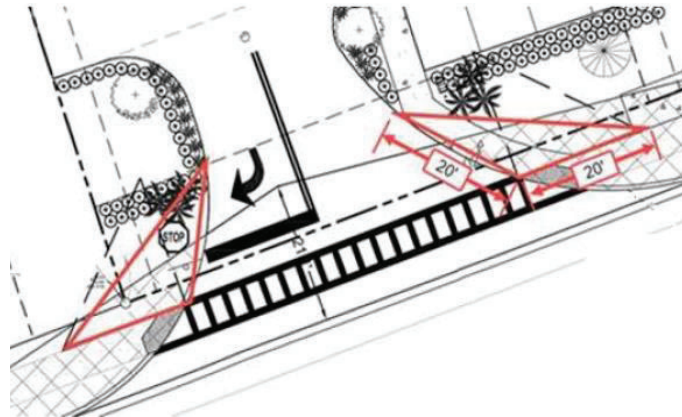


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9. Any relocation of utilities, utility poles, signs, or other agency owned objects must be coordinated with the Department and the **existing and proposed location** must be clearly labeled on the plans. Contact the Permits Department for more details and contact information.
10. Make note on plans that it is the responsibility of the contractor to not only restore the ROW, but they are also responsible for maintaining the ROW for the duration of the project.

Context Classification:

Here is the link to find information about context classification to see what class standards the proposed project needs to be built to. Below is the standard table for sidewalk width for each class:

<https://kai.maps.arcgis.com/apps/webappviewer/index.html?id=b5ecc163fe04491dafeb44194851ba93>



Florida Department of Transportation

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Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 222.1.1 Standard Sidewalk Widths

Context Classification	Sidewalk Width (feet)
C1 Natural	5
C2 Rural	5
C2T Rural Town	6
C3 Suburban	6
C4 Urban General	6
C5 Urban Center	10
C6 Urban Core	12

Notes:

- (1) For C2T, C3 and C4, sidewalk width may be increased up to 8 feet when the demand is demonstrated.
- (2) For C5 and C6, when standard sidewalk width cannot be attained, provide the greatest attainable width possible, but not less than 6 feet.
- (3) For RRR projects, unaltered sidewalk with width 4 feet or greater may be retained within any context classification.
- (4) See **FDM 260.2.2** for sidewalk width requirements on bridges.

Provide the following minimum unobstructed sidewalk width (excluding the width of the curb) when there is no practical alternative to placing a pole within the sidewalk:

- 36 inches for aboveground utilities. This 36 inch width may be reduced to 32 inches, not exceeding 24 inches in length, when there is no practical alternative available to avoid an obstruction.
- 48 inches for signal, light, sign poles

When used for plantings and street furniture, the area between the back of curb and the sidewalk should be 5 feet or greater in width. Consider providing treewells in areas where on-street parking is provided.

Lighting:

Lighting of sidewalks and/or shared paths must be to current standards (FDM section 231). Newly implemented FDOT Context classifications updated the required sidewalk widths (FDM section 222.2.1.1). Where sidewalk is being added and/or widened, the lighting will be analyzed to ensure sidewalks are properly lit per FDOT FDM standards. Reference the following link and table for details:

https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2020/2020fdm231lighting.pdf?sfvrsn=2ad35bf_2



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Topic #625-000-002
FDOT Design Manual

January 1, 2020

Table 231.2.1 Lighting Initial Values

Roadway Classification Or Project Type	Illumination Level Average Foot Candle		Illumination Uniformity Ratios		Veiling Luminance Ratio
	Horizontal (H.F.C.)	Vertical (V.F.C.)	Avg./Min.	Max./Min.	$L_{V(MAX)}/L_{AVG}$
Conventional Lighting					
Limited Access Facilities	1.5	N/A	4:1 or Less	10:1 or Less	0.3:1 or Less
Major Arterials	1.5				
Other Roadways	1.0				
High Mast Lighting					
All Roadway Classifications	0.8 to 1.0	N/A	3:1 or Less	10:1 or Less	N/A
Signalized Intersection Lighting					
New Reconstruction	3.0	2.3	4:1 or Less	10:1 or Less	N/A
Lighting Retrofit	1.5 Std. 1.0 Min.	1.5 Std. 1.0 Min.			
Midblock Crosswalk Lighting					
Low Ambient Luminance	N/A	2.3	N/A	N/A	N/A
Medium & High Ambient Luminance		3.0			
Sidewalks and Shared Use Paths					
Facilities Separated from the Roadway	2.5	N/A	4:1 or Less	10:1 or Less	N/A
Sign Lighting					
Low Ambient Luminance	15-20	N/A	N/A	6:1	N/A
Medium & High Ambient Luminance	25-35				
Rest Area Lighting					
All Roadways and Parking Areas	1.5	N/A	4:1 or Less	10:1 or Less	N/A

231-Lighting



PROJECT NARRATIVE
FOR
CATHOLIC CHARITIES RUSKIN AFFORDABLE HOUSING
FOLIO NO. 055714.0000

Catholic Charities Las Villas Inc. owns a 2.36+/- acres parcel located at 1308 N. US Highway 41, Ruskin, Florida 33570 in Section 05, Township 32, Range 19 in Hillsborough County. The property has Folio No. 055714.0000 and is currently zoned PD (21-0551) with a future land use designation of OC-20. It is within the Ruskin Community Plan. The site is in the Urban Service Area with water and sewer provided by Hillsborough County PUD.

On September 8, 2021, the BOCC approved PD 21-0551 to redevelop the site for 63 affordable housing units, an 884 SF laundromat for residents use only, and a 2,500 SF retail, office, and commercial space to meet the Ruskin Community Plan guidelines for commercial businesses along US 41. Since the project is joined and funded by Hillsborough County Affordable Housing Services and the Diocese of St. Petersburg, the project qualified for an increase in density up to 30 DU/acre. The subject site has an existing 13 efficiency dwelling units which accounts for a total of 63 dwelling units.

The applicant has received additional funding through HUD and is seeking to develop the subject site for an additional 50 units that was previously entitled for affordable housing. The development will consist of the following two new buildings:

Building B1 – (two-story) – 22 (one-bedroom units); 8,480 SF total square feet

Building B2 – (two-story) – 28 (16- one-bedroom units, 12 studio units) and 456 SF for non-residential use on the first floor; 9,888 SF total square feet

The subject site has full access on 1st Street NW and a right-in/right-out on US 41. US 41, in front of the subject site is a four-lanes divided FDOT Principal Arterial Urban Roadway with an 85' pavement in good condition, 5' bike lane, sidewalk, and Type F curbs on both sides. A Pre-Application meeting with FDOT District 7 was held on April 20, 2021, in which FDOT approved the proposed driveway on the subject site in the PD Site Plan that was submitted.

A Rezoning Pre-Submittal discussion was held via email correspondence with Development Services Department staff, Michelle Heinrich, AICP on July 27, 2023, and Planning Commission staff, Jillian Massey on August 11, 2023. Both DSD and PC advised that a Minor Modification to PD was required for the modifications proposed.



Adequate Facilities Analysis: Rezoning

Date: 12/5/2023

Acreage: 2.36 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 24-0013

Future Land Use: OC-20

HCPS #: RZ-568

Maximum Residential Units: 50

Address: 1308 N US Highway 41

Residential Type: Single Family Attached

Parcel Folio Number(s): 055714.0000

School Data	Apollo Beach Elementary	Shields Middle	Lennard High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	703	1557	2494
2023-24 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	599	1739	2420
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	85%	112%	97%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 12/4/2023	89	0	74
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	6	3	4
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	99%	112%	100%

Notes: At this time, adequate capacity exists at Apollo Beach Elementary for the proposed rezoning. Although Shields Middle and Lennard high Schools are projected to be over capacity, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, there is adjacent capacity at the high school level but no adjacent capacity available at the middle school level. The applicant is advised to contact the school district for more information.

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

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
 Department Manager, Planning & Siting
 Growth Management Department
 Hillsborough County Public Schools
 E: andrea.stingone@hcps.net
 P: 813.272.4429 C: 813.345.6684

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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 12/12/2023</p> <p>PETITION NO.: 24-0013</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 10/27/2023</p> <p>PROPERTY ADDRESS: 1308 N US Hwy 41, Ruskin, FL 33570</p> <p>FOLIO #: 0557140000</p> <p>STR: 05-32S-19E</p>
<p>REQUESTED ZONING: Modification to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA - Desktop Review, aerial review, soil survey and EPC file search
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed aerials, soil surveys, and historical records, to determine the limits of wetlands and other surface waters regulated by Chapter 1-11, Wetlands, Rules of the EPC. The review revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

From: [DeWayne Brown](#)
To: [Odell, Clare](#); [Rodriguez, Dan](#)
Cc: [Tirado, Sheida](#); [Williams, Michael](#)
Subject: RE: RE PRS 24-0013
Date: Thursday, December 14, 2023 9:29:13 AM
Attachments: [image002.png](#)
[24-0013 Rev SP 12-13-23 \(002\) US HWY 41 at 15th Ave NW.pdf](#)
[HART Design Guidelines Shelter Pad details.pdf](#)

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Mrs. Odell,

HART has a transit stop that is called out in this plan (Stop ID 5415). This bus stop is over 30 years old and it was originally built to the standard for that time. Currently, it needs to be brought up to the new standard so that HART can replace the current shelter with a new one. It appears that there is a requirement for the site to build a connection to the bus stop. HART is requesting that the developer remove and replace the shelter pad to meet the new standard (See attached specifications). HART will remove the existing shelter and install a new shelter at a later date. If this is feasible please have the developer contact HART a few weeks in advance of work starting and we will remove the existing shelter.

V/r

DeWayne M. Brown, PMP, LSSGB
Project Manager I
Hillsborough Transit Authority (HART)

1201 East 7th Avenue
Tampa, FL 33605
Tel: (813) 384-6557
BrownD2@gohart.org
<http://www.gohart.org>

From: Odell, Clare <OdellCl@hillsboroughcounty.org>
Sent: Wednesday, December 13, 2023 3:55 PM
To: Chapela, Tania <ChapelaT@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Curll, Ryan <CurllRy@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <BrownD2@gohart.org>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Hamilton, Mona <HamiltonM@hillsboroughcounty.org>;

Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcso.com>; Jesus Peraza Garcia <PerazaGarciaJ@gohart.org>; Jillian Massey <masseyj@plancom.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jaksa <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Daniel Rodriguez <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>

Cc: Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: RE PRS 24-0013

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Good Afternoon,

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

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

Planner assigned:

Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Respectfully,

Clare Odell
Planning & Zoning Technician

Development Services Department (DSD)

P: (813) 276-8680 | VoIP: 39680

M: (813) 272-5600

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W: HillsboroughCounty.Org

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: [Carlos Santos](#)
To: [Odell, Clare](#)
Subject: RE: RE PRS 24-0013
Date: Thursday, December 14, 2023 11:28:43 AM
Attachments: [image002.png](#)
[image003.png](#)

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Hello again Clare,

No impact to District lands was identified so we have no objection to this revision/request.

Thank you,

Carlos Santos

Real Estate Specialist
Land Resources Bureau
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604
(352)269-3911
carlos.santos@swfwmd.state.fl.us



From: Odell, Clare <OdellCl@hillsboroughcounty.org>
Sent: Wednesday, December 13, 2023 3:55 PM
To: Chapela, Tania <ChapelaT@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehringerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Curll, Ryan <CurllRy@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; dickersonr <dickersonr@hillsboroughcounty.org>; Ellen Morrison <Ellen.Morrison@swfwmd.state.fl.us>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Hamilton, Mona <HamiltonM@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhco.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; kaiserb <kaiserb@hillsboroughcounty.org>; Karla Llanos

<llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: RE PRS 24-0013

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Good Afternoon,

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

Planner assigned:

Planner: Tania Chapela

Contact: chapelat@hillsboroughcounty.org

Respectfully,

Clare Odell

Planning & Zoning Technician

Development Services Department (DSD)

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W: HillsboroughCounty.Org

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

PETITION NO.: PRS 24-0013 REVIEWED BY: Clay Walker, E.I. DATE: 10/17/2023

FOLIO NO.: 55714.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (adjacent to the site), (approximately 50 feet from the site) and is located west of the subject property within the west Right-of-Way of 1st Street Northwest . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 6 inch low pressure wastewater force main exists (adjacent to the site), (approximately feet from the site) and is located west of the subject property within the east Right-of-Way of 1st Street Northwest . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 10/10/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 10/10/2023

APPLICANT: Catholic Charities, Diocese of St. Petersburg **PID:** 24-0013

LOCATION: 1308 N. U.S. Hwy 41 Ruskin, FL 33570

FOLIO NO.: 55714.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.