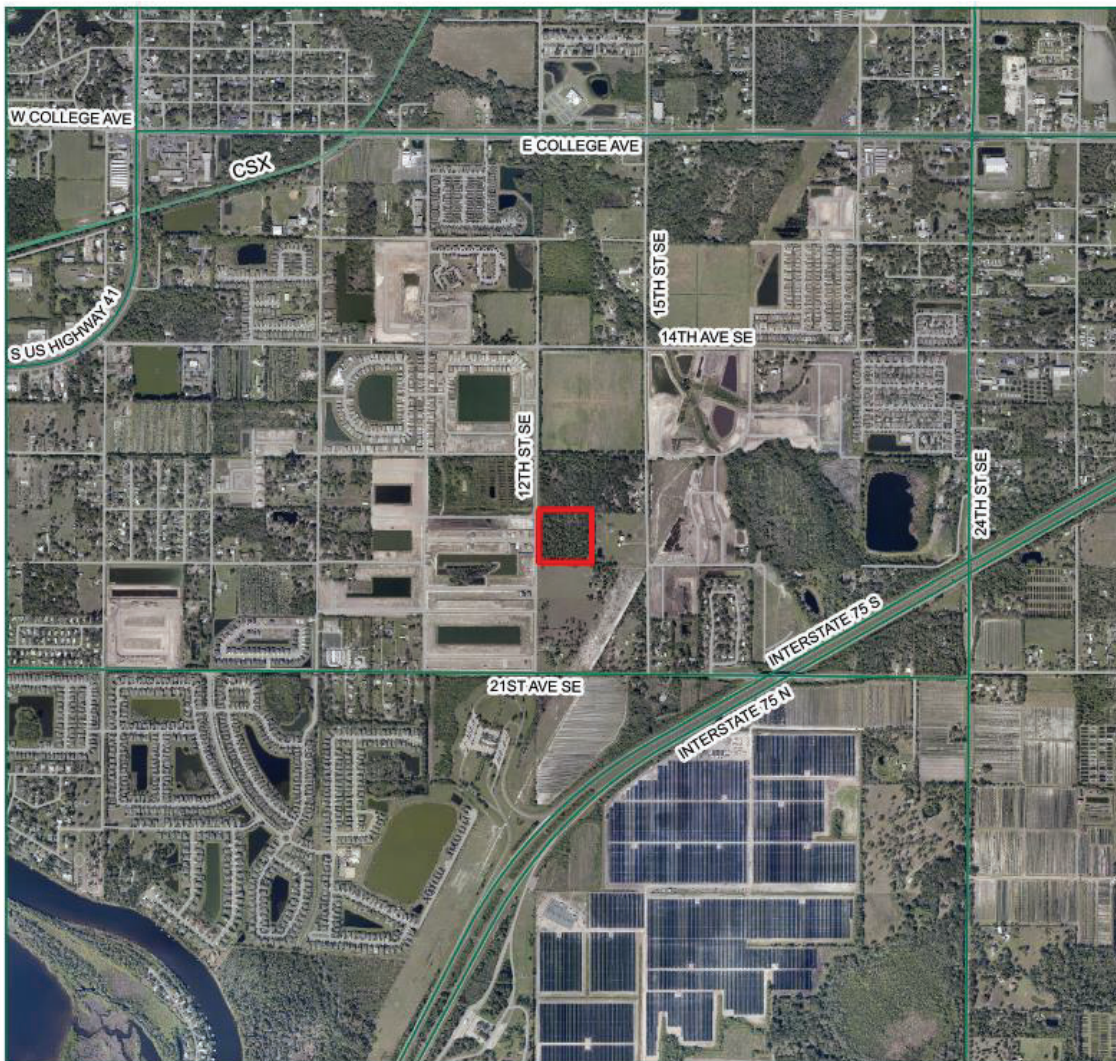




STAFF REPORT

SUBJECT:	PRS 21-0619 RU/S	PLANNING AREA:	Ruskin
REQUEST:	Minor Modification to a Planned Development	SECTOR	South
APPLICANT:	Eisenhower Property Group, LLC		
Existing Zoning : PD 19-0104		Comp Plan Category: R-4	

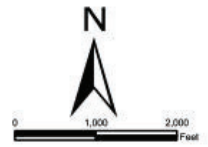


**General Aerial
Zoning Map**

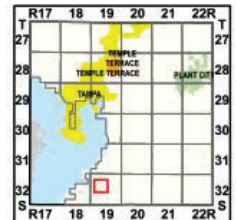
PRS 21-0619

Folio: 55608.0050

Application Site



STR: 16-32-19



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

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

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

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant seeks to modify Development (19-0104) in order to remove acreage from the current site. The PD is located at the SE corner of 12th Street and 16th Ave. SE, in Ruskin. The Future Land Use classification is R-4 (Residential). The site is vacant today.

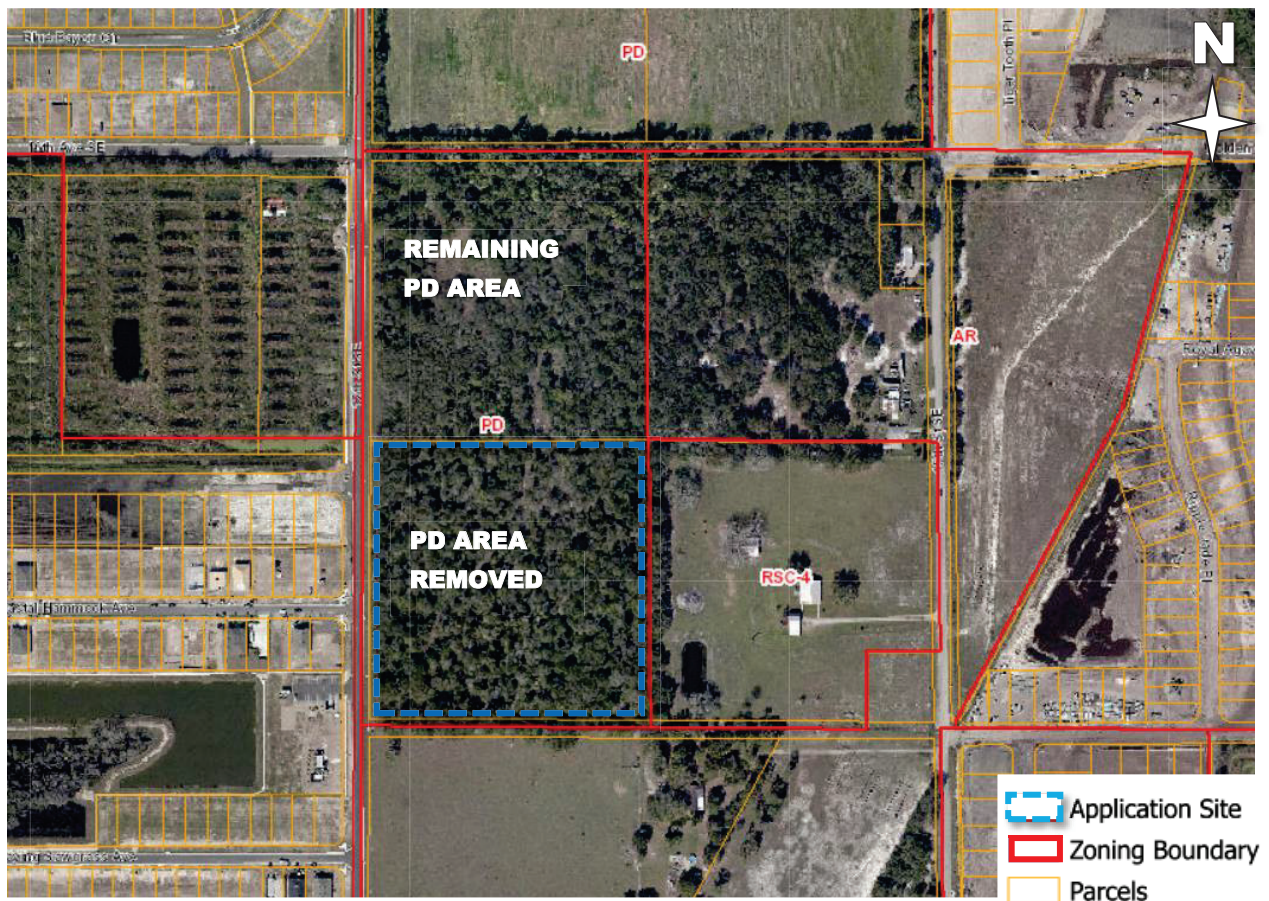


Figure 1 –Subject Site

The current PD is 19.5 acres in size. The area being removed (south portion) is 10 acres, therefore, the subject PD would be 9.6 acres more or less as a result of the acreage removal. The land being removed is part of a new PD rezoning under petition # PD RZ 21-0315 which also affects lands to the east and south. The respective PD is intended to run in parallel to this PRS application and be heard at the July 20, 2021 BOCC Land Use Meeting.

PD 19-0104 is approved for a maximum of 78 residential single family detached units. According to the narrative, at a 4 units dwelling per acre, the PD site could sustain up to 27 units based on the remaining upland acreage (6.75 acres).

All current conditions and development standards, including the required Ruskin Neighborhood Character Guidelines for detached single family residential projects within the RES-4 FLU designation per the Land Development Code, Part 3.22.00 will remain in place.

- 6,000 square feet minimum lots,
- 55 feet in width. At least 20% of the lots would be 60 feet wide.

Additionally, all access points will remain in place. A cross access arrow is being placed along the south to correspond with the concept site circulation diagrams noted in the original PD Plan from 2019. This access point is also consistent with the new PD application (21-0315) access location.

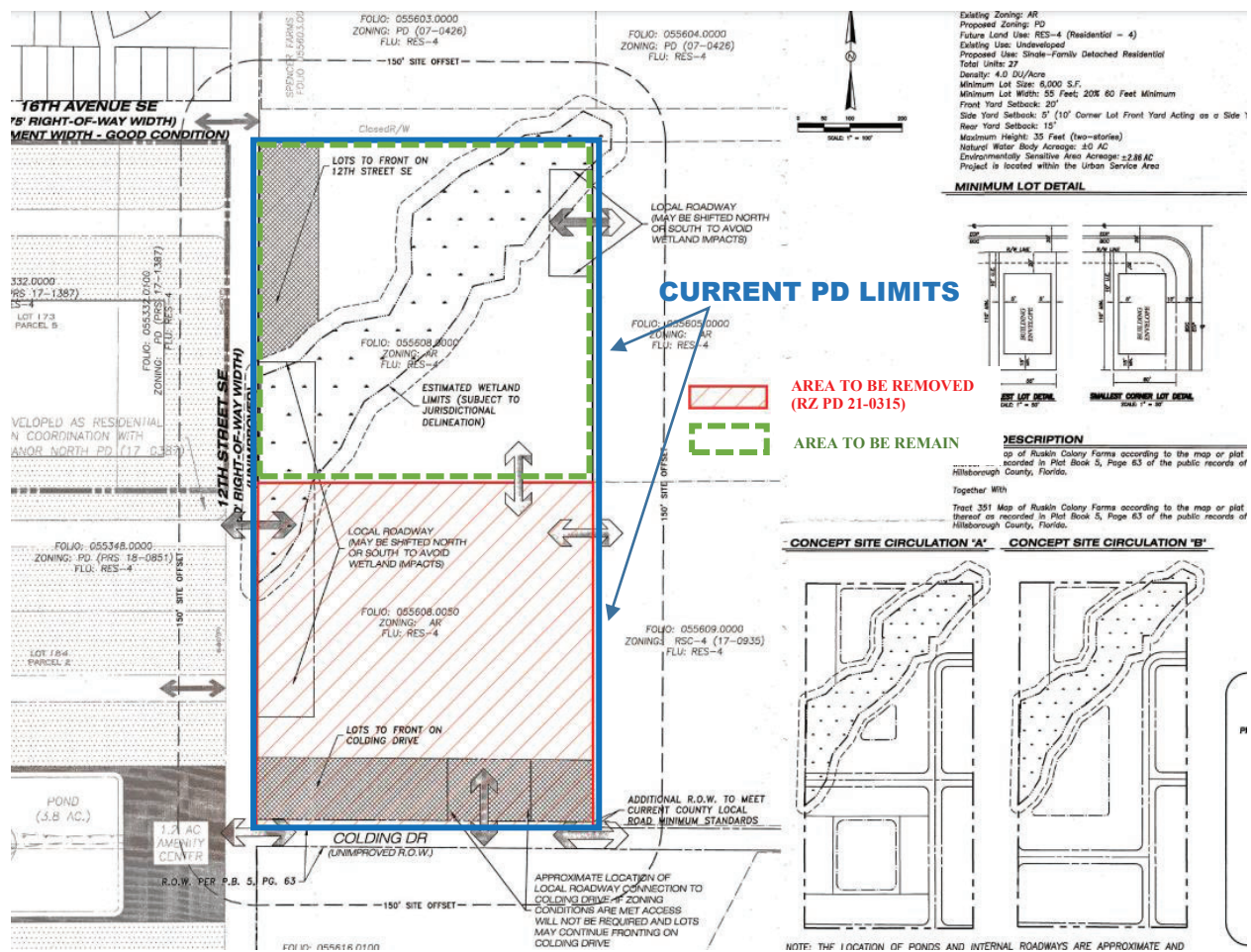


Figure 2 –Proposed PD Plan

Lots along the PD line to south would be permitted to be placed across the PD line (shared with PD 21-0315) if developed as part of a unified development. This would allow the subject PD to be developed consistently with the concept site circulation plans as approved today.

The project will remain ungated and also retain access connections to the east and south. Due to the existence of wetlands, connection to the north road (16th Ave SE) is limited. As shown on the PD Plan, a number of lots would face the public roads to the west (12th St SE) to take advantage of the existing local public road network as approved today. All other access points would be provided from adjacent sites to the east and south.

1.2 Compliance Overview with Land Development Code and Technical Manuals

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

1.3 Analysis of Recommended Conditions

Condition #1 will be amended. Maximum number of units allowed will be 27, based on the available acreage and density per the RES-4 FLU designation. Additionally, a condition will be added to reflect the lot placements along the future PD line to the south, consistent with the Concept Circulation Plan currently shown in the approved PD General Plan.

Transportation conditions are being updated to correspond to the new PD site limits.

1.3 Evaluation of Existing and Planned Public Facilities

Public Utilities

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

Transportation

12th St. SE is an undivided local roadway, characterized by +/- 10-foot wide travel lanes in good condition along the project's frontage. The roadway lies within a 60-foot wide right-of-way. There are no bicycle facilities on 12th St. SE. There are +/- 5-foot wide sidewalks along portions of the west side of the roadway in the vicinity of the proposed project.

Goal 8 of the Ruskin Community Plan, within the Livable Communities Element of the Hillsborough County Comprehensive Plan contains strategies stating, "Preserve and enhance the traditional 'grid' pattern of roadways" and "Expand and enhance opportunities for biking and walking". Despite this guidance, neither the Ruskin Community Plan nor the Land Development Code provides standards for evaluating what constitutes a "traditional 'grid' pattern". As such, staff reviewed the vehicular connections and proposed roadways surrounding the project to ensure that this project (or others) were committed to completing constructing of the existing grid pattern, which provides for a +/- 1,320-foot (quarter mile) vehicular grid. Although not specific to the Ruskin community planning area, there is precedence for this spacing in the Wimauma Village Community Plan.

Two connections to the portion of the proposed adjacent PD 21-0315 will remain along the southern and eastern portions of the projects. Dwelling units north of the wetland will take direct access via 12th

St. SE. These connections are shown in red in the image at right. With respect to the northernmost of these two connections, staff engaged with the applicant of PD 21-0315 regarding the location and design of this connection, to ensure that it could be effectuated without requiring the adjacent property owner to impact the wetland or 30-foot wide wetland setback. Staff has included zoning conditions to this effect within the adjacent proposed PD.

12th St. SE, 15th SE, and Colding Dr. are not included in the 2019 Hillsborough County Level of Service (LOS) Report. As such, data regarding the LOS of these roadways cannot be provided.

1.4 Natural Resources/Environmental

No objections were received for this request.

1.5 Comprehensive Plan Consistency

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

1.6 Compatibility

Nearby zoning districts, located to the west, north and east, are zoned for residential uses. Other areas consist of agricultural-residential parcels. Residential neighborhoods developed in the vicinity of the subject site are approved today for residential uses with similar lot development standards as proposed with this PD request. Many of those PD predate the Neighborhood Guidelines found in the LDC.

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

The project will retain lots fronting existing public roadways to the west, which would enhance the intent of the Ruskin Community Plan avoiding isolated neighborhoods and better integrate it with existing residential development which also have platted lots fronting existing roads around those projects. The resulting PD will also provide interconnectivity to the adjacent sites, south and east. The request to remove acreage from the subject PD does not affect the integrity of the PD and would maintain existing entitlements, limiting the number of units to the maximum allowable density as approved today and available upland acreage. The maximum number of lot count that could be yielded by the new site configuration is dictated by natural site constraints currently present. However, compared to the current PD configuration and boundaries, the number of lots that could be developed in the resulting 9.6 acres (2.86 acres of upland) would be generally similar to the number of lots that could be accommodated on the north portion of the PD as approved today given the wetlands present on the site and required infrastructure to serve the project (internal roads and stormwater ponds).

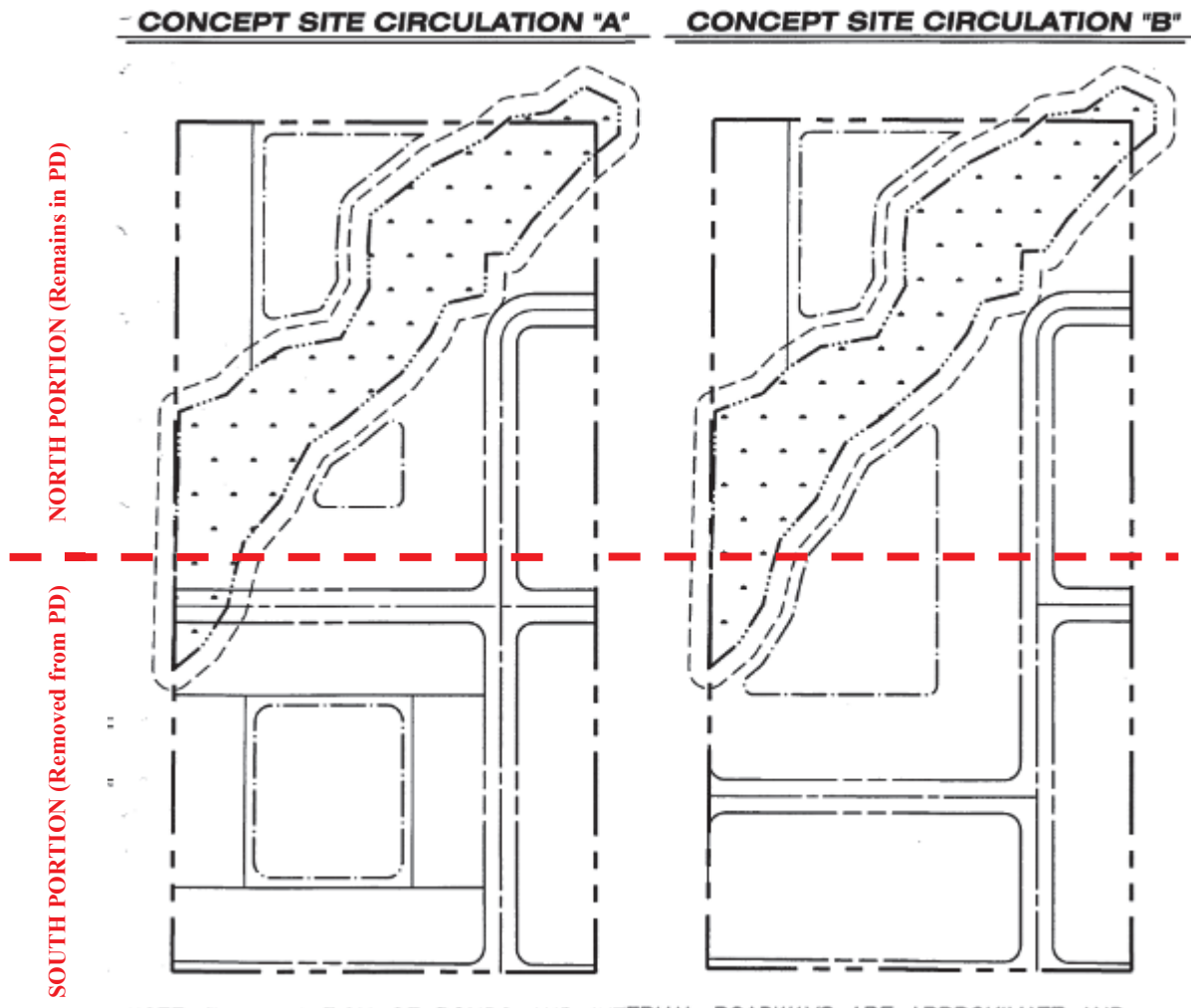


Figure 3 – Concept Plans A and B

The remaining PD site could still be developed consistent with Concept Site Circulation Plan A indicated on the approved PD General Site Plan. Additionally, the site would have the ability to place lots across the PD line to south as part of a unified development plan, which would make the project developed consistent with the concept circulation plans as approved today. The maximum number of units allowed per the FLU designation and available upland acreage would be 27. The companion PD application (21-0315) shows access points connecting to PD 19-0104 that correspond with the Concept Site Circulation Plan A. Therefore, based on these considerations, staff finds the minor modification supportable, with conditions.

1.7 Agency Comments

No objections were received by other Agencies.

1.7 Exhibits

- Exhibit 1: General Aerial Map
- Exhibit 2: Immediate Zoning Map
- Exhibit 3: Proposed Site Plan PD 21-0619

2.0 Recommendation

Staff recommends approval, subject to the following conditions.

2.1 Recommended Conditions of Approval

CONDITIONS:

APPROVAL - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~February 27, 2019~~ June 24, 2021.

1. The project shall be developed with up to ~~78~~ 27 single-family conventional detached residential units at a maximum density of 4 DU/acre.

2. Development standards shall be as follows:

Minimum lot area:	6,000 square feet*
Minimum lot width	55 feet; 20% of lots: At least 60 feet
Maximum building height	35 feet
Minimum front yard setback	20 feet, except for front yards functioning as side yards, the minimum front yard setback shall be 10 feet except for garages shall be setback a minimum of 20 feet.
Minimum side yard setback	5 feet
Minimum rear yard setback	15 feet*
Maximum lot coverage	50 percent

*A minimum 20-foot rear setback shall be provided for lots abutting properties currently zoned AR along the eastern PD boundary. However, if at the time of preliminary plat the adjacent properties to the south east are rezoned and approved to allow a minimum lot size of 7,000 square feet or less, rear yard setbacks may be reduced to a minimum of 15 feet.

3. The project shall meet the requirements for Community Gathering Places as required by the Land Development Code (LDC), Section 6.02.18.
4. Design features such as gates and walls that isolate or segregate development from the community shall not be permitted.
5. All internal project roads shall be public roads.
6. Along the south common boundary of the PD, adjacent to PD 21-0315, residential units shall be permitted and partially located in both the subject PD and the adjacent PD (PD 21-0315) as part

of a unified plan of development. The entitlements for these units shall be assigned from either the subject PD or the adjacent PD.

- 6.1 The Preliminary Plat / Plan for the affected portion of the site shall indicate the type of residential units proposed and the PD from which the units are being counted as part of a unified plan of development with the portion of the project located within PD 21-0315.
- 6.2 Cross access shall be allowed along the entire south common PD boundary between the subject PD and the area within PD 21-0315.
- ~~6.7.~~ Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundary.
- ~~7.~~ ~~The platted right of way along the project's southern boundary is the proposed extension of Colding Drive. The applicant shall construct the roadway extension along the property's frontage. The roadway will intersect with the planned 12th Street SE roadway extension.~~
- ~~8.~~ The applicant shall construct 5 foot sidewalks along all roadways internal and adjacent to the development.
- ~~9.~~ ~~The applicant shall be allowed access to the development from 12th Street SE, Colding Drive, a cross access connection to the adjacent eastern parcel (folio# 55605.0000) and a cross access connection to the adjacent eastern southern parcel (folio# 55609.0000 55608.0050). The development will also be allowed to have lots with direct frontage access on Colding Drive and on 12th Street SE. As shown on the PD site plan, certain lots fronting 12th Street SE shall take access from 12th Street SE. All other lots will be accessed through roadway stubouts to be constructed by PD 21-0315, i.e via an access connection to the adjacent eastern parcel (folio# 55605.000) and an access connection to the adjacent southern parcel (folio# 55608.0050).~~
- ~~10.~~ ~~Notwithstanding the north/south access drive onto Colding Drive shown on the General Site Plan, such access shall not be required if either parcels adjacent to the east (folio numbers 055605.0000 or 055609.0000) are rezoned to a Planned Development or have an approved final plat which provides for a continuation of the roadway network between 12th Street SE and 15th Street SE.~~
- ~~11.~~ ~~At the time of site development, if 12th Street SE and 16th Avenue SE are is not constructed or committed to be constructed, the construction of this roadway will be the responsibility of this development in order to continue the grid development of the area.~~
- ~~12.11.~~ 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.
- ~~13.12.~~ The construction and location of any proposed wetland impacts are not approved by this correspondence rezoning, 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.

- ~~1413.~~ 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).
- ~~1514.~~ 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.
- ~~1615.~~ 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.
- ~~1716.~~ The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Staff's Recommendation: Approval, subject to conditions

Zoning
Administrator



J. Brian Grady
Thu Jul 1 2021 13:28:56

Sign-off:

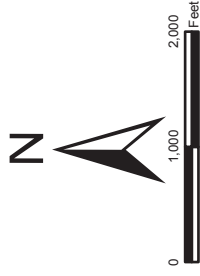


General Aerial Zoning Map

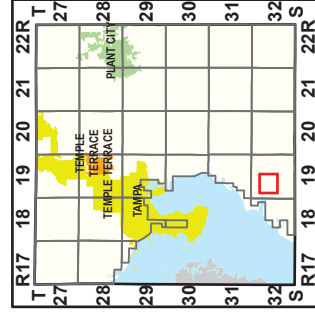
PRS 21-0619

Folio: 55608.0050

 Application Site



STR: 16-32-19





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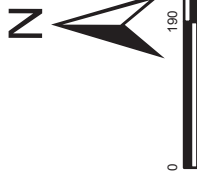


Immediate Aerial Zoning Map

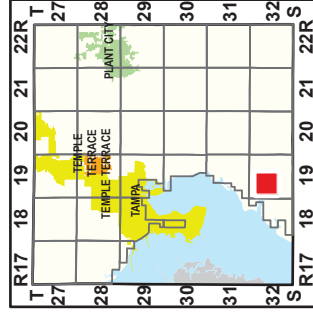
PRS 21-0619

Folio: 55608.0050

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 16-32-19

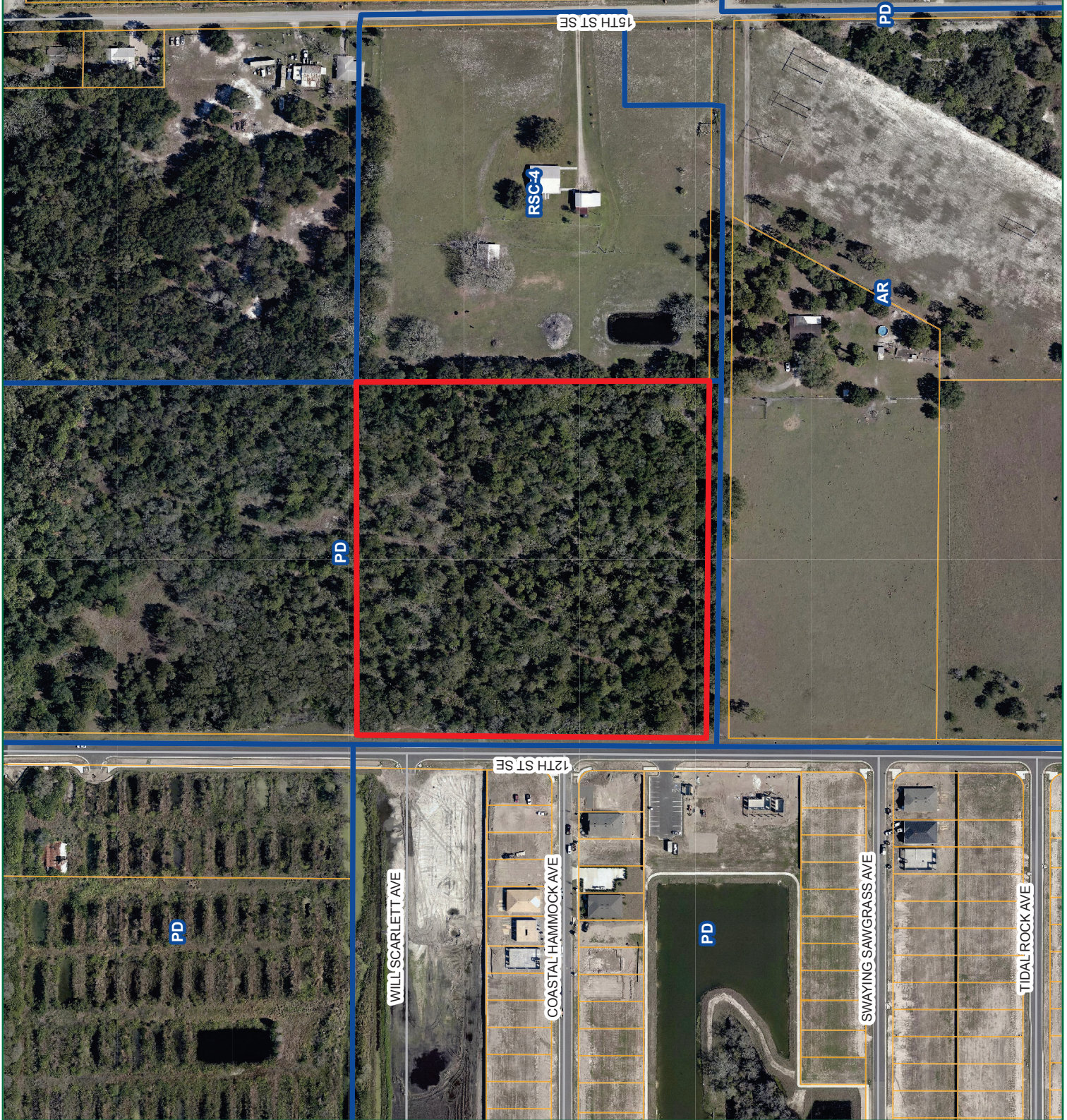


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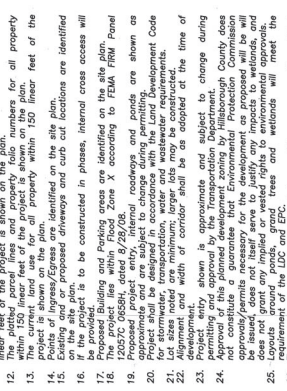
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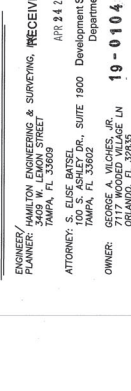


PROJECT DATA:
 Site Area: 2.163 AC
 Project File #: 055608.0000, 055609.0050
 Existing Zoning: AR
 Proposed Zoning: PD
 Proposed Land Use: RES-4 (Residential - 4)
 Existing Structures: None
 Proposed Structures: Single-Family Detached Residential
 Density: 4.0 DU/Acre
 Minimum Lot Size: 6,000 S.F.
 Minimum Front Setback: 20' (15' Minimum)
 Minimum Side Yard Setback: 5' (10' Corner Lot Front Yard Acting as a Side Yard)
 Minimum Rear Yard Setback: 15' (10'-0" Minimum)
 Natural Wetland Area: 0.317 AC
 Project is located within the Urban Service Area

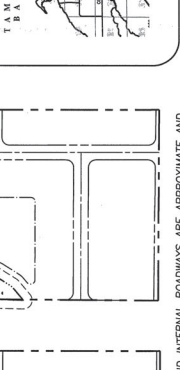
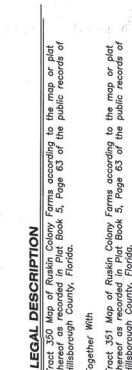
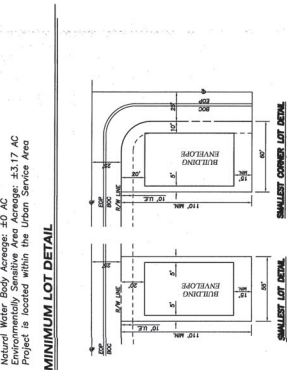
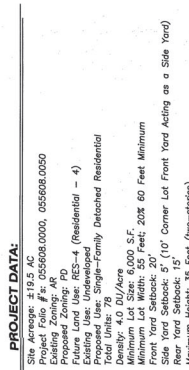
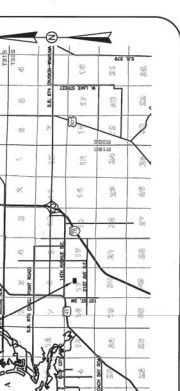
GENERAL NOTES:
 1. Existing Wetland delineated by Hillsborough County. Wetland disposal provided by Hillsborough County.
 2. The project is located within the Urban Service Area of Hillsborough County.
 3. All utility lines are shown on the plans for the project and within 150 feet of the project boundary.
 4. Existing structures are shown on the plans for the project and within 150 feet of the project boundary.
 5. The project is located within the Hillsborough County Land Development Code (LDC), latest edition.
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 7. The project is located within the Hillsborough County Land Development Code (LDC), latest edition.
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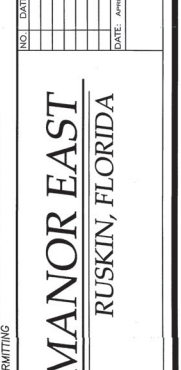
LEGAL DESCRIPTION:
 Tract 350 Map of Ruskin Colony Forms according to the map or plat thereof as recorded in Plat Book 5, Page 63 of the public records of Hillsborough County, Florida.
 Together With
 Tract 351 Map of Ruskin Colony Forms according to the map or plat thereof as recorded in Plat Book 5, Page 63 of the public records of Hillsborough County, Florida.



GENERAL INFORMATION:
 ENGINEER/PLANNER: HAMILTON ENGINEERING & SURVEYING, TAMPA, FL 33606
 DATE: APR 24 2019
 ATTORNEY: S. ELISE BATSEL, 100 S. ASHLEY DR., SUITE 1900, TAMPA, FL 33602
 OWNER: GEORGE A. VILCHES, JR., 100 S. ASHLEY LN, ORLANDO, FL 32835



GENERAL INFORMATION:
 ENGINEER/PLANNER: HAMILTON ENGINEERING & SURVEYING, TAMPA, FL 33606
 DATE: APR 24 2019
 ATTORNEY: S. ELISE BATSEL, 100 S. ASHLEY DR., SUITE 1900, TAMPA, FL 33602
 OWNER: GEORGE A. VILCHES, JR., 100 S. ASHLEY LN, ORLANDO, FL 32835



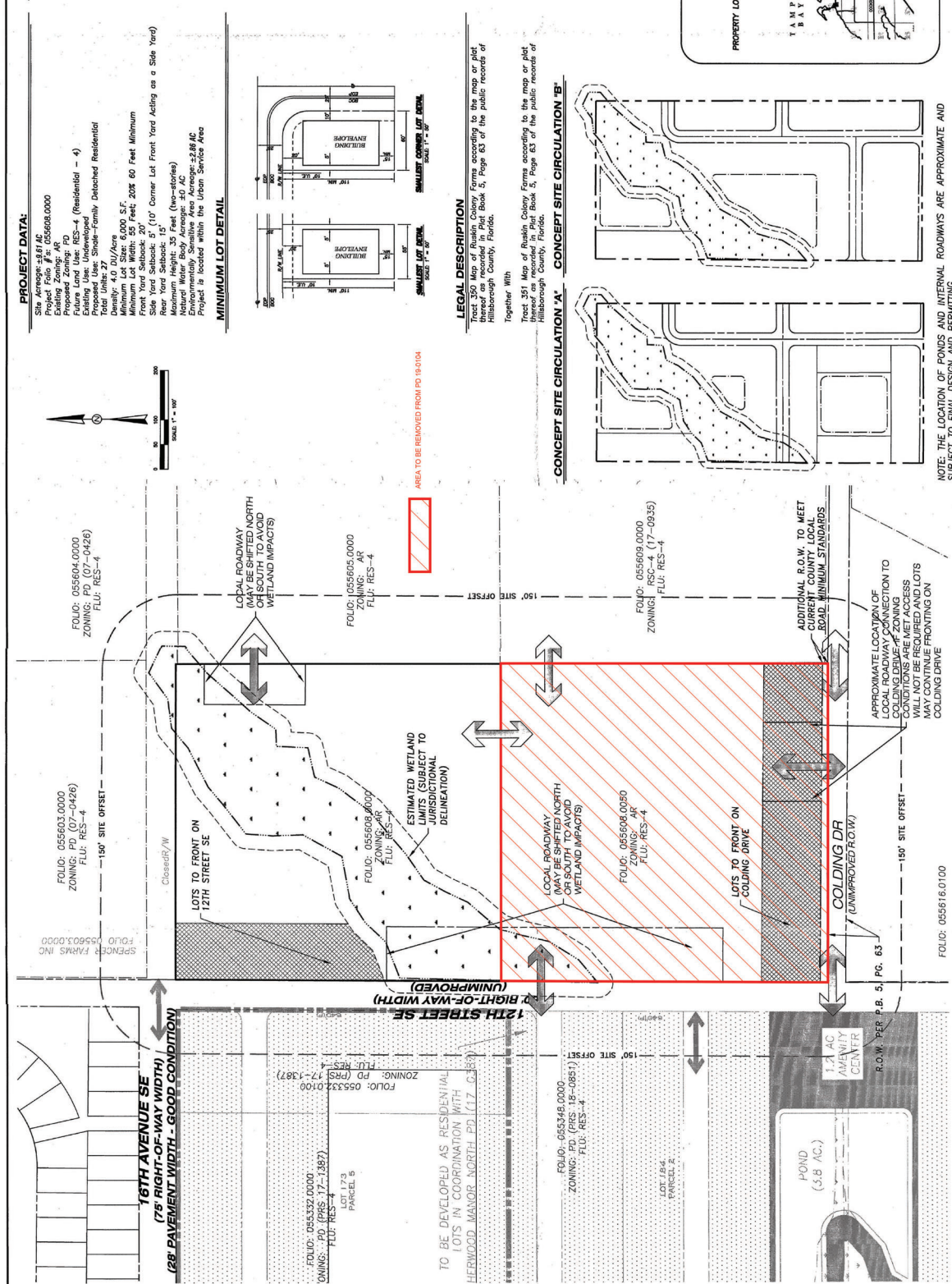
NO.	DATE	REVISION	BY

NOTE: THE LOCATION OF POND AND INTERNAL ROADWAYS ARE APPROXIMATE AND SUBJECT TO FINAL DESIGN AND PERMITTING

APP # RZ-PD 19-0104 RU
 CLERK DOC # 19-0565
 PAGE 1 OF 2

SHERWOOD MANOR EAST
RUSKIN, FLORIDA

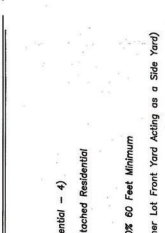
PD REZONING
GENERAL DEVELOPMENT SITE PLAN



PROJECT DATA:

Site: Sherwood Manor East
 Project FOLIO #s: 055608.0000
 Existing Zoning: AR
 Proposed Zoning: RSC-4 (Residential - 4)
 Existing Use: Unimproved
 Proposed Use: Single-Family Detached Residential
 Density: 4.0 DU/acre
 Minimum Lot Size: 6,000 S.F.
 Minimum Lot Width: 35 Feet
 Minimum Lot Depth: 20 Feet
 Side Yard Setback: 5' (10' Corner Lot Front Yard Acting as a Side Yard)
 Maximum Height: 35 Feet (New-stories)
 Rear Yard Setback: 15'
 Project is located within the Urban Service Area

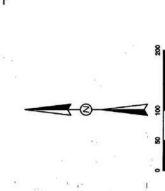
MINIMUM LOT DETAIL:



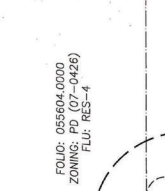
LEGAL DESCRIPTION:

Tract 300 Map of Rural Colony Farms, according to the map or plat thereof as recorded in Plat Book 5, Page 63 of the public records of Hillsborough County, Florida.

CONCEPT SITE CIRCULATION 'A':



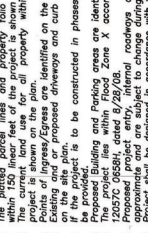
CONCEPT SITE CIRCULATION 'B':



GENERAL NOTES:

1. Potable Water provided by Hillsborough County.
2. Wastewater disposal provided by Hillsborough County.
3. The site is located within the Urban Service Area.
4. All FOLIO numbers are shown on the plans for the project and within 150 linear feet of the project boundary.
5. Existing structures are shown on the plans for the project and within 150 linear feet of the project boundary.
6. Code (LDC), latest edition.
7. Open Space and Community Gathering Space will be provided as shown on the plans.
8. The project and adjacent properties within 150 linear feet do not contain designated historical landmarks or archaeological sites.
9. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
10. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
11. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
12. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
13. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
14. Existing and/or proposed driveways and auto exit locations are identified on the site plan.
15. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
16. Proposed Building and Parking areas are identified on the site plan.
17. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
18. Proposed project entry, internal roadways, and ponds are shown as shown on the plans.
19. Project shall be designed in accordance with the Land Development Code for stormwater, transportation, water and wastewater requirements.
20. Alignment and width of corridor shall be as adopted at the time of permitting and approval by the Transportation Department.
21. Project entry shown is approximate and subject to change during permitting and approval by the Transportation Department.
22. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
23. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
24. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
25. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
26. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
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31. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
32. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.
33. The project and adjacent properties within 150 linear feet do not contain any known environmentally sensitive areas on the subject property.

VICINITY MAP:



NOTE:

THE LOCATION OF PONDS AND INTERNAL ROADWAYS ARE APPROXIMATE AND SUBJECT TO FINAL DESIGN AND PERMITTING

ATTORNEY:

CONWAY
 5M Builders Development LLC
 111 S. Arroyo Ave.
 Tampa, FL 33602
 Telephone: 813.231.3366
 Direct: 813.231.9411

NO. DATE REVISION BY

NO.	DATE	REVISION	BY

DATE:

JOB #:

SHERWOOD MANOR EAST
 RUSKIN, FLORIDA

PD REZONING
 GENERAL DEVELOPMENT SITE PLAN

FOLIO: 055616.0100



**CURRENTLY
APPROVED**



Hillsborough County Florida

DEVELOPMENT SERVICES

PO Box 1110 Tampa, FL 33601-1110

May 9, 2019

Reference: RZ-PD 19-0104 RU
Eisenhower Property Group, LLC
12th St., SE & 16th Ave., SE
55608.0000, 55608.0050

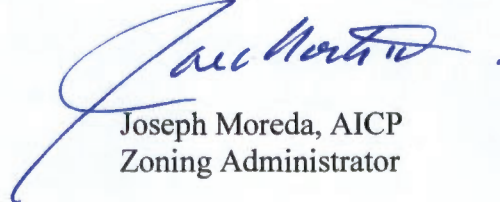
S. Elise Batsel
Phelps Dunbar, LLP
100 S. Ashley Dr., Ste. 2000
Tampa, FL 33602

Dear Applicant:

At the regularly scheduled public meeting on May 7, 2019, the Board of County Commissioners approved your request for rezoning the tract of land described in your application from AR (Agricultural Rural) to PD (Planned Development) with the attached conditions. Please keep this letter for your records.

If you have any questions regarding this, please feel free to contact Brian Grady at 813-276-8343 or by email at GradyB@HCFLGov.net.

Sincerely,



Joseph Moreda, AICP
Zoning Administrator

JM/mn
Attachment

HCFLGOV.NET

BOARD OF COUNTY COMMISSIONERS

Ken Hagan

Pat Kemp

Lesley "Les" Miller, Jr.

Sandra L. Murman

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Mariella Smith

Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

CHIEF DEVELOPMENT & INFRASTRUCTURE SERVICES

ADMINISTRATOR

Lucia E. Garsys

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 27, 2019.

1. The project shall be developed with up to 78 single-family conventional detached residential units.
2. Development standards shall be as follows:

Minimum lot area:	6,000 square feet*
Minimum lot width:	55 feet; 20% of lots: At least 60 feet
Maximum building height:	35 feet
Minimum front yard setback:	20 feet, except for front yards functioning as side yards, the minimum front yard setback shall be 10 feet except for garages shall be setback a minimum of 20 feet.
Minimum side yard setback:	5 feet
Minimum rear yard setback:	15 feet*
Maximum lot coverage:	50 percent
- *A minimum 20-foot rear setback shall be provided for lots abutting properties currently zoned AR along the eastern PD boundary. However, if at the time of preliminary plat the adjacent properties to the east are rezoned and approved to allow a minimum lot size of 7,000 square feet or less, rear yard setbacks may be reduced to a minimum of 15 feet.
3. The project shall meet the requirements for Community Gathering Places as required by the Land Development Code (LDC), Section 6.02.18.
4. Design features such as gates and walls that isolate or segregate development from the community shall not be permitted.
5. All internal project roads shall be public roads.
6. Notwithstanding anything shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundary.
7. The platted right of way along the project's southern boundary is the proposed extension of Colding Drive. The applicant shall construct the roadway extension along the property's frontage. The roadway will intersect with the planned 12th Street SE roadway extension.
8. The applicant shall construct 5 foot sidewalks along all roadways internal and adjacent to the development.
9. The applicant shall be allowed access to the development from 12th Street SE, Colding Drive, a cross access connection to the adjacent eastern parcel (folio# 55605.0000) and a cross access connection to the adjacent eastern parcel (folio# 55609.0000). The development will also be allowed to have lots with direct frontage access on Colding Drive and on 12th Street SE.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ-PD 19-0104 RU
MEETING DATE: May 7, 2019
DATE TYPED: May 7, 2019

10. Notwithstanding the north/south access drive onto Colding Drive shown on the General Site Plan, such access shall not be required if either parcels adjacent to the east (folio numbers 055605.0000 or 055609.0000) are rezoned to a Planned Development or have an approved final plat which provides for a continuation of the roadway network between 12th Street SE and 15th Street SE.
11. At the time of site development, if 12th Street SE is not constructed or committed to be constructed, construction of this roadway will be the responsibility of this development in order to continue the grid development of the area.
12. 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.
13. The construction and location of any proposed wetland impacts are not approved by this rezoning, 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.
14. 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).
15. 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.
16. 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.
17. 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.



AGENCY COMMENTS

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

PETITION NO.: PD21-0619 **REVIEWED BY:** Randy Rochelle **DATE:** 4/6/2021

FOLIO NO.: 55608.0050

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

WATER

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

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

A 6 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the east Right-of-Way of 12th Street SE.

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

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

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

WASTEWATER

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

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

A 8 inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the east Right-of-Way of 12TH Street SE.

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

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

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

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

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/06/2021

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin

PETITION NO: PD 21-0315

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

REPORT HIGHLIGHTS AND CONCLUSIONS

- The proposed zoning modification is anticipated to decrease the number of trips potentially generated from development of the subject parcels (by 481 daily trips, 38 a.m. peak hour trips, and 50 p.m. peak hour trips). However, staff notes that the units reduced from this PD will be constructed within an another adjacent PD, and so there is no overall reduction to the number of units within this subarea of the County.
- Transportation Review Section staff has no objection to this request, subject to the revised conditions of approval provided hereinbelow.

CONDITIONS OF APPROVAL

Revised Conditions

Revised conditions shall be as provided below. All other

7. ~~The platted right of way along the project's southern boundary is the proposed extension of Colding Drive. The applicant shall construct the roadway extension along the property's frontage. The roadway will intersect with the planned 12th Street SE roadway extension.~~

[Transportation Review Section staff is proposing to delete existing condition 7. The PD will no longer have frontage along the Colding Dr. Extension, and the responsibility to construct the extension is the responsibility of proposed PD 21-0315.]

9. ~~The applicant~~ As shown on the PD site plan, ~~shall be allowed access to the development~~ certain lots fronting 12th Street SE shall take access from 12th Street SE. ~~All other lots will be accessed through roadway stubouts to be constructed by PD 21-0315, i.e. Colding Drive, via an~~ cross-access connection to the adjacent eastern parcel (folio# 55605.0000) and ~~an~~ cross-access connection to the adjacent ~~eastern-southern~~ parcel (folio# ~~5560955608.00000050~~). ~~The development will also be allowed to have lots with direct frontage access on Colding Drive and on 12th Street SE.~~

[Transportation Review Section staff is proposing to modify existing condition 8 to reflect changes to the boundary of the PD, and how the remaining portion of the PD will be accessed

(i.e. via direct access to 12th St. SE for certain lots, and via roadways along the southern and eastern portions of the remaining PD, which are to be constructed within adjacent proposed PD 21-0315.)

~~10. Notwithstanding the north/south access drive onto Colding Drive shown on the General Site Plan, such access shall not be required if either parcels adjacent to the east (folio numbers 055605.0000 or 055609.0000) are rezoned to a Planned Development or have an approved final plat which provides for a continuation of the roadway network between 12th Street SE and 15th Street SE.~~

[Transportation Review Section staff is proposing to delete existing condition 10. This condition is no longer necessary or applicable, given the new size and configuration of the subject PD.]

~~11. At the time of site development, if 12th Street SE is not constructed or committed to be constructed, construction of this roadway will be the responsibility of this development in order to continue the grid development of the area.~~

[Transportation Review Section staff is proposing to delete existing condition 11, as an extension of 12th St. SE has already been constructed.]

PROJECT OVERVIEW & ANALYSIS

The applicant is requesting a Minor Modification, also known as a Personal Appearance (PRS) to existing Planned Development (PD) 19-0104, consisting of two parcels totaling +/- 19.5 ac. The applicant is proposing to remove a +/- 9.75 ac. portion of the PD which is current included within proposed PD 21-0315. The existing PD is approved for 78 dwelling units. Once the southern parcel is removed, the remaining portion of the PD will be approved for 27 units.

Consistent with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process this rezoning. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, based upon a generalized worst-case scenario. Information shown was developed using Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 19-0104: 78 Single-Family Detached Dwelling Units (ITE LUC 210)	736	58	77

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PRS 21-0619: 27 Single-Family Detached Dwelling Units (ITE LUC 210)	255	20	27

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 481	(-) 38	(-) 50

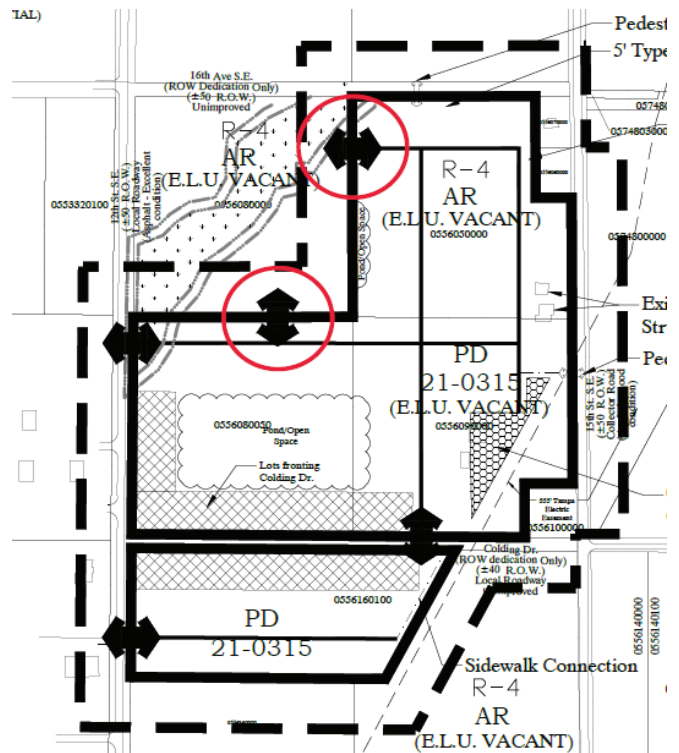
TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

12th St. SE is an undivided local roadway, characterized by +/- 10-foot wide travel lanes in good condition along the project’s frontage. The roadway lies within a 60-foot wide right-of-way. There are no bicycle facilities on 12th St. SE. There are +/- 5-foot wide sidewalks along portions of the west side of the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Goal 8 of the Ruskin Community Plan, within the Livable Communities Element of the Hillsborough County Comprehensive Plan contains strategies stating, “Preserve and enhance the traditional ‘grid’ pattern of roadways” and “Expand and enhance opportunities for biking and walking”. Despite this guidance, neither the Ruskin Community Plan nor the Land Development Code provides standards for evaluating what constitutes a “traditional ‘grid’ pattern”. As such, staff reviewed the vehicular connections and proposed roadways surrounding the project to ensure that this project (or others) were committed to completing constructing of the existing grid pattern, which provides for a +/- 1,320-foot (quarter mile) vehicular grid. Although not specific to the Ruskin community planning area, there is precedence for this spacing in the Wimauma Village Community Plan.

Two connections to the portion of the proposed adjacent PD 21-0315 will remain along the southern and eastern portions of the projects. Dwelling units north of the wetland will take direct access via 12th St. SE. These connections are shown in red in the image at right. With respect to the northernmost of these two connections, staff engaged with the applicant of PD 21-0315 regarding the location and design of this connection, to ensure that it could be effectuated without requiring the adjacent property owner to impact the wetland or 30-foot wide wetland setback. Staff has included zoning conditions to this effect within the adjacent proposed PD.



ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

12th St. SE, 15th SE, and Colding Dr. are not included in the [2019 Hillsborough County Level of Service \(LOS\) Report](#). As such, data regarding the LOS of these roadways cannot be provided.

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
12 th St. SE	County Local - Urban	2 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
	County Arterial - Urban	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	736	58	77
Proposed	255	20	27
Difference (+/-)	(-) 481	(-) 38	(-) 50

*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	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East	X	Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

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

Transportation Comment Sheet

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