

Rezoning Application: PD 23-0778
Zoning Hearing Master Date: March 25, 2024
BOCC Land Use Meeting Date: May 7, 2024

1.0 APPLICATION SUMMARY

Applicant: Danva Investment, LLC
FLU Category: RES-12
Service Area: Urban
Site Acreage: 7.95
Community Plan Area: None
Overlay: None



Introduction Summary:

The existing zoning is RSC-6 (Residential Single Family) which permits single family residential and uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a 58 single-family attached/ multi-family residential lots pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	RSC-6	PD 23-0778
Typical General Use(s)	Single-Family Residential (Mobile Home only)	Townhome units
Acreage	7.96	7.96
Density/Intensity	6 DU/AC	58 units proposed 7.29 DU/AC
Mathematical Maximum*	47 DU	58 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	PD
Lot Size / Lot Width	7000 sf / 70'	1,152 sf / 18'
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	15' Front 15' Rear 0' Sides 5 feet buffer, type "A" screening
Height	35'	35' , 3 stories

Additional Information:

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

APPLICATION NUMBER: PD 23-0778

ZHM HEARING DATE: March 25, 2024

BOCC LUM MEETING DATE: May 7, 2024

Case Reviewer: Tania C. Chapela

	None requested as part of this application
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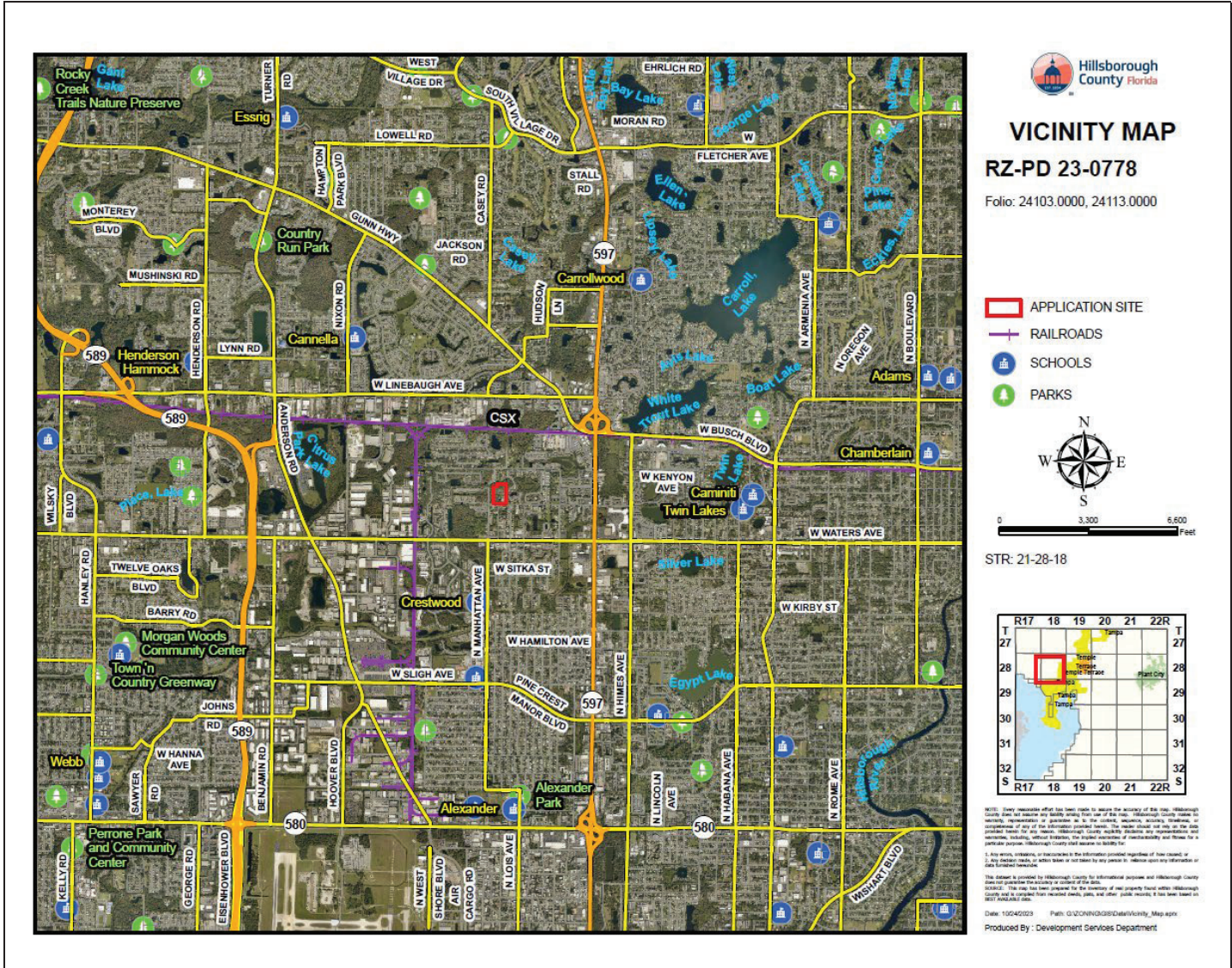
Planning Commission Recommendation:	Development Services Recommendation:
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Consistent

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

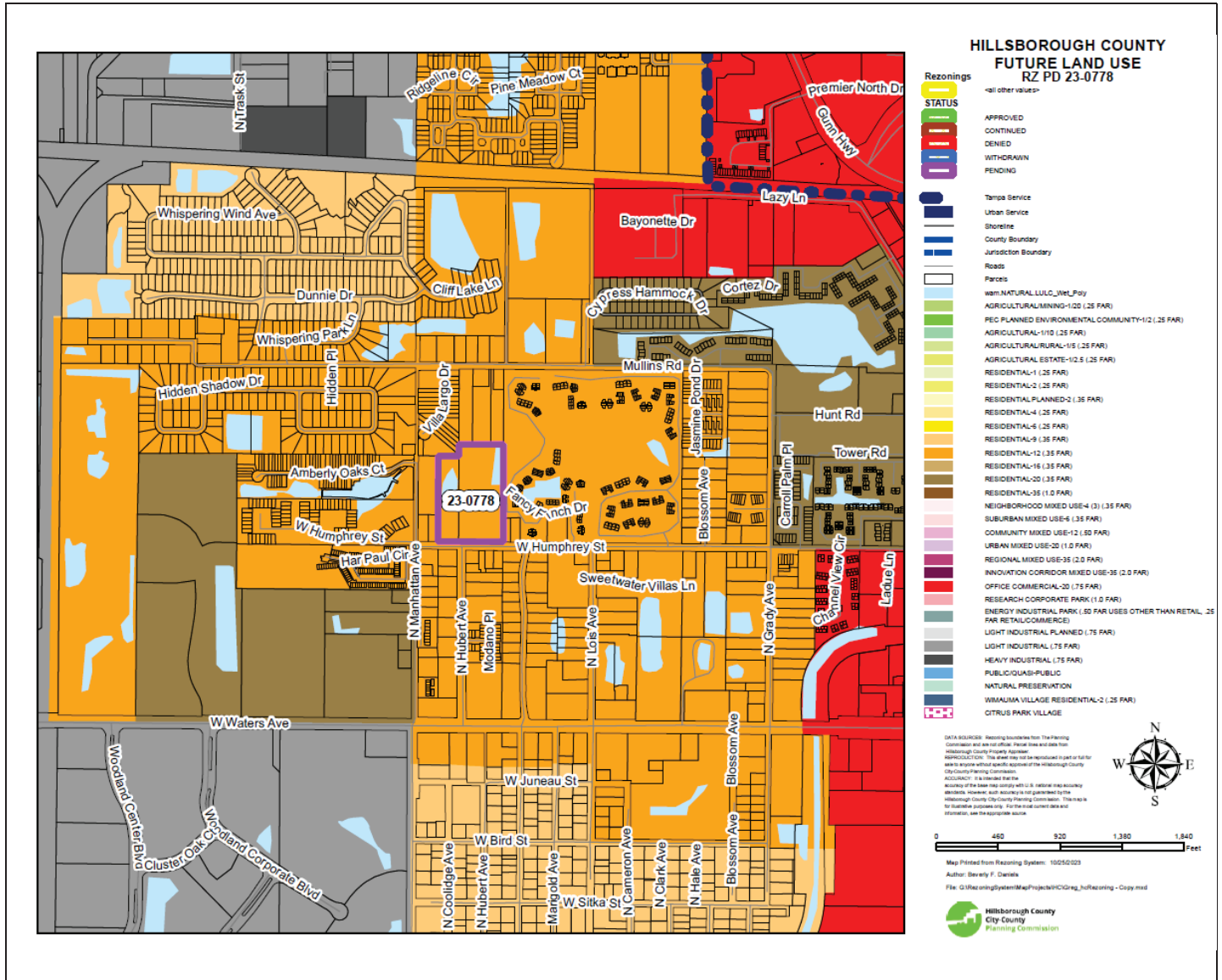


Context of Surrounding Area:

The parcel is located along W Humphrey St. Rd., a 2 lane divided Local Road, with RSC-6, RMC-16 and PD zoned properties approved for multi-family development.

2.0 LAND USE MAP SET AND SUMMARY DATA

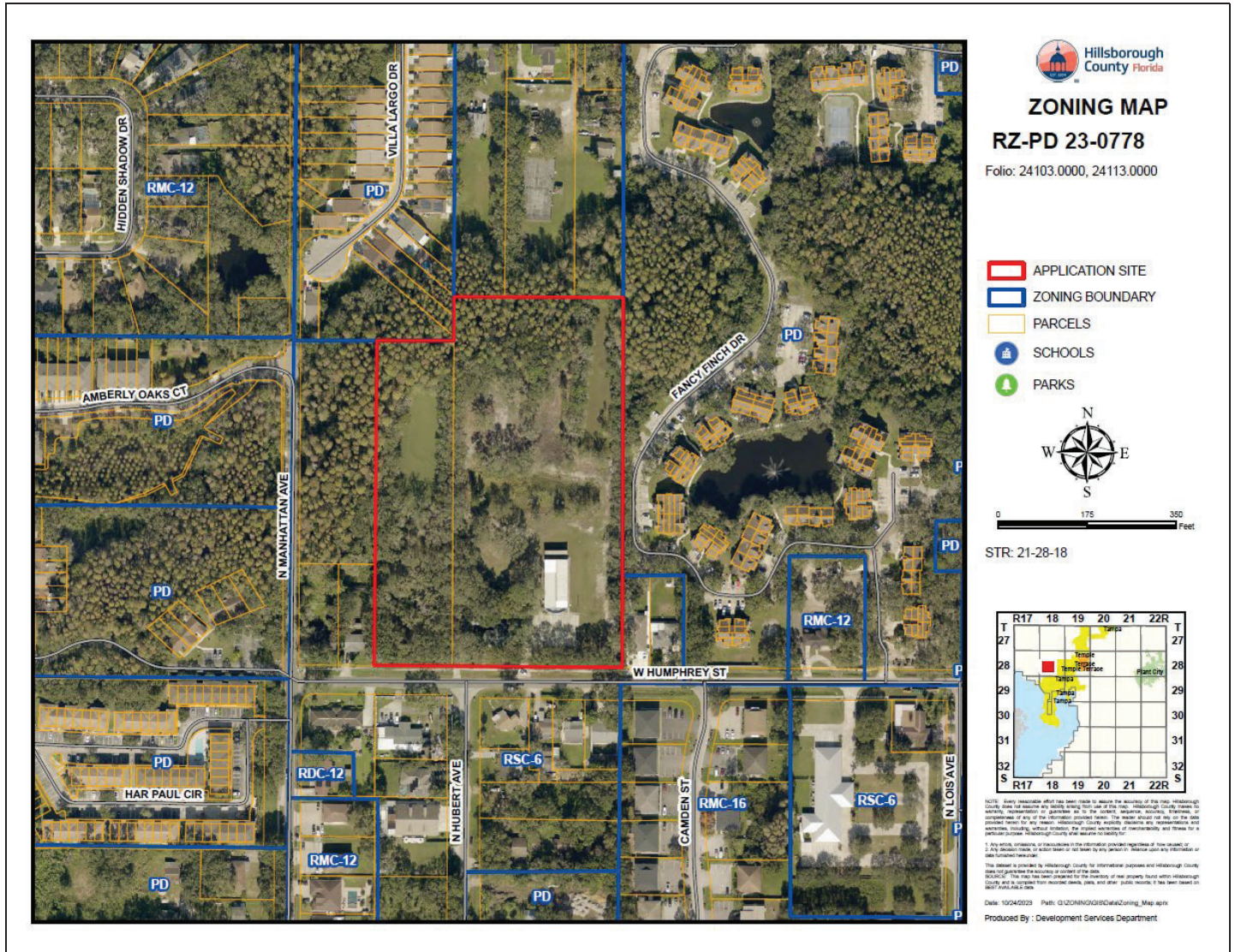
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential -12 (RES-12)
Maximum Density/F.A.R.:	12 DU/AC
Typical Uses:	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

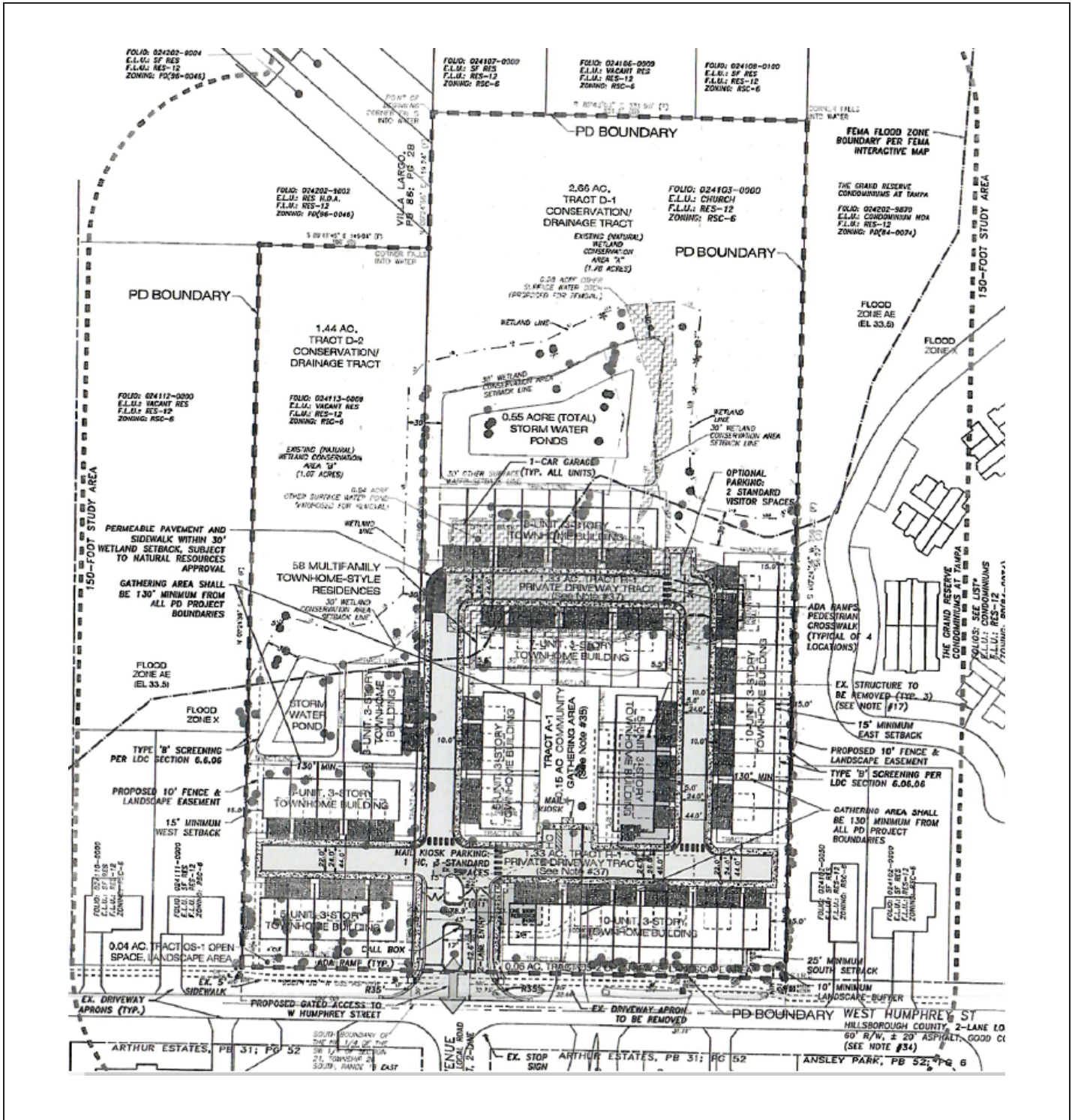


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 96-0048, RSC-6	8 DU/AC, 6 DU/AC	Single Family Residential	Single Family Residential, Vacant
South	RSC-6	6 DU/AC	Single Family Residential	Single Family Residential
East	PD 84-0074, RSC-6	5.88 DU/AC, 6 DU/AC,	Multi Family, Single Family Residential	Multi Family, Single Family Residential
West	RSC-6	6 DU/AC	Single Family Residential	Vacant

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
W. Humphrey St.	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	504	37	49
Proposed	392	24	31
Difference (+/1)	(-) 112	(-) 13	(-) 18

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
W. Humphrey St./ Substandard Road	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input 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	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input checked="" type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 Parks: \$1,957 School: \$7,027 Fire: \$249 Total Townhouse: \$15,894 * 58 = \$921,852				
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes
<input type="checkbox"/> Locational Criteria Waiver Requested		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Minimum Density Met	<input checked="" type="checkbox"/> N/A			

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the multifamily uses allowed for the adjacent property. The residential development to the east is zoned PD 84-0074 and was approved for multi-family uses at a density of 5.88 DU/AC.

The applicant proposes a maximum building height of 35 feet with the townhome locations exceeding the 2:1 compatibility setback. Along the northern boundary is a wetland area resulting in the townhomes being over 200 feet from the adjacent properties due to the wetland protection areas. It should also be noted that the homes located to the east of the subject site are subject to the RSC-6 zoning district including a maximum building height of 35 feet. Otherwise, the proposed residential project will not intrude into the required setbacks, will not decrease the required buffers, nor will entail a reduction of the required screening.

The proposed project exceeds the existing development densities in the adjacent properties. However, the proposed 7.29 DU/AC density is under the 12 DU/AC density allowed by the RES-12 FLU. Also, across W Humphrey St. to the southeast are two multifamily residential lots zoned RMC-16 developed independent lots with multifamily uses at a densities of 18 and 15 DU/AC.

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

5.2 Recommendation

Staff recommends approval of the applicant’s request.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 5, 2024.

1. The project shall be permitted a maximum of 58 multifamily units to be developed as platted attached townhome lots, as shown on the general site plan.

2. Development standards shall be as follows:

2.1 Setbacks from PD boundary

Side yard setback (east, west):	15 feet
Front yard setback (south):	25 feet
Rear yard setback (north):	25 feet

2.2 Internal Lot Standards

Side yard setback:	15 feet
Front yard setback (south):	5.5 feet
Rear yard setback (north):	0 feet
Rear Yard Setback:	15 feet
Maximum building Height	35 feet, 3 stories
Minimum Lot size	1,152 square feet
Minimum Lot width	18 feet

3. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

4. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

6. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

7. 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.
8. 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.
9. 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).
10. 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.
11. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
12. The project shall be served by and limited to one (1) vehicular connection to W. Humphrey St. Construction access shall be limited to the location shown on the PD site plan which is also a proposed vehicular access connection. The developer shall include a note in each site/construction plan submittal which indicates same.
13. If PD 23-0778 is approved, the County Engineer will approve a Design Exception request (dated March 7, 2024) which was found approvable by the County Engineer (on March 11, 2024) for the W. Humphrey St. substandard road improvements. As W. Humphrey St. is a substandard local roadway, the developer will be required to make certain improvements to W. Humphrey St. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct (in addition to any other sidewalks required Hillsborough County Land Development Code) +/- 960 feet of sidewalk along the south side of W. Humphrey St. (between Manhattan Ave. and the existing sidewalk which terminates at the northwestern corner of folio 24118.0000).
14. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
15. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/14/2024

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/ Northwest

PETITION NO: RZ 23-0778

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by and limited to one (1) vehicular connection to W. Humphrey St. Construction access shall be limited to the location shown on the PD site plan which is also a proposed vehicular access connection. The developer shall include a note in each site/construction plan submittal which indicates same.
3. If PD 23-0778 is approved, the County Engineer will approve a Design Exception request (dated March 7, 2024) which was found approvable by the County Engineer (on March 11, 2024) for the W. Humphrey St. substandard road improvements. As W. Humphrey St. is a substandard local roadway, the developer will be required to make certain improvements to W. Humphrey St. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct (in addition to any other sidewalks required Hillsborough County Land Development Code) +/- 960 feet of sidewalk along the south side of W. Humphrey St. (between Manhattan Ave. and the existing sidewalk which terminates at the northwestern corner of folio 24118.0000).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/- 7.95 ac. from Residential, Single-Family Conventional - 6 (RSC-6) to Planned Development (PD). The proposed PD is seeking approval of up to 58 multi-family townhome units.

Although such study was not required pursuant to the Development Review Procedures Manual (DRPM) based on the project generating less than 50 peak hour trips, the applicant submitted a trip generation and site access analysis for the proposed zoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 47 Single Family Detached Dwelling Units (ITE LUC 210)	504	37	49

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 58 Townhome Units (ITE LUC 215)	392	24	31

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 112	(-) 13	(-) 18

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

W. Humphrey St. is a substandard, publicly maintained, local roadway. The roadway consists of +/- 10-foot travel lanes surface in average condition, and lies within a +/- 60-foot-wide right-of-way along the project’s boundary. There are bicycle facilities present along W. Humphrey St. in the vicinity or the proposed project. There are +/- 5-foot-wide sidewalks present along portions of the north and south sides of the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Access to and from the site will be via one (1) vehicular access connection is proposed to W. Humphrey St. No cross access is required consistent with LDC Section 6.04.03.Q.

DESIGN EXCEPTION REQUEST – SUBSTANDARD ROAD

As W. Humphrey St. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated March 7, 2024, Revision No. 3) 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 March 11, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) standards (for 2-Lane, Rural, Local and Collector Roadways) include allowing the existing unpaved shoulders (of unspecified/unknown stabilized condition) to remain in lieu of the 8-foot-wide stabilized shoulders (of which 5-feet are required to be paved) would otherwise be required pursuant to TS-7.

As a part of the Design Exception request, the applicant is proposing to construct +/- 960 feet of sidewalk on the south side of Humphrey St. to fill in a sidewalk gap along the roadway between Manhattan Ave. and the existing sidewalk which terminates at the northwestern corner of folio 24118.0000 (i.e. the Kingdom Hall of Jehovah’s Witnesses).

ROADWAY LEVEL OF SERVICE

As W. Humphrey St. is not a regulated roadway and was not included on the 2020 Hillsborough County Level of Service (LOS) Report, no LOS information can be provided for the proposed project.

Ratliff, James

From: Williams, Michael
Sent: Monday, March 11, 2024 1:48 PM
To: Michael D. Raysor (mdr@raysor-transportation.com)
Cc: john.larocca@murphyarocca.com; Chapela, Tania; Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: RZ-PD 23-0778 - Design Exception Review
Attachments: 23-0778 DEAdd 03-08-24.pdf

Importance: High

Mike,

I have found the attached Design Exception (DE) for PD 23-0778 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, March 8, 2024 12:47 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RE: RZ-PD 23-0778 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is Approvable to me, please include the following people in your response:

mdr@raysor-transportation.com
john.larocca@murphylarocca.com
chapelat@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

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

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

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

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	West Humphrey Townhomes
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	024103.0000 & 024113.0000
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Michael D. Raysor, P.E.
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	RSC-6
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PD 23-0778
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



March 7, 2024 (Revision No. 3)

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

SUBJECT: WEST HUMPHREY TOWNHOMES (PD 23-0778)
EXISTING FACILITIES DESIGN EXCEPTION
FOLIO No. 024103.0000 & 024113.0000

Dear Mr. Williams,

This letter documents a request for a **DESIGN EXCEPTION** per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with **PD 23-0778** for the **WEST HUMPHREY TOWNHOMES** project.

INTRODUCTION

The subject project site is located on the north side of Humphrey Street, approximately 350 feet east of Manhattan Avenue, in Hillsborough County, Florida; as shown in **ATTACHMENT A**. The project site is proposed for the development of 58 townhomes, with access to the subject site is planned to be provided via one full access driveway connection to Humphrey Street; as shown in **ATTACHMENT B**.

Pursuant to LDC §6.04.03.L, the following is applicable to Humphrey Street in regard to the subject project:

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.

Per Local Functional Classification Map, Humphrey Street is a collector roadway. A **DESIGN EXCEPTION** is requested for relief from the above-referenced requirement to improve Humphrey Street to meet current roadway standards for a two-lane undivided rural collector roadway (TS-7) as a condition of zoning approval for the subject project; where in lieu of meeting the full TS-7 typical section, alternative improvements are proposed. The County typical section for a two-lane undivided rural collector roadway (TS-7) is provided as **ATTACHMENT C**.

HUMPHREY STREET | ROADWAY CHARACTERISTICS

Humphrey Street is a two-lane undivided County collector roadway with a rural cross section located in the Urban Service Area. The subject project site is located on the ½ mile segment of Humphrey Street between Manhattan Avenue and Grady Avenue, which has a posted speed limit of 30 mph. The following summarizes the characteristics of the adjacent segment of Humphrey Street, with supporting photographs provided in **ATTACHMENT D**.



MICHAEL J. WILLIAMS, P.E.
WEST HUMPHREY TOWNHOMES (PD 23-0778)
EXISTING FACILITIES DESIGN EXCEPTION
FOLIO NO. 024103.0000 & 024113.0000
MARCH 7, 2024 (REVISION NO.3)
PAGE 2 OF 3

RIGHT-OF-WAY WIDTH: The referenced segment of Humphrey Street between Manhattan Avenue and Grady Avenue was found to have a right-of-way width ranging between $\pm 50'$ and $\pm 60'$. These findings indicate that the subject roadway segment does not meet the standard right-of-way width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard right-of-way width is identified as 96 feet (plus 10 foot utility easements on each side). It is noted that the reported right-of-way width is approximate, as measured from the *Hillsborough County Property Appraiser* website.

PAVEMENT CONDITION: The referenced segment of Humphrey Street between Manhattan Avenue and Grady Avenue was found to have good pavement conditions, without cracking or rutting that would be indicative of structural failure. It is noted that pavement condition is not included as part of the TS-7 typical section.

LANE WIDTH: The referenced segment of Humphrey Street between Manhattan Avenue and Grady Avenue was found to have a lane width of 10 feet; where this finding indicates that the subject roadway segment does not meet the standard lane width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard lane width is identified as 12 feet

SHOULDERS: The referenced segment of Humphrey Street between Manhattan Avenue and Grady Avenue was found to have unpaved shoulders, where it is unknown whether the referenced shoulders are stabilized; however, it is noted that off-tracking was not observed along Humphrey Street, which would be indicative of the need for shoulder improvements. These findings indicate that Humphrey Street has substandard shoulder conditions, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard shoulder condition is identified as 8 feet in total width, with 5 feet paved. It is noted that AASHTO design standards do not require paved shoulders.

SIDEWALK: The referenced segment of Humphrey Street between Manhattan Avenue and Grady Avenue has a continuous sidewalk on its north side, and an intermittent (non-continuous) sidewalk on its south side. These findings indicate that the subject segment of Humphrey Street has substandard sidewalk conditions, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, continuous sidewalks are required on both sides of the road. On the north side of Humphrey Street between Manhattan Avenue and Grady Avenue there is $\pm 2,600$ linear feet of sidewalk in place, providing for 100% coverage. On the south side of Humphrey Street between Manhattan Avenue and Grady Avenue there is ± 500 linear feet of sidewalk in place, leaving $\pm 2,100$ feet without sidewalk (19% coverage).

HUMPHREY STREET | CRASH HISTORY

A crash data evaluation has been prepared for Humphrey Street between Manhattan Avenue and Grady Avenue, excluding the endpoint intersections, as documented in [ATTACHMENT E](#). The crash data evaluation indicates 16 crashes within the prior five years within the referenced limits on Humphrey Street. The reported crash types varied with the majority of crashes distributed between different crash patterns, thus indicating no dominant crash pattern. Furthermore, no fatal or severe crashes were identified within the referenced period. From a review of the crash reports, it was found that the crash history for the referenced segment of Humphrey Street is not related to substandard roadway conditions. In consideration of the foregoing, it is concluded from the crash data evaluation that substandard roadway conditions have not historically contributed to a safety deficiency, nor does the crash history for the subject segment of Humphrey Street exhibit any patterns that would indicate a potential for future safety concerns associated with development of the subject project attributable to substandard roadway conditions.



RAYSOR Transportation Consulting

MICHAEL J. WILLIAMS, P.E.
WEST HUMPHREY TOWNHOMES (PD 23-0778)
EXISTING FACILITIES DESIGN EXCEPTION
FOLIO NO. 024103.0000 & 024113.0000
MARCH 7, 2024 (REVISION NO.3)
PAGE 3 OF 3

ALTERNATIVE IMPROVEMENTS

To mitigate the subject project’s impact to substandard road conditions, the applicant proposes to construct approximately 960 linear feet of off-site sidewalk on the south side of Humphrey Street to fill in the gap on the south side of Humphrey Street between Manhattan Avenue and the church located at 8436 Lois Avenue. The sidewalk improvement would increase the sidewalk coverage on the south side of Humphry Street between Manhattan Avenue and Grady Avenue from ± 500 feet (19% coverage) to ± 1,460 feet (56% coverage). Refer to **ATTACHMENT F** for a conceptual graphic depicting the limits of the referenced off-site sidewalk improvements.

CONCLUSION

The foregoing documents a request for a **DESIGN EXCEPTION** per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with **PD 23-0778** for the **WEST HUMPHREY TOWNHOMES** project, and is recommended for approval by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.
President



This item has been digitally signed and sealed by Michael Daniel Raysor, P.E., 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.

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY:

APPROVED

APPROVED WITH CONDITIONS

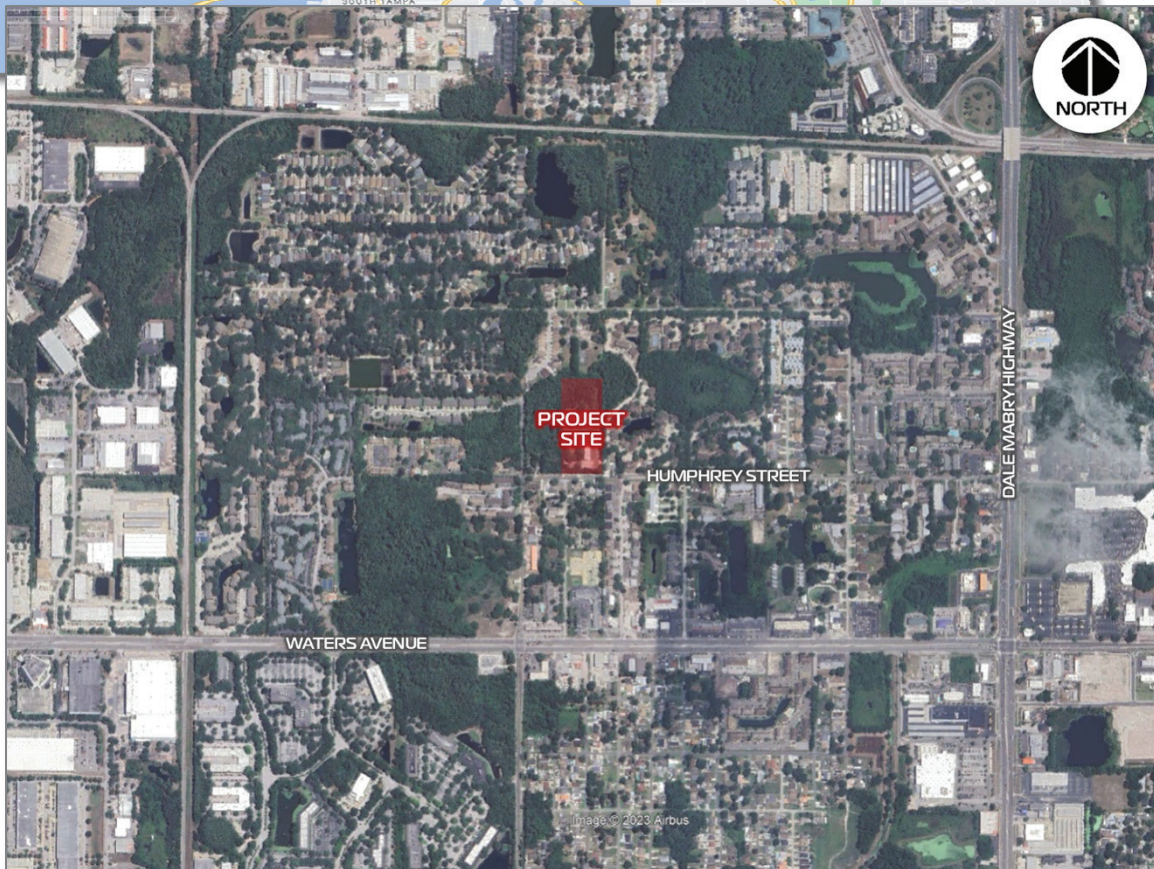
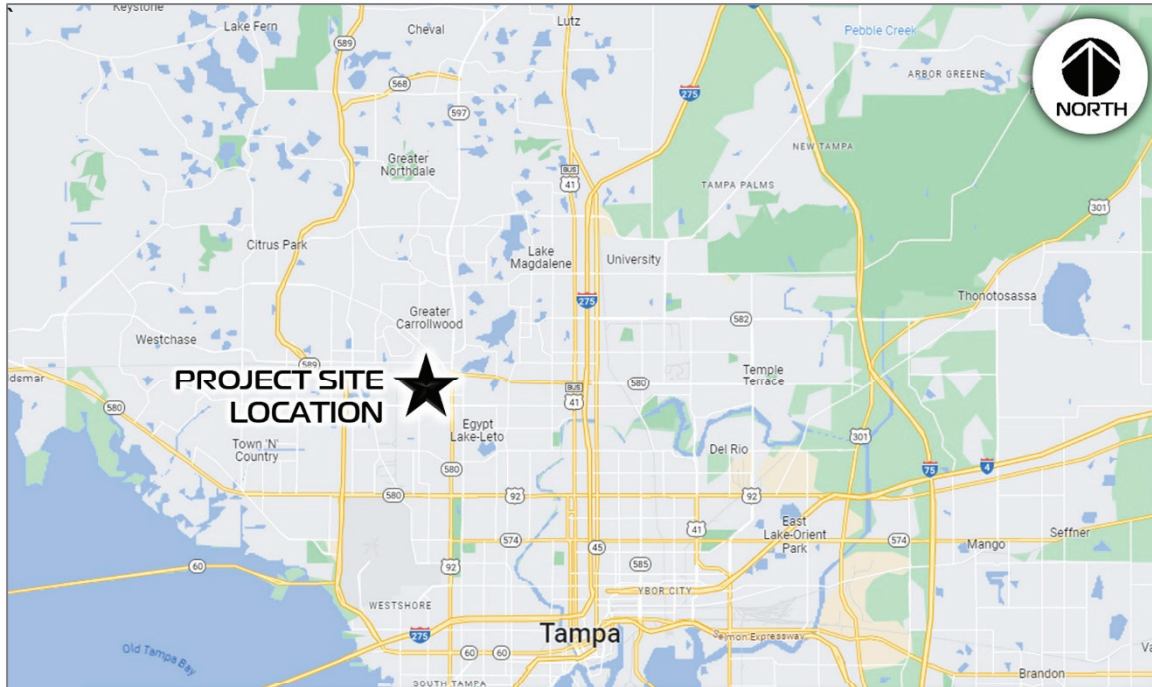
DENIED

MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER date
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

ATTACHMENT "A"



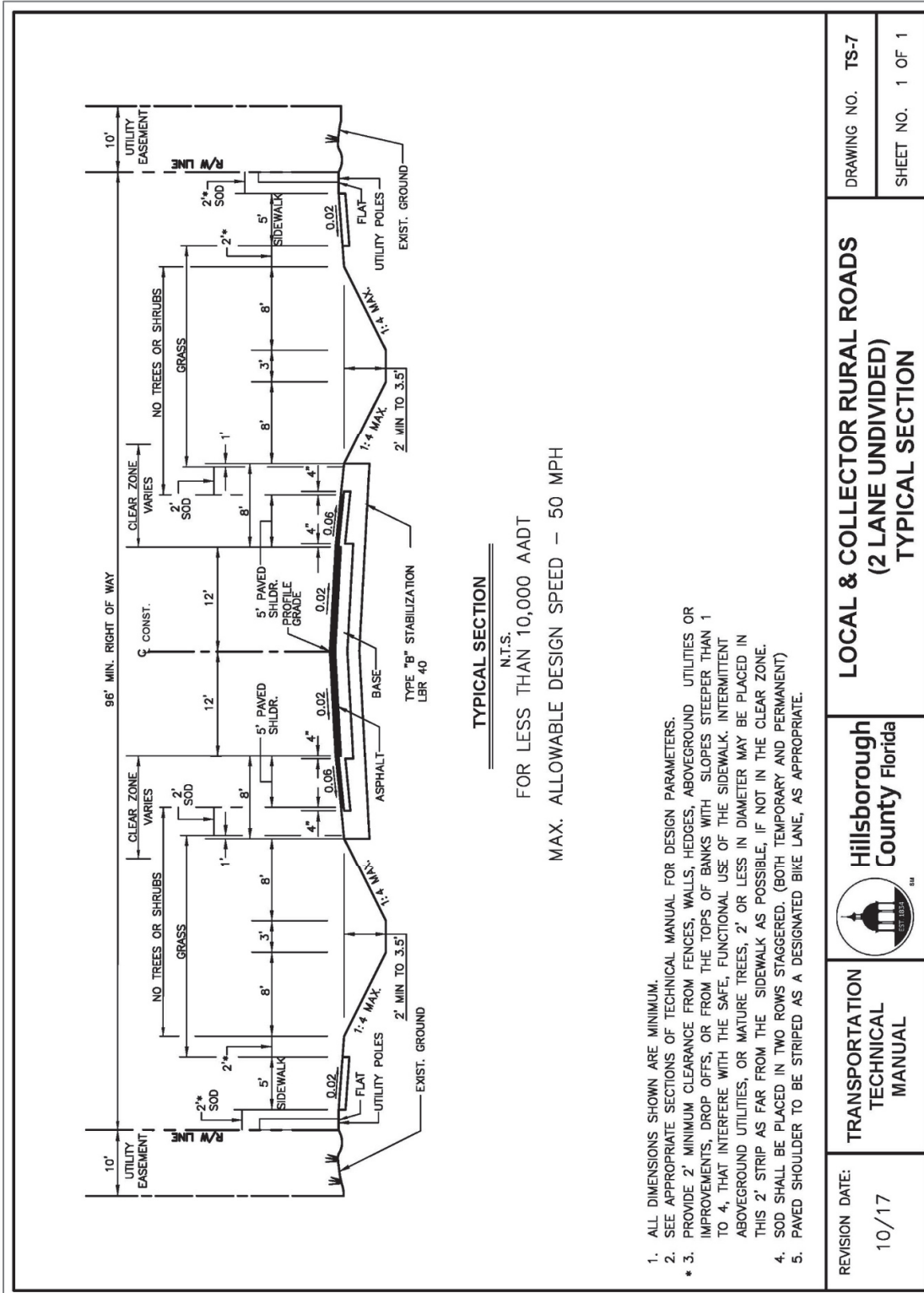
WEST HUMPHREY TOWNHOMES Project Site Location Map



ATTACHMENT "C"



WEST HUMPHREY TOWNHOMES
TS-7 Typical Section



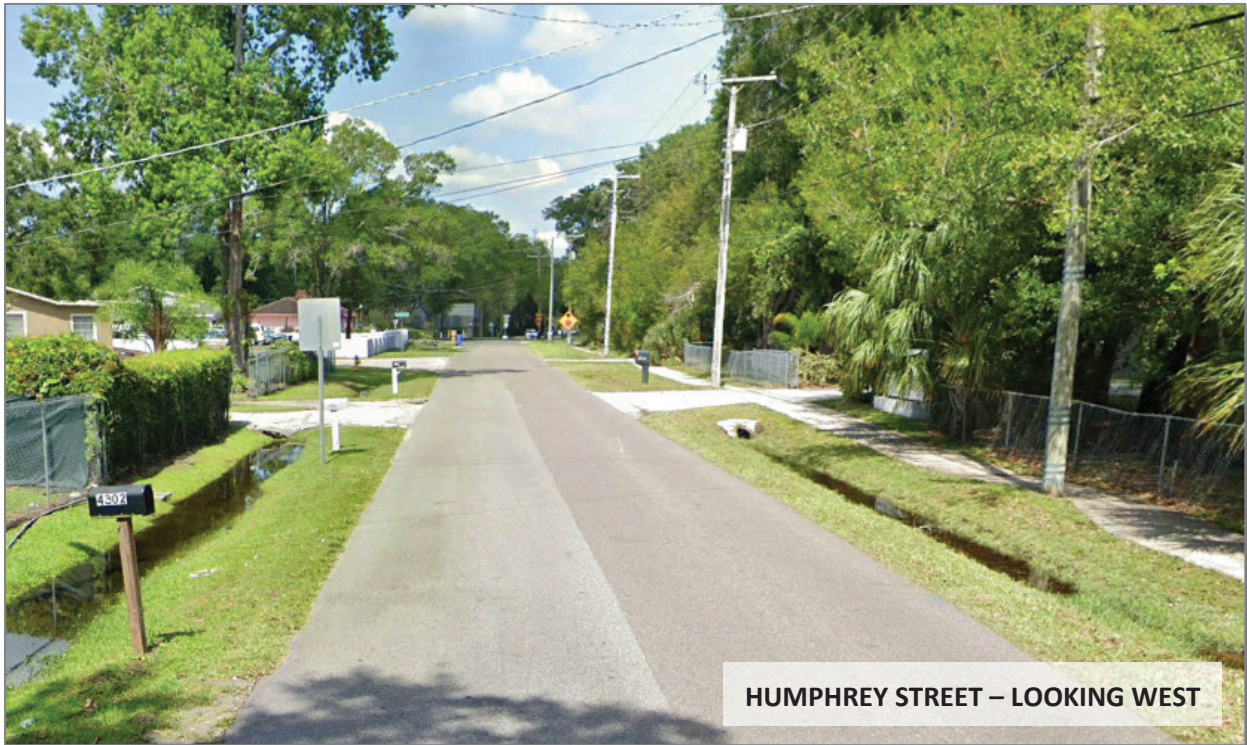
1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH 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	<p>Hillsborough County Florida</p>	<p>LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION</p>
		DRAWING NO. TS-7 SHEET NO. 1 OF 1

ATTACHMENT "D"



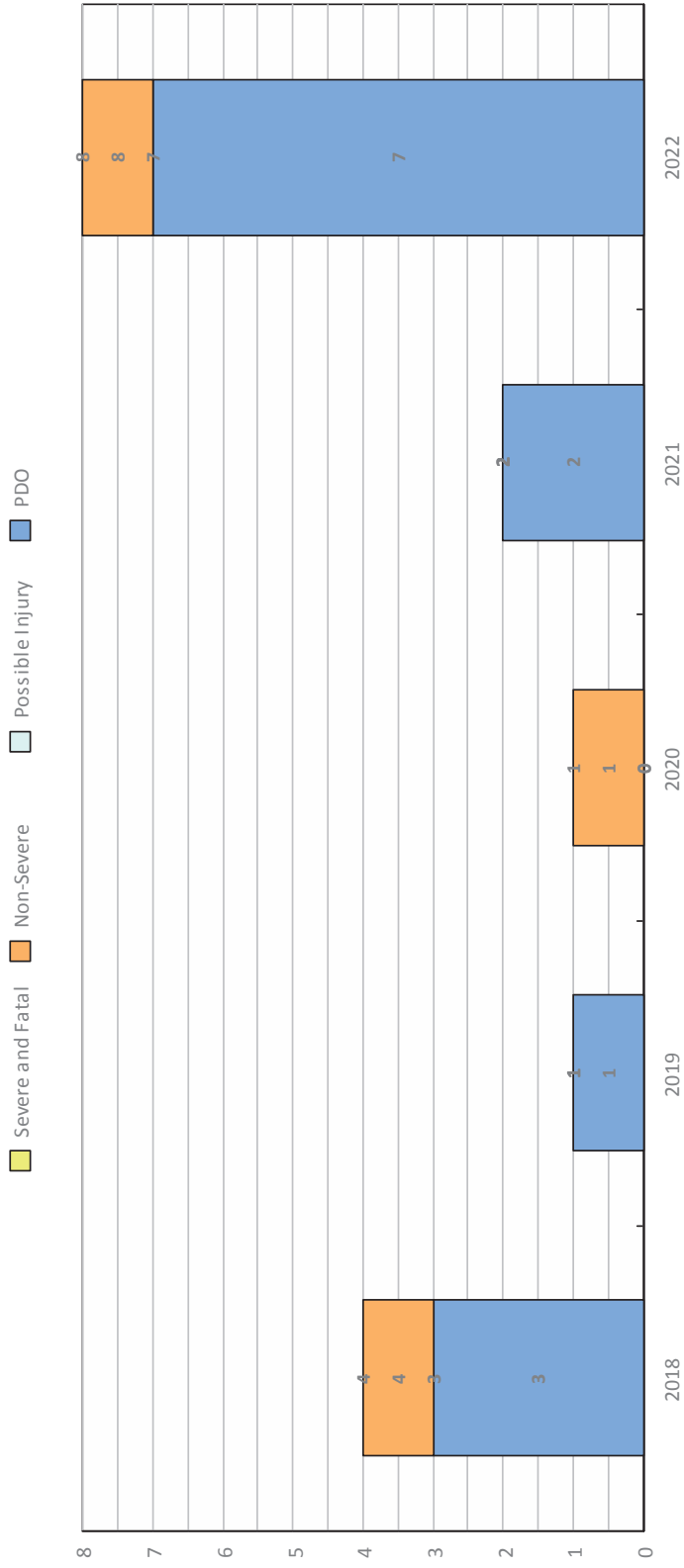
WEST HUMPHREY TOWNHOMES *Humphrey Street Photographs*



ATTACHMENT "E"

5 Year Crash Report
Crashes by Year

CDMS - Crash Data Management System



	2018	2019	2020	2021	2022	TOTAL
PDO	3	1	0	2	7	13
Possible Injury	0	0	0	0	0	0
Non-Severe Injury	1	0	1	0	1	3
Severe Injury	0	0	0	0	0	0
Fatal	0	0	0	0	0	0
TOTAL	4	1	1	2	8	16

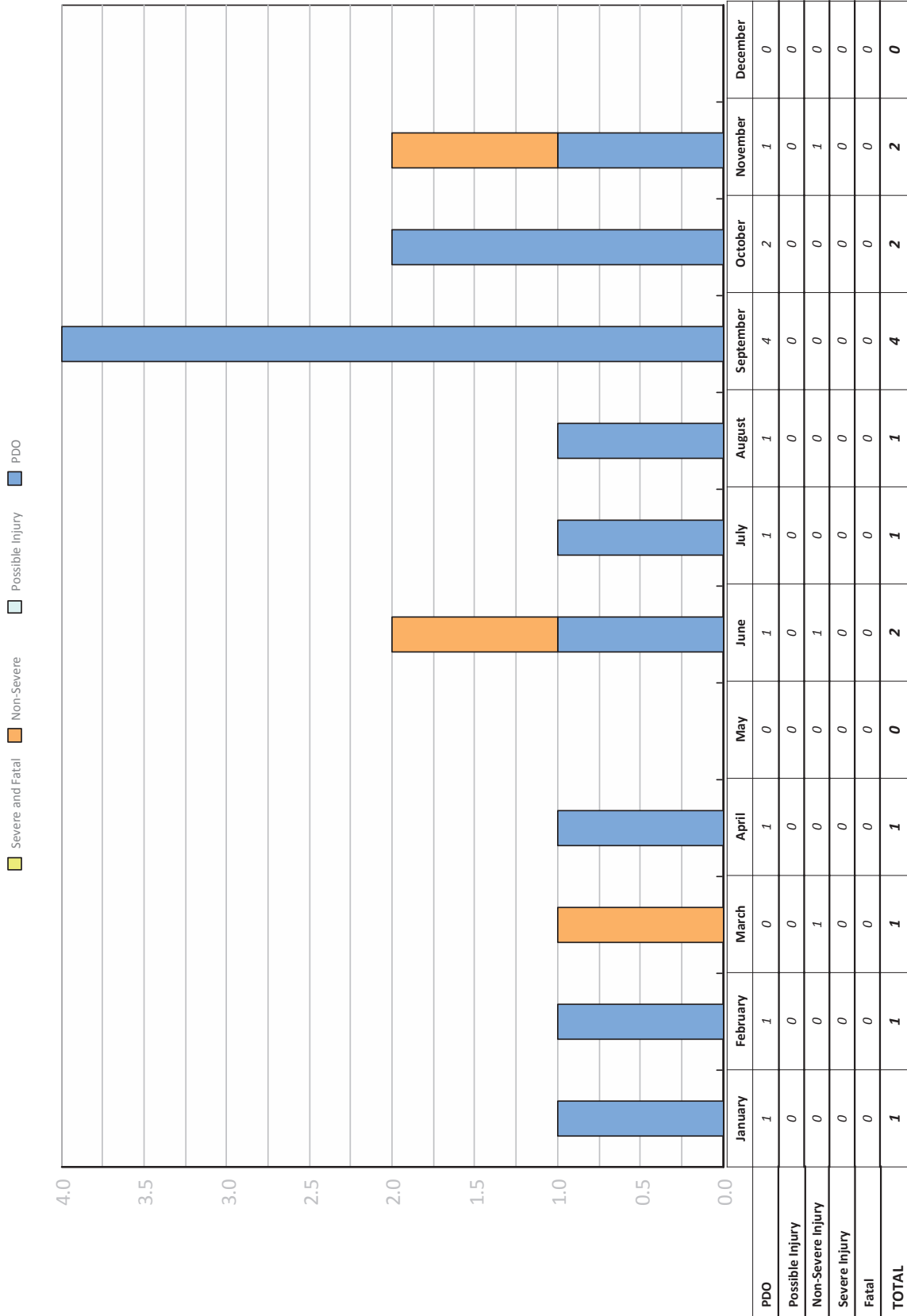
* PDO = Property Damage Only

ATTACHMENT "E"

CDMS - Crash Data Management System

5 Year Crash Report

Crashes by Month



* PDO = Property Damage Only

ATTACHMENT "E"

5 Year Crash Report

CDMS - Crash Data Management System

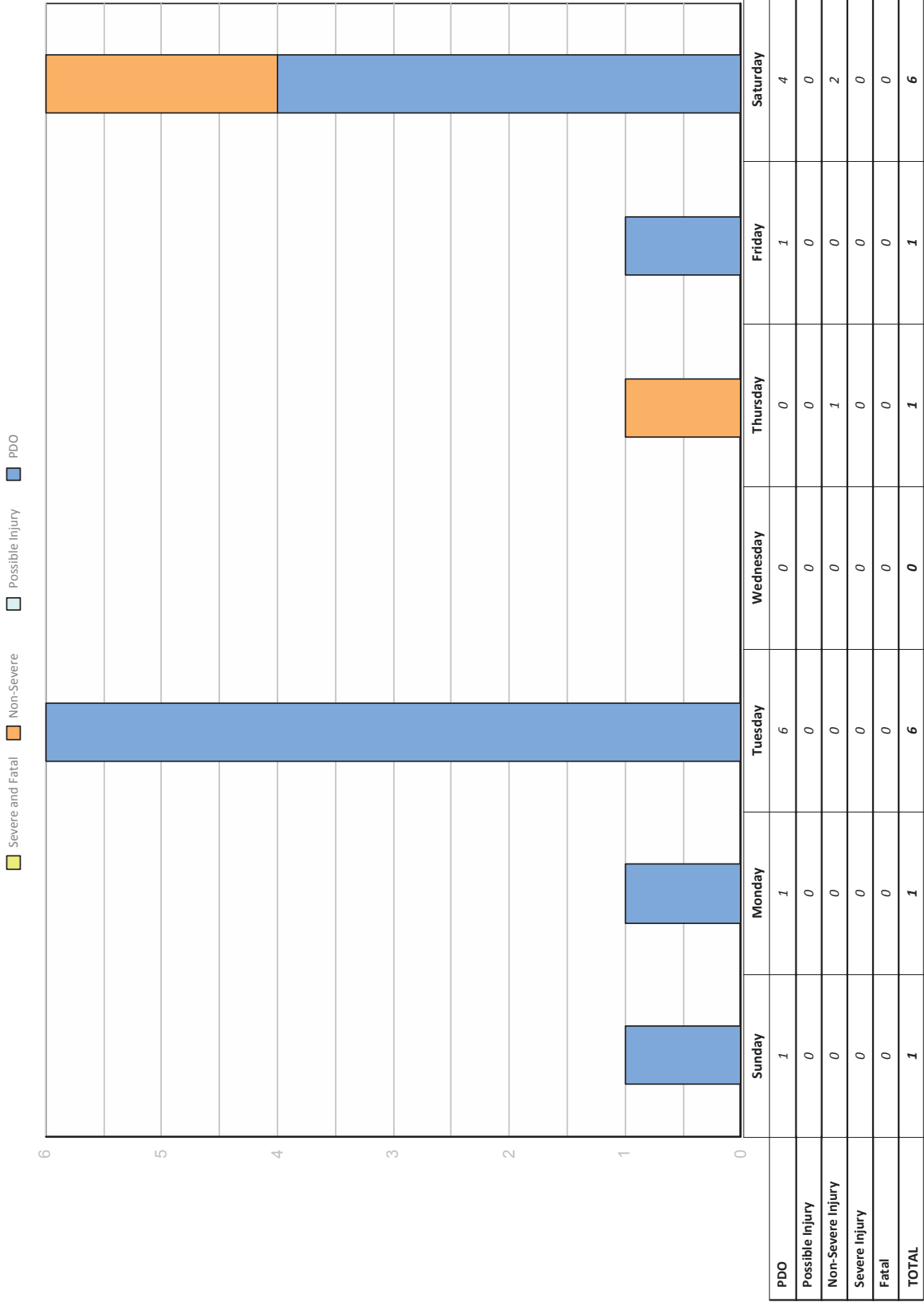
Crashes by Month/Year

	January	February	March	April	May	June	July	August	September	October	November	December
2018												
PDO	0	0	0	0	0	0	0	1	1	0	1	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	0	0	0	1	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2019												
PDO	0	0	0	0	0	0	0	0	0	1	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2020												
PDO	0	0	0	0	0	0	0	0	0	0	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	1	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2021												
PDO	0	1	0	0	0	0	1	0	0	0	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2022												
PDO	1	0	0	1	0	1	0	0	3	1	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	1	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0

ATTACHMENT "E"

5 Year Crash Report

Crashes by Day of Week



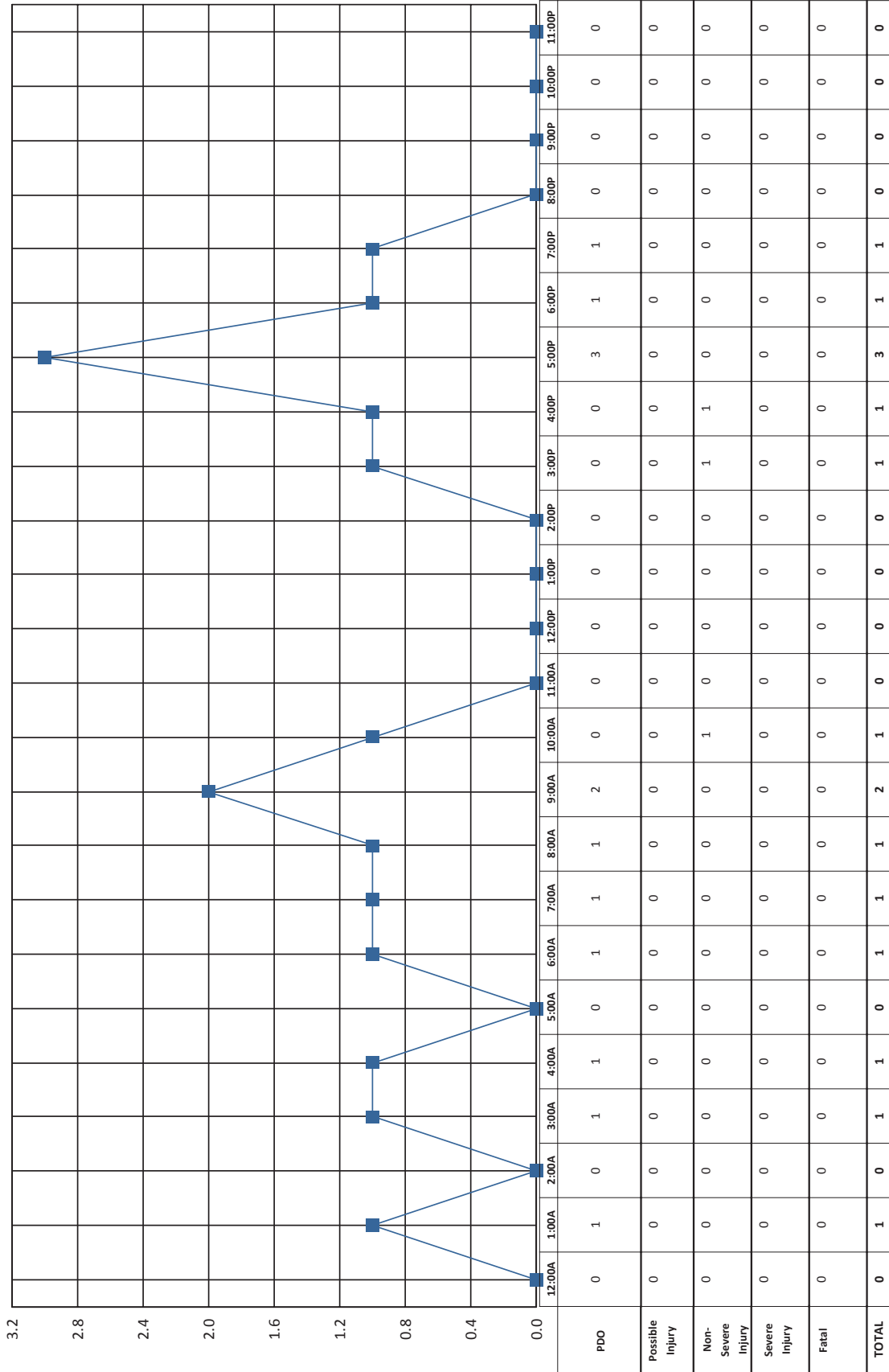
* PDO = Property Damage Only

ATTACHMENT "E"

CDMS - Crash Data Management System

5 Year Crash Report

Crashes by Time of Day



* PDO = Property Damage Only

ATTACHMENT "E"

Crashes by Crash Type

	2018	2019	2020	2022	Total
Angle					
PDO	0	1	0	0	1
Possible Inj	0	0	0	0	0
Non Severe	0	0	0	0	0
Severe	0	0	0	0	0
Fatal	0	0	0	0	0
Total	0	1	0	0	1
Left Turn					
PDO	0	0	0	0	0
Possible Inj	0	0	0	0	0
Non Severe	1	0	1	1	3
Severe	0	0	0	0	0
Fatal	0	0	0	0	0
Total	1	0	1	1	3
Right Turn					
PDO	0	0	0	2	2
Possible Inj	0	0	0	0	0
Non Severe	0	0	0	0	0
Severe	0	0	0	0	0
Fatal	0	0	0	0	0
Total	0	0	0	2	2
Rear End					
PDO	2	0	0	1	3
Possible Inj	0	0	0	0	0
Non Severe	0	0	0	0	0
Severe	0	0	0	0	0
Fatal	0	0	0	0	0
Total	2	0	0	1	3
Sideswipe					
PDO	0	0	0	1	1
Possible Inj	0	0	0	0	0
Non Severe	0	0	0	0	0
Severe	0	0	0	0	0
Fatal	0	0	0	0	0
Total	0	0	0	1	1

ATTACHMENT "E"

5 Year Crash Report

CDMS - Crash Data Management System

Crashes by Crash Type

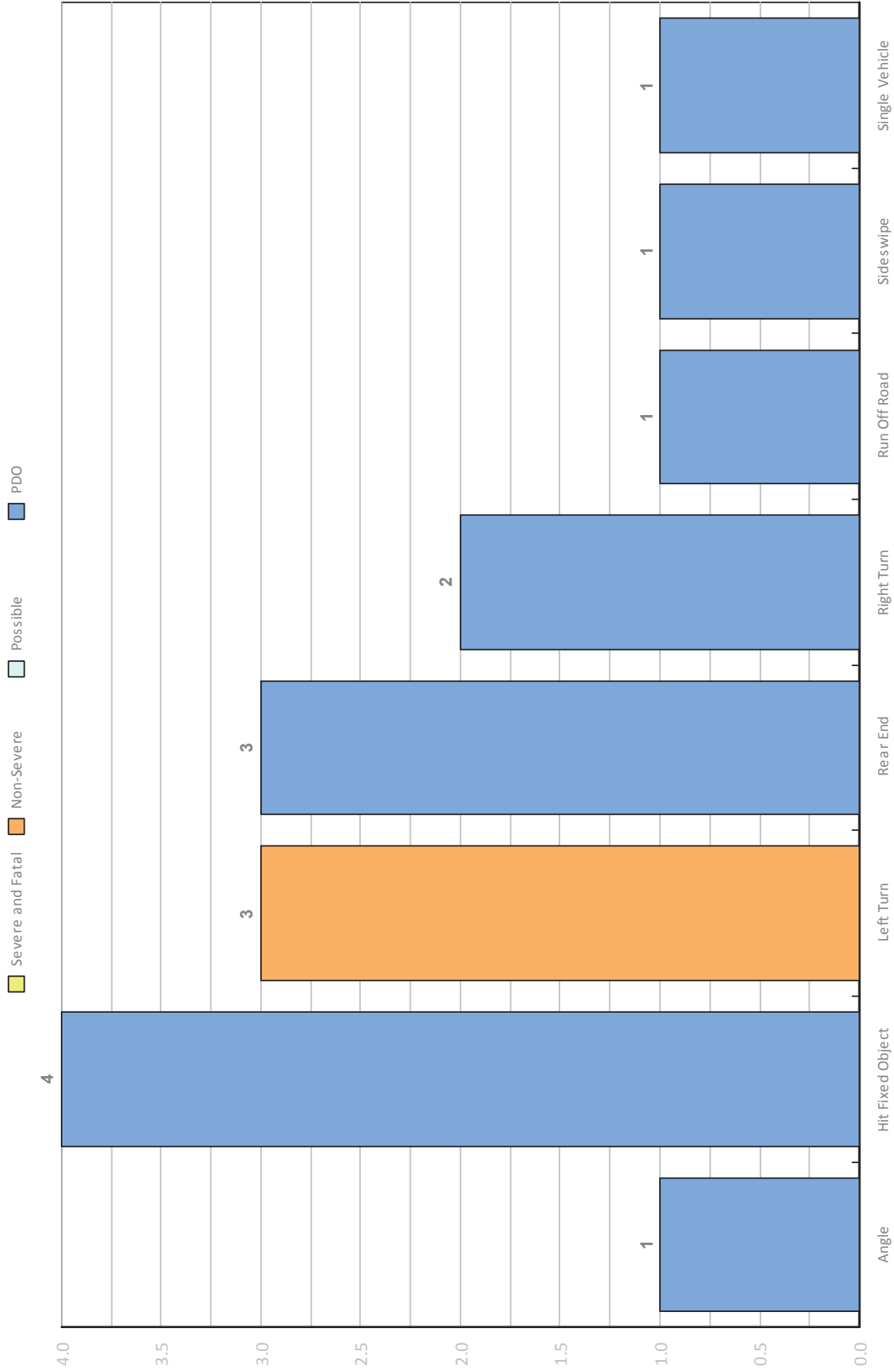
	2018	2021	2022	Total
Hit Fixed Object				
PDO	0	2	2	4
Possible Injury	0	0	0	0
Non-Severe	0	0	0	0
Severe	0	0	0	0
Fatal	0	0	0	0
Total	0	2	2	4
Run Off Road				
PDO	1	0	0	1
Possible Injury	0	0	0	0
Non-Severe	0	0	0	0
Severe	0	0	0	0
Fatal	0	0	0	0
Total	1	0	0	1
Single Vehicle				
PDO	0	0	1	1
Possible Injury	0	0	0	0
Non-Severe	0	0	0	0
Severe	0	0	0	0
Fatal	0	0	0	0
Total	0	0	1	1

ATTACHMENT "E"

5 Year Crash Report

CDMS - Crash Data Management System

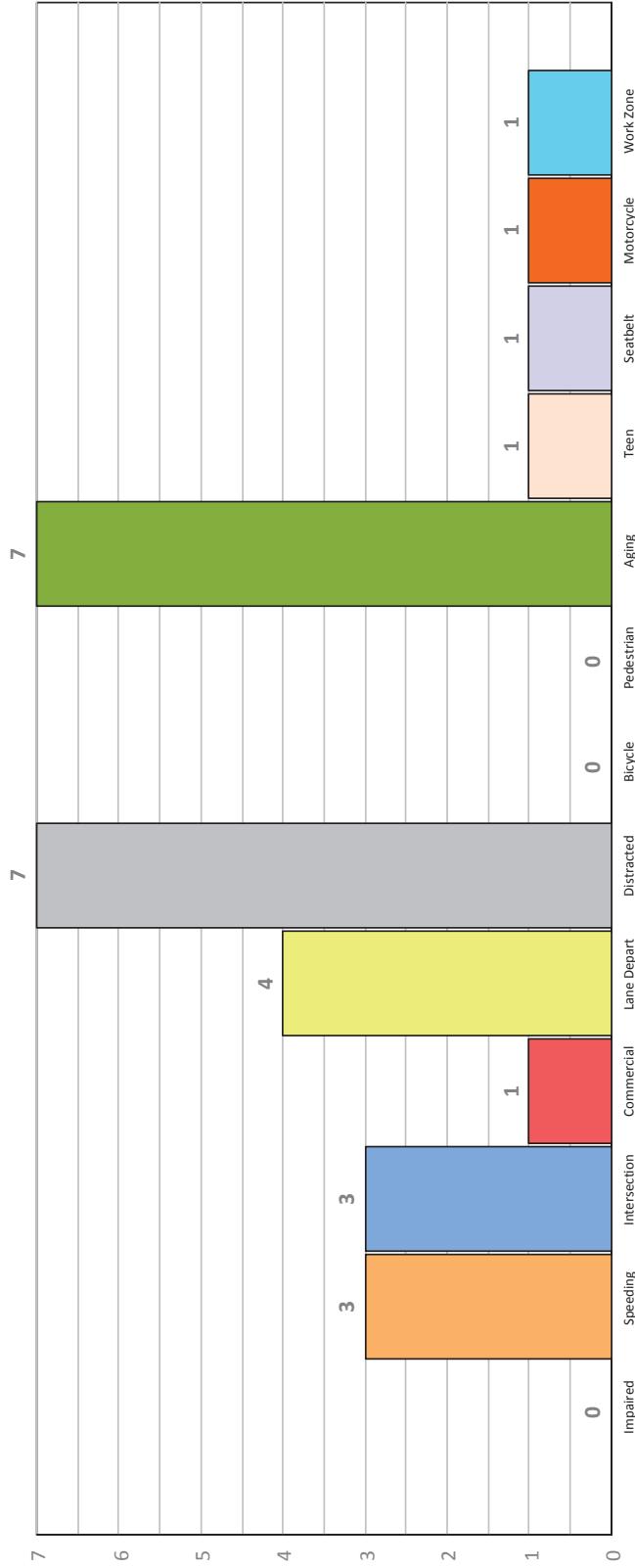
Crashes by Crash Type



ATTACHMENT "E"

Crashes by Strategic Highway Safety Plan Category

[More Information](#)

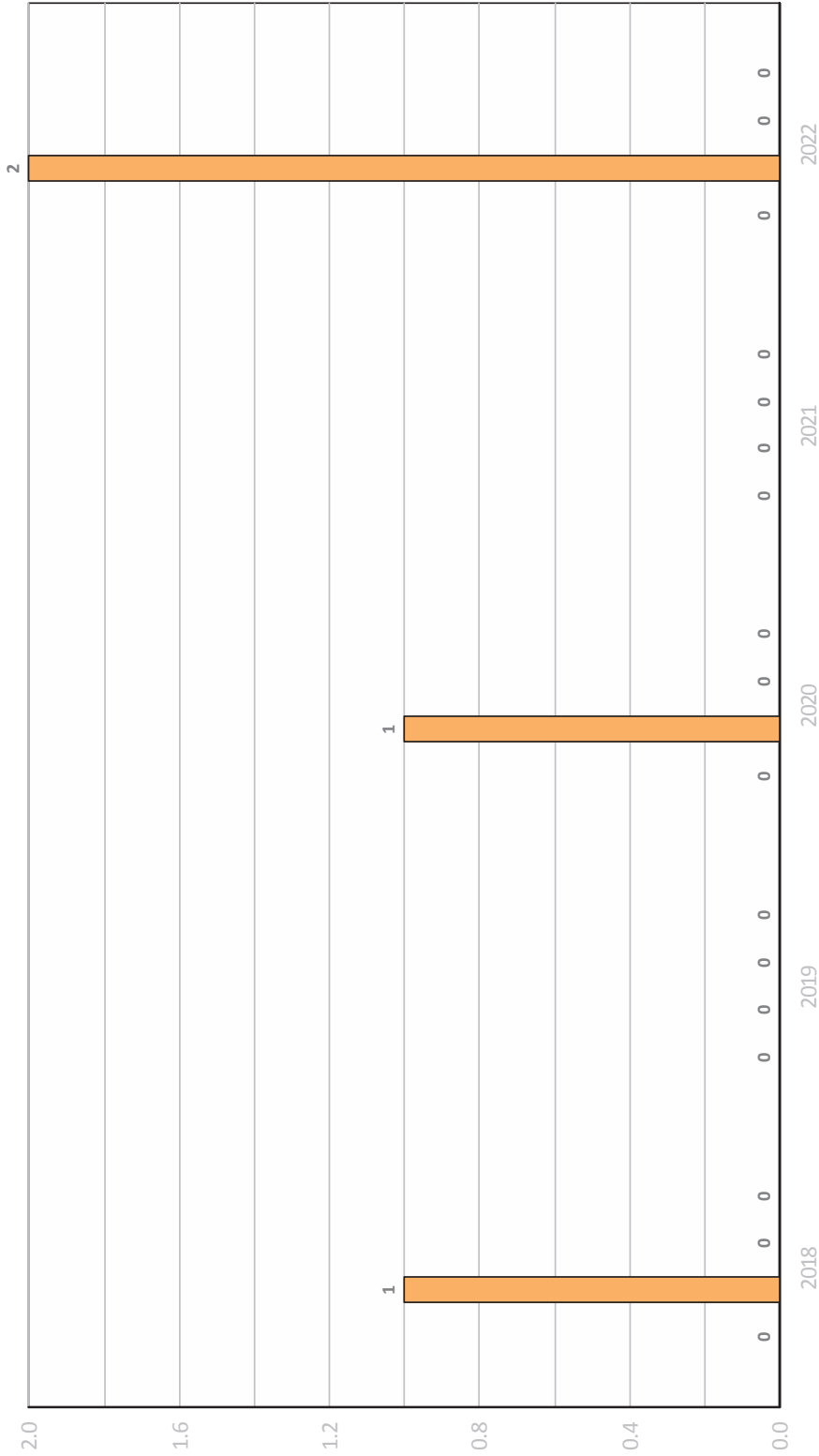


	2018			2019			2020			2021			2022			Total		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
Impaired	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speeding and Aggressive	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	0	0
Intersection	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	0
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0
Lane Departure	2	0	0	0	0	0	0	0	0	1	0	0	1	0	0	4	0	0
Distracted	1	0	0	0	0	0	0	0	0	2	0	0	4	0	0	7	0	0
Bicycle Involved	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrian Involved	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aging Road User	3	0	0	1	0	0	0	0	0	0	0	0	3	0	0	7	0	0
Teen Driver	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0
Seatbelt	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0
Motorcycle	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0
Work Zone	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0

ATTACHMENT "E"

5 Year Crash Report
CDMS - Crash Data Management System

Injuries per Year

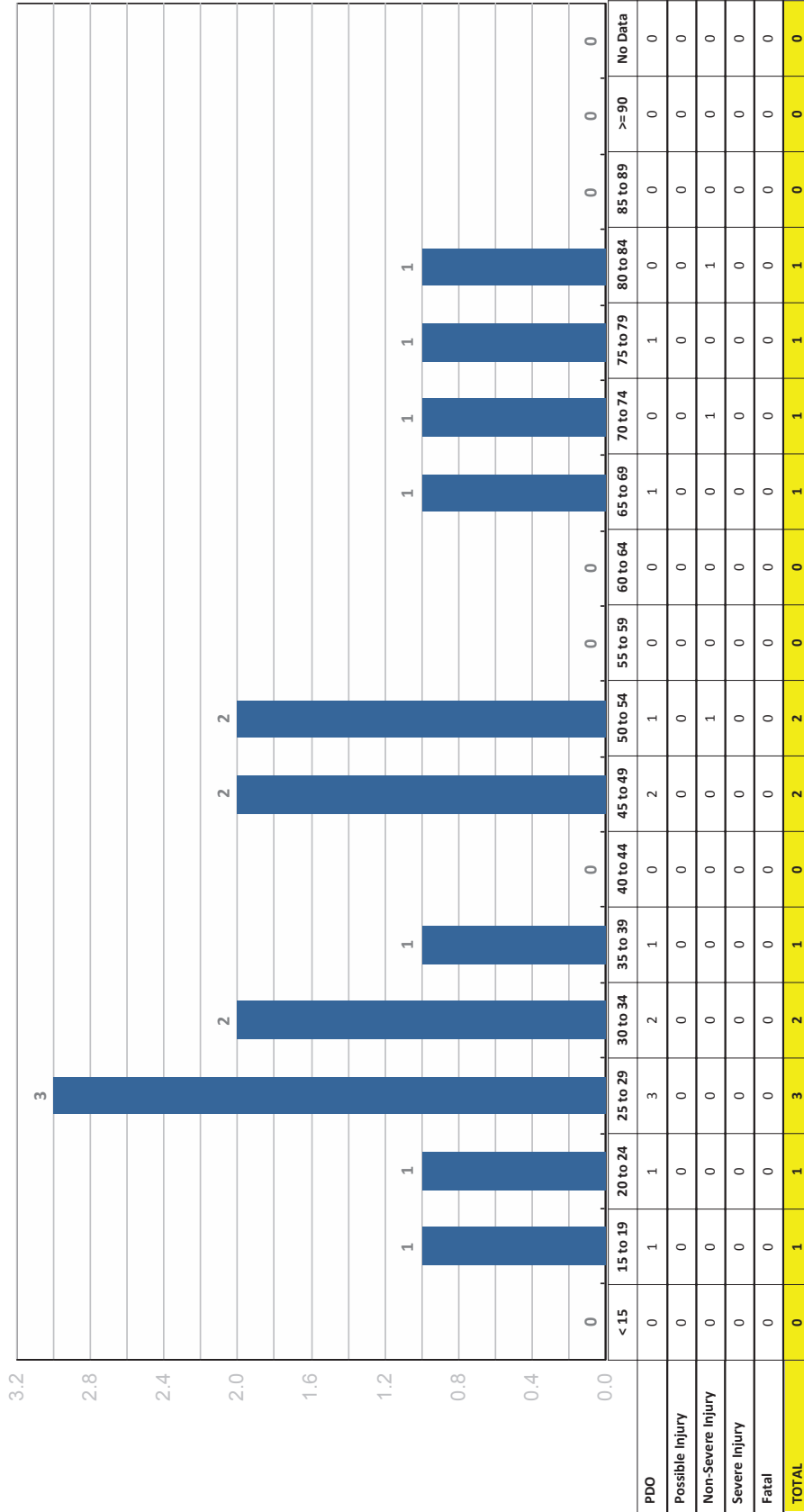


	2018	2019	2020	2021	2022	Total
Possible Injuries	0	0	0	0	0	0
Non-Severe Injuries	1	0	1	0	2	4
Severe Injuries	0	0	0	0	0	0
Fatalities	0	0	0	0	0	0

ATTACHMENT "E"

5 Year Crash Report
CDMS - Crash Data Management System

Crashes by Driver 1 Age



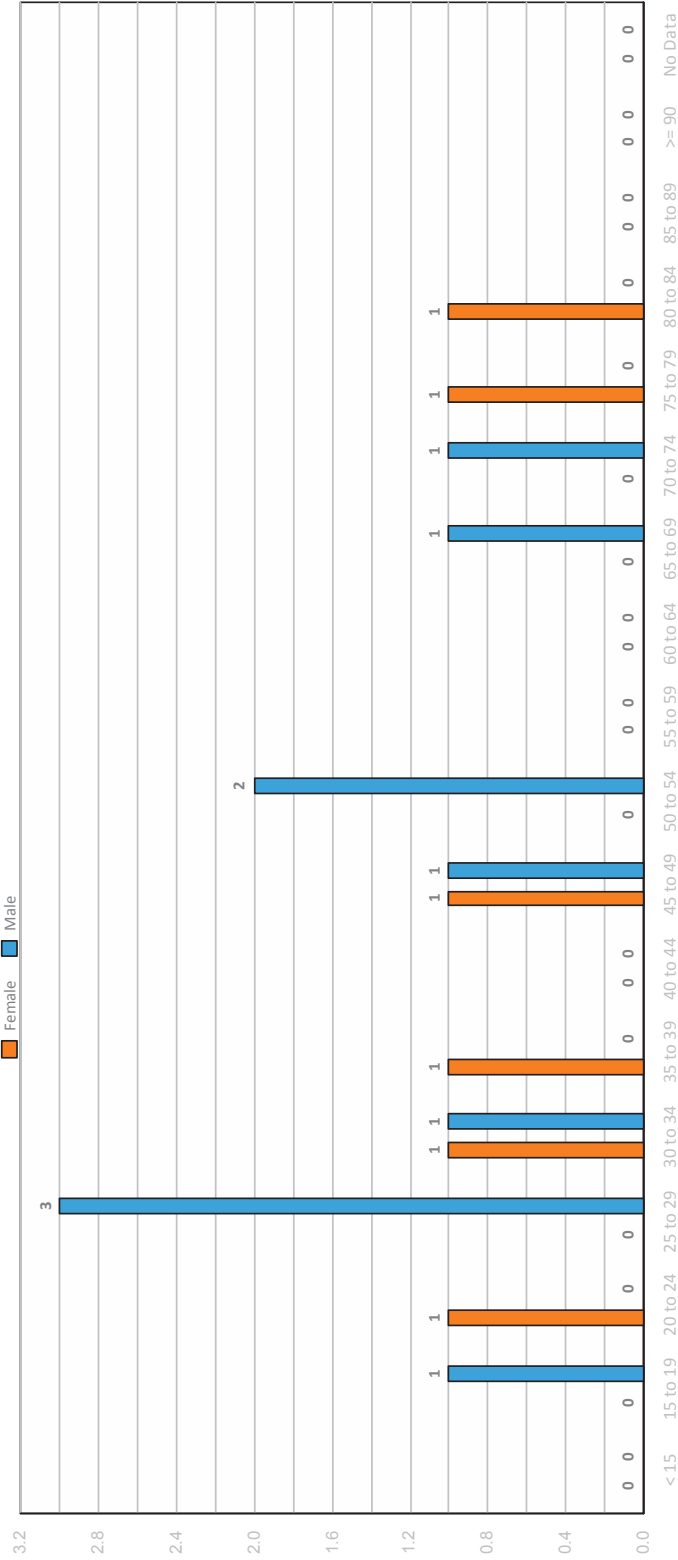
* PDO = Property Damage Only

ATTACHMENT "E"

5 Year Crash Report

CDMS - Crash Data Management System

Crashes by Driver 1 Age / Gender



	< 15		15 to 19		20 to 24		25 to 29		30 to 34		35 to 39		40 to 44		45 to 49		50 to 54		
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	
PDO	0	0	1	1	0	0	0	0	1	1	1	0	0	0	0	1	0	0	1
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	1	1	0	0	0	0	1	1	1	0	0	0	0	1	0	0	2
	55 to 59		60 to 64		65 to 69		70 to 74		75 to 79		80 to 84		85 to 89		>= 90		No Data		
PDO	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe Injury	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	1	0	1	1	1	0	1	0	0	0	0	0	0	0	0

* PDO = Property Damage Only

ATTACHMENT "E"

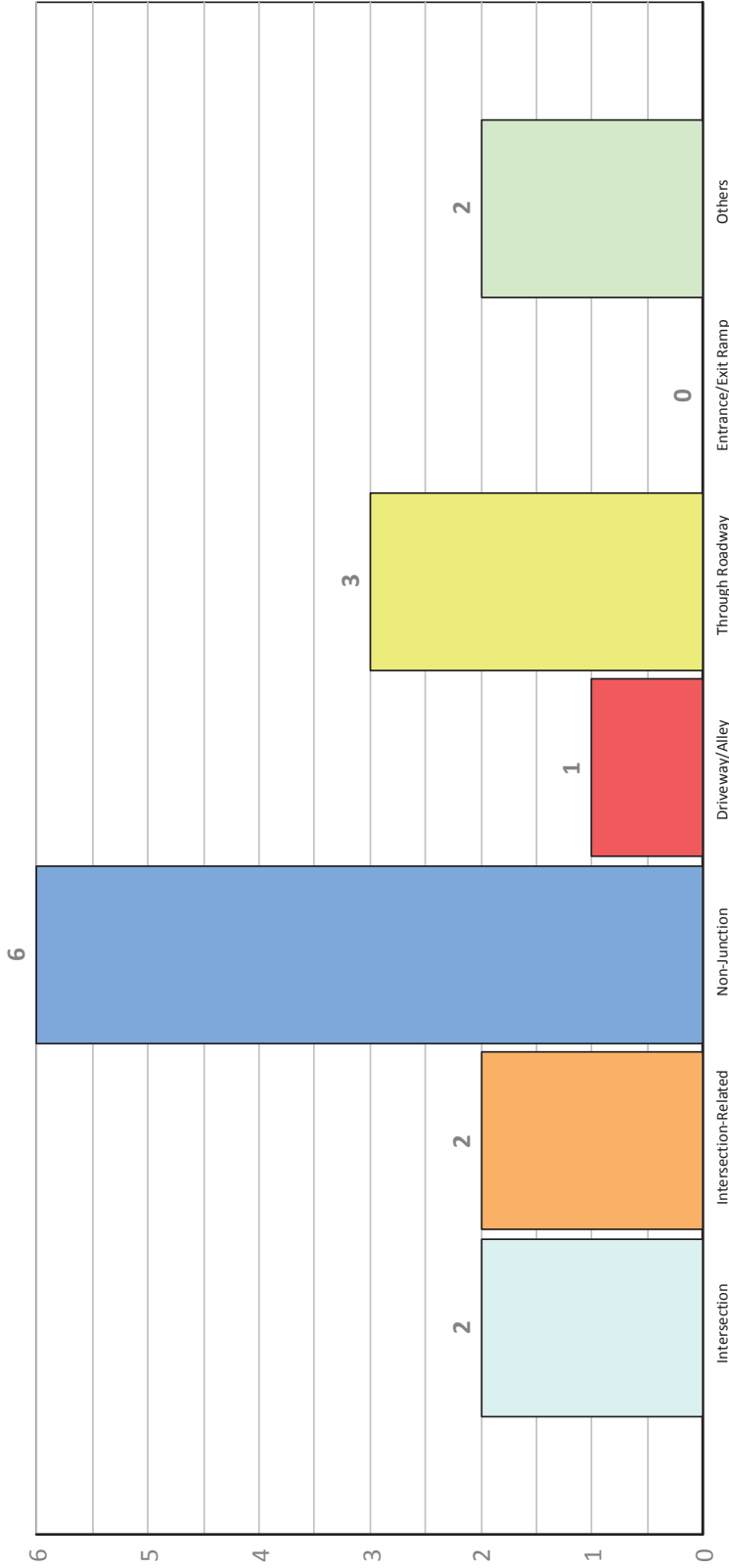
5 Year Crash Report

CDMS - Crash Data Management System

Driver Contributing Cause (Driver 1)		2018	2019	2020	2021	2022	Total
Failed to Keep in Proper Lane	Crashes	0	0	0	1	0	1
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Failed to Yield Right-of-Way	Crashes	1	0	1	0	2	4
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Followed too Closely	Crashes	0	0	0	0	1	1
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Improper Backing	Crashes	0	0	0	0	1	1
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Improper Turn	Crashes	0	1	0	0	0	1
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Operated MV in Careless or Negligent Manner	Crashes	2	0	0	0	1	3
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Ran Stop Sign	Crashes	0	0	0	0	1	1
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
No Contributing Action	Crashes	0	0	0	1	1	2
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Other Contributing Actions	Crashes	1	0	0	0	1	2
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0

ATTACHMENT "E"

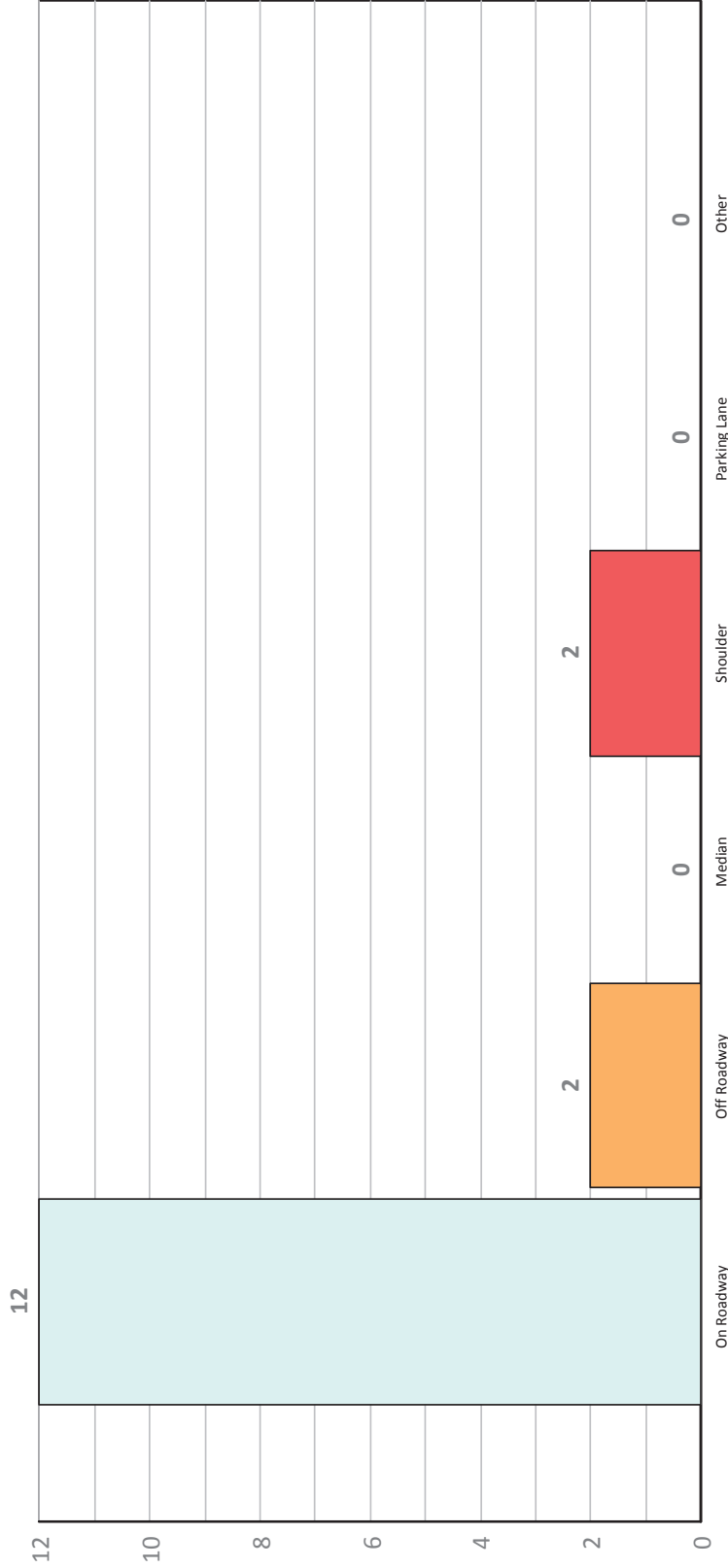
Relation to Intersection



	2018		2019		2020		2021		2022		Total	
	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal
Intersection	0	0	0	0	0	0	0	0	2	0	2	0
Intersection-Relate	1	0	0	0	0	0	0	0	1	0	2	0
Non-Junction	0	0	1	0	0	0	2	0	2	0	6	0
Driveway/Alley	1	0	0	0	0	0	0	0	0	0	1	0
Through Roadway	2	0	0	0	0	0	0	0	1	0	3	0
Entrance/Exit Ramp	0	0	0	0	0	0	0	0	0	0	0	0
Others	0	0	0	0	0	0	0	0	2	0	2	0

ATTACHMENT "E"

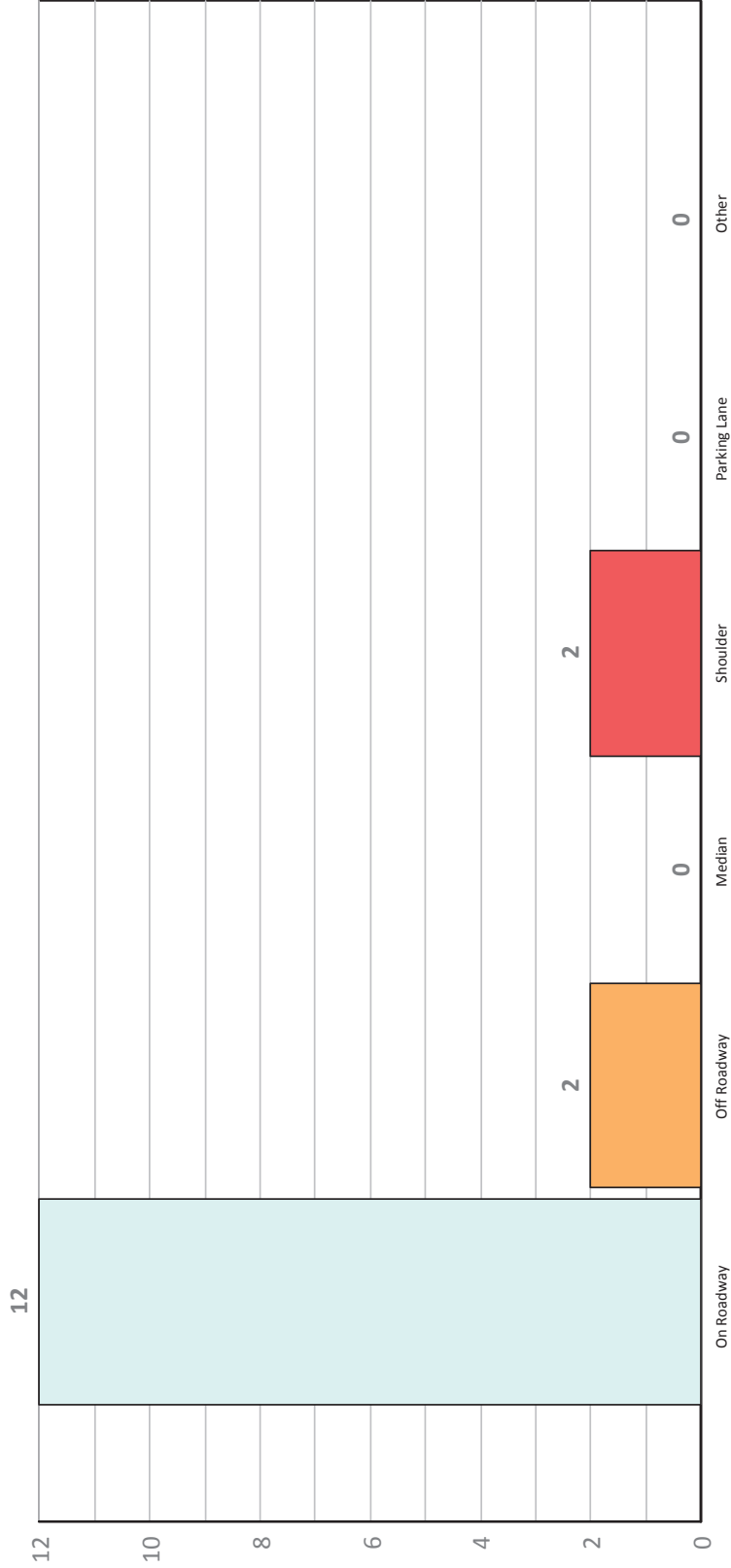
Location on Roadway



	2018		2019		2020		2021		2022	
	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal
On Roadway	3	0	1	0	1	0	0	0	7	0
Off Roadway	0	0	0	0	0	0	0	0	0	0
Median	0	0	0	0	0	0	0	0	0	0
Shoulder	1	0	0	0	0	0	0	0	1	0
Parking Lane	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0

ATTACHMENT "E"

Location on Roadway



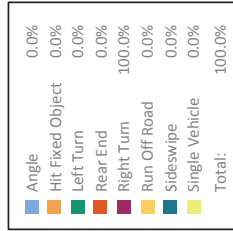
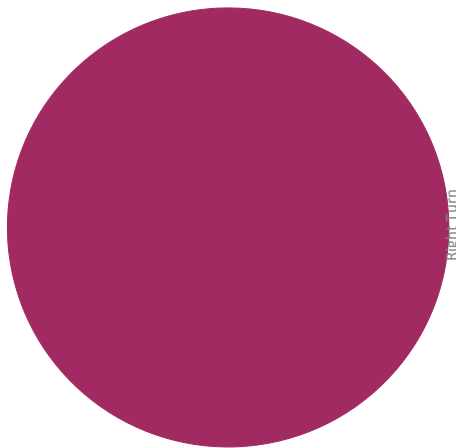
	Crashes	Severe	Fatal
On Roadway	12	0	0
Off Roadway	2	0	0
Median	0	0	0
Shoulder	2	0	0
Parking Lane	0	0	0
Other	0	0	0

ATTACHMENT "E"

5 Year Crash Report

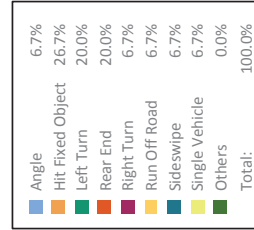
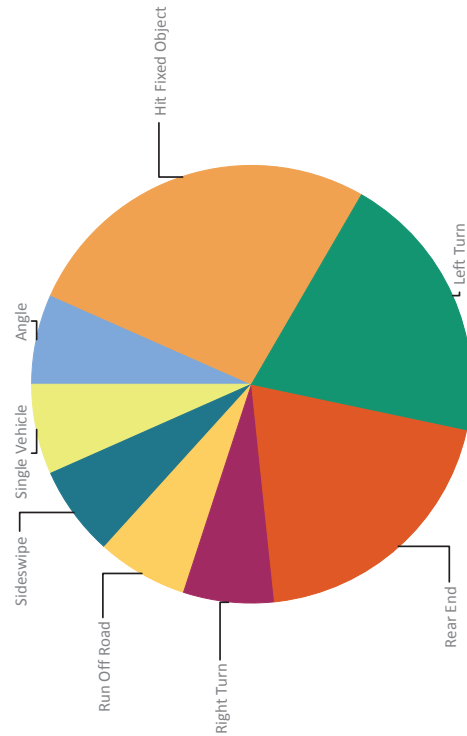
CDMS - Crash Data Management System

Wet Crashes by Crash Type



	Wet Crashes		Severe		Fatal	
Angle	0	0	0	0	0	0
Hit Fixed Object	0	0	0	0	0	0
Left Turn	0	0	0	0	0	0
Rear End	0	0	0	0	0	0
Right Turn	1	0	0	0	0	0
Run Off Road	0	0	0	0	0	0
Sideswipe	0	0	0	0	0	0
Single Vehicle	0	0	0	0	0	0
Total	1	0	0	0	0	0

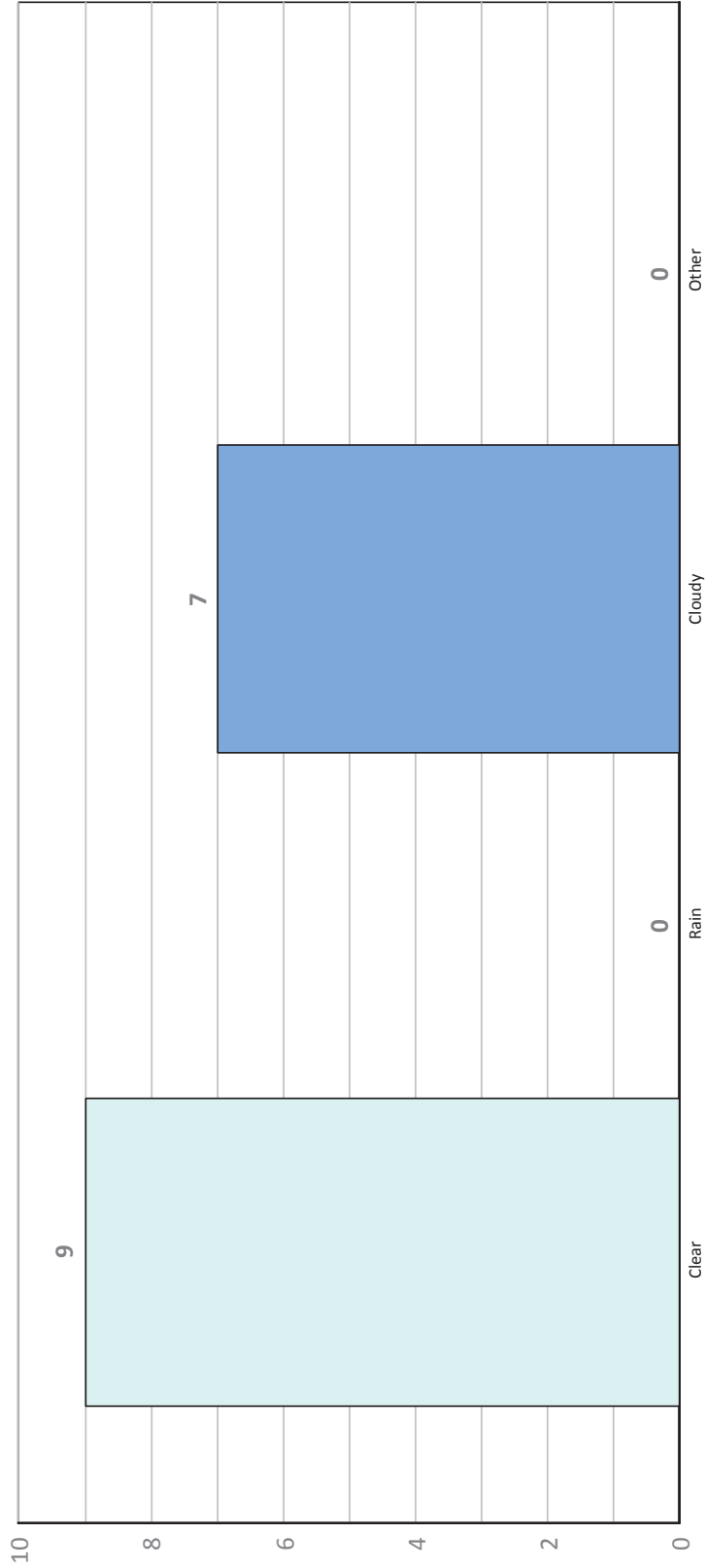
Dry Crashes by Crash Type



	Dry Crashes		Severe		Fatal	
Angle	1	0	0	0	0	0
Hit Fixed Object	4	0	0	0	0	0
Left Turn	3	0	0	0	0	0
Rear End	3	0	0	0	0	0
Right Turn	1	0	0	0	0	0
Run Off Road	1	0	0	0	0	0
Sideswipe	1	0	0	0	0	0
Single Vehicle	1	0	0	0	0	0
Total	15	0	0	0	0	0

ATTACHMENT "E"

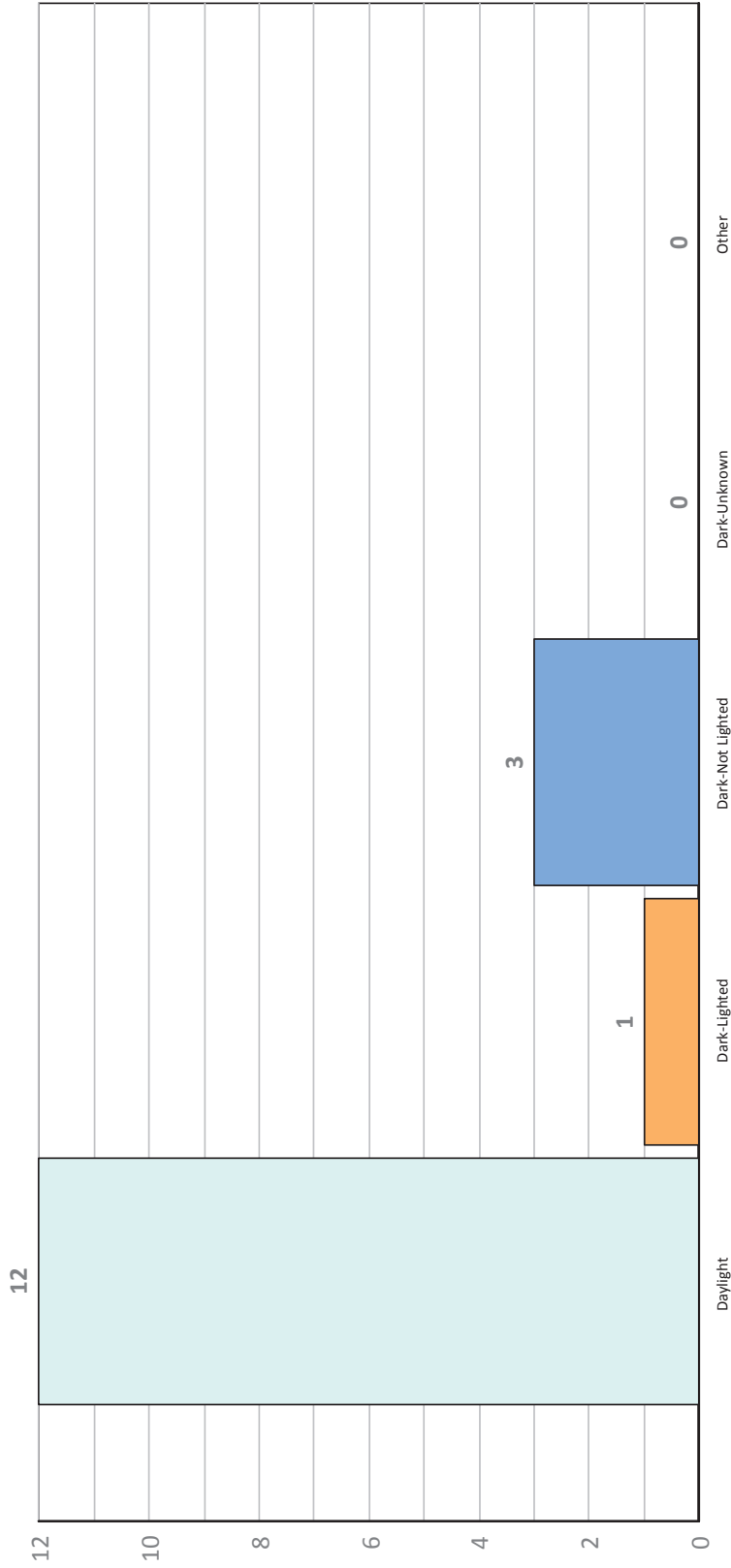
Weather Condition



	2018		2019		2020		2021		2022		Total	
	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal
Clear	1	0	1	0	0	0	2	0	5	0	9	0
Rain	0	0	0	0	0	0	0	0	0	0	0	0
Cloudy	3	0	0	0	1	0	0	0	3	0	7	0
Other	0	0	0	0	0	0	0	0	0	0	0	0

ATTACHMENT "E"

Lighting Condition



	2018			2019			2020			2021			2022			Total		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
Daylight	4	0	0	0	0	0	1	0	0	0	0	0	0	0	0	12	0	0
Dark-Lighted	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0
Dark-Not Lighted	0	0	0	1	0	0	0	0	0	1	0	0	1	0	0	3	0	0
Dark-Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

ATTACHMENT "E"

5 Year Crash Report

CDMS - Crash Data Management System

Located Crashes

Area	Crashes	Fatalities	Severe Injuries
E LAKE ORIENT PARK	1	0	0
TOWN-N-COUNTRY	1	0	0
UNINCORPORATED	8	0	0
UNINCORPORATED H.C.	2	0	0
Totals:	12	0	0

Private Property, Parking Lot, and Unlocated Crashes

Area	Crashes	Fatalities	Severe Injuries
UNINCORPORATED	3	0	0
UNINCORPORATED H.C.	1	0	0
Totals:	4	0	0

ATTACHMENT "F"



WEST HUMPHREY TOWNHOMES Sidewalk Improvement Concept



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
W. Humphrey St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	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	504	37	49
Proposed	392	24	31
Difference (+/-)	(-) 112	(-) 13	(-) 18

*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		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
W. Humphrey St./ Substandard Road	Design Exception Requested	Approvable
	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 checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 23-0778

DATE OF HEARING: March 25, 2024

APPLICANT: Danva Investment, LLC

PETITION REQUEST: A request to rezone property from RSC-6 to PD to permit 58 multi-family units

LOCATION: 4307 and 4309 W. Humphrey Street

SIZE OF PROPERTY: 7.953 acres, m.o.l.

EXISTING ZONING DISTRICT: RSC-6

FUTURE LAND USE CATEGORY: RES-12

SERVICE AREA: Urban

COMMUNITY PLAN: N/A

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Development Services Department



Applicant: Danva Investment, LLC

FLU Category: RES-12

Overlay: None

Service Area: Urban

Site Acreage: 7.95

Community Plan Area: None

Introduction Summary:

The existing zoning is RSC-6 (Residential Single Family) which permits single family residential and uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a 58 single-family attached/ multi-family residential lots pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Additional Information:

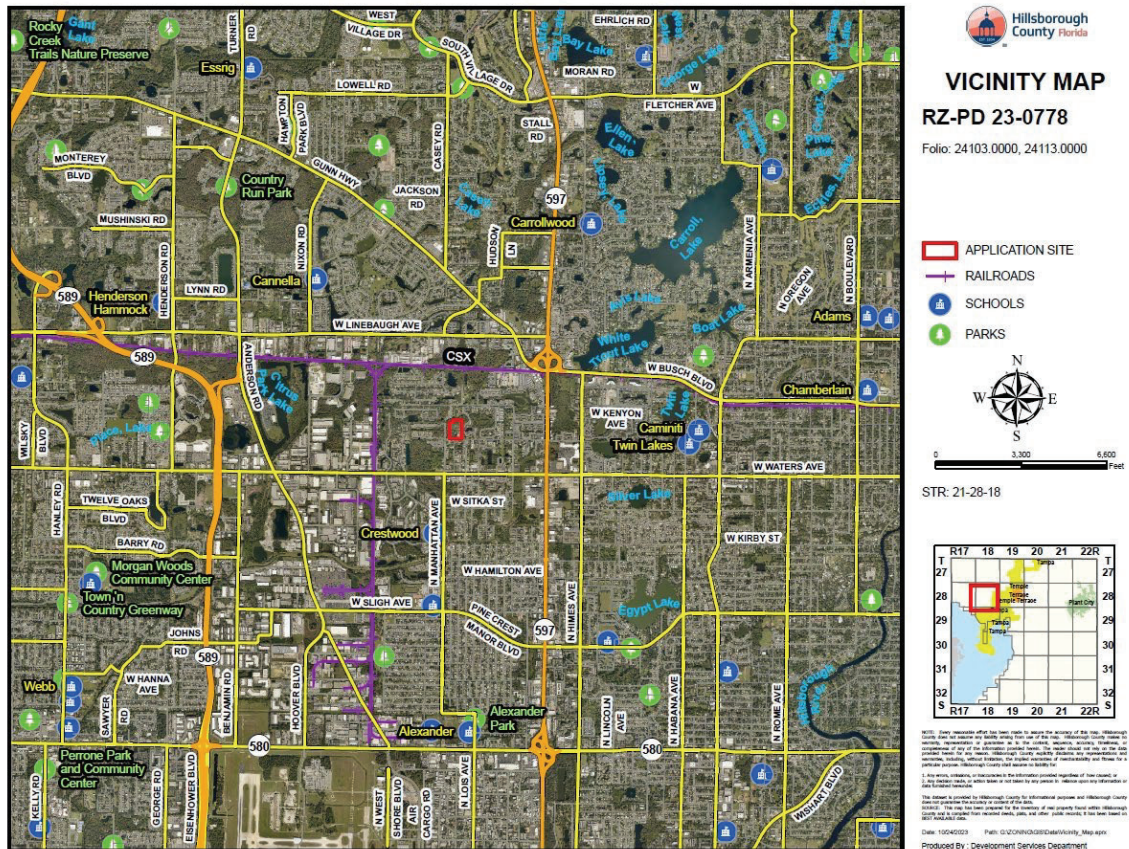
PD Variation(s): None requested as part of this application

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

Development Services Recommendation: Approvable, subject to proposed conditions

Planning Commission Recommendation: Consistent

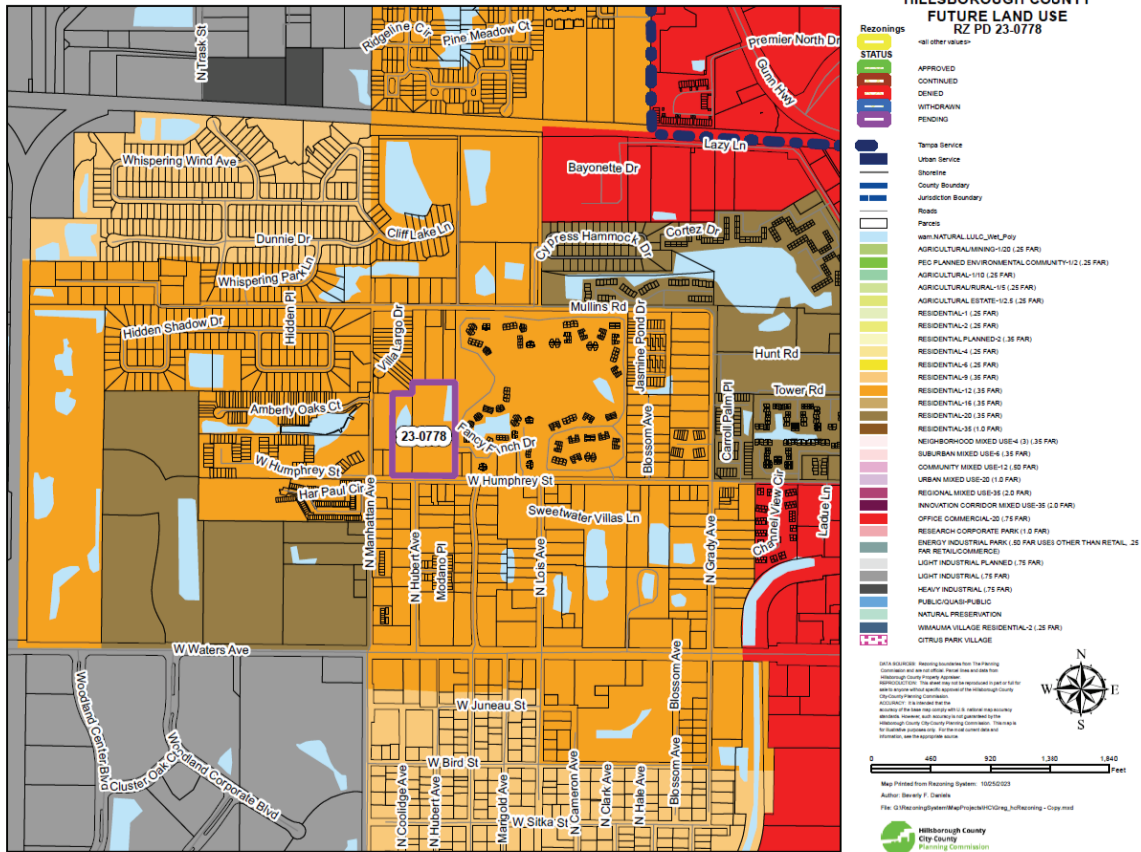
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

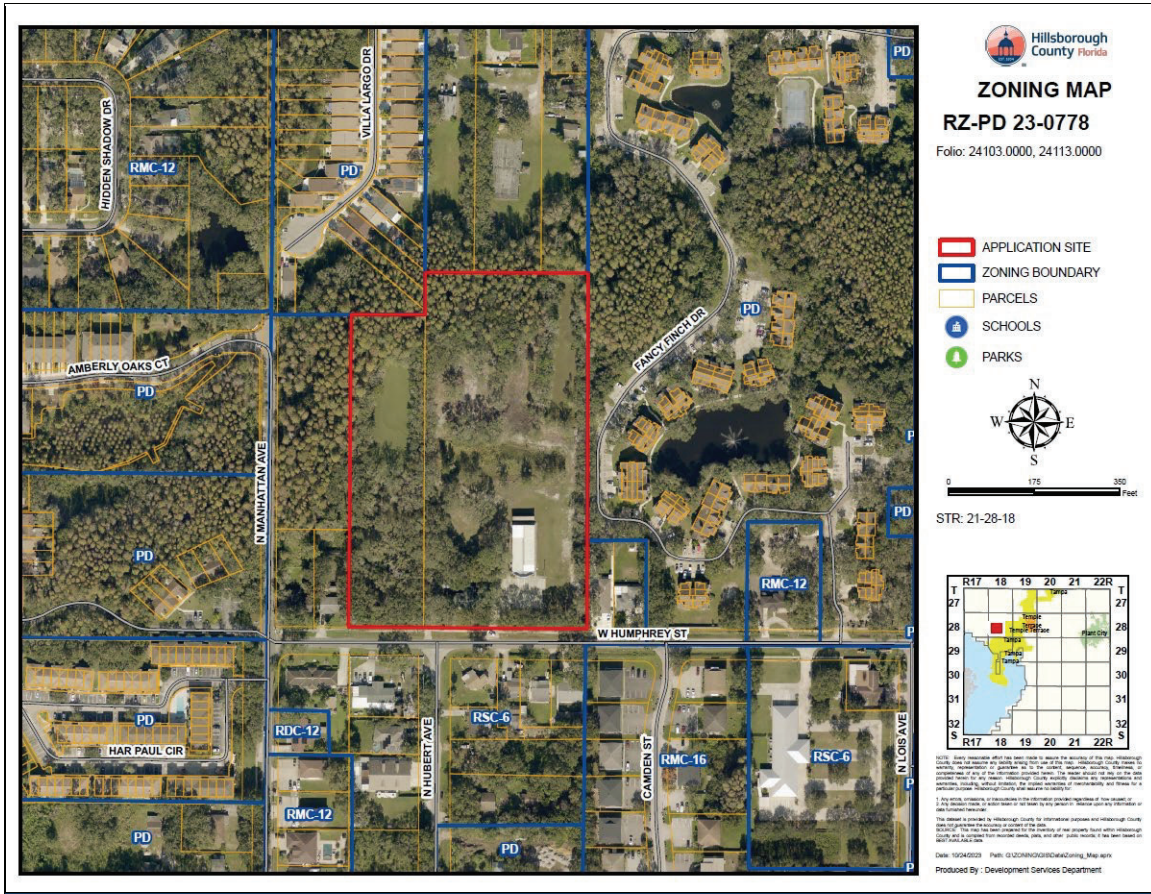
The parcel is located along W Humphrey St. Rd., a 2 lane divided Local Road, with RSC-6, RMC-16 and PD zoned properties approved for multi-family development.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



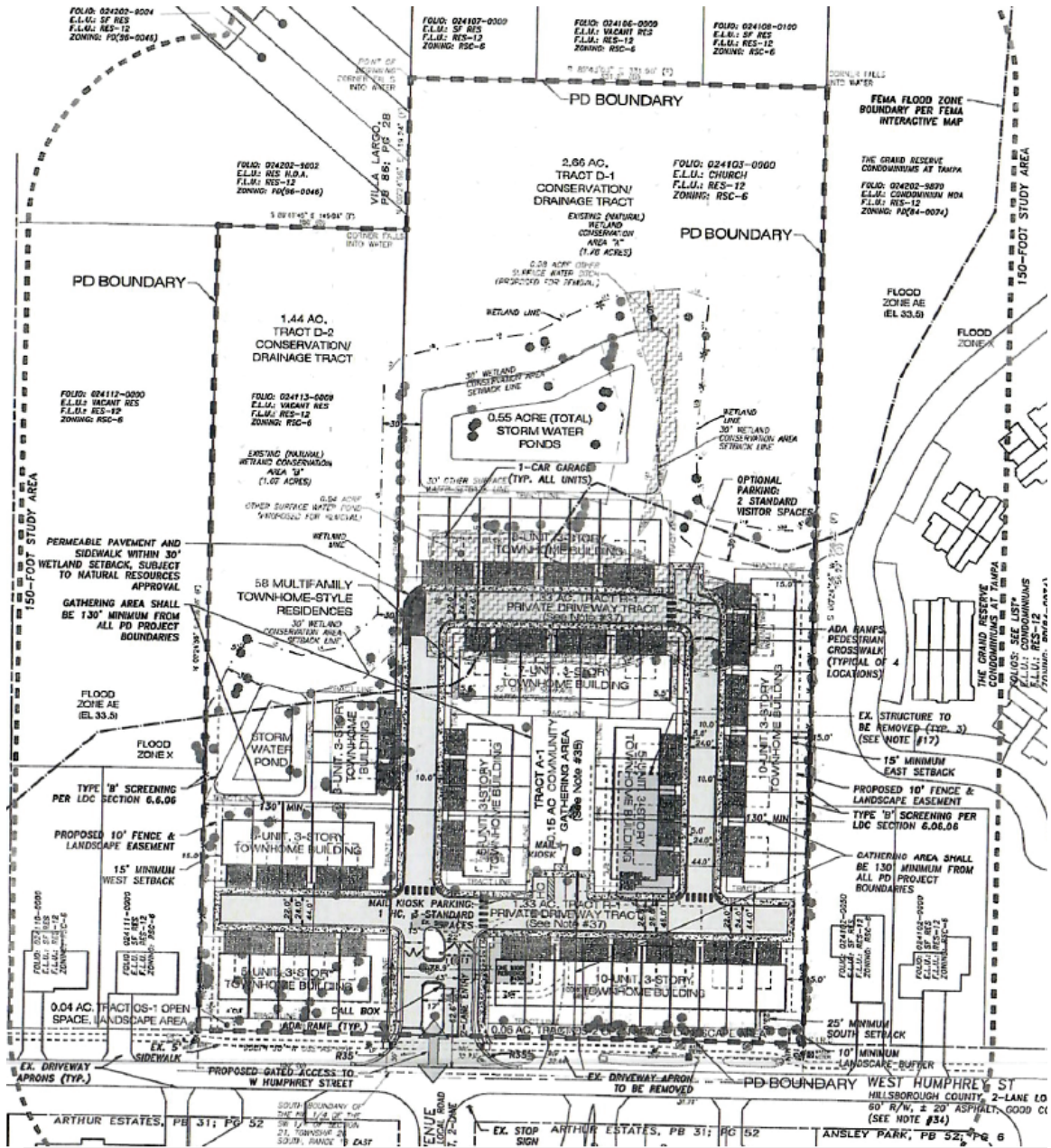
Subject Site Future Land Use Category:	Residential -12 (RES-12)
Maximum Density/F.A.R.:	12 DU/AC
Typical Uses:	Residential, urban scale neighborhood commercial, office uses, multi- purpose projects and mixed use development.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
W. Humphrey St.	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width <input type="checkbox"/>	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Design Exception/Administrative Variance

Road Name/Nature of Request

W. Humphrey St./ Substandard Road Notes:

Design Exception Requested

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Check if Applicable:

Wetlands/Other Surface Waters

Use of Environmentally Sensitive Land Credit

Wellhead Protection Area

Surface Water Resource Protection Area

Potable Water Wellfield Protection Area Significant Wildlife Habitat

Coastal High Hazard Area

Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property

Other _____

Public Facilities:

Transportation

Design Exc./Adm. Variance Requested Off-site Improvements Provided

Service Area/ Water & Wastewater

Urban City of Tampa
 Rural City of Temple Terrace

Impact/Mobility Fees

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661
Parks: \$1,957
School: \$7,027

Fire: \$249
Total Townhouse: \$15,894 * 58 = \$921,852

Hillsborough County School Board

Adequate K-5 6-8 9-12 N/A Inadequate K-5 6-8 9-12 N/A

Planning Commission			
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/>	<input type="checkbox"/> Yes
Locational Criteria Waiver Requested <input type="checkbox"/>	<input type="checkbox"/> No	Consistent	<input checked="" type="checkbox"/> No
Minimum Density Met <input checked="" type="checkbox"/> N/A			

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the multifamily uses allowed for the adjacent property. The residential development to the east is zoned PD 84-0074 and was approved for multi-family uses at a density of 5.88 DU/AC.

The applicant proposes a maximum building height of 35 feet with the townhome locations exceeding the 2:1 compatibility setback. Along the northern boundary is a wetland area resulting in the townhomes being over 200 feet from the adjacent properties due to the wetland protection areas. It should also be noted that the homes located to the east of the subject site are subject to the RSC-6 zoning district including a maximum building height of 35 feet. Otherwise, the proposed

residential project will not intrude into the required setbacks, will not decrease the required buffers, nor will entail a reduction of the required screening.

The proposed project exceeds the existing development densities in the adjacent properties. However, the proposed 7.29 DU/AC density is under the 12 DU/AC density allowed by the RES-12 FLU. Also, across W Humphrey St. to the southeast are two multifamily residential lots zoned RMC-16 developed independent lots with multifamily uses at a densities of 18 and 15 DU/AC.

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

5.2 Recommendation

Staff recommends approval of the applicant's request.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 25, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. John LaRocca 3225 South MacDill Avenue testified on behalf of the property owner. Mr. LaRocca introduced other members of the development team and stated that the applicant requests to rezone the subject property from RSC-6 to Planned Development for a multi-family use with 58 townhomes. He added that the townhomes will be fee-simple and the project will have a private internal driveway with gated access to West Humphrey Street. Mr. LaRocca testified that there will be no direct access to adjacent parcels. He detailed that location of the property and stated that the density is 7.29 units per acre. He discussed the environmental permitting process for the on-site wetlands and testified that there will be no wetland or wetland setback impacts. Mr. LaRocca stated that the project transportation engineer submitted an updated traffic analysis and that a Design Exception for Humphrey Street has been deemed approvable by the County Engineer. Mr. LaRocca concluded his presentation by stating that both planning staffs support the rezoning request and that the proposed multi-family units are consistent with the Comprehensive Plan.

Ms. Tania Chapela of the Development Services Department testified regarding the County's staff report. She described the request for 58 multi-family homes. Ms. Chapela stated that the proposed townhomes will be a maximum of 35 feet and exceed the required 2-to-1 setbacks. She stated that the proposed 7.29

density is under that permitted by the RES-12 land use category. Ms. Chapela testified that the project is compatible with the surrounding development pattern and staff recommends approval.

Ms. Andrea Papandrew of the Planning Commission staff provided a revised Future Land Use Map and testified that the property is within the Residential-12 Future Land Use category and located in the Urban Service Area. She cited numerous policies that the request complies with and described the surrounding residential land uses. Staff stated that the rezoning is consistent with the Future of Hillsborough Comprehensive Plan.

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

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

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

The hearing was then closed.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. The subject site is 7.953 acres in size and is zoned Residential Single-Family Conventional-6 (RSC-6). The property is designated Residential-12 (RES-12) by the Comprehensive Plan. The subject property is located in the Urban Service Area.
2. The request to rezone from RSC-6 to Planned Development (PD) is to allow the development of a maximum of 58 multi-family dwelling units (townhomes).
3. No Planned Development Variations or waivers are requested.
4. The Planning Commission staff support the rezoning request and found the project compatible with development pattern in the area. Staff cited numerous policies that support the rezoning request. The Planning

Commission found the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

5. The Development Services Department staff found the request for multi-family townhomes compatible with the existing development pattern.
6. The surrounding area is zoned Planned Development (PD) to north and east and RSC-6 to the south and west and developed with single and multi-family land uses.
7. Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area which is consistent with the Land Development Code and the Comprehensive Plan.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The request is to rezone 7.953 acres from RSC-6 to PD to allow the development of a maximum of 58 multi-family dwelling units (townhomes).

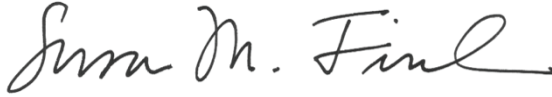
No Planned Development Variations or waivers are requested.

The Planning Commission staff supports the request and found the rezoning consistent with the Comprehensive Plan. The Development Services Department staff found the request for multi-family townhomes compatible with the existing development pattern.

Approval of the Planned Development zoning with the conditions proposed by the Development Services Department serves to provide a compatible land use in the area which is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

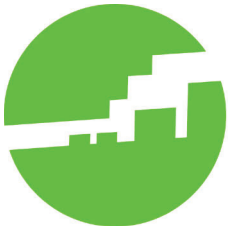
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



April 15, 2024

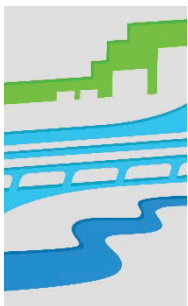
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 25, 2024	Petition: PD 23-0778
Report Prepared: March 13, 2024	4307 & 4309 West Humphrey Street North of West Humphrey Street and east of North Manhattan Avenue
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-12 (12 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan	None
Requested Zoning	Residential-Single Family Conventional (RSC-6) to Planned Development (PD) to allow for 58 townhomes.
Parcel Size (Approx.)	7.95 +/- acres
Street Functional Classification	West Humphrey Street – County Collector North Manhattan Avenue – County Collector
Locational Criteria	N/A
Evacuation Zone	E



Context

- The 7.95 +/--acre subject site is located North of West Humphrey Street and east of North Manhattan Avenue.
- The subject site is in the Urban Service Area (USA) and is not within the limits of a Community Plan.
- The subject site is in the Residential-12 (RES-12) Future Land Use category. Properties in the RES-12 Future Land Use category can be considered for a maximum density of 12 dwelling units per gross acre and a maximum intensity of 0.50 FAR. Residential-12 is intended to designate areas that are suitable for medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations. Typical uses of RES-12 include residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses are required to meet established locational criteria for specific land uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The RES-12 category surrounds all sides of the property. Further southwest and northeast is the Residential-20 (RES-20) Future Land Use category.
- The property currently has Residential-Single Family Conventional-6 (RSC-6) zoning. To the north, west, and south is RSC-6 zoning. To the east, northwest and further west is Planned Development (PD) zoning.
- The site is currently a church. To the north and west is single family residential and vacant land. South is single-family and two-family residential. To the east is multi-family residential. Further south, along West Waters Avenue, are light commercial and industrial uses.
- The applicant is requesting to rezone from Residential-Single Family Conventional-6 (RSC-6) to Planned Development (PD) to allow for 58 townhomes.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

Policy 1.2: Minimum Density

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

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

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

Implementation of the Growth Management Strategy and Future Land Use Element

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.*

Policy 8.2: *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

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.*

Environmental Considerations

Objective 13: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the*

Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
 - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
 - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Policy 13.6: The County shall protect significant wildlife habitat, and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.

Community Development and Land Uses

Neighborhood/Community Development

Objective 16: Neighborhood Protection: The neighborhood is a 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 16.7: Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

Policy 16.8: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

Policy 16.10: Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Policy 16.15: Single family detached, single family attached, and townhome residential development of 50 units or greater shall include gathering places in accordance with requirements of the Land Development Code. Community gathering places shall be provided in a proportionate manner based on the size of the project, density of dwelling units, amount of private open space in the project or other similar manner. A minimum square footage shall be established ensuring a functional gathering place for residential developments at or near the threshold of 50 units. Community gathering places shall not be required in residential subdivisions with platted lot sizes of 1/3 acre or greater. To ensure minimum density policies can be achieved or greater, minimum lot size reductions may be considered. Incentives for a higher quality of design of the gathering places should be provided. The Land Development Code should address the location of gathering places to ensure compatibility with adjacent uses. Most community gathering places that do not require parking should be within walking distance of residences. The Land Development Code should include a process such as but not limited to variances or waivers to consider reductions in the gathering place requirement.

Community Design Component (CDC)

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.

ENVIRONMENTAL & SUSTAINABILITY SECTION

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

Policies: 3.5.1 Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

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

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

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

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

Policy 3.8.2: *Continue to prohibit unmitigated encroachment into the 100-year floodplain to protect and conserve the functions and natural wildlife habitat attributes where they exist within the 100-year floodplains of rivers and streams as provided under local rules and regulations including mitigation as required.*

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

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

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

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

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

Staff Analysis of Goals, Objectives, and Policies:

The 7.95 ± acre subject site is located north of West Humphrey Street and east of North Manhattan Avenue. The subject site is in the Urban Service Area (USA) and is not within the limits of a Community Plan. The subject site's Future Land Use classification is Residential-12 (RES-12). The applicant is requesting to rezone from Residential-Single Family Conventional-6 (RSC-6) to Planned Development (PD) to allow for 58 three-story townhomes with a maximum height of 35 feet.

The request complies with Objective 1 of the Future Land Use Element (FLUE) which requires 80% of total development to be directed into the Urban Service Area. Objective 8 indicates the maximum density and intensity for the RES-12 Future Land Use category. Based on the site plan submitted January 31, 2024, there are approximately 2.848 acres of wetlands present on the property, which is over the 25% threshold outlined in FLUE Policy

13.3. Based on this policy direction, the upland acreage will be multiplied by 1.25 in order to calculate the Wetland Density Credit. The allowable density has been calculated as follows: 5.105 acres x 1.25 x 12 du/ac = 76 dwelling units. 58 dwellings are being proposed, which is consistent with Objective 8 and Policy 13.3. 75% of the maximum dwelling units on site equates to 57 units. The proposed is also consistent with the minimum density requirements as outlined in FLUE Policy 1.2.

The Residential-12 Future Land Use category is intended for areas that are medium residential in density. The surrounding area is mostly composed of single-family residential, two-family residential, multi-family residential, vacant lands and public institutional uses. Further south, along West Waters Avenue, there are parcels with industrial and light commercial uses. Both east and west sides of the site will have a 10-foot fence with 10-foot type B screening. The site plan notes that the proposed will comply with the buffering and screening requirements in the Land Development Code. The existing wetland conservation areas, totaling 4.1 acres on the northern portion of both parcels, will be preserved. The proposed townhome lots are similar to existing lot sizes in the immediate area further north, east and west of the site. The proposed development is consistent with FLUE Policies 1.4, 16.3, 16.8, and 16.10, which require density and lot sizes of new residential projects to be compatible with the surrounding uses. Additionally, the applicant will provide a community gathering space that meets the criteria of Policy 16.15.

The applicant is proposing gated access to the development from West Humphrey Street and is proposing 5-foot external sidewalks. No direct connectivity to adjacent parcels. The applicant is requesting a design exception and a variance to Land Development Code Section 6.01.01. Objective 9, Policy 9.1 and Policy 9.2 require that all development meet or exceed the land development regulations in Hillsborough County. At the time of drafting this report, Planning Commission staff had not received transportation comments. Therefore, staff's finding did not take transportation comments into consideration for the analysis of the request.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed site plan. Revised EPC comments on March 7, 2024, state that the EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objectives 3.5, 3.8 and 3.9 and Policies 3.5.1, 3.5.2, 3.5.4, 3.8.1, 3.8.2, 3.8.3, 3.8.4, 3.8.5 and 3.9.9 of the Environmental and Sustainability Section.

Overall, staff finds that the proposed use and density would facilitate compatible growth within the Urban Service Area and the Planned Development would allow for residential development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0778

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

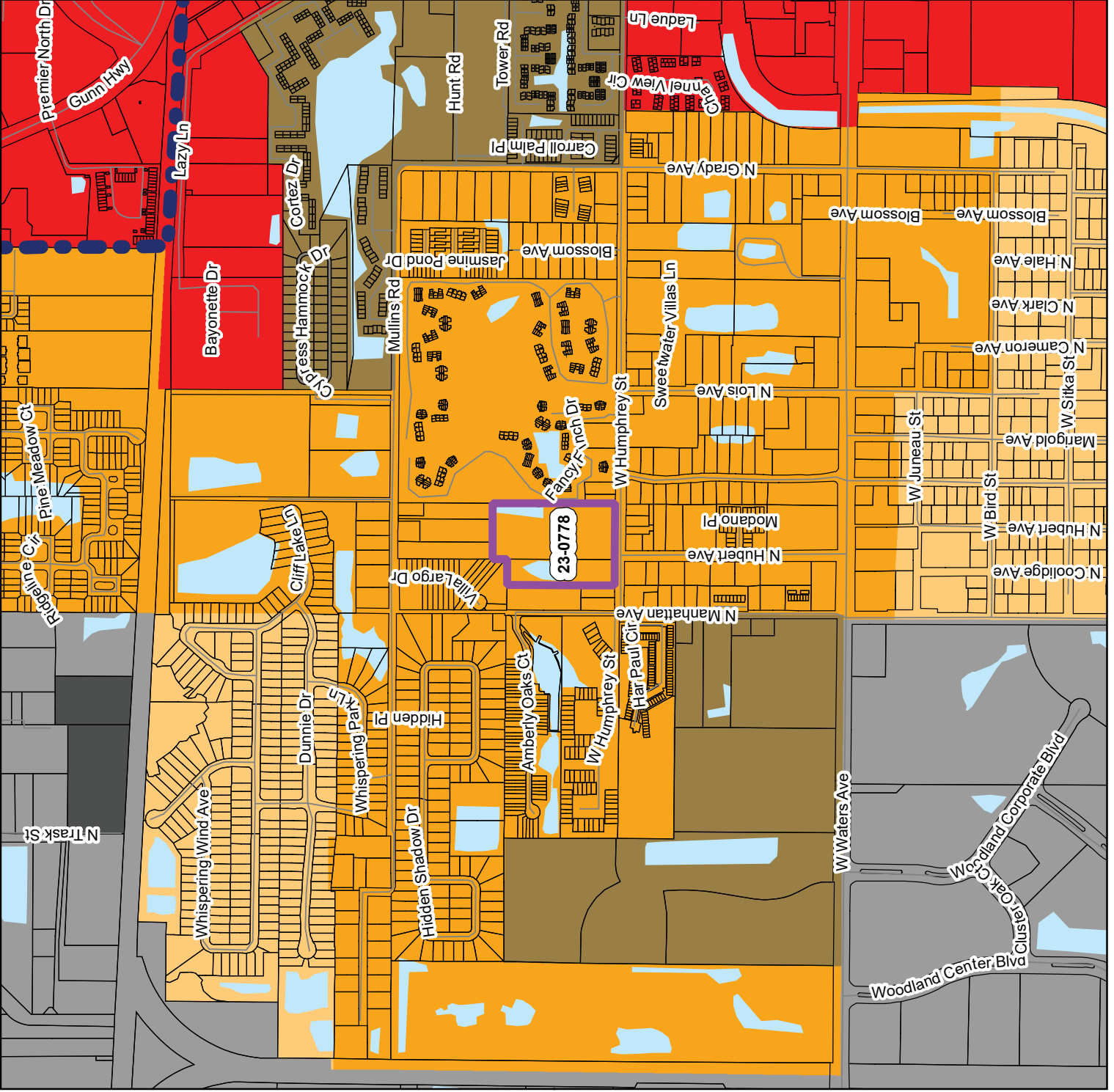
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL LULC_We_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-170 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- FAR RETAIL/COMMERCE
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate source.

Map Printed from Rezoning System: 10/25/2023
 Author: Beverly F. Daniels
 File: G:\Rezonings\System\MapProjects\HC\G\Reg_H\Rezonings_Copy.mxd

Hillsborough County
City-County
Planning Commission





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Michael Owen
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: West Humphrey Townhomes

Zoning File: RZ-PD (23-0778) Modification: None

Atlas Page: None Submitted: 04/23/24

To Planner for Review: 04/23/24 Date Due: ASAP

Contact Person: John N. LaRocca, Murphy La Rocca Consulting Group, Inc. Phone: 813-695-0469/ john.larocca@murphy-larocca.com

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

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Tania C. Chapela Date: 04/25/2024

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 3/14/2024

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/ Northwest

PETITION NO: RZ 23-0778

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by and limited to one (1) vehicular connection to W. Humphrey St. Construction access shall be limited to the location shown on the PD site plan which is also a proposed vehicular access connection. The developer shall include a note in each site/construction plan submittal which indicates same.
3. If PD 23-0778 is approved, the County Engineer will approve a Design Exception request (dated March 7, 2024) which was found approvable by the County Engineer (on March 11, 2024) for the W. Humphrey St. substandard road improvements. As W. Humphrey St. is a substandard local roadway, the developer will be required to make certain improvements to W. Humphrey St. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct (in addition to any other sidewalks required Hillsborough County Land Development Code) +/- 960 feet of sidewalk along the south side of W. Humphrey St. (between Manhattan Ave. and the existing sidewalk which terminates at the northwestern corner of folio 24118.0000).

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels, totaling +/- 7.95 ac. from Residential, Single-Family Conventional - 6 (RSC-6) to Planned Development (PD). The proposed PD is seeking approval of up to 58 multi-family townhome units.

Although such study was not required pursuant to the Development Review Procedures Manual (DRPM) based on the project generating less than 50 peak hour trips, the applicant submitted a trip generation and site access analysis for the proposed zoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 47 Single Family Detached Dwelling Units (ITE LUC 210)	504	37	49

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 58 Townhome Units (ITE LUC 215)	392	24	31

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 112	(-) 13	(-) 18

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

W. Humphrey St. is a substandard, publicly maintained, local roadway. The roadway consists of +/- 10-foot travel lanes surface in average condition, and lies within a +/- 60-foot-wide right-of-way along the project’s boundary. There are bicycle facilities present along W. Humphrey St. in the vicinity or the proposed project. There are +/- 5-foot-wide sidewalks present along portions of the north and south sides of the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Access to and from the site will be via one (1) vehicular access connection is proposed to W. Humphrey St. No cross access is required consistent with LDC Section 6.04.03.Q.

DESIGN EXCEPTION REQUEST – SUBSTANDARD ROAD

As W. Humphrey St. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated March 7, 2024, Revision No. 3) 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 March 11, 2024). The deviations from the Hillsborough County Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) standards (for 2-Lane, Rural, Local and Collector Roadways) include allowing the existing unpaved shoulders (of unspecified/unknown stabilized condition) to remain in lieu of the 8-foot-wide stabilized shoulders (of which 5-feet are required to be paved) would otherwise be required pursuant to TS-7.

As a part of the Design Exception request, the applicant is proposing to construct +/- 960 feet of sidewalk on the south side of Humphrey St. to fill in a sidewalk gap along the roadway between Manhattan Ave. and the existing sidewalk which terminates at the northwestern corner of folio 24118.0000 (i.e. the Kingdom Hall of Jehovah’s Witnesses).

ROADWAY LEVEL OF SERVICE

As W. Humphrey St. is not a regulated roadway and was not included on the 2020 Hillsborough County Level of Service (LOS) Report, no LOS information can be provided for the proposed project.

Ratliff, James

From: Williams, Michael
Sent: Monday, March 11, 2024 1:48 PM
To: Michael D. Raysor (mdr@raysor-transportation.com)
Cc: john.larocca@murphyarocca.com; Chapela, Tania; Ratliff, James; Tirado, Sheida; PW-CEIntake; De Leon, Eleonor
Subject: FW: RZ-PD 23-0778 - Design Exception Review
Attachments: 23-0778 DEAdd 03-08-24.pdf

Importance: High

Mike,

I have found the attached Design Exception (DE) for PD 23-0778 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review

County Engineer

Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, March 8, 2024 12:47 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>
Subject: RE: RZ-PD 23-0778 - Design Exception Review
Importance: High

Hello Mike,

The attached DE is Approvable to me, please include the following people in your response:

mdr@raysor-transportation.com
john.larocca@murphylarocca.com
chapelat@hcfl.gov
ratliffja@hcfl.gov

Best Regards,

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

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

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

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

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

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	<input type="checkbox"/> New Request	<input checked="" type="checkbox"/> Revised Request	<input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road	<input type="checkbox"/> 4.	<input type="checkbox"/> 5.
	<input type="checkbox"/> 2.	<input type="checkbox"/> 3.	<input type="checkbox"/> 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	West Humphrey Townhomes		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	024103.0000 & 024113.0000		
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Michael D. Raysor, P.E.		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation	RSC-6		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	PD 23-0778		
Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



March 7, 2024 (Revision No. 3)

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

SUBJECT: WEST HUMPHREY TOWNHOMES (PD 23-0778)
EXISTING FACILITIES DESIGN EXCEPTION
FOLIO No. 024103.0000 & 024113.0000

Dear Mr. Williams,

This letter documents a request for a **DESIGN EXCEPTION** per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with **PD 23-0778** for the **WEST HUMPHREY TOWNHOMES** project.

INTRODUCTION

The subject project site is located on the north side of Humphrey Street, approximately 350 feet east of Manhattan Avenue, in Hillsborough County, Florida; as shown in **ATTACHMENT A**. The project site is proposed for the development of 58 townhomes, with access to the subject site is planned to be provided via one full access driveway connection to Humphrey Street; as shown in **ATTACHMENT B**.

Pursuant to LDC §6.04.03.L, the following is applicable to Humphrey Street in regard to the subject project:

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.

Per Local Functional Classification Map, Humphrey Street is a collector roadway. A **DESIGN EXCEPTION** is requested for relief from the above-referenced requirement to improve Humphrey Street to meet current roadway standards for a two-lane undivided rural collector roadway (TS-7) as a condition of zoning approval for the subject project; where in lieu of meeting the full TS-7 typical section, alternative improvements are proposed. The County typical section for a two-lane undivided rural collector roadway (TS-7) is provided as **ATTACHMENT C**.

HUMPHREY STREET | ROADWAY CHARACTERISTICS

Humphrey Street is a two-lane undivided County collector roadway with a rural cross section located in the Urban Service Area. The subject project site is located on the ½ mile segment of Humphrey Street between Manhattan Avenue and Grady Avenue, which has a posted speed limit of 30 mph. The following summarizes the characteristics of the adjacent segment of Humphrey Street, with supporting photographs provided in **ATTACHMENT D**.



MICHAEL J. WILLIAMS, P.E.
WEST HUMPHREY TOWNHOMES (PD 23-0778)
EXISTING FACILITIES DESIGN EXCEPTION
FOLIO NO. 024103.0000 & 024113.0000
MARCH 7, 2024 (REVISION NO.3)
PAGE 2 OF 3

RIGHT-OF-WAY WIDTH: The referenced segment of Humphrey Street between Manhattan Avenue and Grady Avenue was found to have a right-of-way width ranging between $\pm 50'$ and $\pm 60'$. These findings indicate that the subject roadway segment does not meet the standard right-of-way width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard right-of-way width is identified as 96 feet (plus 10 foot utility easements on each side). It is noted that the reported right-of-way width is approximate, as measured from the *Hillsborough County Property Appraiser* website.

PAVEMENT CONDITION: The referenced segment of Humphrey Street between Manhattan Avenue and Grady Avenue was found to have good pavement conditions, without cracking or rutting that would be indicative of structural failure. It is noted that pavement condition is not included as part of the TS-7 typical section.

LANE WIDTH: The referenced segment of Humphrey Street between Manhattan Avenue and Grady Avenue was found to have a lane width of 10 feet; where this finding indicates that the subject roadway segment does not meet the standard lane width, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard lane width is identified as 12 feet

SHOULDERS: The referenced segment of Humphrey Street between Manhattan Avenue and Grady Avenue was found to have unpaved shoulders, where it is unknown whether the referenced shoulders are stabilized; however, it is noted that off-tracking was not observed along Humphrey Street, which would be indicative of the need for shoulder improvements. These findings indicate that Humphrey Street has substandard shoulder conditions, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, the standard shoulder condition is identified as 8 feet in total width, with 5 feet paved. It is noted that AASHTO design standards do not require paved shoulders.

SIDEWALK: The referenced segment of Humphrey Street between Manhattan Avenue and Grady Avenue has a continuous sidewalk on its north side, and an intermittent (non-continuous) sidewalk on its south side. These findings indicate that the subject segment of Humphrey Street has substandard sidewalk conditions, as pursuant to Hillsborough County roadway standards for the applicable TS-7 typical section, continuous sidewalks are required on both sides of the road. On the north side of Humphrey Street between Manhattan Avenue and Grady Avenue there is $\pm 2,600$ linear feet of sidewalk in place, providing for 100% coverage. On the south side of Humphrey Street between Manhattan Avenue and Grady Avenue there is ± 500 linear feet of sidewalk in place, leaving $\pm 2,100$ feet without sidewalk (19% coverage).

HUMPHREY STREET | CRASH HISTORY



A crash data evaluation has been prepared for Humphrey Street between Manhattan Avenue and Grady Avenue, excluding the endpoint intersections, as documented in [ATTACHMENT E](#). The crash data evaluation indicates 16 crashes within the prior five years within the referenced limits on Humphrey Street. The reported crash types varied with the majority of crashes distributed between different crash patterns, thus indicating no dominant crash pattern. Furthermore, no fatal or severe crashes were identified within the referenced period. From a review of the crash reports, it was found that the crash history for the referenced segment of Humphrey Street is not related to substandard roadway conditions. In consideration of the foregoing, it is concluded from the crash data evaluation that substandard roadway conditions have not historically contributed to a safety deficiency, nor does the crash history for the subject segment of Humphrey Street exhibit any patterns that would indicate a potential for future safety concerns associated with development of the subject project attributable to substandard roadway conditions.



RAYSOR Transportation Consulting

MICHAEL J. WILLIAMS, P.E.
WEST HUMPHREY TOWNHOMES (PD 23-0778)
EXISTING FACILITIES DESIGN EXCEPTION
FOLIO NO. 024103.0000 & 024113.0000
MARCH 7, 2024 (REVISION NO.3)
PAGE 3 OF 3

ALTERNATIVE IMPROVEMENTS

To mitigate the subject project’s impact to substandard road conditions, the applicant proposes to construct approximately 960 linear feet of off-site sidewalk on the south side of Humphrey Street to fill in the gap on the south side of Humphrey Street between Manhattan Avenue and the church located at 8436 Lois Avenue. The sidewalk improvement would increase the sidewalk coverage on the south side of Humphry Street between Manhattan Avenue and Grady Avenue from ± 500 feet (19% coverage) to ± 1,460 feet (56% coverage). Refer to **ATTACHMENT F** for a conceptual graphic depicting the limits of the referenced off-site sidewalk improvements.

CONCLUSION

The foregoing documents a request for a **DESIGN EXCEPTION** per Hillsborough County Transportation Manual (TTM) Section 1.7.2 to meet Hillsborough County Land Development Code (LDC) §6.04.03.L (Existing Facilities) in association with **PD 23-0778** for the **WEST HUMPHREY TOWNHOMES** project, and is recommended for approval by the County Engineer.

Sincerely,

RAYSOR Transportation Consulting, LLC

Michael D. Raysor, P.E.
President



This item has been digitally signed and sealed by Michael Daniel Raysor, P.E., 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.

BASED ON THE INFORMATION PROVIDED BY THE APPLICANT, THIS REQUEST IS HEREBY:

APPROVED

APPROVED WITH CONDITIONS

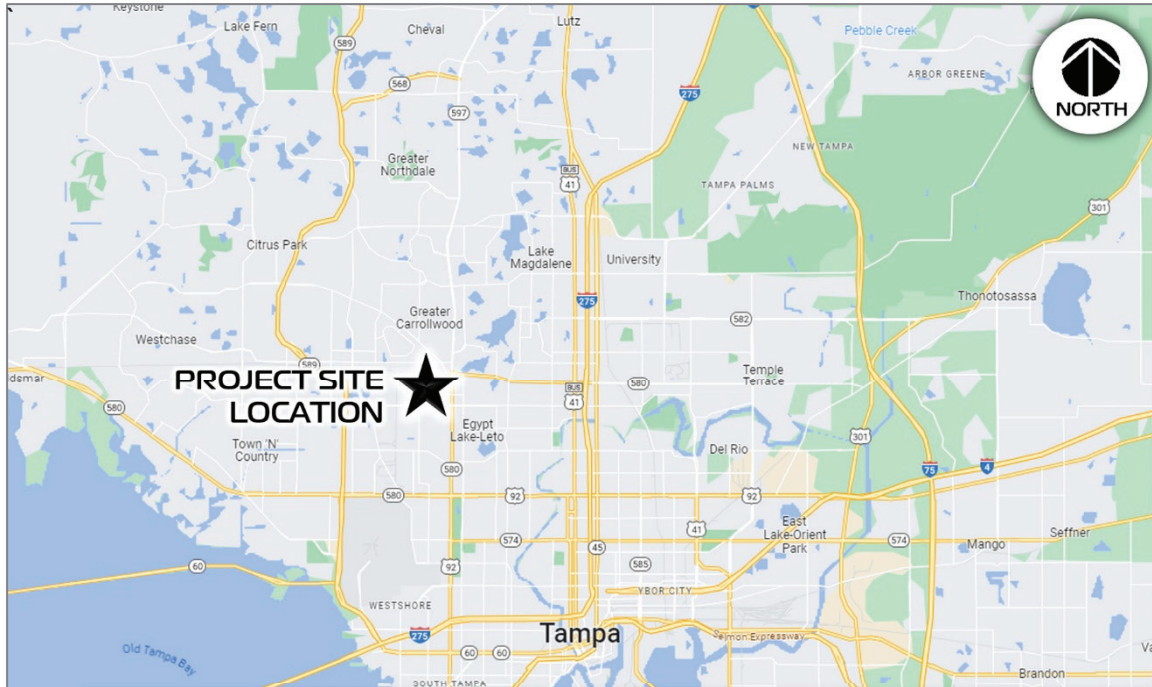
DENIED

MICHAEL J. WILLIAMS, P.E., COUNTY ENGINEER date
HILLSBOROUGH COUNTY DEVELOPMENT REVIEW DIVISION

ATTACHMENT "A"



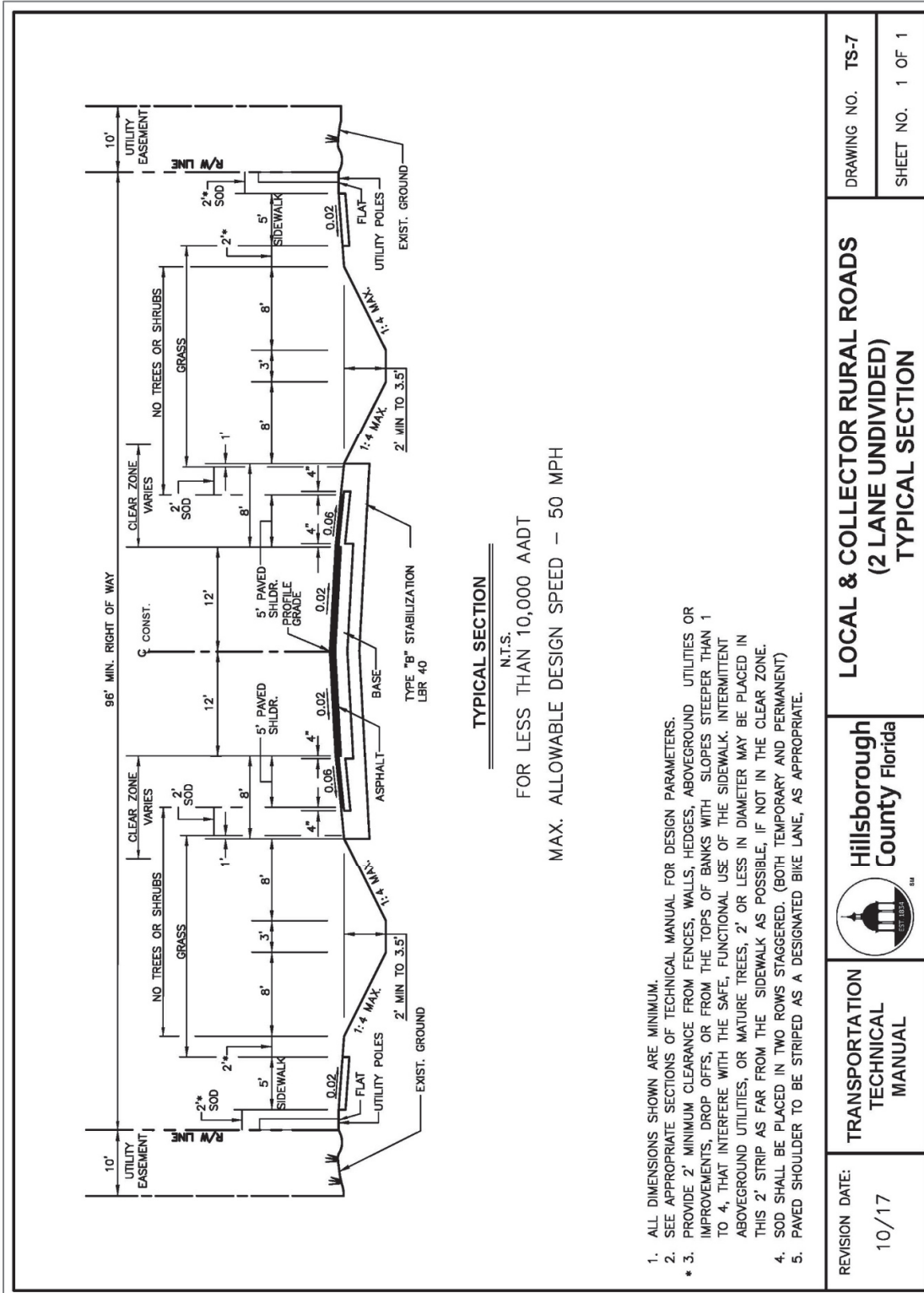
WEST HUMPHREY TOWNHOMES Project Site Location Map



ATTACHMENT "C"



WEST HUMPHREY TOWNHOMES
TS-7 Typical Section



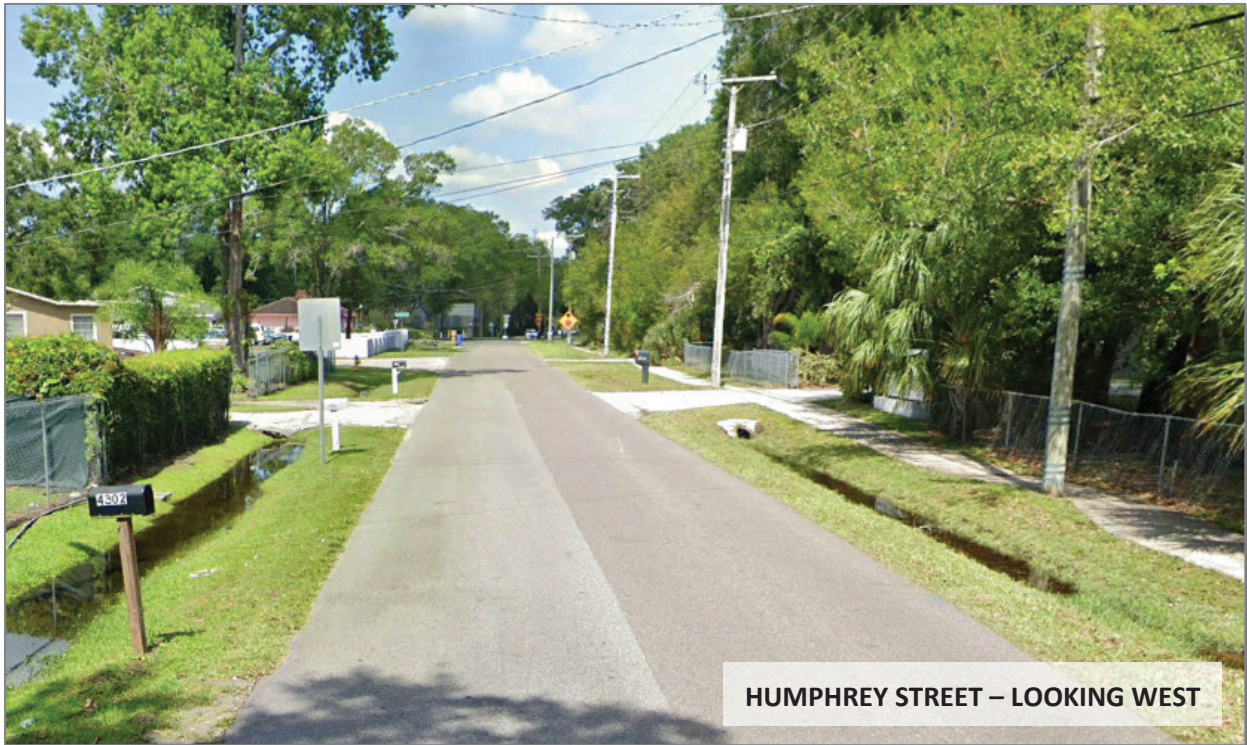
1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH 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	Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7 SHEET NO. 1 OF 1
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ATTACHMENT "D"



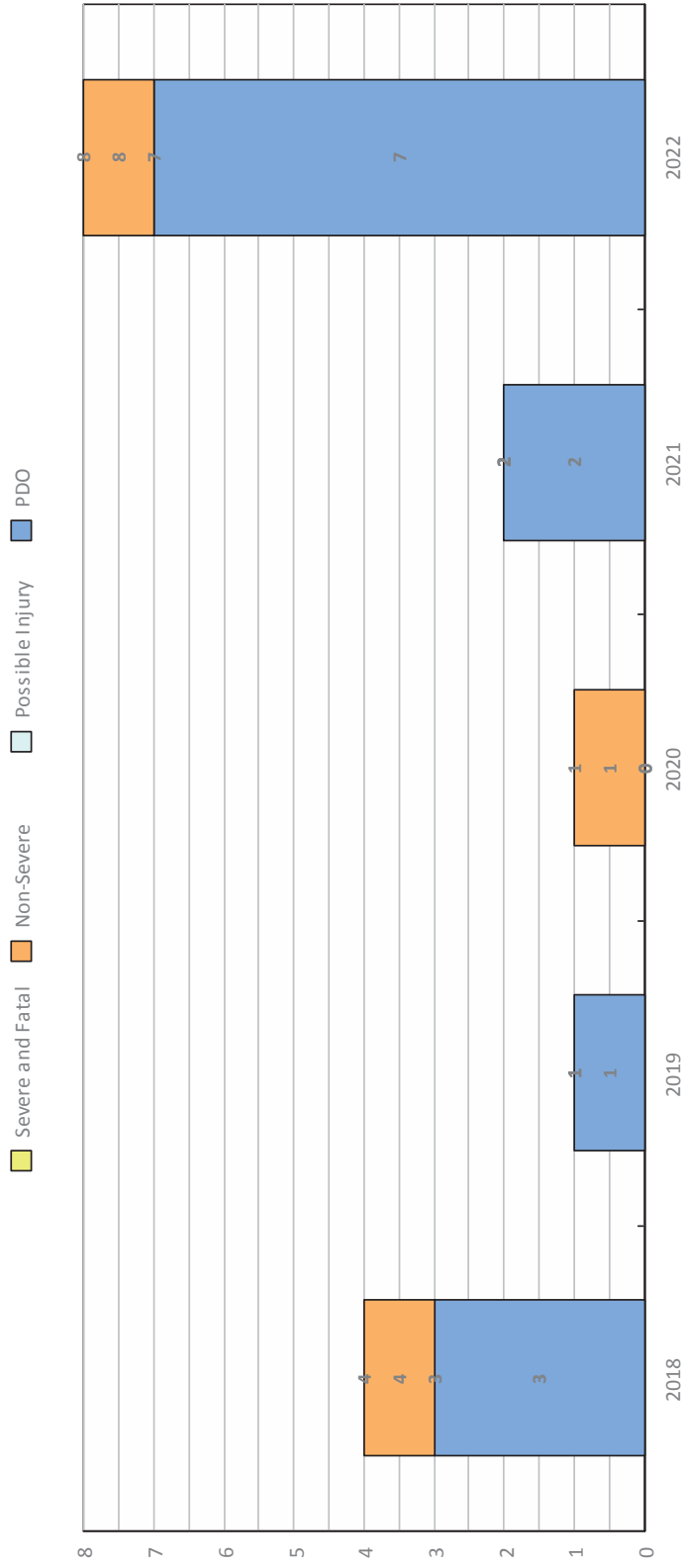
WEST HUMPHREY TOWNHOMES
Humphrey Street Photographs



ATTACHMENT "E"

5 Year Crash Report
Crashes by Year

CDMS - Crash Data Management System



	2018	2019	2020	2021	2022	TOTAL
PDO	3	1	0	2	7	13
Possible Injury	0	0	0	0	0	0
Non-Severe Injury	1	0	1	0	1	3
Severe Injury	0	0	0	0	0	0
Fatal	0	0	0	0	0	0
TOTAL	4	1	1	2	8	16

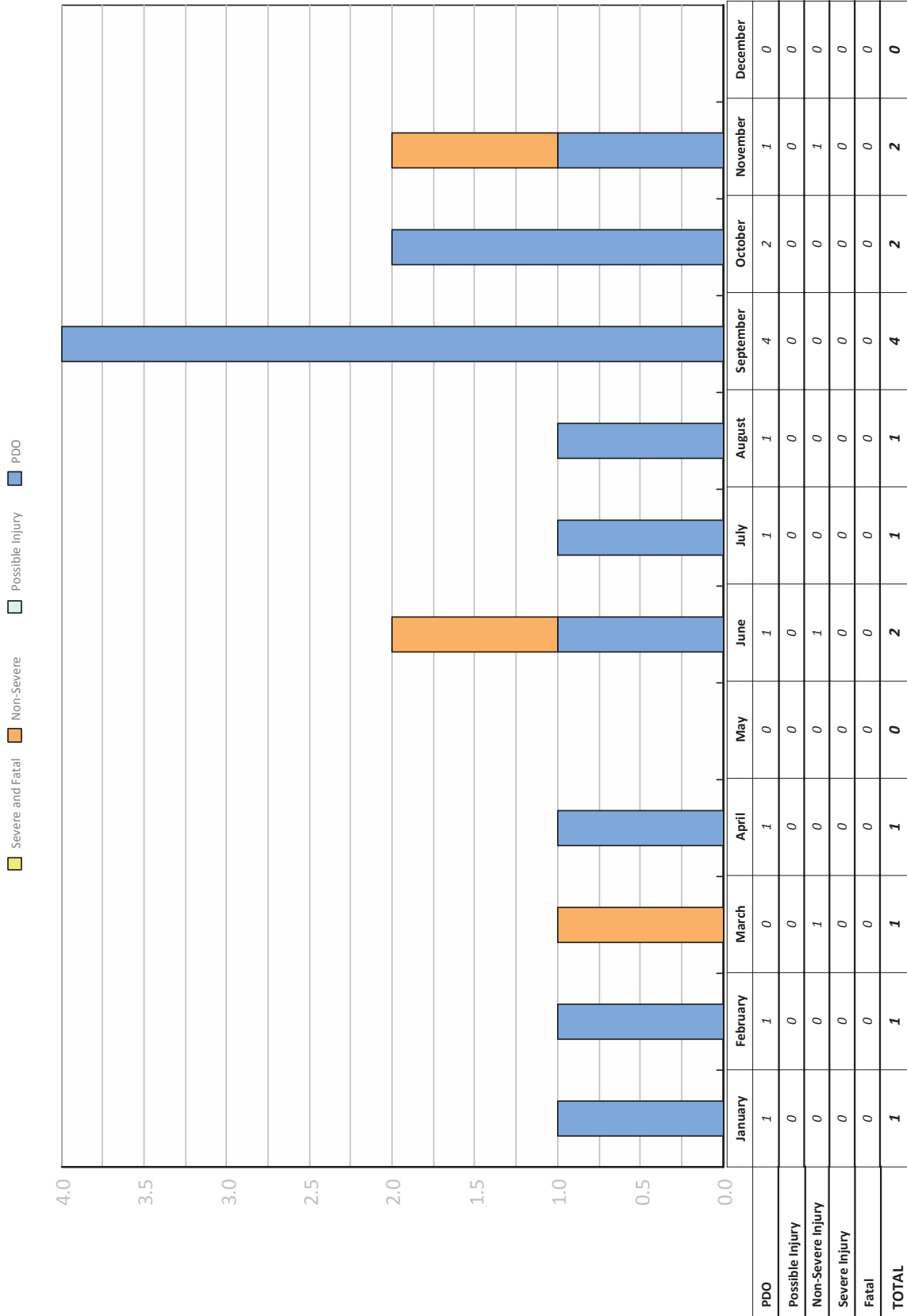
* PDO = Property Damage Only

ATTACHMENT "E"

CDMS - Crash Data Management System

5 Year Crash Report

Crashes by Month



* PDO = Property Damage Only

ATTACHMENT "E"

5 Year Crash Report

CDMS - Crash Data Management System

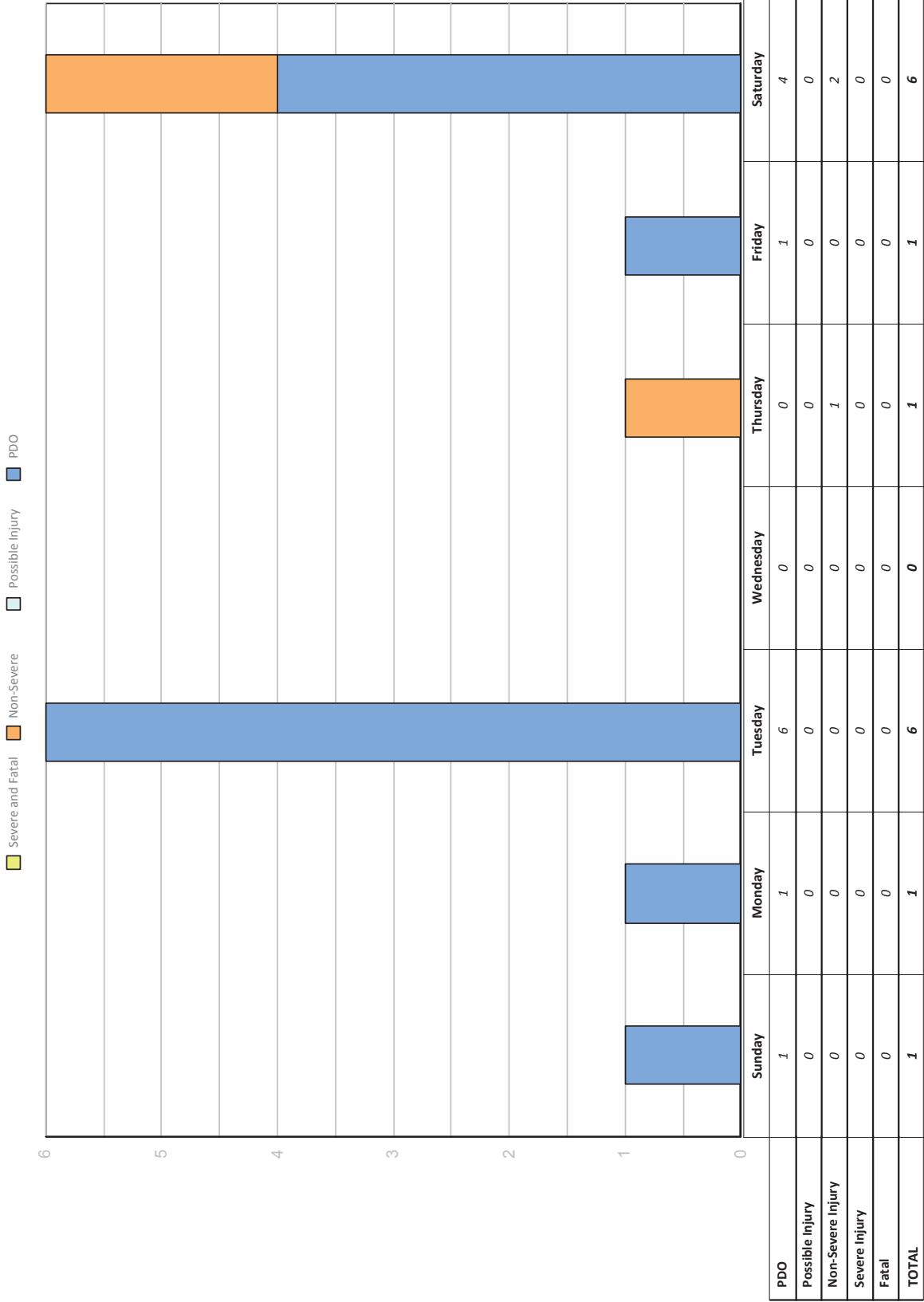
Crashes by Month/Year

	January	February	March	April	May	June	July	August	September	October	November	December
2018												
PDO	0	0	0	0	0	0	0	1	1	0	1	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	0	0	0	1	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2019												
PDO	0	0	0	0	0	0	0	0	0	1	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2020												
PDO	0	0	0	0	0	0	0	0	0	0	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	1	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2021												
PDO	0	1	0	0	0	0	1	0	0	0	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	0	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0
2022												
PDO	1	0	0	1	0	1	0	0	3	1	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe	0	0	1	0	0	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0

ATTACHMENT "E"

5 Year Crash Report

Crashes by Day of Week



* PDO = Property Damage Only

ATTACHMENT "E"

5 Year Crash Report

CDMS - Crash Data Management System

Crashes by Month / Day of Week

		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday												
January	PDO	0	0	0	0	0	0	1	July	PDO	0	0	0	0	0	0	0	0	0	1
	Possible Injury	0	0	0	0	0	0	0		Possible Injury	0	0	0	0	0	0	0	0	0	0
	Non-Severe Injury	0	0	0	0	0	0	0		Non-Severe Injury	0	0	0	0	0	0	0	0	0	0
	Severe Injury	0	0	0	0	0	0	0		Severe Injury	0	0	0	0	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0	0		Fatal	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0	TOTAL	0	0	0	0	0	0	0	0	0	0	1	
February	PDO	0	0	0	0	0	0	1	August	PDO	0	0	0	0	0	0	0	0	0	0
	Possible Injury	0	0	0	0	0	0	Possible Injury		0	0	0	0	0	0	0	0	0	0	
	Non-Severe Injury	0	0	0	0	0	0	Non-Severe Injury		0	0	0	0	0	0	0	0	0	0	
	Severe Injury	0	0	0	0	0	0	Severe Injury		0	0	0	0	0	0	0	0	0	0	
	Fatal	0	0	0	0	0	0	Fatal		0	0	0	0	0	0	0	0	0	0	
TOTAL	0	0	0	0	0	0	TOTAL	0	0	0	0	0	0	0	0	0	0	0		
March	PDO	0	0	0	0	0	0	0	September	PDO	0	0	0	0	0	0	0	0	0	1
	Possible Injury	0	0	0	0	0	0	Possible Injury		0	0	0	0	0	0	0	0	0	0	
	Non-Severe Injury	0	0	0	0	0	0	Non-Severe Injury		0	0	0	0	0	0	0	0	0	0	
	Severe Injury	0	0	0	0	0	0	Severe Injury		0	0	0	0	0	0	0	0	0	0	
	Fatal	0	0	0	0	0	0	Fatal		0	0	0	0	0	0	0	0	0	0	
TOTAL	0	0	0	0	0	0	TOTAL	0	0	0	0	0	0	0	0	0	0	0		
April	PDO	0	0	1	0	0	0	0	October	PDO	0	0	0	0	0	0	0	0	0	0
	Possible Injury	0	0	0	0	0	0	Possible Injury		0	0	0	0	0	0	0	0	0	0	
	Non-Severe Injury	0	0	0	0	0	0	Non-Severe Injury		0	0	0	0	0	0	0	0	0	0	
	Severe Injury	0	0	0	0	0	0	Severe Injury		0	0	0	0	0	0	0	0	0	0	
	Fatal	0	0	0	0	0	0	Fatal		0	0	0	0	0	0	0	0	0	0	
TOTAL	0	0	1	0	0	0	TOTAL	0	0	1	0	0	0	0	0	0	0	0		
May	PDO	0	0	0	0	0	0	0	November	PDO	0	0	0	0	0	0	0	0	0	0
	Possible Injury	0	0	0	0	0	0	Possible Injury		0	0	0	0	0	0	0	0	0	0	
	Non-Severe Injury	0	0	0	0	0	0	Non-Severe Injury		0	0	0	0	0	0	0	0	0	1	
	Severe Injury	0	0	0	0	0	0	Severe Injury		0	0	0	0	0	0	0	0	0	0	
	Fatal	0	0	0	0	0	0	Fatal		0	0	0	0	0	0	0	0	0	0	
TOTAL	0	0	0	0	0	0	TOTAL	0	0	0	0	0	0	0	0	0	0	0		
June	PDO	0	0	0	0	0	0	0	December	PDO	0	0	0	0	0	0	0	0	0	0
	Possible Injury	0	0	0	0	0	0	Possible Injury		0	0	0	0	0	0	0	0	0	0	
	Non-Severe Injury	0	0	0	0	0	0	Non-Severe Injury		0	0	0	0	0	0	0	0	0	0	
	Severe Injury	0	0	0	0	0	0	Severe Injury		0	0	0	0	0	0	0	0	0	0	
	Fatal	0	0	0	0	0	0	Fatal		0	0	0	0	0	0	0	0	0	0	
TOTAL	0	0	0	0	0	0	TOTAL	0	0	0	0	0	0	0	0	0	0	0		

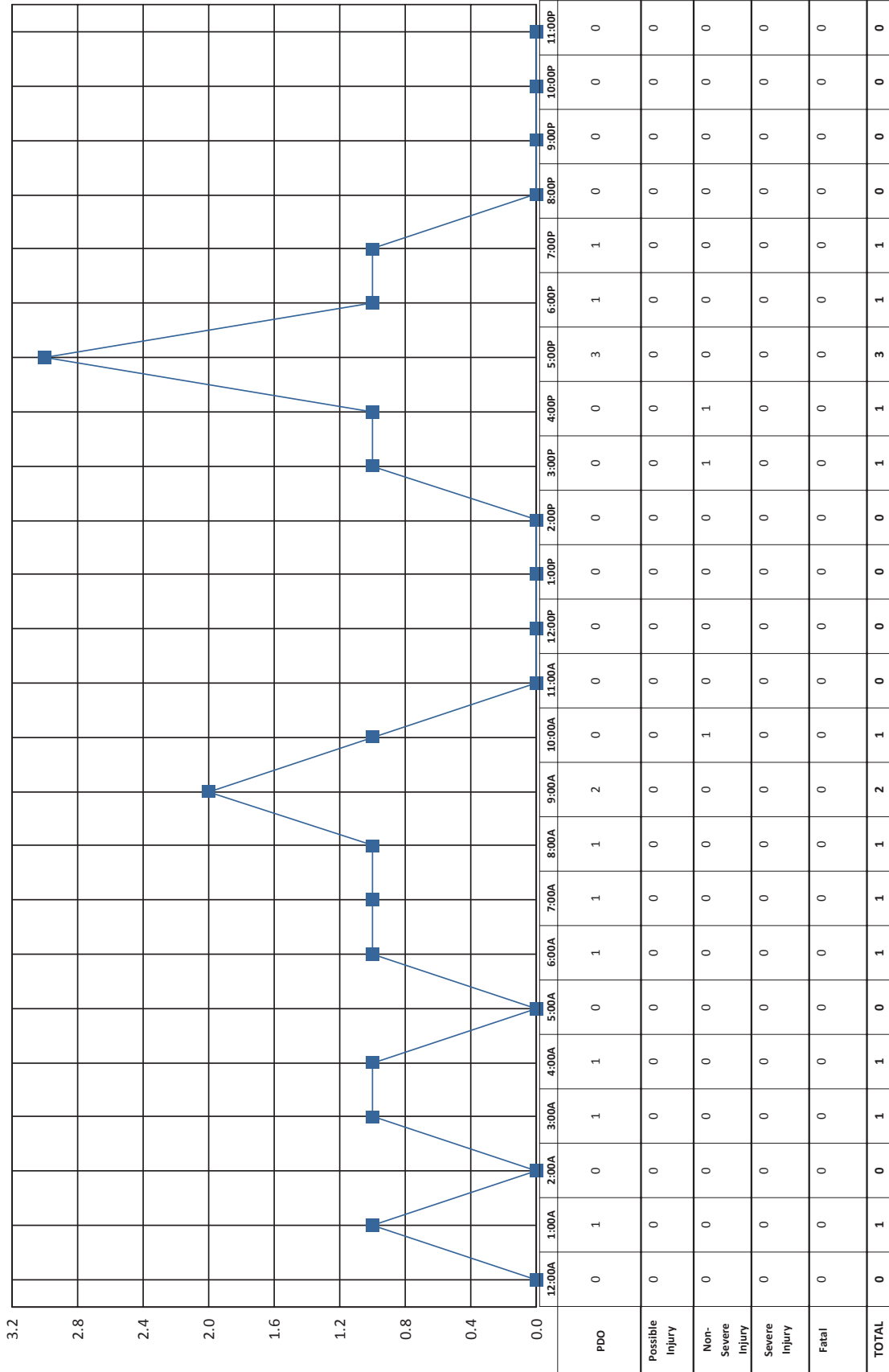
* PDO = Property Damage Only

ATTACHMENT "E"

CDMS - Crash Data Management System

5 Year Crash Report

Crashes by Time of Day



* PDO = Property Damage Only

ATTACHMENT "E"

Crashes by Crash Type

	2018	2019	2020	2022	Total
Angle					
PDO	0	1	0	0	1
Possible Inj	0	0	0	0	0
Non Severe	0	0	0	0	0
Severe	0	0	0	0	0
Fatal	0	0	0	0	0
Total	0	1	0	0	1
Left Turn					
PDO	0	0	0	0	0
Possible Inj	0	0	0	0	0
Non Severe	1	0	1	1	3
Severe	0	0	0	0	0
Fatal	0	0	0	0	0
Total	1	0	1	1	3
Right Turn					
PDO	0	0	0	2	2
Possible Inj	0	0	0	0	0
Non Severe	0	0	0	0	0
Severe	0	0	0	0	0
Fatal	0	0	0	0	0
Total	0	0	0	2	2
Rear End					
PDO	2	0	0	1	3
Possible Inj	0	0	0	0	0
Non Severe	0	0	0	0	0
Severe	0	0	0	0	0
Fatal	0	0	0	0	0
Total	2	0	0	1	3
Sideswipe					
PDO	0	0	0	1	1
Possible Inj	0	0	0	0	0
Non Severe	0	0	0	0	0
Severe	0	0	0	0	0
Fatal	0	0	0	0	0
Total	0	0	0	1	1

ATTACHMENT "E"

5 Year Crash Report

CDMS - Crash Data Management System

Crashes by Crash Type

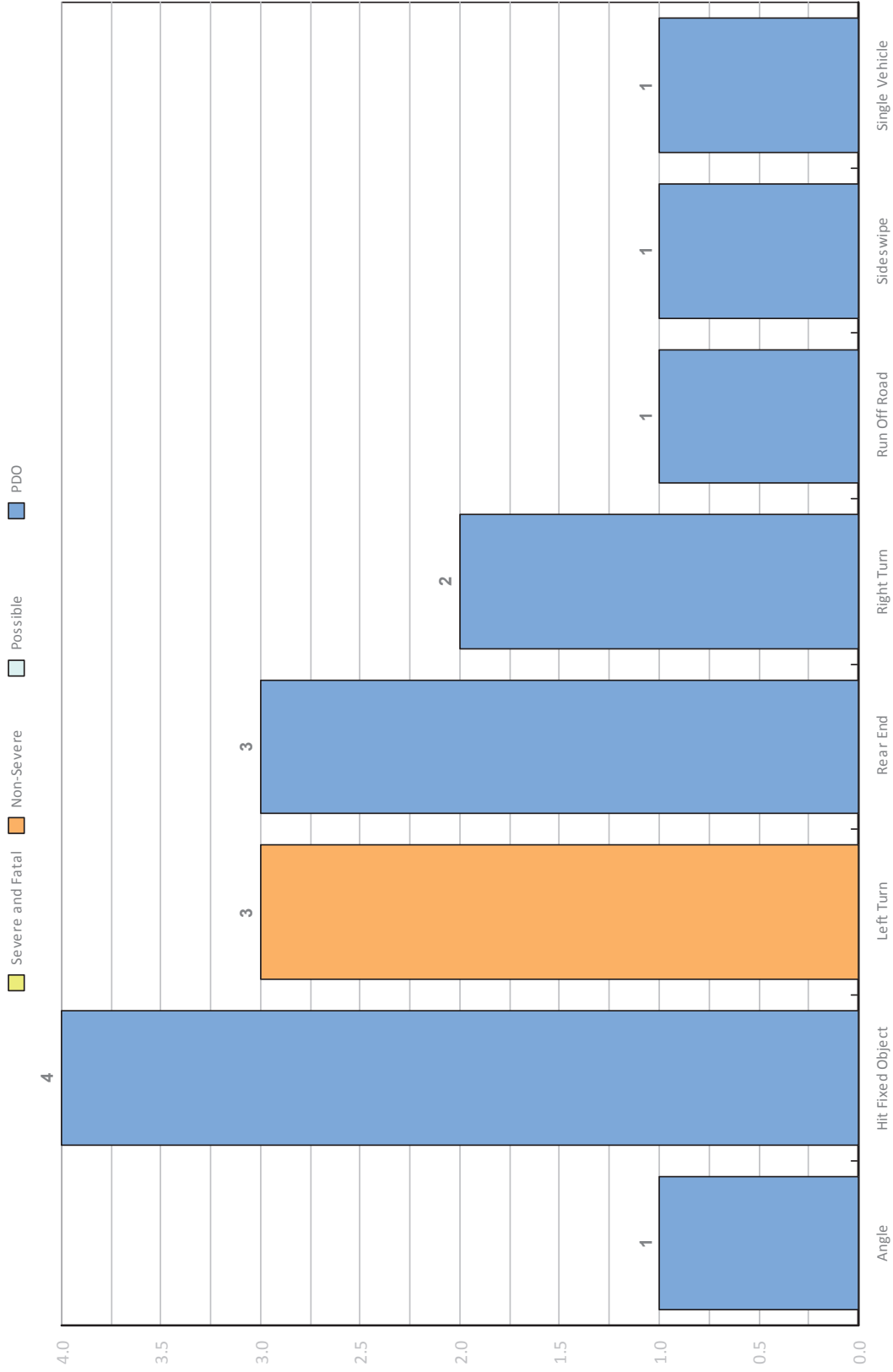
	2018	2021	2022	Total
Hit Fixed Object				
PDO	0	2	2	4
Possible Injury	0	0	0	0
Non-Severe	0	0	0	0
Severe	0	0	0	0
Fatal	0	0	0	0
Total	0	2	2	4
Run Off Road				
PDO	1	0	0	1
Possible Injury	0	0	0	0
Non-Severe	0	0	0	0
Severe	0	0	0	0
Fatal	0	0	0	0
Total	1	0	0	1
Single Vehicle				
PDO	0	0	1	1
Possible Injury	0	0	0	0
Non-Severe	0	0	0	0
Severe	0	0	0	0
Fatal	0	0	0	0
Total	0	0	1	1

ATTACHMENT "E"

CDMS - Crash Data Management System

5 Year Crash Report

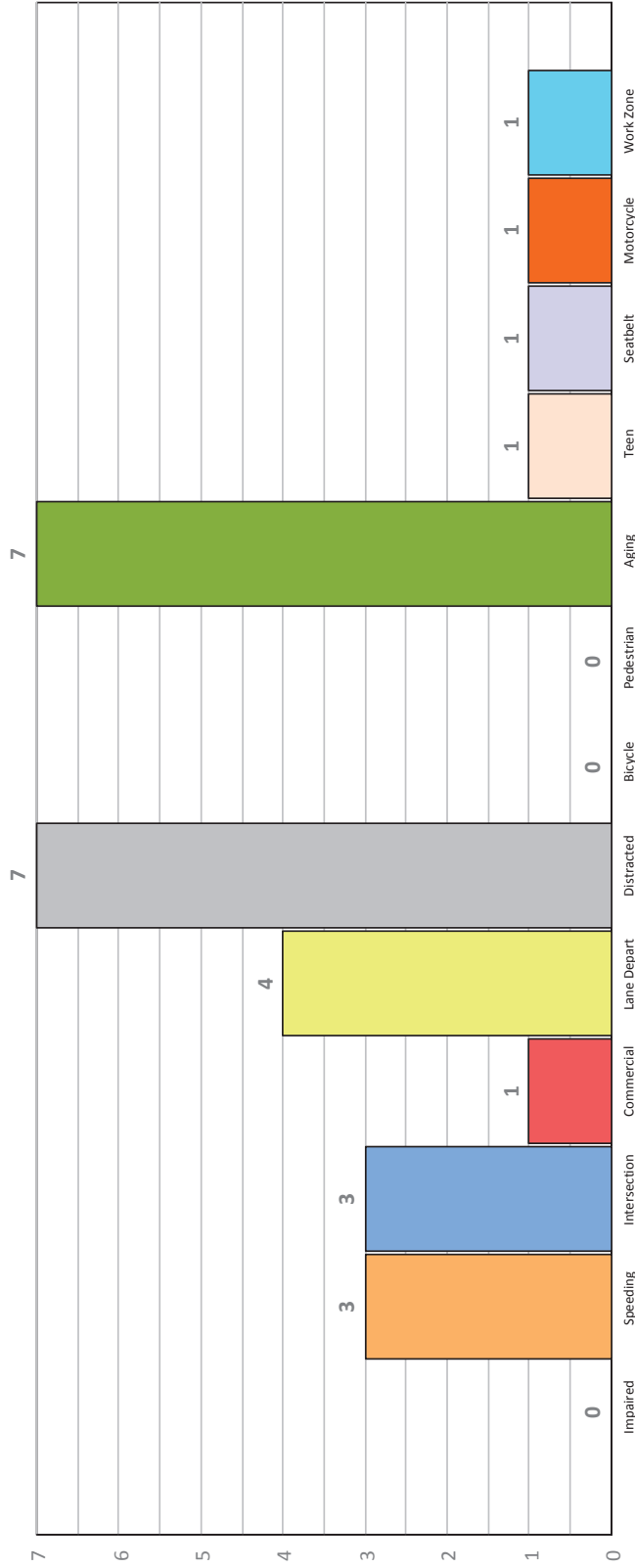
Crashes by Crash Type



ATTACHMENT "E"

Crashes by Strategic Highway Safety Plan Category

[More Information](#)

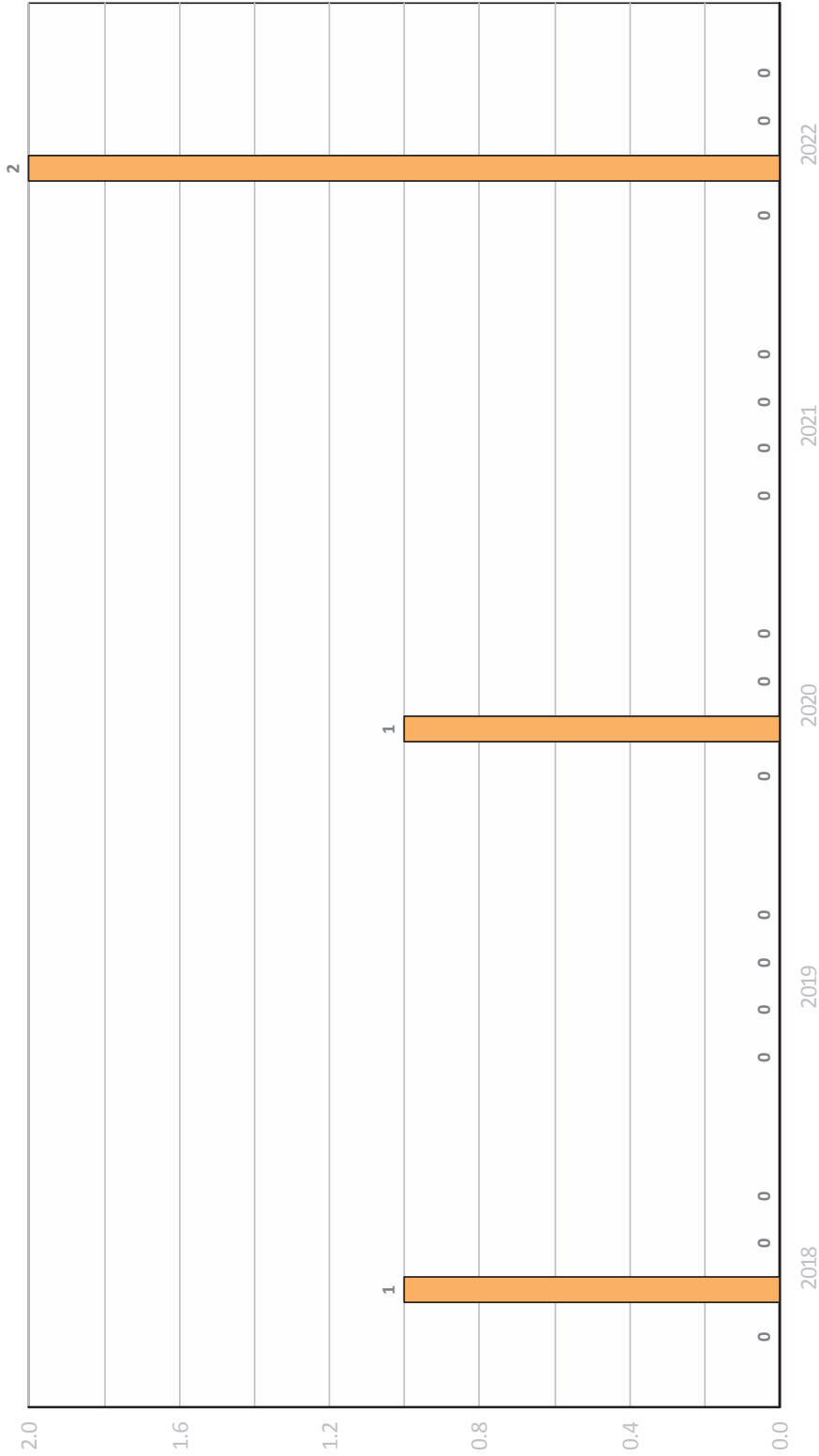


	2018			2019			2020			2021			2022			Total		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
Impaired	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Speeding and Aggressive	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	0	0
Intersection	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	0
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0
Lane Departure	2	0	0	0	0	0	0	0	0	1	0	0	1	0	0	4	0	0
Distracted	1	0	0	0	0	0	0	0	0	2	0	0	4	0	0	7	0	0
Bicycle Involved	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrian Involved	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aging Road User	3	0	0	1	0	0	0	0	0	0	0	3	0	0	7	0	0	
Teen Driver	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	
Seatbelt	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	
Motorcycle	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	
Work Zone	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	

ATTACHMENT "E"

5 Year Crash Report
CDMS - Crash Data Management System

Injuries per Year

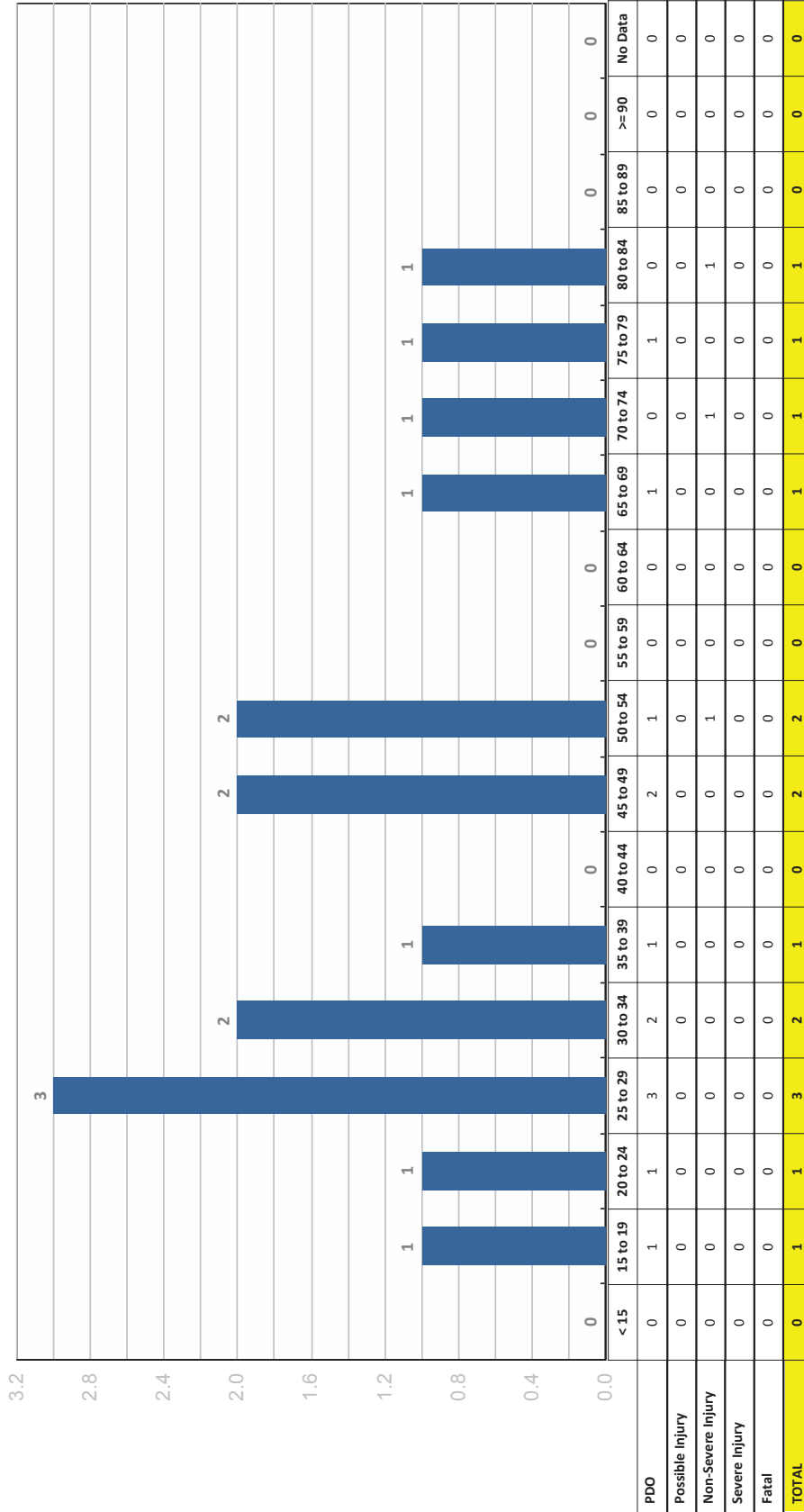


	2018	2019	2020	2021	2022	Total
Possible Injuries	0	0	0	0	0	0
Non-Severe Injuries	1	0	1	0	2	4
Severe Injuries	0	0	0	0	0	0
Fatalities	0	0	0	0	0	0

ATTACHMENT "E"

5 Year Crash Report

Crashes by Driver 1 Age



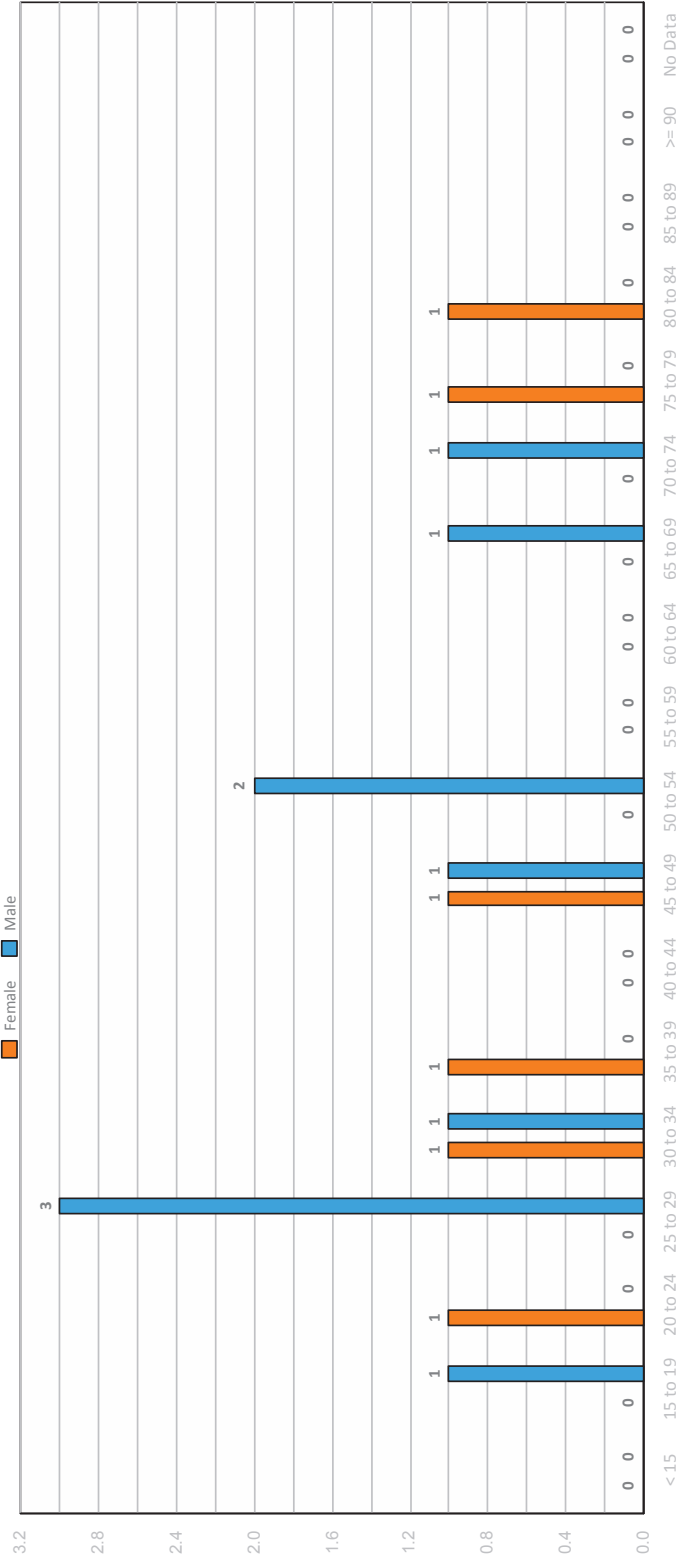
* PDO = Property Damage Only

ATTACHMENT "E"

5 Year Crash Report

CDMS - Crash Data Management System

Crashes by Driver 1 Age / Gender



	< 15		15 to 19		20 to 24		25 to 29		30 to 34		35 to 39		40 to 44		45 to 49		50 to 54		
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male	
PDO	0	0	1	0	1	0	0	0	1	1	1	0	0	0	0	1	0	0	1
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	1	0	1	0	0	3	1	1	1	0	0	0	1	1	0	0	2
	55 to 59		60 to 64		65 to 69		70 to 74		75 to 79		80 to 84		85 to 89		>= 90		No Data		
PDO	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0
Possible Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Severe Injury	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0
Severe Injury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	1	0	1	1	0	1	0	1	0	0	0	0	0	0

* PDO = Property Damage Only

ATTACHMENT "E"

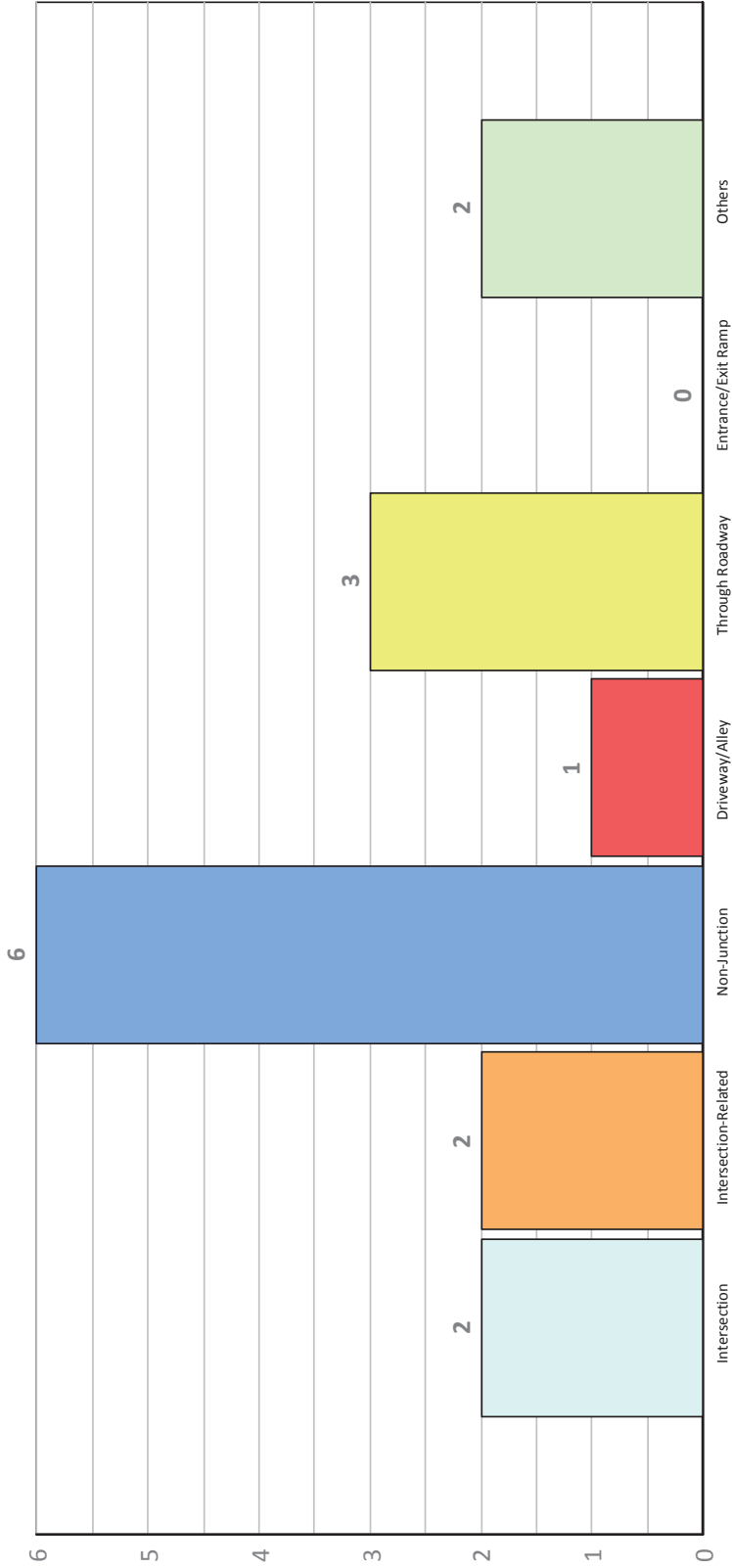
5 Year Crash Report

CDMS - Crash Data Management System

Driver Contributing Cause (Driver 1)		2018	2019	2020	2021	2022	Total
Failed to Keep in Proper Lane	Crashes	0	0	0	1	0	1
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Failed to Yield Right-of-Way	Crashes	1	0	1	0	2	4
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Followed too Closely	Crashes	0	0	0	0	1	1
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Improper Backing	Crashes	0	0	0	0	1	1
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Improper Turn	Crashes	0	1	0	0	0	1
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Operated MV in Careless or Negligent Manner	Crashes	2	0	0	0	1	3
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Ran Stop Sign	Crashes	0	0	0	0	1	1
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
No Contributing Action	Crashes	0	0	0	1	1	2
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0
Other Contributing Actions	Crashes	1	0	0	0	1	2
	Severe	0	0	0	0	0	0
	Fatal	0	0	0	0	0	0

ATTACHMENT "E"

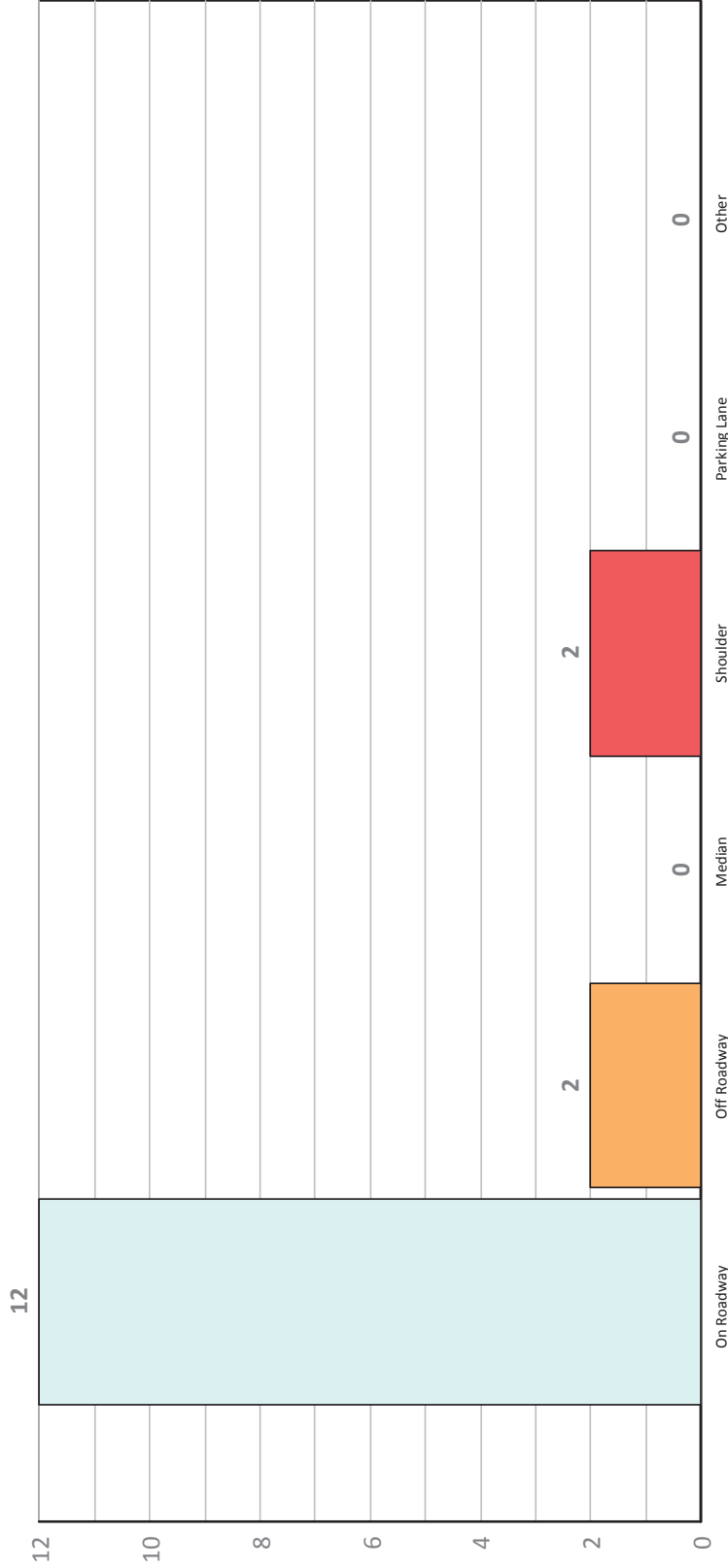
Relation to Intersection



	2018		2019		2020		2021		2022		Total	
	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal
Intersection	0	0	0	0	0	0	0	0	2	0	2	0
Intersection-Relate	1	0	0	0	0	0	0	0	1	0	2	0
Non-Junction	0	0	1	0	0	0	2	0	2	0	6	0
Driveway/Alley	1	0	0	0	0	0	0	0	0	0	1	0
Through Roadway	2	0	0	0	0	0	0	0	1	0	3	0
Entrance/Exit Ramp	0	0	0	0	0	0	0	0	0	0	0	0
Others	0	0	0	0	0	0	0	0	2	0	2	0

ATTACHMENT "E"

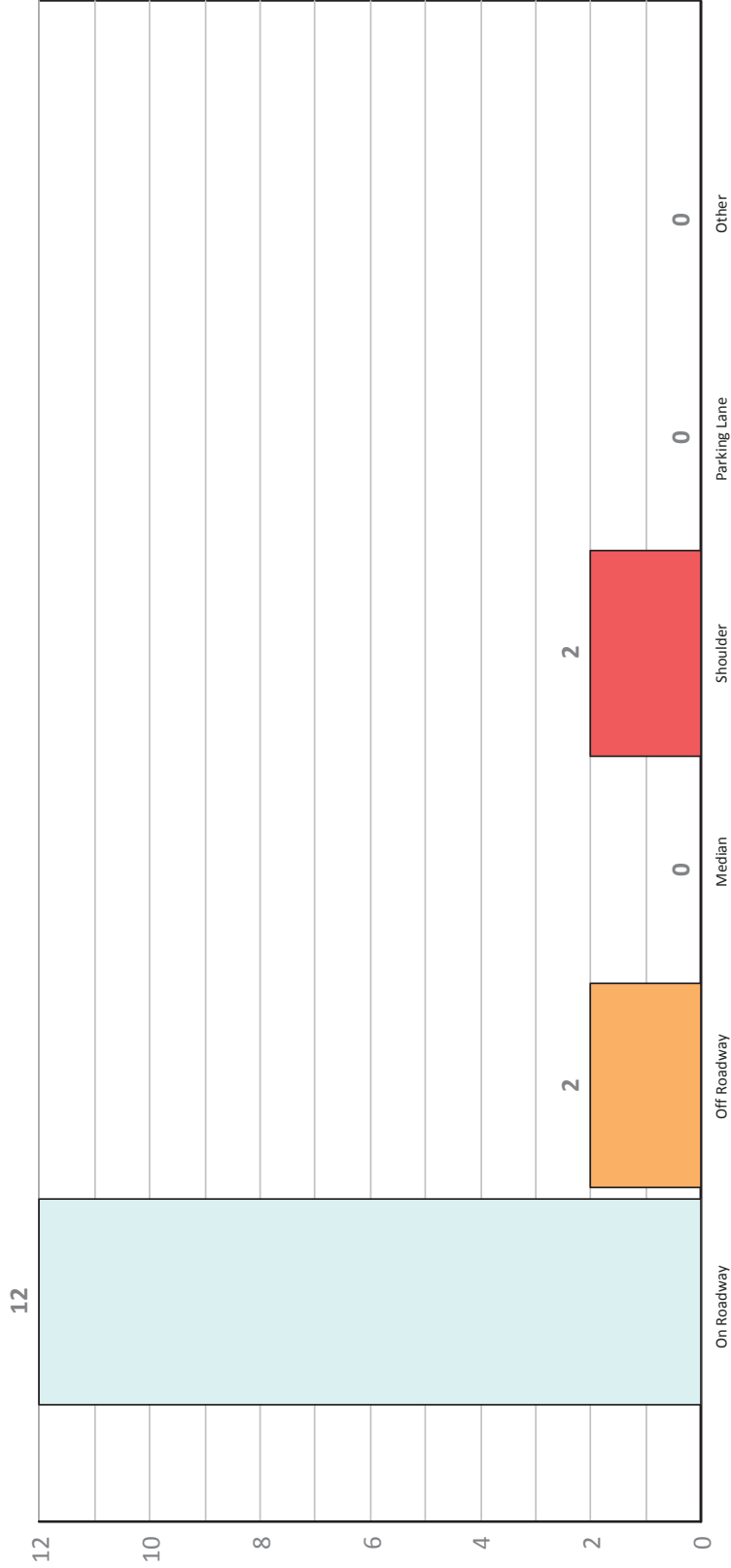
Location on Roadway



	2018		2019		2020		2021		2022	
	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal
On Roadway	3	0	1	0	1	0	0	0	7	0
Off Roadway	0	0	0	0	0	0	0	0	0	0
Median	0	0	0	0	0	0	0	0	0	0
Shoulder	1	0	0	0	0	0	0	0	1	0
Parking Lane	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0

ATTACHMENT "E"

Location on Roadway



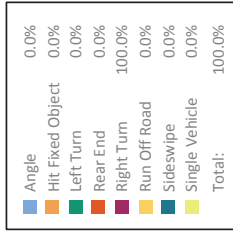
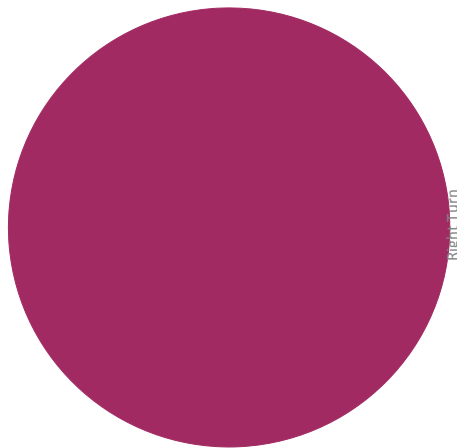
	Crashes	Severe	Fatal
On Roadway	12	0	0
Off Roadway	2	0	0
Median	0	0	0
Shoulder	2	0	0
Parking Lane	0	0	0
Other	0	0	0

ATTACHMENT "E"

5 Year Crash Report

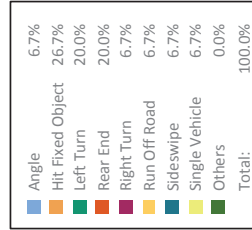
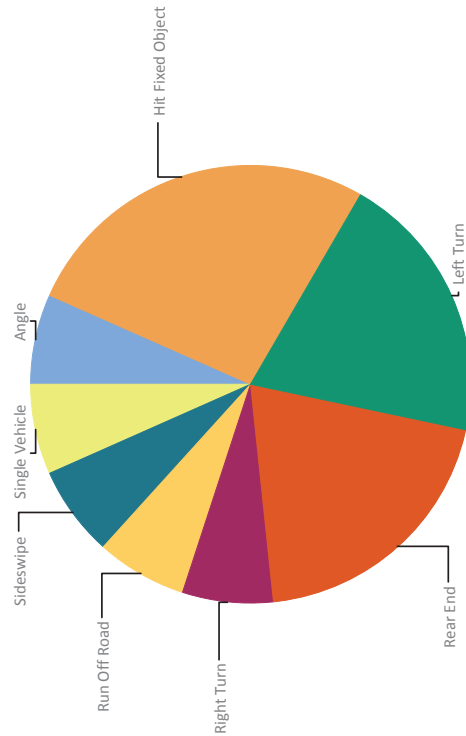
CDMS - Crash Data Management System

Wet Crashes by Crash Type



	Wet Crashes		Severe		Fatal	
Angle	0	0	0	0	0	0
Hit Fixed Object	0	0	0	0	0	0
Left Turn	0	0	0	0	0	0
Rear End	0	0	0	0	0	0
Right Turn	1	0	0	0	0	0
Run Off Road	0	0	0	0	0	0
Sideswipe	0	0	0	0	0	0
Single Vehicle	0	0	0	0	0	0
Total	1	0	0	0	0	0

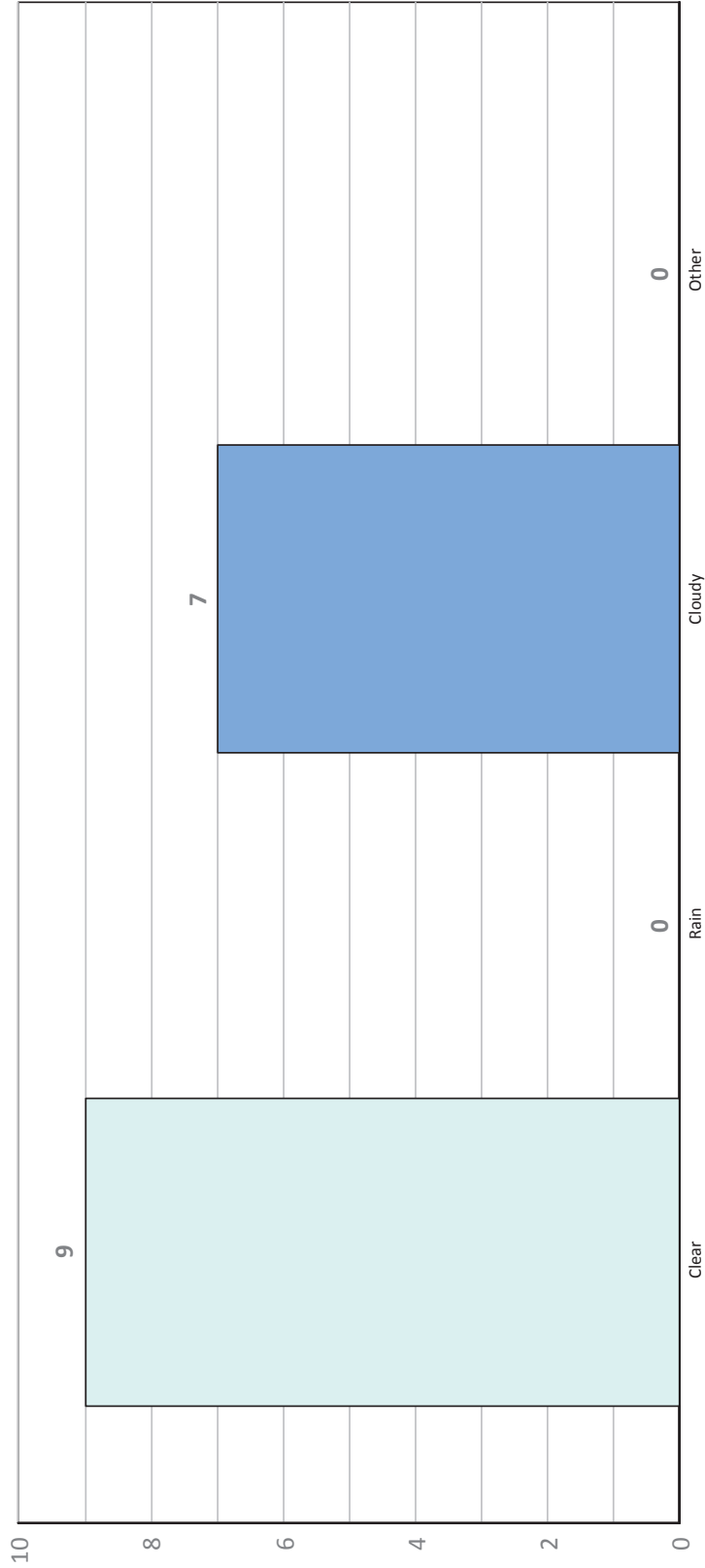
Dry Crashes by Crash Type



	Dry Crashes		Severe		Fatal	
Angle	1	0	0	0	0	0
Hit Fixed Object	4	0	0	0	0	0
Left Turn	3	0	0	0	0	0
Rear End	3	0	0	0	0	0
Right Turn	1	0	0	0	0	0
Run Off Road	1	0	0	0	0	0
Sideswipe	1	0	0	0	0	0
Single Vehicle	1	0	0	0	0	0
Total	15	0	0	0	0	0

ATTACHMENT "E"

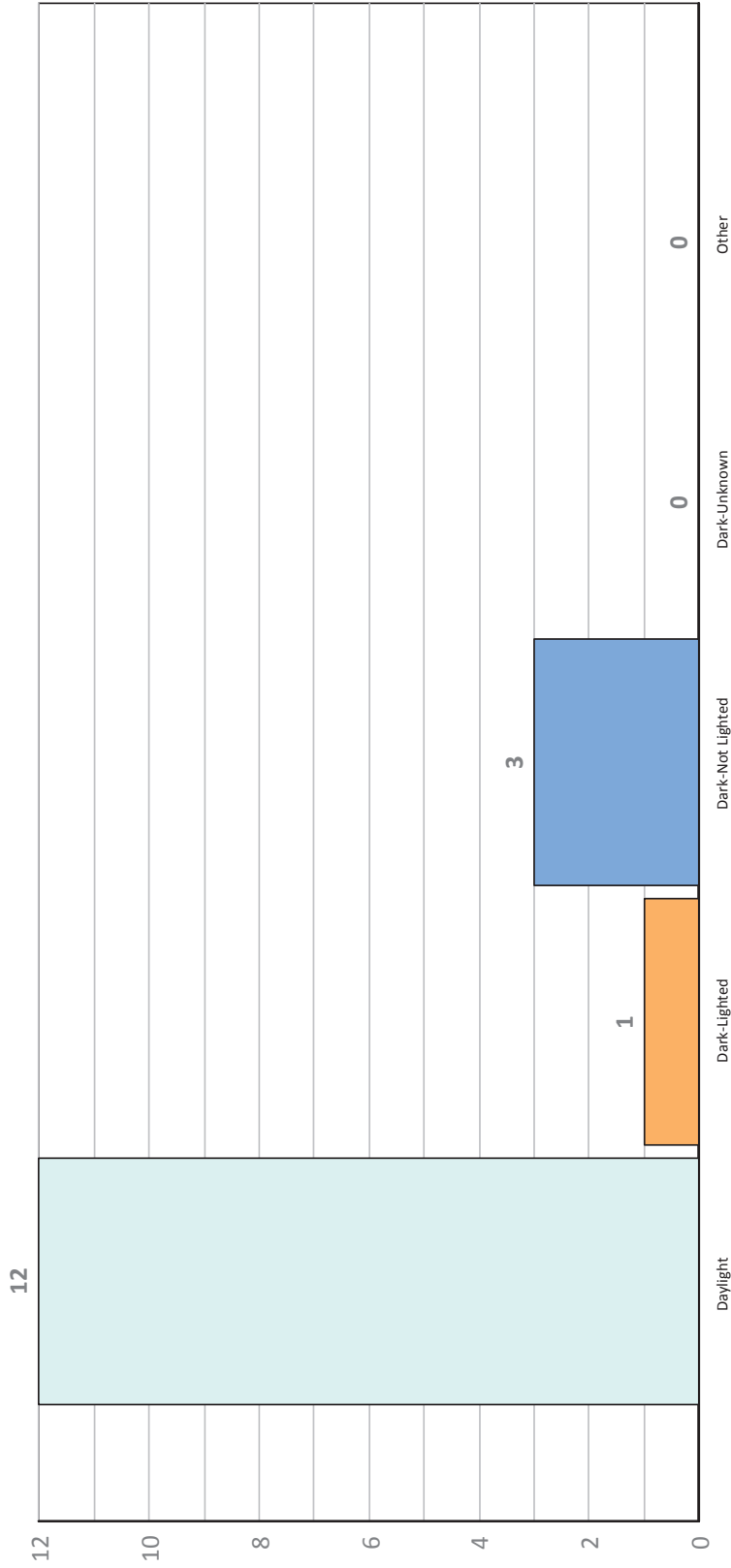
Weather Condition



	2018		2019		2020		2021		2022		Total	
	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal	Crashes	Fatal
Clear	1	0	1	0	0	0	2	0	5	0	9	0
Rain	0	0	0	0	0	0	0	0	0	0	0	0
Cloudy	3	0	0	0	1	0	0	0	3	0	7	0
Other	0	0	0	0	0	0	0	0	0	0	0	0

ATTACHMENT "E"

Lighting Condition



	2018			2019			2020			2021			2022			Total		
	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal	Crashes	Severe	Fatal
Daylight	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0
Dark-Lighted	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	1	0	0
Dark-Not Lighted	0	0	0	1	0	0	0	0	0	1	0	0	1	0	0	3	0	0
Dark-Unknown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

ATTACHMENT "E"

5 Year Crash Report

CDMS - Crash Data Management System

Located Crashes

Area	Crashes	Fatalities	Severe Injuries
E LAKE ORIENT PARK	1	0	0
TOWN-N-COUNTRY	1	0	0
UNINCORPORATED	8	0	0
UNINCORPORATED H.C.	2	0	0
Totals:	12	0	0

Private Property, Parking Lot, and Unlocated Crashes

Area	Crashes	Fatalities	Severe Injuries
UNINCORPORATED	3	0	0
UNINCORPORATED H.C.	1	0	0
Totals:	4	0	0

ATTACHMENT "F"



WEST HUMPHREY TOWNHOMES Sidewalk Improvement Concept



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
W. Humphrey St.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	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	504	37	49
Proposed	392	24	31
Difference (+/-)	(-) 112	(-) 13	(-) 18

*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		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
W. Humphrey St./ Substandard Road	Design Exception Requested	Approvable
	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 checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

COMMISSION

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 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Gwendolyn “Gwen” W. Myers
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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: unknown</p> <p>PETITION NO.: 23-0778</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: March 7, 2024</p> <p>PROPERTY ADDRESS: 4307 West Humphrey Street, Tampa</p> <p>FOLIO #: 0241030000</p> <p>STR: 21-28S-18E</p>
<p>REQUESTED ZONING: Rezoning from RSC-6 to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>October 12, 2022</p>
<p>WETLAND LINE VALIDITY</p>	<p>Pending approval</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Generally, in the northern half of the project area</p>
<p>Please allow these comments to supersede and cancel the comments issued to Hillsborough County on August 2, 2023, in their entirety.</p> <p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • 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. 	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh / app

ec: John N. LaRocca, Agent – john.larocca@murphylarocca.com
Danva Investments, Property Owner – info@danvaconstruction.com



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

TO: Zoning Review, Development Services

DATE: 03/12/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Danva Investment, LLC

PETITION NO: 23-0778

LOCATION: 4307 W Humphrey St

FOLIO NO: 24103.0000

Estimated Fees:

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)

Mobility: \$6,661

Parks: \$1,957

School: \$7,027

Fire: \$249

Total Townhouse: \$15,894 * 58 = \$921,852

Project Summary/Description:

Urban Mobility, Northwest Parks, Northeast Fire - 58 Townhouse Units

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Carla Shelton Knight **Date:** January 31, 2024

Agency: Natural Resources **Petition #:** 23-0778

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**
2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas. **This statement should be identified as a condition of the rezoning.**
3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

23-0778

Natural Resources

Page Two:

5. 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.



AVIATION AUTHORITY LAND USE REVIEW

Hillsborough County - OPTIX

DATE: September 6, 2023

PROPOSED USE INFORMATION:

Case No.: 23-0778 Reviewer: Tony Mantegna

Location: 4307 W Humphrey St

Folio: 24103.0000

Current use of Land: vacant

Zoning: RSC-6

REQUEST: New Townhomes

COMMENTS:

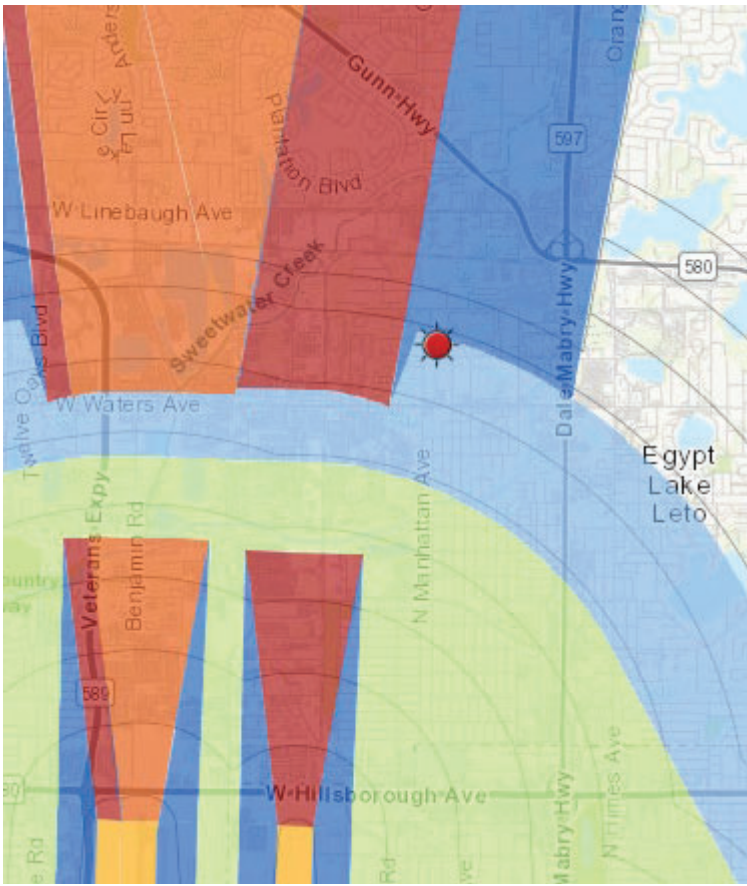
The proposed site falls within Zone "A" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 150' feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

Compatible without conditions (see comments above) - _____

Not compatible (comments) - _____

Compatible with conditions (see comments above) – Potential buyers should be informed this location is within the approach and departure path to Tampa International Airport and will be subject to aircraft overflight. The property falls outside of the 65 dnl noise contour around the airport and is a compatible but occupants may be subjected to noise from aircraft operating to and from the airport. The Aviation Authority suggests a noise reduction level of at least 25 db be incorporated into design.

cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records





Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 8/31/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/6/2023

APPLICANT: Danva Investment, LLC **PID:** 23-0778

LOCATION: 4307 W. Humphrey St. Tampa, FL 33614

FOLIO NO.: 24103.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is not located within Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code (LDC). Hillsborough County Environmental Services Division (EVSD) has no objection.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 24 Jul. 2023

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

APPLICANT: Danva Investment LLC

PETITION NO: RZ-PD 23-0778

LOCATION: 4307 W. Humphrey St., Tampa, FL 33614

FOLIO NO: 24103.0000

SEC: 21 TWN: 28 RNG: 18

- This agency has no comments.

- This agency has no objection.

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

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

1 MS. HEINRICH: Our next application is D.2,
2 PD 23-0778. The applicant is requesting to rezone property from
3 RSC-6 to PD. Tania Chapela with Development Services will
4 provide Staff findings after the applicant's presentation.

5 HEARING OFFICER: All right. Good evening.

6 MR. LaROCCA: Good evening, Madam Hearing Master. I'm
7 John LaRocca, Murphy, LaRocca Consulting Group, 3225 South
8 MacDill Avenue, Tampa. I represent the applicant/owner in this
9 matter. Also present either online or -- or in-person are
10 David Mechanik, attorney representing the case. David Fuchson,
11 professional engineer and the applicant owner of
12 Danva Investments, Daniel Fichuto (phonetically.)

13 The applicant seeks to rezone the property from RSC-6
14 to plan development for multi-family use with 58 units proposed
15 as townhomes. The townhomes are proposed as fee simple
16 individually owned units on subdivided lots. The proposal is
17 planned with a private internal driveway with gated access only
18 to West Humphrey Street. There's no direct street connectivity
19 to the adjacent parcels. The sidewalks were not existing will
20 be located internal the development and connect to sidewalks on
21 West Humphrey Street, along with the construction of an
22 additional 960 linear feet of sidewalk on Humphrey.

23 The rezoning is located on the north side of West
24 Humphrey on a 7.953-acre parcel within the urban service area
25 and the Egypt Lake County Wide Planning Area. The development

1 will connect all public utilities. The general location of this
2 property is in an area west of Dill Mabry, north of Waters
3 Avenue of -- of similar character. And I'll get to that here
4 later in my presentation.

5 The county Future Land Use plan designation is
6 Residential-12. The proposed project density, however, is 7.29
7 units per gross acre. The site is within a larger area of R-12
8 and R-20 Future Land Use Plan designations of the Comprehensive
9 Plan. The area's also populated with higher density residential
10 multi-family landing uses characteristic of these higher density
11 residential land use designations. The areas mapped with higher
12 density residential zoning such as the RMC-16 and other
13 residential multi-family PD zonings.

14 The general -- the two primary areas that we went
15 through in our review that -- that we went through a number of
16 iterations is our wetlands conservation areas. And of course,
17 as always the case, transportation and traffic. The general
18 site plan wetland conservation areas, approximate 2.85 acres of
19 the 7.9. They've been surveyed after Hillsborough County
20 Environmental Protection Commission review. Project development
21 will only occur in the southern portion of the site, as
22 illustrated on the site plan. All planned development will
23 comply with the conditions outlined by the Environmental
24 Protection Commission regarding environmental permitting and
25 development will comply with all state and federal regulations

1 as appropriate.

2 No wetland impacts are or will be proposed for any
3 future site development. Wetlands and wetland setbacks will be
4 protected and are incorporated into the site design of any
5 future construction, detailed construction plans. Regarding
6 transportation information and design matters, the site plan has
7 been labeled with information per minimum site plan
8 requirements, including sidewalks, parking for mail, kiosks and
9 other driveway and access information.

10 The project's transportation engineer has submitted an
11 update -- updated traffic a -- evaluation after some additional
12 land had been added in one of our early iterations. And the
13 proposal contributes or generates less than 50 peak hour trips
14 per day, approximately 31 to 32 p.m. -- p.m. peak hours. And
15 does not require a detailed transportation study of the broader
16 area.

17 In addition to applicable technical manual design
18 exception request for substandard road with alternatives
19 mitigation for Humphrey Street has been deemed approvable,
20 subject to conditions which are included and incorporated in the
21 Staff Report, which has been distributed for review, including
22 the proposed construction of 960 linear feet of new sidewalk to
23 fill in gaps on the south side of Humphrey Street between the
24 Manhattan and Lois Avenues.

25 The Planning Commission, you'll hear later finds the

1 rezoning application consistent with the County's Comprehensive
2 Plan's goals, objectives and policies. I won't go into the --
3 the -- the documents and repeat them.

4 The Development Services Department recommends the
5 rezoning application is approvable subject to the proposed
6 conditions outlined in its report. The applicant finds the DSD
7 proposed conditions appropriate and acceptable based on the
8 County's recommendations.

9 The proposed rezoning application with is required
10 general site and overall project density group would result in a
11 residential community that is characteristics of the existing
12 development patterns in the immediate area, which include
13 multi-family residential uses of varying -- varying types,
14 including townhomes, apartments and attached and semi-attached
15 villa units. There are scattered single-family residential
16 homes in the vicinity with residential south -- subdivisions to
17 the north, father north.

18 In summary, the scale, density and type of proposed
19 multi-family residential units are consistent with the goals,
20 policies and objectives of the Future Hillsborough County
21 Comprehensive Plan and its R-12 F, FLUE or Future Land Use
22 Category and it's compatible with the surrounding areas existing
23 development patterns. The rezoning proposal has undergone
24 detailed and extensive review by multiple governmental reviewing
25 agencies required of all planned developments require --

1 resulting in recommendations of approval subject to conditions
2 for development approval and permitting.

3 The applicant concurs with the applicable conditions.
4 I'm available along with others from our team, the applicant's
5 advisory team, to answer any questions. Thank you.

6 HEARING OFFICER: No questions at this time,
7 Mr. LaRocca. Thank you. I appreciate it. If you could please
8 sign at the clerk's office.

9 Development Services.

10 MS. CHAPELA: Tania Chapela, Development Services.
11 The applicant is proposing to rezone the site from RSC-6 to PD
12 to accommodate up to 58 single-family attached/multi-family
13 residential lots. No waivers or variations to the LDC were
14 requested as a -- as part of this application. The proposed
15 uses are comparable to the multi-family uses allowed for the
16 adjacent property.

17 The residential development to the east was approved
18 for multi-family uses at a density of 5.88 dwelling units per
19 acre. The applicant proposes a maximum building height of 35
20 feet with the townhome locations exceeding the two to one
21 compatibility setback. Along the northern boundary is a wetland
22 area resulting in the townhomes being over 200 feet from the
23 adjacent properties due to the wetland protection areas. It
24 should also be noted that the homes located to the east of the
25 subject site are subject to the RSC-6 zoning district, including

1 a maximum building height of 35 feet.

2 Otherwise, the proposed residential project will not
3 intrude into the required setbacks, will not decrease the
4 required buffers nor will entail a reduction of the required
5 screening. The proposed project exists -- the existing
6 development densities in the adjacent properties. However, the
7 proposed 7.29 dwelling unit per acres density is under the 12
8 dwelling unit per acre density allowed by the RES-12 Future Land
9 Use.

10 Also, across West Humphrey Street to the southeast are
11 two multi-family residential lots zoned RMC-16 with multi-family
12 uses at a -- a densities of 18 and 15 dwelling units per acre
13 each. Based on the above, Staff finds the request compatible
14 with the surrounding development pattern and recommends approval
15 with conditions.

16 HEARING OFFICER: Thank you very much. I appreciate
17 it.

18 Planning Commission.

19 MS. PAPANDREW: Andrea Papandrew, Planning Commission
20 Staff.

21 Site is in the Residential-12 Future Land Use Category
22 in the urban service area and is not within the community plan.
23 The request complies with Object 1 of the Future Land Use
24 Element, which requires 80 percent of total development to be
25 directed into the urban service area.

1 Objective 8 indicates the maximum density intensity
2 for the Residential-12 Future Land Use Category. Based on the
3 site plan submitted January 31, 2024, over 25 percent of the
4 site is wetlands. And per FLUE Policy 13.3, the wetland density
5 credit does apply. So 58 dwelling units are being proposed,
6 which is consistent with Objective 8, Policy 13.3 and the
7 minimum density requirements and Policy 1.2.

8 Residential-12 Future Land Use Category is intended
9 for areas that are medium residential in density, surrounding
10 areas mostly composed of single-family residential, two-family
11 residential, multi-family, vacant lands and public institutional
12 uses. Further south along West Waters Avenue are parcels with
13 industrial and light commercial uses. The existing wetland
14 conservation areas, which is about 4.1 acres in the northern
15 portion of both parcels will be preserved. The proposed
16 townhome lots are similar to existing lot sizes in the immediate
17 area further north, east and west.

18 The proposed is consistent with Policies 1.4, 16.3,
19 16.8 and 16.10, which require density and lot sizes of new
20 residential projects to be compatible with the surrounding uses.
21 Additionally, the applicant is going to meet Policy 16.15 and
22 provide a community gathering space. The applicant's proposing
23 gated access from West Humphrey Street and five-foot external
24 sidewalks. Objective 9, Policy 9.1, 9.2 require that all
25 development meet or exceed the land development regulations in

1 the county.

2 Staff did not receive transportation comments ahead of
3 time and those not taken into our report or analysis.

4 Revised comments on March 7, 2024 from the
5 Environmental Protection Commission Wetlands Division viewed the
6 proposed rezoning and the site plan's current configuration, a
7 resubmittal is not necessary given that there's separate
8 approval process for wetland impacts, Planning Commission Staff
9 finds this request consistent with Objective 13 and Policies in
10 the Future Land Use Element and Objectives 3.5, 3.8 and 3.9 in
11 its policies in the environmental and sustainability section.

12 Based upon the above considerations, Planning
13 Commission Staff finds the proposed plan development consistent
14 with the Unincorporated Hillsborough County Comprehensive Plan
15 subject to the conditions proposed by the Development Services
16 Department of Hillsborough County.

17 HEARING OFFICER: Thank you so much.

18 Is there anyone in the room or online that would like
19 to speak in support? Anyone in favor? All right. I'm seeing
20 no one.

21 Anyone in opposition to this request, either in the
22 room or online? All right. No one.

23 Ms. Heinrich, anything else?

24 MS. HEINRICH: No, ma'am.

25 HEARING OFFICER: All right. Mr. LaRocca, you have

1 the last word if you'd like it.

2 MR. LaROCCA: No additional comments. Just ask for a
3 favorable consideration. Thank you.

4 HEARING OFFICER: All right. Thank you for your time
5 and testimony. I appreciate it.

6 We'll close Rezoning PD 23-0778 and go to the next
7 case.

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ZHM Hearing
February 20, 2024

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
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IN RE:)
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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Tuesday, February 20, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 11:46 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
DIGITAL REPORTER

1 ZHM Hearing.

2 Item A.4, Standard Rezoning 23-0771. This application
3 is being withdrawn from the ZHM process.

4 Item A.5, PD 23-0778. This application is being
5 continued by the applicant to the March 25, 2024 ZHM Hearing.

6 Item A.6, PD 23-0780. This application is out of
7 order to be heard and is being continued to the March 25, 2024
8 ZHM Hearing.

9 Item A.7, PD 23-0781. This application is being
10 withdrawn from the ZHM process.

11 Item A.8, PD 23-0848. This application is out of
12 order to be heard and is being continued to March 25, 2024
13 ZHM Hearing.

14 Item A.9, Major Mod 23-0887. This application is
15 being continued by the applicant to the March 25, 2024 ZHM
16 Hearing.

17 Item A.10, Major Mod 23-0904. This application is
18 being continued by the applicant to the March 25, 2024 ZHM
19 Hearing.

20 Item A.11, Special Use General 23-0955. This
21 application is being continued by the applicant to the
22 March 25, 2024 ZHM Hearing.

23 Item A.12, PD 23-0994. This application is being
24 continued by Staff to the March 25, 2024 ZHM Hearing.

25 Item A.13, PD 23-0997. This application is being

1 Item A.7, Major Mod 23-0617. This application is out
2 of order to be heard and is being continued to the January 16,
3 2024 ZHM hearing.

4 Item A.8, Major Mod 23-0768. This application is out
5 of order to be heard and is being continued to the January 16,
6 2024 ZHM hearing.

7 Item A.9, Standard Rezoning 23-0771. This application
8 is out of order to be heard and is being continued to the
9 January 16, 2024 ZHM hearing.

10 Item A.10, PD 23-0774. This application is out of
11 order to be heard and is being continued to the January 16, 2024
12 ZHM hearing.

13 Item A.11 was already addressed in our previous
14 unpublished changes. I'll go ahead and announce it again.
15 PD 23-0775. This application is being withdrawn from the ZHM
16 process.

17 Item A.12, PD 23-0776. This application is out of
18 order to be heard and is being continued to the January 16, 2024
19 ZHM hearing.

20 Item A.13, PD 23-0778. This application is out of
21 order to be heard and is being continued to the February 20,
22 2024 ZHM hearing.

23 Item A.14, PD 23-0780. This application is out of
24 order to be heard and is being continued to the January 16, 2024
25 ZHM hearing.

1 Item A.18, PD 23-0776. This application is out of
2 order to be heard and is being continued to the
3 November 13, 2023 ZHM Hearing.

4 Item A.19, PD 23-0777. This applicant -- application
5 is being continued by the applicant to the November 13,2023 ZHM
6 Hearing.

7 Item A.20, PD 23-0778. This application is out of
8 order to be heard and is being continued to the
9 December 18, 2023 ZHM Hearing.

10 Item A.21, PD 23-0779. This application is being
11 withdrawn from the ZHM process.

12 Item A.22, PD 23-0780. This application is being
13 continued by the applicant to the November 13, 2023 ZHM Hearing.

14 Item A.23, PD 23-0781. This application is out of
15 order to be heard and is being continued to the
16 November 13, 2023 ZHM Hearing.

17 Item A.24, Standard Rezoning 23-0782. This
18 application is out of order to be heard and is being continued
19 to the November 13, 2023 ZHM Hearing.

20 Item A.25, PD 23-0783. This application is out of
21 order to be heard and is being continued to the
22 November 13, 2023 ZHM Hearing.

23 Item A.26, PD 23-0785. This application is out of
24 order to be heard and is being continued to the
25 November 13, 2023 ZHM hearing.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

Rome, Ashley

From: Hearings
Sent: Wednesday, February 7, 2024 12:31 PM
To: Rome, Ashley; Timoteo, Rosalina; Chapela, Tania
Subject: FW: Application No. RZ-PD-23-0778 Public Hearing Date: 02/20/2024
Attachments: 2024.02.06.Itr.DRAFT.BCC.Zoning.Objections.pdf

From: Barbara Prasse <bprasse@tampalitigator.com>
Sent: Wednesday, February 7, 2024 12:26 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Application No. RZ-PD-23-0778 Public Hearing Date: 02/20/2024

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please see the attached correspondence.

Barbara J. Prasse-Anderson
Attorney & Counselor At Law
Florida Supreme Court Certified Circuit Court Mediator
Florida Supreme Court Certified County Court Mediator

Prasse-Anderson Law

15310 Amberly Drive, Suite 250, Tampa, Florida 33647
Post Office Box 173497, Tampa, Florida 33672

Correspondence sent via U.S. Postal Service should be directed to the Post Office Box

Telephone: 813-258-4422
Direct Dial: 813-642-7463
Facsimile: 813-258-4424

FAIR DEBT COLLECTIONS NOTICE: A portion of our practice involves the collection of debts. This an attempt to collect a debt. Any information obtained will be used for that purpose.

CONFIDENTIALITY NOTICE: The information contained in this transmission is privileged and confidential intended only for use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this transmission in error, do not read it. Please immediately reply to the sender that you have received this communication in error.

PRASSE-ANDERSON LAW

Attorney at Law

February 6, 2024

VIA CERTIFIED MAIL & FIRST-CLASS MAIL

DSD – Community Development Division
Post Office Box 1110
Tampa, Florida 33601

RE: Application No. RZ-PD-23-0778
Public Hearing Date: 02/20/2024
Applicant: John n. LaRocca, Murphy LaRocca Consulting Group, Inc.
Property Location: 4309 Humphrey Street, Tampa, FL

Dear Board of County Commissioners:

This law firm represents Manhattan Townhomes Owners Association, Inc. (hereinafter referred to as “Manhattan Townhomes”), and in that capacity, the Board of Directors of Manhattan Townhomes has directed the undersigned to submit the following objections for your review and consideration in regard to the above-referenced zoning application.

Manhattan Townhomes objects to the proposed rezoning of 4309 Humphrey Street from its current zoning category, RCS-6 (Residential Single-Family Construction) to category PD (Planned Development). Manhattan Townhomes believes that the proposed zoning change will result in unfavorable effects on the character, environment and well-being of the community.

Specifically, Manhattan Townhomes raises the following concerns:

1. **Increased Traffic.** High density development which is permissible under the PD zoning category will result in additional traffic congestion in the immediate area. There are already two large multi-family housing facilities on Humphrey’s between Manhattan and Dale Mabry, and traffic congestion in the area already causes significant delays for the current residents. The proposed zoning will inevitably worsen traffic congestion in the immediate area, increase noise and air pollution and lead to an increase in automobile accidents in the immediate area.

Moreover, the residents of the Manhattan Townhomes community have already experienced heightened traffic delays due lane closures caused by the current construction activities along Manhattan Avenue. The construction of a six (6) Unit building development has led to lane closures and the overall frustration of residents trying to go about their daily business.

2. **Drainage.** The immediate area already experiences standing water and drainage issues. Manhattan Townhomes is especially concerned about standing water worsening, especially given that the last paving project resulted in existing drains being paved over and closed.
3. **Detrimental Impact on Wildlife.** As it stands today, there is little habitat for the existing local area wildlife. The proposed change in zoning categories will substantively change the character of future development leading to less green space in which the local wildlife may thrive.

15310 Amberly Drive, Suite 250, Tampa, Florida 33647
Post Office Box 173497, Tampa, Florida 33672
Telephone: 813-258-4422

For the foregoing reasons, Manhattan Townhomes respectfully requests that the zoning application be denied. Thanks for your time and thoughtful consideration.

Very truly yours,

Barbara Prasse-Anderson, Esquire
On behalf of Manhattan Townhomes
Owners' Association, Inc.

CC: Hearings@HCFLGov.net

PRASSE-ANDERSON LAW

Attorney at Law

February 7, 2024

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Post Office Box 1110
Tampa, Florida 33601

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A handwritten signature in black ink, appearing to read 'Barbara Prasse-Anderson', with a long horizontal flourish extending to the right.

Barbara Prasse-Anderson, Esquire
On behalf of Manhattan Townhomes
Owners' Association, Inc.

CC: Hearings@HCFLGov.net

Prasse-Anderson Law
PO BOX 173497
TAMPA FL 33672-1497



Feb 07 2024
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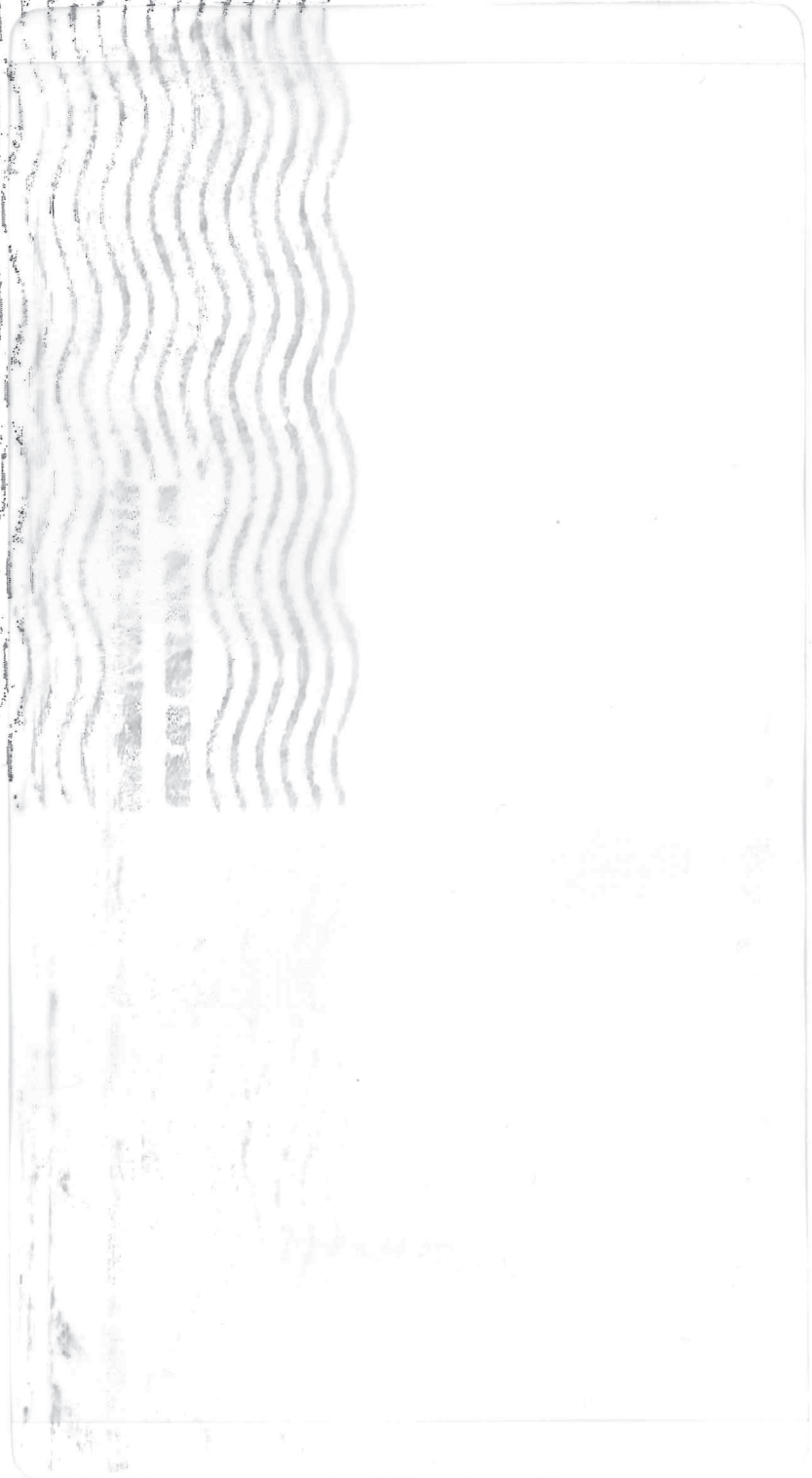
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PRASSE-ANDERSON LAW

Attorney at Law

February 7, 2024

VIA CERTIFIED MAIL & FIRST-CLASS MAIL

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Post Office Box 1110
Tampa, Florida 33601

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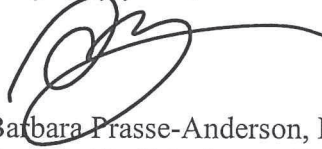
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On behalf of Manhattan Townhomes
Owners' Association, Inc.

CC: Hearings@HCFLGov.net



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Planning & Growth
Management
19th Floor # County Center

Phone: Unspecified

Received On: 02-13-2024 07:14am