



PD Modification Application: MM 24-0933

Zoning Hearing Master Date: November 12, 2024

BOCC Land Use Meeting Date: January 7, 2025

1.0 APPLICATION SUMMARY

Applicant: Sweetwater Organic Community Farm, Inc

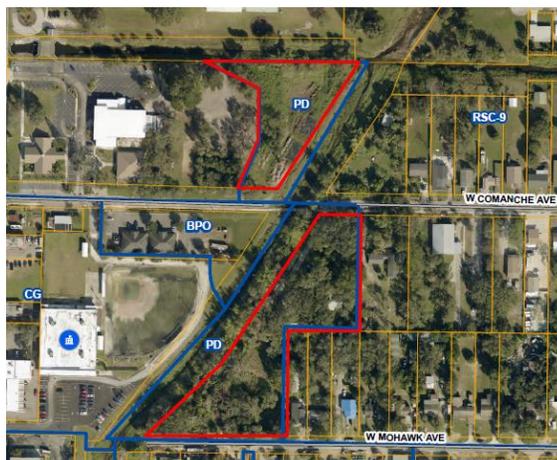
FLU Category: Residential-6 (RES-6)

Service Area: Urban

Site Acreage: 3.87 MOL

Community Plan Area: Town 'N Country

Overlay: None



Introduction Summary:

PD 10-1043 was approved in 2011 to allow a membership organization, single-family residential agricultural uses, agricultural stand, educational center, retail sales, weekend vendor markets and special events. The applicant requests a modification to allow for the addition of a campground to the northern parcel as an accessory use to the primary agricultural use of the property allowing up to 60 campers on 12 individual campsites, including one ADA accessible, a bathroom facility and pavilion structure; and the relocation and redesign of a 1500 sf accessory educational facility and 700 sf greenhouse that was previously approved but never constructed, to provide educational services to the public.

Existing Approval(s):	Proposed Modification(s):
Membership organization, single-family residential with agricultural uses, agricultural stand, educational center, retail sales, weekend vendor markets and special events uses	Add campground as an accessory use to the primary agricultural use of the property allowing up to 60 campers on 12 individual campsites, including one ADA accessible, and a bathroom facility and pavilion structure.
3,000 sf education facility to the northern parcel and 711 sf Greenhouse to the northern section of the southern parcel	The relocation and redesign of a 1500 sf accessory educational facility and 700 sf greenhouse to the south section of the southern parcel

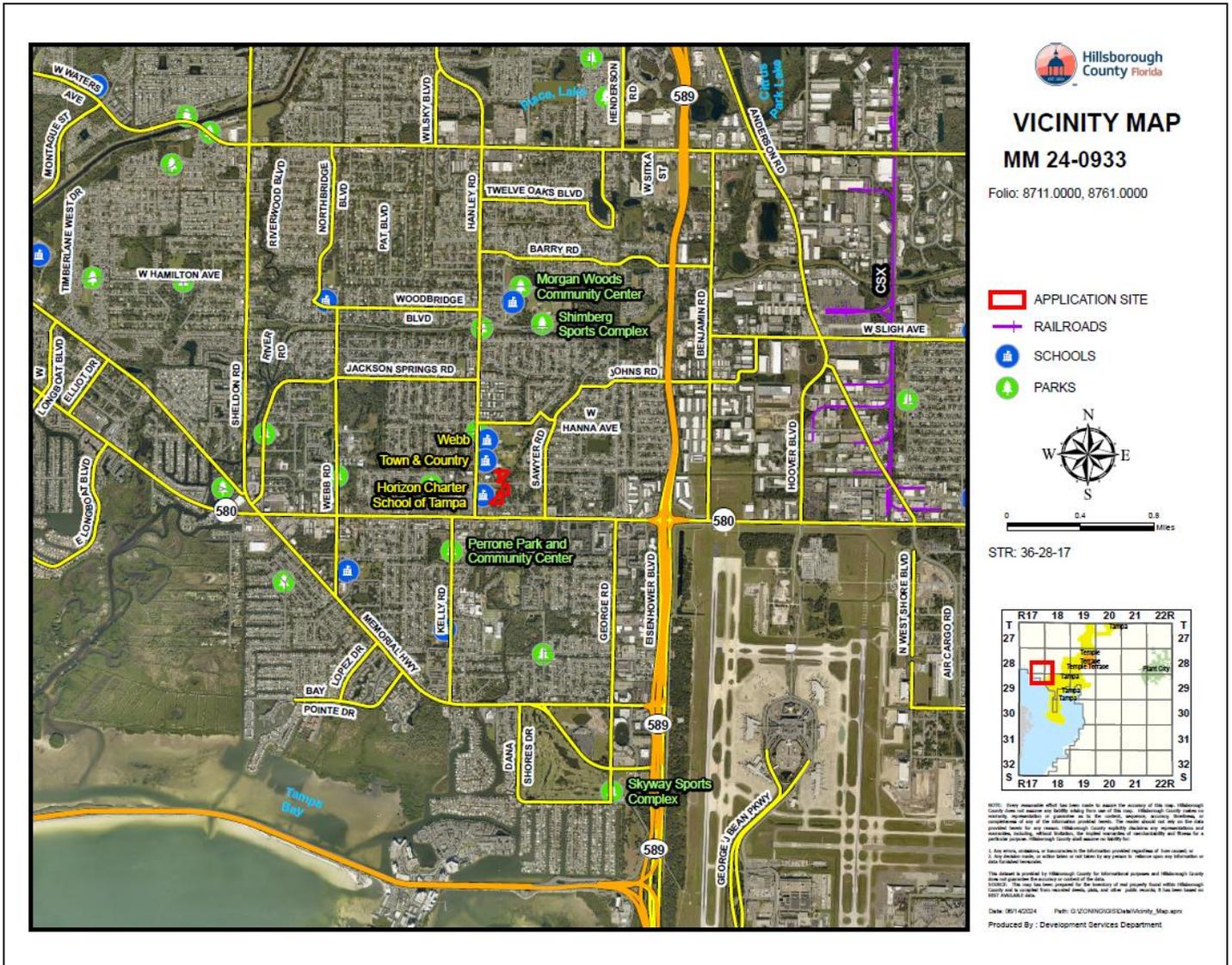
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

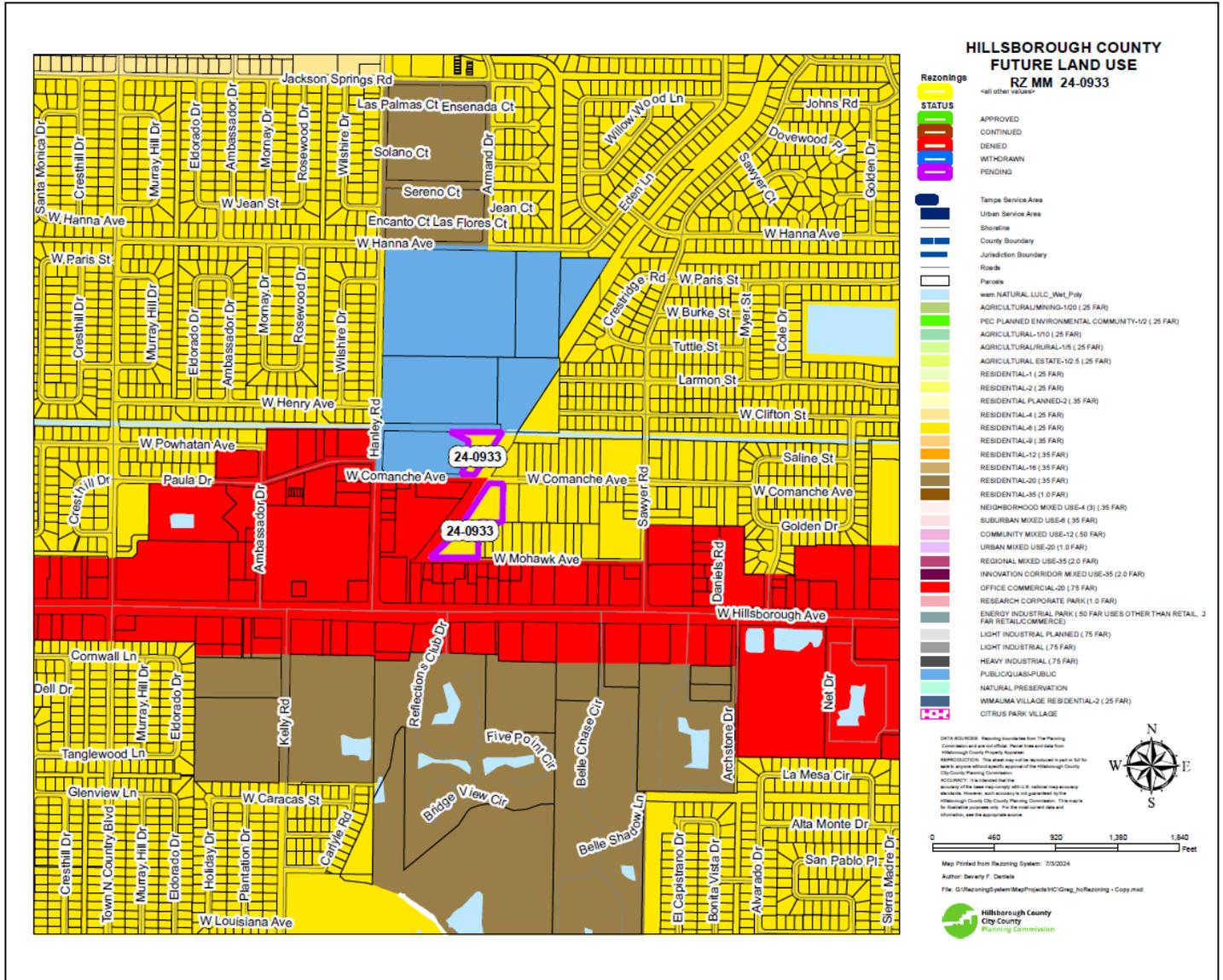


Context of Surrounding Area:

The 3.87-acre site contains two parcels and is generally located 650 feet east of the intersection of Hanley Road and West Comanche Avenue and is located in the Urban Service Area within the limits of the Town 'N Country Community Plan. The surrounding area is predominantly a mixture of single-family residential, institutional and commercial uses. Adjacent to the north is an elementary school zoned RSC-9. To the south across West Comanche Avenue is an office building zoned BPO. To the south across West Mohawk Avenue is commercial zoned CG. Adjacent to the south is also single-family residential zoned RSC-9. Adjacent to the east is single-family residential zoned RSC-9. Adjacent to the west is a church zoned RSC-9, an office zoned BPO and a Charter School zoned CG.

2.0 LAND USE MAP SET AND SUMMARY DATA

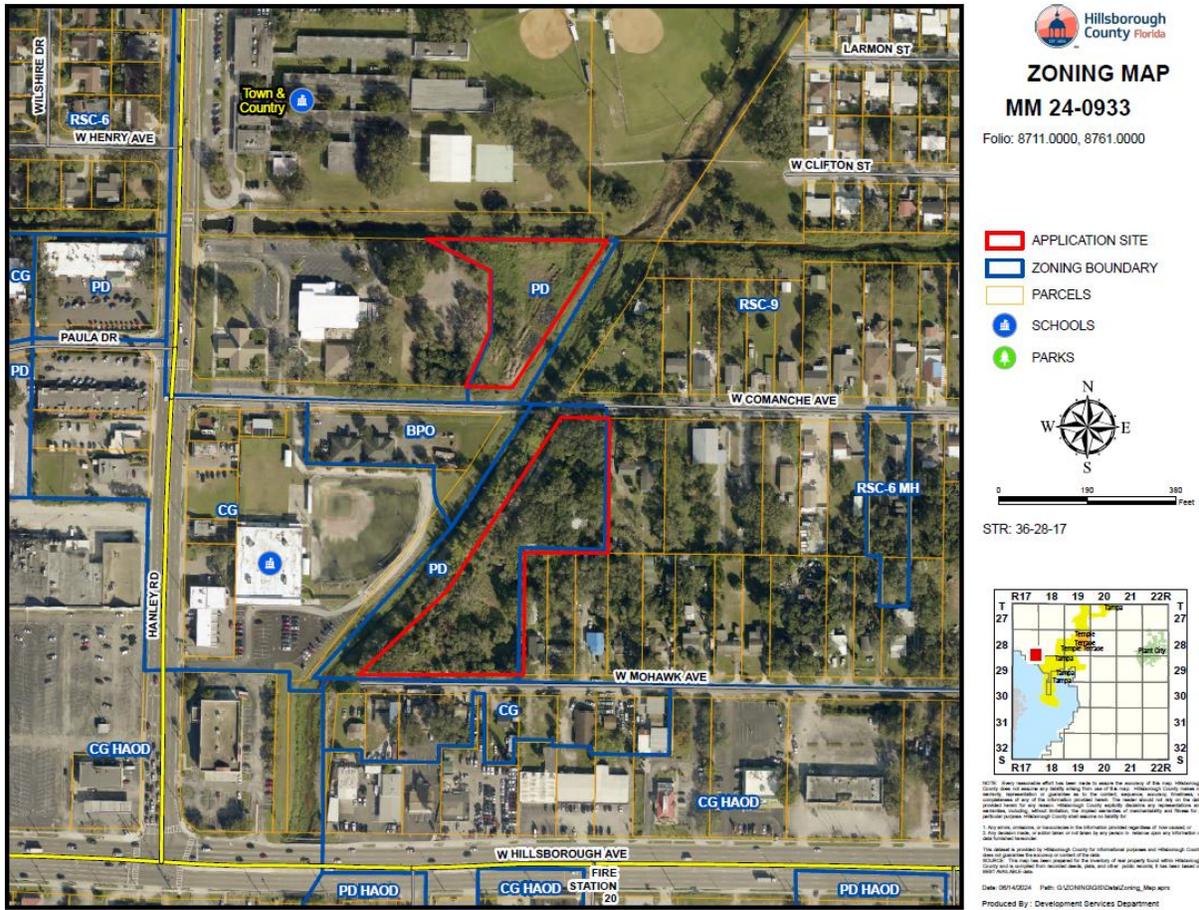
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (RES-6)
Maximum Density/F.A.R.:	6.0 du/ga / 0.25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

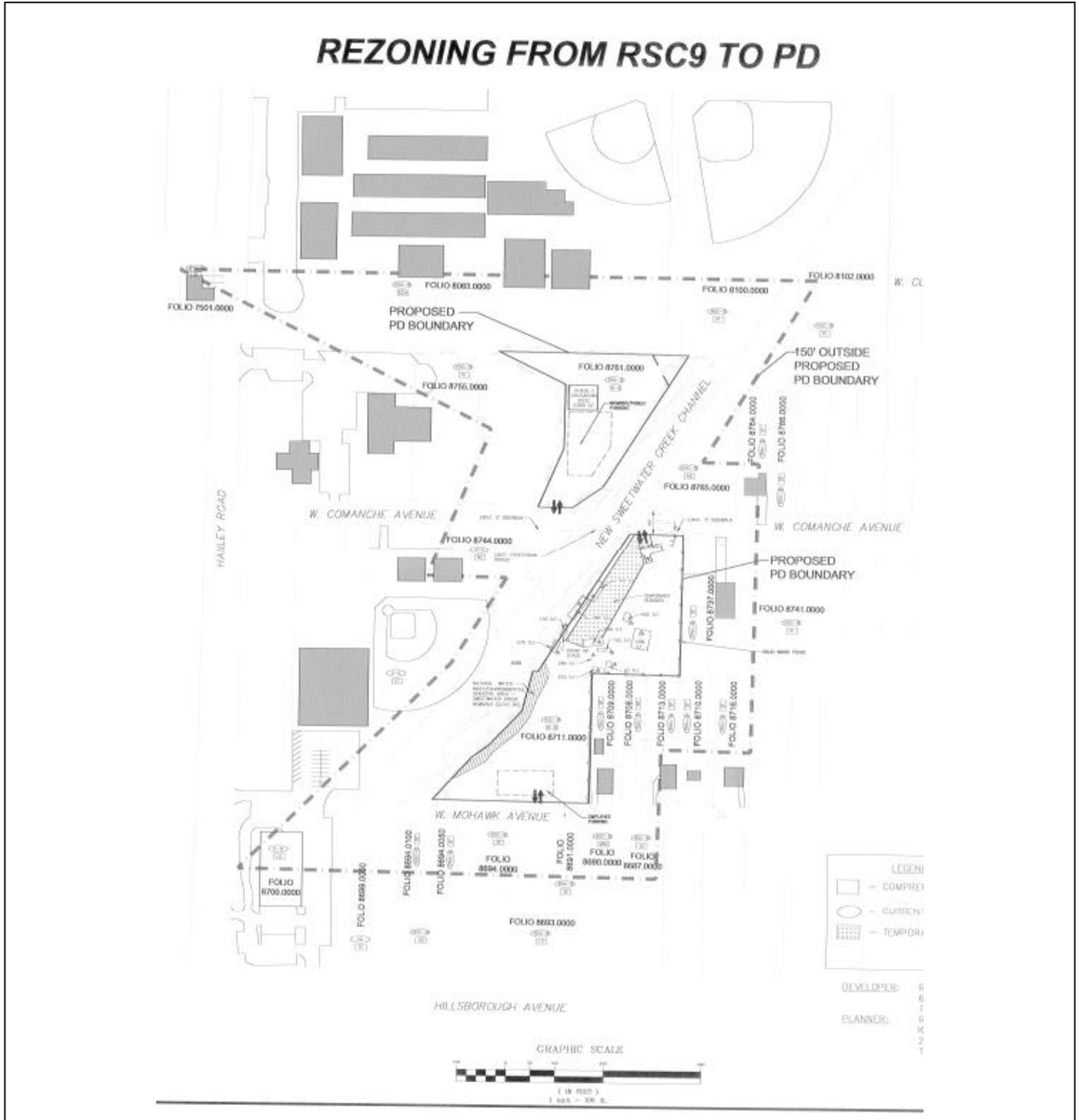


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9	9 du/ga	Single-Family Residential Conventional	School, Vacant
South	BPO, RSC-9, CG	0.20 F.A.R, 9 du/ga, 0.27 F.A.R	Office, SFR, General Commercial	Office, SFR, Commercial
East	RSC-9	9 du/ga	SFR	Vacant, SFR
West	BPO, RSC-9, CG	0.20 F.A.R, 9 du/ga, 0.27 F.A.R	Office, SFR, General Commercial	Office, Church, Charter School

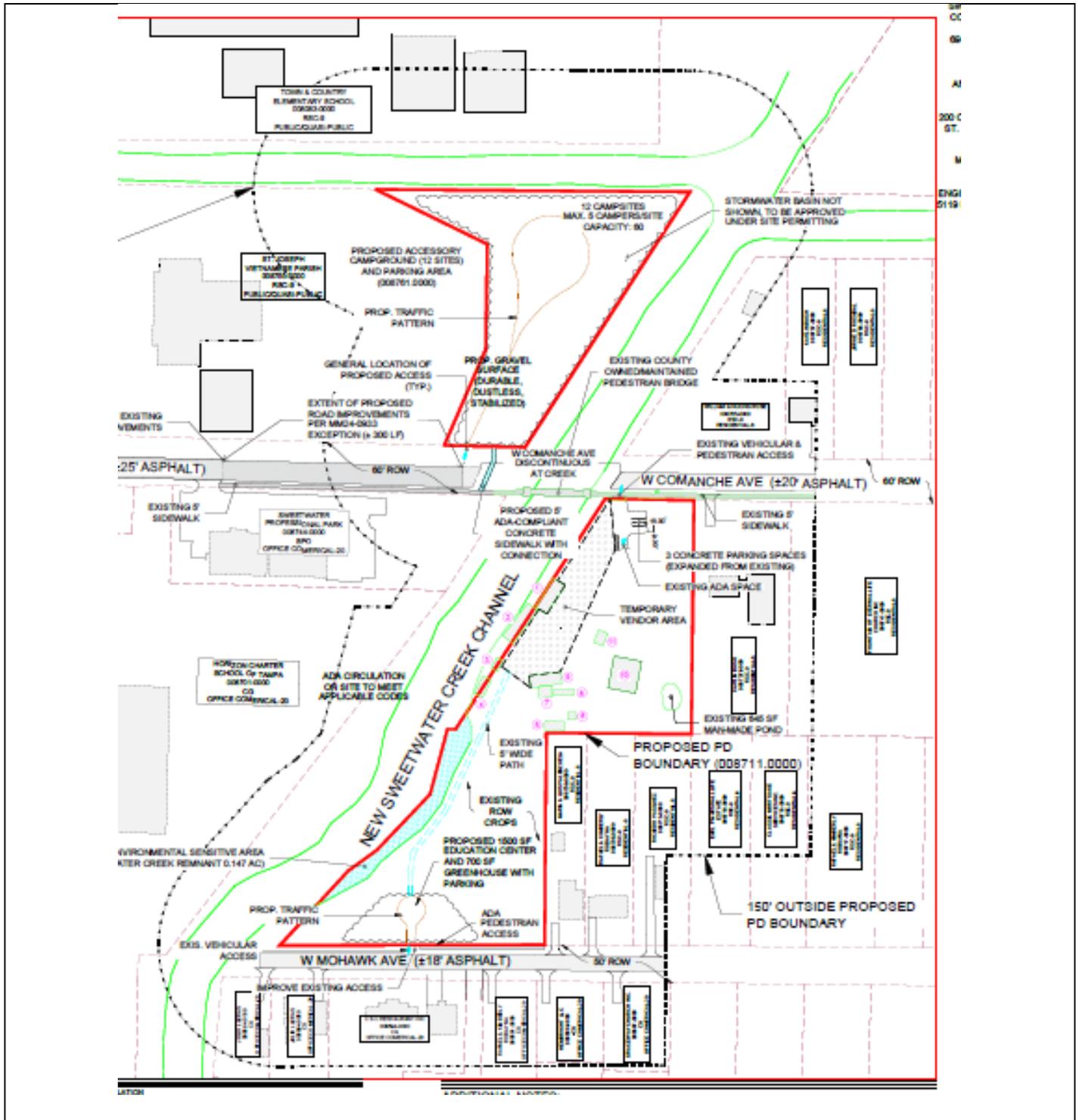
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved Site Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



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
Mohawk Ave	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Comanche Ave	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	79	1	1
Proposed	N/A**	N/A**	30
Difference (+/-)	N/A**	N/A**	+29

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

**ITE does not include AM trips for LUC 435

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Mohawk Ave/Substandard Roadway	Administrative Variance Requested	Approvable
Comanche Ave / Substandard Roadway	Design Exception Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands present
Environmental Services	<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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Other: Airport Height Restriction: 70' AMSL				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" 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 type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Campground (Per site) Mobility: \$1,369 * 12 = \$16,428 Fire: \$95 * 12 = \$1,140 Educational/Cultural Facility (Per 1,000 sq ft) Mobility: \$927 * 1.5 = \$1,390.50 Fire: \$95 * 1.5 = \$142.50				
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is generally located 650 feet east of the intersection of Hanley Road and West Comanche Avenue and is located in the Urban Service Area within the limits of the Town 'N Country Community Plan. The surrounding area is predominantly a mixture of single-family residential, institutional and commercial uses. Adjacent to the north is an elementary school zoned RSC-9. To the south across West Comanche Avenue is an office building zoned BPO. To the south across West Mohawk Avenue is commercial zoned CG. Adjacent to the south is also single-family residential zoned RSC-9. Adjacent to the east is single-family residential zoned RSC-9. Adjacent to the west is a church zoned RSC-9, an office zoned BPO and a Charter School zoned CG. The subject property is designated Residential-6 (RES-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan.

The existing restrictions about operating hours and characteristics will not change. The new location of the education center and greenhouse to the southern portion of the southern parcel, folio#; 8711.0000 will be compatible with the surrounding area due to the commercial uses directly to the south across West Mohawk Avenue. The hours for services and events generally vary from 8:30 AM at the earliest and 11:00 PM at the latest. However, the late-night events are limited to a maximum of 5 per year. Previously, PD 10-1043 granted a variation to Buffer and Screening Requirements from the 10-foot buffer, Type A screening standard between a cultural/institutional classification of the types of uses on the site and the RSC-9 zoning to the east. However, a 6-foot-high solid wood fence shall be placed along the eastern property boundary of folio #8711.0000. The proposed campground on the northern parcel with folio#: 8761.0000 will not have impacts to the surrounding uses due to the natural buffer of Sweetwater Creek to the east and the Loma Slough Creek to the north. Additionally, there are natural buffering trees to the west towards the church.

The current PD 10-1043 is already approved for educational, and community uses; the addition of camping as an accessory use along with support facilities, a greenhouse and the redesign of the educational facility, would be a natural extension of the already approved uses. The property would also provide the surrounding areas, including the neighboring schools with a valuable educational resource. Additionally, adequate buffering and screening will be provided, and late-night activities will be limited to 5 times a year.

Therefore, the modification of PD 10-1043 to allow for the addition of a campground as an accessory use to the primary agricultural use of the property allowing up to 60 campers on 12 individual campsites, including one ADA accessible, a bathroom facility and pavilion structure; and the relocation and redesign of a 1500 sf accessory educational facility and greenhouse would be consistent with the existing zoning pattern of the area.

Based upon the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

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

- 1. Add a note on the site plan that states, "Sidewalks to be provided per LDC"

Approval - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted October 23, 2024.

- 1. The primary uses for the planned development are for the existing single-family conventional residence and those agricultural land uses identified in the Land Development Code (LDC) definition for plants and their associated production activities. Domestic fowl and bees are permitted, domestic hoofed mammals are not. The following accessory uses are permitted:

- Membership organization
- Agricultural stand
- Educational center/services
- Retail sales of products directly related to farm and membership activities
- Weekend vendor market, may include entertainment (including musical performances)
- Special events, such as a Neighborhood Fair (maximum five per year)
- Greenhouse
- Camps (maximum 60 campers in 12 campsites)

- 2. Development standards shall be as follows:

Existing structures	3,782 <u>3,509</u> square feet (residence not included)
Proposed buildings	3,000 <u>4,000</u> square feet (Phase 2)
Maximum retail use	3,300 square feet
Maximum height	50 feet
Front/rear yard setbacks	25 feet
Side yard setbacks	7.5 feet
FAR	0.84 <u>.11</u>

Domestic fowl and bee keeping are subject to LDC Section 6.11.13 Animals

- 3. The restrictions for hours/days/months of operation for the uses are as follows:

Vendor Market (open to public) – Sundays, 12:00 p.m. to 5:00 p.m., November to May only

Member produce pick-up – Sundays, 12:00 p.m. to 5:00 p.m., November to May only
Thursdays, 12:00 p.m. to 6:00 p.m., November to May only

Special events (maximum 5 per year) - Monday to Thursday, 5:00 p.m. to 10:00 p.m.
Fridays, 5:00 p.m. to 11:00 p.m.
Saturdays, 8:30 a.m. to 11:00 p.m.

Educational center/services/membership association meetings – Everyday,
8:30 a.m. to 10:00 p.m.

Loading/unloading deliveries shall only occur during daylight hours

4. A variation to LDC Section 6.06.06 Buffering and Screening Requirements from the 10-foot buffer, Type A type screening standard between a cultural/institutional classification of the types of uses on the site and the RSC-9 zoning to the east is granted. A 6-foot-high solid wood fence shall be placed along the eastern property boundary of folio #8711.0000.
5. The owner shall remove or relocate the buildings that are partially located on County property on the parcel east of Sweetwater Creek if requested to do so by the County.
6. Site access for loading and unloading of materials from vendors and employee parking shall be from Mohawk Avenue south of the site. Access and parking for CSA members and the public shall only occur on the northwest parcel, west of the Sweetwater Creek channel. Vehicular access via W. Comanche Avenue is only for the property owner and for handicapped parking.
- ~~7.~~ For purposes of calculating density, every ten campers shall constitute one dwelling unit. The length of stay for campers is limited to a maximum of 90 consecutive days. A minimum of 12 parking spaces shall be provided for the Camp use.
- ~~7.~~ 8. If approved, the Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code, and all other ordinances and standards in effect at the time of development.
- ~~8.~~ 9. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~9.~~ 10. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- ~~10.~~ 11. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~11.~~ 12. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
- ~~12.~~ 13. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits

necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

14. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
16. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
19. If PD 24-0933 is approved, the County Engineer will approve a Design Exception request (dated November 3, 2024, and was found approvable by the County Engineer (on Nov 5, 2024) for the W Comanche Ave substandard road improvements. As W Comanche Ave is a substandard roadway, the developer will be required to make specific improvements to W Comanche Ave consistent with the Design Exception.
20. If MM 24-0933 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated November 3, 2024), which was found approvable by the County Engineer (on November 5, 2024) for Mohawk Ave substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Approval of this administrative variance will waive the required substandard road improvements along Mohawk Ave.
21. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

Zoning Administrator Sign Off:



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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/5/2024

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Town and Country /Northwest

PETITION NO: MM 24-0933

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

CONDITIONS OF APPROVAL

- If PD 24-0933 is approved, the County Engineer will approve a Design Exception request (dated November 3, 2024, and was found approvable by the County Engineer (on Nov 5, 2024) for the W Comanche Ave substandard road improvements. As W Comanche Ave is a substandard roadway, the developer will be required to make specific improvements to W Comanche Ave consistent with the Design Exception.
- If MM 24-0933 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated November 3, 2024), which was found approvable by the County Engineer (on November 5, 2024) for Mohawk Ave substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Approval of this administrative variance will waive the required substandard road improvements along Mohawk Ave.
- Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

Other Conditions

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

- Add a note on the site plan that states, "Sidewalks to be provided per LDC"

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a major modification to Planned Development (PD 10-1043). The proposed major modification requests to allow for the addition of a micro-campground as an accessory use to the primary agricultural use of the property, allowing up to 60 campers on 12 individual campsites, including one ADA accessible, a bathroom facility and pavilion structure; and the relocation and redesign of a 1,500 sq. ft. accessory educational/cultural facility and greenhouse that was previously approved but never constructed, to provide educational and informational services to the public. The site is comprised of two separate parcels with frontage on both Comanche Ave and Mohawk Ave +/- 0.13 miles east of the intersection of W Comanche Ave and Hanley Rd. The Future Land Use designation of the site is Residential -6 (R-6)

Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Wholesale Nursery (ITE LUC 818)	79	1	1

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 12 Site Campground/Recreational Vehicle Park (ITE LUC 416)	5	3	3
PD, 7,640 sf Multipurpose Recreational Facility (ITE LUC 435)	N/A*	N/A*	27
Total	N/A*	N/A*	30

*The 11th edition of the ITE Trip Generation manual does not include daily counts for ITE Code 435).

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	N/A	N/A	+29

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Comanche Ave and Mohawk Ave. Comanche Ave is a 2-lane, undivided, substandard Hillsborough County maintained local roadway characterized by +/- 10-foot wide travel lanes. There are intermittent sidewalks within the vicinity of the project. Mohawk Ave is a 2-lane, undivided, substandard, Hillsborough County-maintained local roadway characterized by +/- 10-foot lanes. There are intermittent sidewalks within the vicinity of the project.

SITE ACCESS

The proposed PD includes two separate folios (8711.0000 and 8761.0000). Folio 8761.0000 will have one vehicular and pedestrian access to W Comanche Ave. Folio 8711.000 will have one full vehicular and pedestrian access to W Comanche Ave and W Mohawk Ave.

DESIGN EXCEPTION REQUEST – W COMANCHE AVE SUBSTANDARD ROAD

As W Comanche Ave is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (dated November 3, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on November 5, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-lane Urban Roadways) include:

- Stabilized grass shoulders are proposed, rather than paved shoulders.
- The ditches and clear zone are narrower than TS-7 (See proposed TS) because there is not enough right-of-way to construct them at full-width, and because of the placement of the existing sidewalk on south side relative to the travel lanes.

- No bike lanes are proposed to be constructed.
- No sidewalk is proposed on the north side.
- 44 feet of right-of-way (existing) versus 96 feet of right-of-way required for Hillsborough County TS-7

If 24-0933 is approved, the County Engineer will approve the Design Exception request.

ADMINISTRATIVE VARIANCE – WEST MOHAWK AVE SUBSTANDARD ROAD

The applicant’s Engineer of Record (EOR) submitted a Sec. 6.04.02.B Administrative Variance request (dated November 3, 2024) from the Sec. 6.04.03.L. requirement governing substandard road improvements. Based on factors presented in the Administrative Variance (AV) request, the County Engineer found the AV request approvable (on November 5, 2024). This request will relieve the developer of its responsibilities to improve West Mohawk Ave to current roadway standards. If this zoning modification is approved, the County Engineer will approve the above-referenced Sec. 6.04.02.B Administrative Variance request.

ROADWAY LEVEL OF SERVICE

Comanche Ave and Mohawk Ave are not regulated roadways. As such, they were not included in the 2020 Level of Service Report.

From: [Williams, Michael](#)
To: [Michael Nolan, PE](#); [Elizabeth Rodriguez](#)
CC: [Anne C. Pollock](#); [Grandlienard, Christopher](#); [Steady, Alexander](#); [Steady, Alexander](#); [Tirado, Sheila](#); [PW-CFIntake](#); [De Leon, Eleonor](#)
Subject: FW: MM 24-0933 - Administrative Variance & Design Exception
Date: Tuesday, November 5, 2024 12:02:00 PM
Attachments: [image002.png](#)
[image004.png](#)
[24-0933_AV&D 11-04-24.pdf](#)
[24-0933_DE&D 11-04-24.pdf](#)
Importance: High

You don't often get email from williamsm@hcf.gov. [Learn why this is important](#)

Mike/Libby,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) and Design Exception (DE) for PD 24-0933 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-CFIntake@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@HCFI.gov
W: HCFI.Gov.net

APPLICATION NUMBER: MM 24-0933

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025

Case Reviewer: Chris Grandlienard, AICP

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@hcfl.gov>
Sent: Monday, November 4, 2024 3:50 PM
To: Williams, Michael <WilliamsM@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>
Cc: Steady, Alexander <Alexander.Steady@kimley-horn.com>; Steady, Alexander <SteadyAl@hcfl.gov>
Subject: MM 24-0933 - Administrative Variance & Design Exception
Importance: High

Hello Mike,

The Attached AV & DE are APPROVABLE to me, please include the following people in your email response:

libbytraffic@yahoo.com
mnolan@eec-tampabay.com
apollack@trenam.com
grandlienardc@hcfl.gov
steadyal@hcfl.gov
alexander.steady@kimley-horn.com

Best Regards,

Sheida L. Tirado, PE
Transportation Review Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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

Hillsborough County **Florida**

Please note: All correspondence to or from this office is subject to Florida's

Public Records law.

From: Rome, Ashley <RomeA@hcfi.gov>
 Sent: Monday, November 4, 2024 1:22 PM
 To: Steady, Alexander <SteadyA1@hcfi.gov>; myersa <myersa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Kaiser, Bernard <Kaiserb@hcfi.gov>; Bryant, Christina <BryantC@epchc.org>; Shelton, Carla <Sheltonc@hcfi.gov>; Carlos Santos <carlos.santos@swfwmd.state.fl.us>; Hummel, Christina <HummelC@hcfi.gov>; Walker, Clarence <WalkerCK@hcfi.gov>; Converse, Amanda <ConverseA@hcfi.gov>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Ayala <David.Ayala@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfi.gov>; DeWayne Brown <brownd2@gohart.org>; Lindstrom, Eric <lindstromE@hcfi.gov>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greg Colangelo <colange@plancom.org>; Petrovic, Jaksza <PetrovicJ@hcfi.gov>; jkhamilton <jkhamilton@tecoenergy.com>; Ratliff, James <RatliffJA@hcfi.gov>; Dalfino, Jarmy <DalfinoJ@hcfi.gov>; Mackenzie, Jason <MackenzieJ@hcfi.gov>; Greenwell, Jeffry <GreenwellJ@hcfi.gov>; REYNOLDS, JENNIFER L <jreynolds@teamhcps.com>; PerazaGarcia <PerazaGarciaJ@gohart.org>; Jillian Massey <masseyj@plancom.org>; Blink, Jim <BlinkJ@hcfi.gov>; Turbiville, John (Forest) <TurbivilleJ@hcfi.gov>; Josh Blackman <blackmanj@plancom.org>; Pezone, Kathleen <PezoneK@hcfi.gov>; McGuire, Kevin <McGuireK@hcfi.gov>; Cruz, Kimberly <CruzKi@hcfi.gov>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lisa Esposito <lisaanne.esposito@myfwc.com>; Lynch, Michael <lynchm@epchc.org>; Ganas, Melanie <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Hamilton, Mona <HamiltonM@hcfi.gov>; Fest, Nacole <FestN@hcfi.gov>; Hansen, Raymond <HansenR@hcfi.gov>; Hessinger, Rebecca <HessingerR@hcfi.gov>; Renee Kamen <renee.kamen@hcps.net>; Cabrera, Richard <CabreraR@hcfi.gov>; Carroll, Richard <CarrollR@hcfi.gov>; Perez, Richard <PerezRL@hcfi.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; Impact Fees <ImpactFees@hcfi.gov>; Rosenbecker, Victoria <RosenbeckerV@hcfi.gov>; Dickerson, Ross <DickersonR@hcfi.gov>; RP-Development <RP-Development@hcfi.gov>; Curll, Ryan <CurllRy@hcfi.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Rose, Sarah <RoseSJ@hcfi.gov>; Bose, Swati <Boses@hcfi.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury, Troy <SalisburyT@hcfi.gov>; Tyrek Royal <royalt@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Willow Michie <michiew@plancom.org>
 Cc: Grady, Brian <Gradyb@hcfi.gov>; Timoteo, Rosalina <TimoteoR@hcfi.gov>; Perez, Richard <PerezRL@hcfi.gov>; Ratliff, James <RatliffJA@hcfi.gov>; Tirado, Sheida <TiradoS@hcfi.gov>; Williams, Michael <WilliamsM@hcfi.gov>
 Subject: RE MM 24-0933

Good Day All,

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.

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025

Case Reviewer: Chris Grandlienard, AICP

Planner assigned:

Planner: Christopher Grandlienard

Contact: grandlienardc@hillsboroughcounty.org

Have a good one,

Ashley Rome

Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFI.Gov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

Received November 4, 2024
Development Services

*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*

November 3, 2024

Mr. Michael J. Williams, P.E.
Hillsborough County
601 East Kennedy Blvd.
Tampa, FL 33602

Dear Mr. Williams:

**RE: MM 24-0933 Substandard Roadway Administrative Variance (West Mohawk Avenue)
Sweetwater Farm – FOLIO # 008711.0000 and 008761.0000**

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.L(1) of the Hillsborough County Land Development Code (LDC), which states:

“Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.” The “standards for new roadways” to which this section of the LDC refers are included in the Hillsborough County Transportation Technical Manual (TTM). The TTM mandates Typical Section 7 (TS-7) for this local roadway. (See attachment.)

The subject property is in for a major modification as is shown on the attached **Site Plan and Location Map**.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO # # 008711.0000 and 008761.0000*
2. Associated Application Number: *MM24-0933*
3. Type of Request: *Administrative variance to Section 6.04.02.B*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.03.L(1) is sought.*
5. Description of what the LDC/zoning conditions require: *The LDC requires that the roadways the project accesses be standard roadways, per the Transportation Technical Manual.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *The site proposes access to West Mohawk Avenue. West Mohawk Avenue is a rural road section and includes: (a) Pavement width/lane width measurements are attached. They depict 10-foot lanes, and 20 feet of pavement. (b) There is approximately 48 feet of right of way. (See attached photographs that show 14 foot measurement from the utility pole on the south side to the edge of pavement, and 14 foot measurement from the utility pole on the north side to the edge of pavement. When added to the 20 foot pavement width, this results in a 48 foot right-of-way width.) (c) There are no sidewalks. (d) West Mohawk Avenue does not have bike lanes. (e) The pavement appears to be in good condition (See photographs). (f) There are no paved shoulders. However, there are 4 foot stabilized grass shoulders, as well as ditches on both sides of West Mohawk Avenue.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria (a), (b), and (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is an unreasonable burden on the applicant. *The applicant cannot bring the roadway fully up to TS-7 standards, because TS-7 requires 96 feet of right-of-way. There is only 48 feet of available right-of-way. While, hypothetically, the developer could provide some right-of-way along his frontage on his side of the street, he could not provide it on the opposite side to provide the full section or full the full length of the segment to the next intersection. (Note that right-of-way dedication is not planned along West Mohawk Avenue.)*
 - b. The variance would not be detrimental to the public health, safety, and welfare *The existing typical section is safe in its current configuration, especially given the fact that this is a dead end roadway, and thus, all vehicles will be traveling at extremely low rates of speed. The posted speed on this segment of West Mohawk Avenue is 25 mph.*

Received November 4, 2024
Development Services

c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall consider the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. *The trip generation for the proposed use is very low, and the existing roadway can accommodate this traffic. See attached trip generation.*

8. Documentation/other attachments: *Attached are site plan; location map; TS-7; photographs and measurements; and trip generation*

Sincerely,



Digitally signed by Michael J. Nolan
DN: cn=Michael J. Nolan, o=Hillsborough County, ou=Professional Engineer, email=Michael.J.Nolan@hillsboroughcounty.org, c=US
Reason: I am the author of this document
Location: pro signing location
Date: 2024.11.04 11:48:22
Post-Flight PDF Version: 2.7.1

This item has been digitally signed and sealed by Michael J. Nolan on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Michael J. Nolan, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

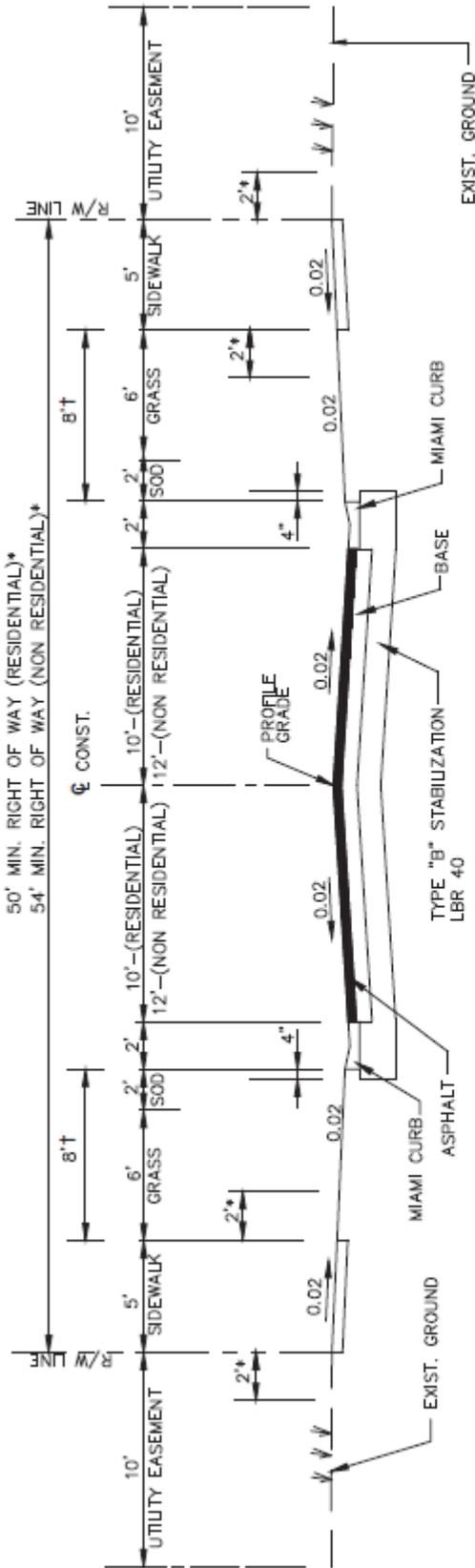
Michael J. Williams, P.E.
Hillsborough County Engineer

Received November 4, 2024
Development Services



LOCATION MAP

Received November 4, 2024
Development Services



TYPICAL SECTION

N.T.S.

LESS THAN 5,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 35 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SEE SIDEWALK PROTECTION OPTIONS, DRAWING NO. TD-16 SHEET 7 OF 7 FOR USE WHEN TREES ARE PLANTED IN THE PARKWAY AREA (BETWEEN THE BACK OF CURB AND SIDEWALK).
5. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)

REVISION DATE: 10/17	TRANSPORTATION TECHNICAL MANUAL	 Hillsborough County Florida	LOCAL URBAN ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-3 SHEET NO. 1 OF 1
-------------------------	---------------------------------------	--	--	--------------------------------------

Received November 4, 2024
Development Services



14 feet from edge of pavement to pole on north side.

Received November 4, 2024
Development Services



20 foot pavement width.

Received November 4, 2024
Development Services



14 feet – edge of pavement to utility poles on south side.

Received November 4, 2024
Development Services

TABLE 1: Trip Generation

ITE Code	Land Use Type	Size/ Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
416	Campground/ Recreational Vehicle Park	12	N/A	1	2	2	1
435	Multipurpose Recreational Facility	7,640	N/A	N/A	N/A	15	12
	TOTAL	-	N/A	1	2	17	13

Received November 4, 2024
Development Services

*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*

November 3, 2024

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

Dear Mr. Williams:

RE: MM 24-0933 Design Exception for Substandard Roadway (Sweetwater Farm - West Commanche Avenue) – FOLIO # 008711-0000 and 008761-0000

The subject property is under review, as shown on the attached **Site Plan and Location Map**. This design exception per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities, is to request that the developer not be required to bring West Commanche Avenue *fully* up to County standards, but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS – Just west of the site, West Comanche Avenue has 24-feet of pavement and two 12 foot travel lanes. There is approximately 44 feet of right of way. (See attached photographs that show 9 foot measurement from the utility pole on the south side to the edge of pavement, and 11 foot measurement from the utility pole on the north side to the edge of pavement. When added to the 24 foot pavement width, this results in a 44 foot right-of-way width.) The pavement condition appears to be good (See photograph.). There is no curb and gutter, nor bike lanes. There is sidewalk in very good condition on the south side of the roadway, on the same side as the project that extends from Hanley Road across the creek and to Sawyer Road to the east. The road transitions to a 10-foot wide gravel section adjacent to the site.

PROPOSED IMPROVEMENTS – A modified TS-7 is proposed, as is shown in the Typical Section Exhibit from the end of asphalt pavement to just east of the project driveway, as shown in the Project Limits Exhibit, a distance of 300 feet (the total length of proposed improvements). The roadway will be improved, but not brought fully to TS-7 standards because a standard TS-7 section would require 96 feet of right of way. No right-of-way dedication will occur with this project. The existing 12 foot lanes will be extended to reconstruct the segment that is currently gravel.

The proposed typical section (attached) differs from the Hillsborough County TS-7 (attached), as follows:

Received November 4, 2024
Development Services

- Stabilized grass shoulders are proposed, rather than paved shoulders.
- The ditches and clear zone are more narrow than TS-7 (See proposed TS) because there is not enough right-of-way to construct them at full-width, and because of the placement of the existing sidewalk on south side relative to the travel lanes.
- No bike lanes are proposed to be constructed.
- No sidewalk is proposed on the north side.
- 44 feet of right-of-way (existing) versus 96 feet of right-of-way required for Hillsborough County TS-7

JUSTIFICATION FOR THE REQUEST

There is not right-of-way available to bring the roadway completely up to TS-7 standards. Furthermore, this land use is a low trip generator (See attached trip generation table.) and there should be a rough nexus between the cost of the improvement and the transportation impacts. Thirdly, this section only serves project traffic, as there is no through vehicular traffic because of the dead end. Because of the dead end, vehicles will be traveling at low rates of speed and this will help mitigate the impact of the sidewalk being close to the travel lanes on the south side of the TS, although it should be noted that this is a continuation of the existing section.

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,



This item has been digitally signed and sealed by Michael J. Nolan on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Michael J. Nolan, PE

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

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

Received November 4, 2024
Development Services



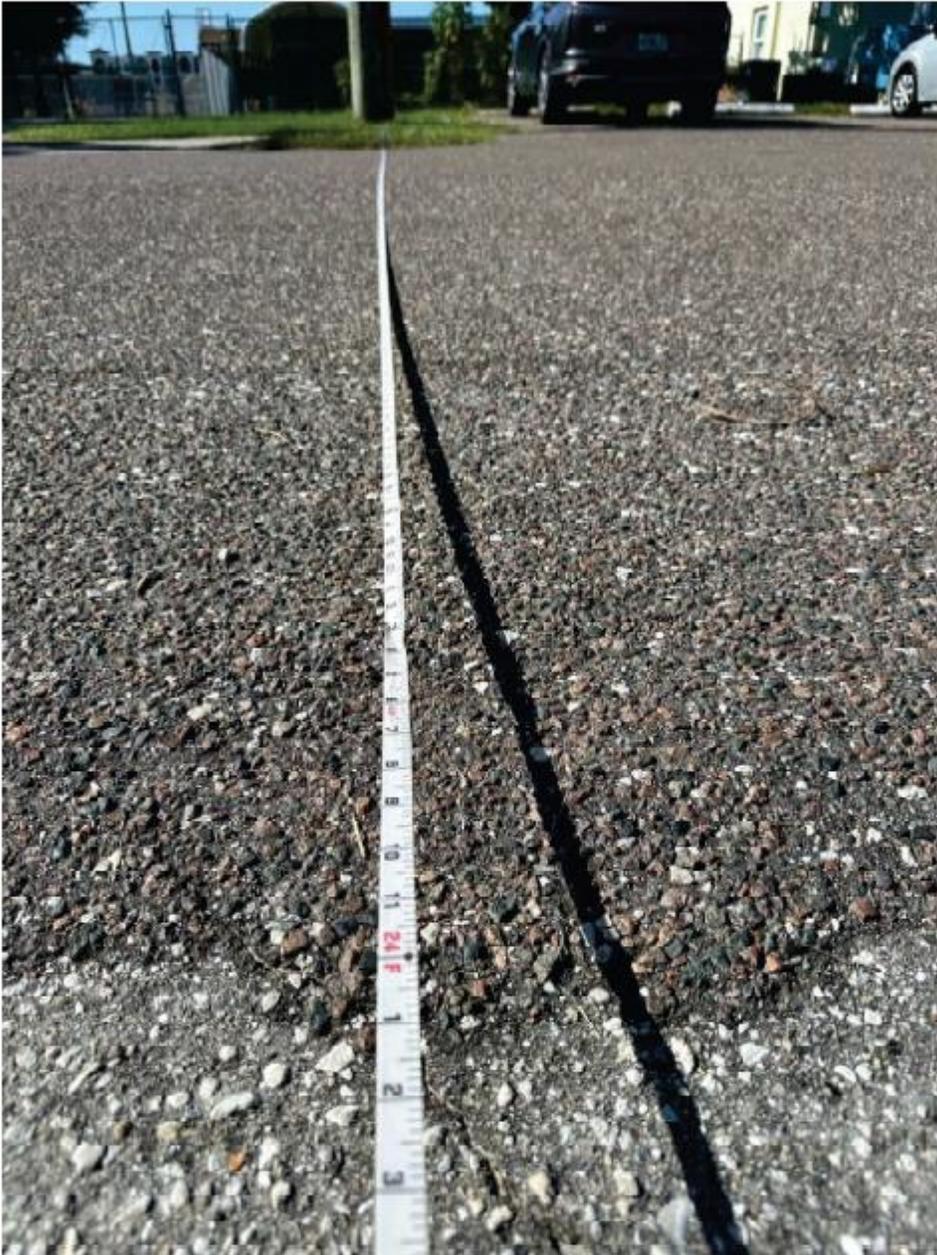
LOCATION MAP

Received November 4, 2024
Development Services



9 feet – edge of pavement to utility poles on south side

Received November 4, 2024
Development Services



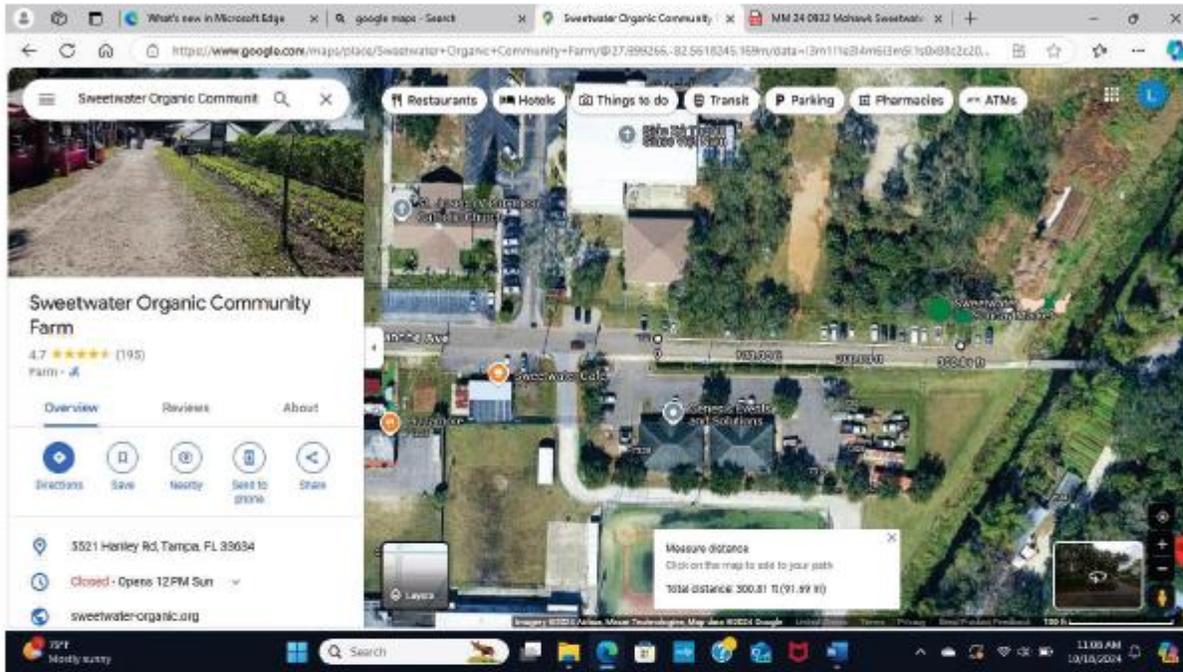
24 feet of pavement – note also the very good pavement condition

Received November 4, 2024
Development Services



11 feet from edge of pavement to utility poles on the north side of the street

Received November 4, 2024
Development Services



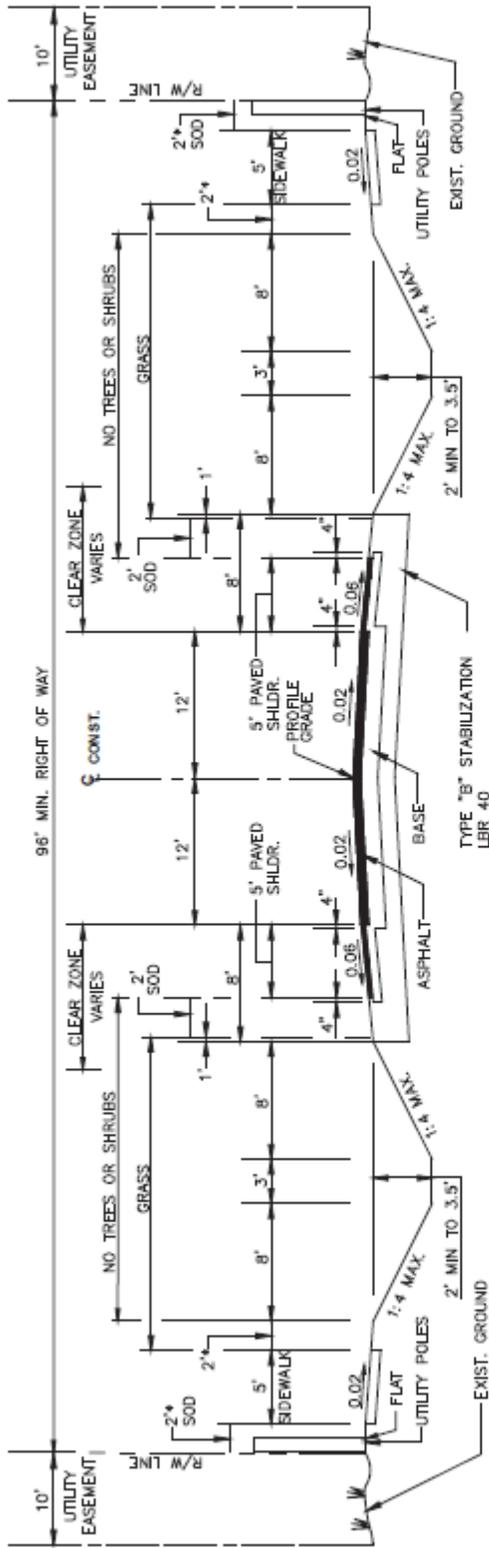
Limits of Construction – End of Pavement to just east of planned project driveway
(300 feet)

Received November 4, 2024
Development Services

TABLE 1: Trip Generation

ITE Code	Land Use Type	Size/ Units	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
416	Campground/ Recreational Vehicle Park	12	N/A	1	2	2	1
435	Multipurpose Recreational Facility	7,640	N/A	N/A	N/A	15	12
	TOTAL	-	N/A	1	2	17	13

Received November 4, 2024
Development Services



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

REVISION DATE:
10/17

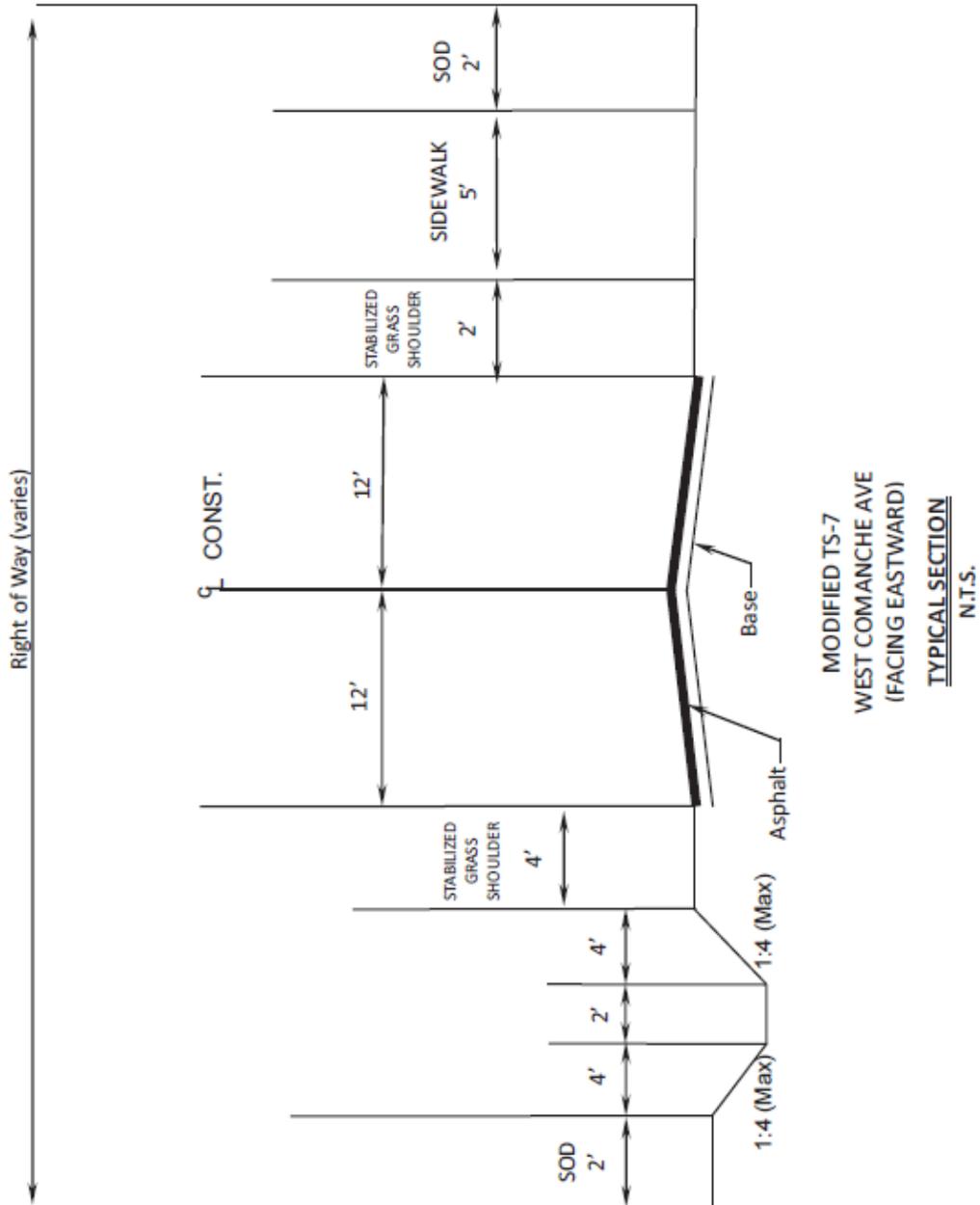
TRANSPORTATION
TECHNICAL
MANUAL



LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION

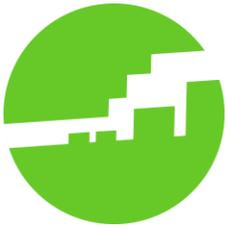
DRAWING NO. TS-7
SHEET NO. 1 OF 1

Received November 4, 2024
Development Services



< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: November 12, 2024 Report Prepared: October 31, 2024	Case Number: MM 24-0933 Folio(s): 8711.0000, 8761.0000 General Location: West of Sawyer Road, directly north of Mohawk Ave West and east of Comanche Avenue West
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Town N' Country
Rezoning Request	Major Modification to Planned Development (PD 10-1043) to allow for 12 campsites with facilities and a 1,500 sq. ft. of educational/cultural building to support existing community farm on site
Parcel Size	+/- 3.87 acres
Street Functional Classification	Sawyer Road – County Collector Comanche Avenue West- Local Mohawk Avenue West- Local
Commercial Locational Criteria	Not applicable
Evacuation Area	A

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	PD 10-1043	Multi-Family
North	Public/Quasi-Public and Residential-6	RSC-9	Educational and Public/Quasi Public/Institutions
South	Office Commerical-20	CG	Single Family Residential and Light Commercial
East	Residential-6	RSC-9	Vacant and Single-Family Residential
West	Office Commerical-20	BPO and CG	Educational, Light Commercial and Public/Quasi Public/Institutions

Staff Analysis of Goals, Objectives and Policies:

The +/- 3.87-acre subject site is located north of Mohawk Avenue West and west of Comanche Avenue West. The subject site is within the Urban Service Area (USA) and is located within the limits of the Town N’ Country Community Plan. The applicant is requesting a Major Modification to Planned Development 10-1043 to allow for the addition of a micro-campground as an accessory use to the primary agricultural use of the property allowing up to 60 campers on 12 individual campsites, including one ADA accessible, a bathroom facility and pavilion structure; and the relocation and redesign of a 1,500 sq. ft. accessory educational/cultural facility and greenhouse. The subject site’s current zoning designation is PD 10-1043. The subject site has a Future Land Use (FLU) category of Residential-6 (RES-6).

The subject site is in the Urban Service Area where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county’s growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” The proposed use is consistent with the development pattern of the area. There are single family and vacant uses east of the subject site, as well as single family, heavy commercial, and vacant uses to the south. West of the subject site there are public/quasi-public/institution, light commercial, and educational uses, and to the north there are additional quasi-public, public and educational uses. Therefore, the intended proposed use is consistent with Objective 1 and Policy 1.4.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. The applicant requests a maximum of 1,500 square feet for the redesign of the accessory educational/cultural facility and greenhouse. The applicant is also requesting 60 campers on 12 individual campsites. The subject site has an acreage of +/- 3.87. The subject site is also within the RES-6 FLU Category, which allows for a maximum consideration of up to 0.25 FAR or 6 dwelling units per gross acre. Under the LDC Section 6.11.20 Camps, 10 campers are equivalent to one dwelling unit. The proposed 60 campers equal 6 dwelling units, which is under the maximum allowable use of 23 (3.87 x 6). The square footage of the proposed redesigned accessory building will also be below the 0.25 FAR requirement in the RES-6 FLU Category. In the RES-6 FLU Category allowable uses are residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Therefore, the requested Major Modification is consistent with Objective 8 and its policies.

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

Objective 16 of the Future Land Use Element (FLUE) states that “there is a need to protect existing, neighborhoods and communities and those that will emerge in the future”. Policy 16.1 requires buffer areas and screening devices between unlike land uses. Policy 16.2 requires “gradual transitions of intensities between different land uses”, the applicant has made it clear how the proposed Major Modification will address this by providing buffer areas such as the New Sweetwater Creek Channel, as well as existing row crops that are used as natural barriers between the subject site and residential uses adjacent to the subject site, per the site plan uploaded into Optix on October 23, 2024. The applicant has agreed to LDC Buffering and Screening Requirements and Type A screening standards. Policy 16.3 states that development and redevelopment shall be integrated with adjacent land uses through the “mitigation of adverse impacts”, which has been addressed as the applicant has proposed and agreed to conditions of approval submitted into Optix on October 23, 2024 pertaining to front/rear yard setback, side-yard setbacks and restriction for hours/days/months of operations for vendor market, member produce pick-up, special events (maximum 5 per year), educational center/services/membership association meetings, and loading/unloading deliveries. Policy 17.7 also requires that new development mitigate the adverse “noise, visual, odor and vibration impacts created by that development”. Therefore, the proposed use meets and is consistent with Objective 16 and its policies as well as Policy 17.7 of the FLUE.

There are no goals within the Town N’ Country Community Plan that are applicable to the proposed Major Modification.

Overall, staff finds that the proposed use is an allowable use in the RES-12 and OC-20 FLU categories, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Town N’ Country Community Plan. The proposed Major Modification would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

