



1.0 APPLICATION SUMMARY

Applicant: RVI Planning & Landscape Architecture
 FLU Category: RES-12
 Service Area: Urban
 Site Acreage: +/-80.9 acres
 Community Plan Area: Ruskin
 Overlay: None
 Request: Minor Modification to PD 21-1335



Existing Approvals:

PD 21-1335 rezoned an area of +/-80.9 acres in size, from AR and CG to PD to allow for 242 single-family units.

Proposed PRS 25-0091: The proposed minor modification requests to modify Condition 3.5.d relating to garage projections and Condition 3.5.a relating to driveway locations.

Existing Approval(s):

Proposed Modification(s):

- (1) Condition 3.5.a requires alternating driveway patterns with an allowance to adjust the alternating pattern at corner lots.
- (2) Condition 3.5.d requires that the front entry feature shall not be permitted to be located at a setback that exceeds the garage setback.

- (1) Modify Conditions 3.5.a to allow a waiver of the alternating driveway patterns on lots adjacent to drainage easements or utilities.
- (2) Modify Condition 3.5.d to allow the garage to be located at a setback lesser than the entry/ façade setback and require that the front entry feature shall be roofed and feature a minimum of one decorative column.

Additional Information:

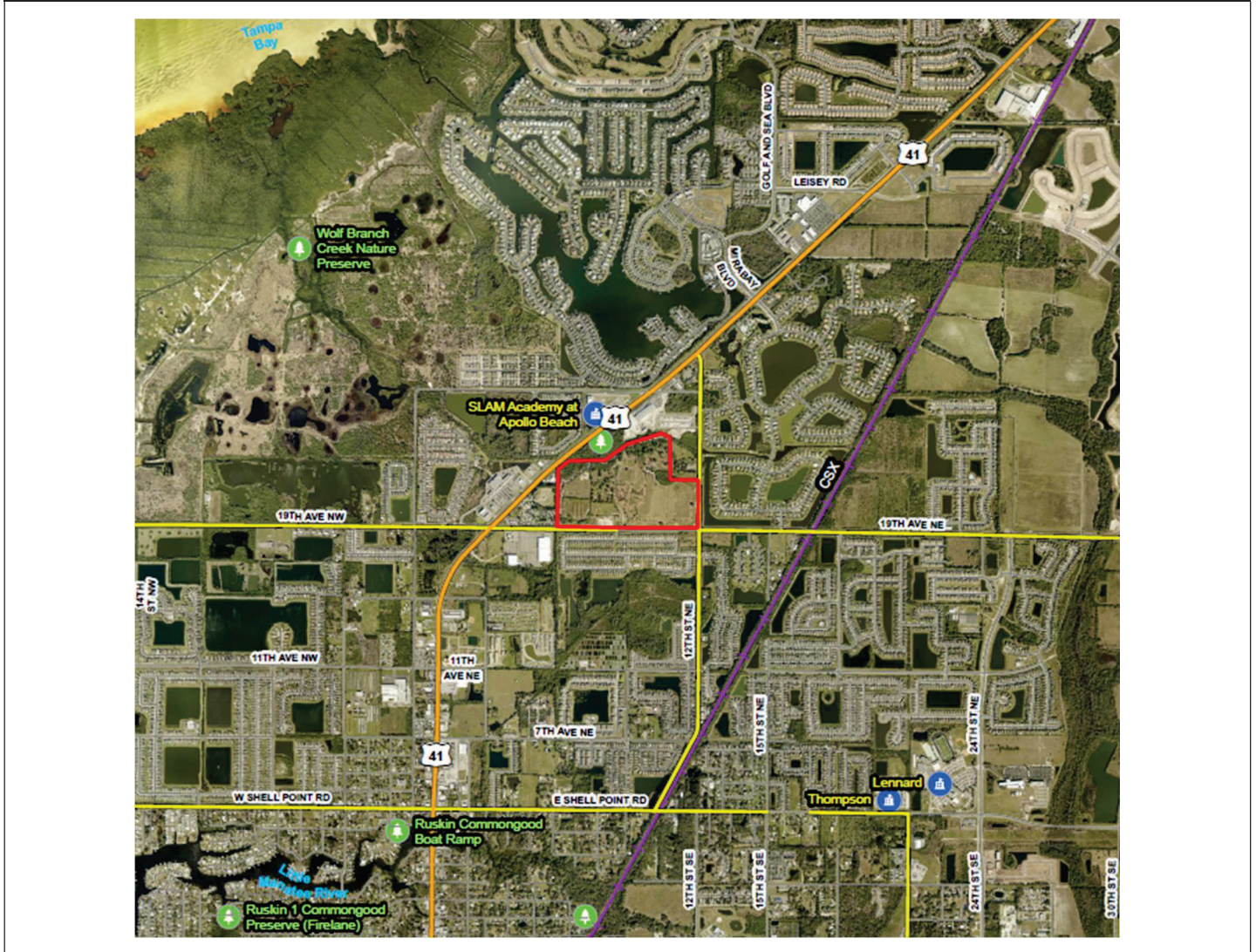
PD Variation(s):	None Requested
Waiver(s) to the Land Development Code:	None Requested.

Planning Commission Recommendation:
N/A

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area

The site is located in the Ruskin community within an area developed with single-family residential to the east and south, a mobile home park and commercial to the west and land owned by the School Board and to the north. Multi-family development is located further to the southeast. Given the FLU Category of the area and existing zonings, various lot sizes are present. Major roadways include U.S. 41 to the west and 19th Avenue NE on the south side of the parcel. All non-residential development is found along U.S.41. The parcel is located within Area 2 of the Ruskin Community Character Guidelines; however, the character guidelines are not applicable due to the FLU of the site (RES-12).

2.0 LAND USE MAP SET AND SUMMARY DATA

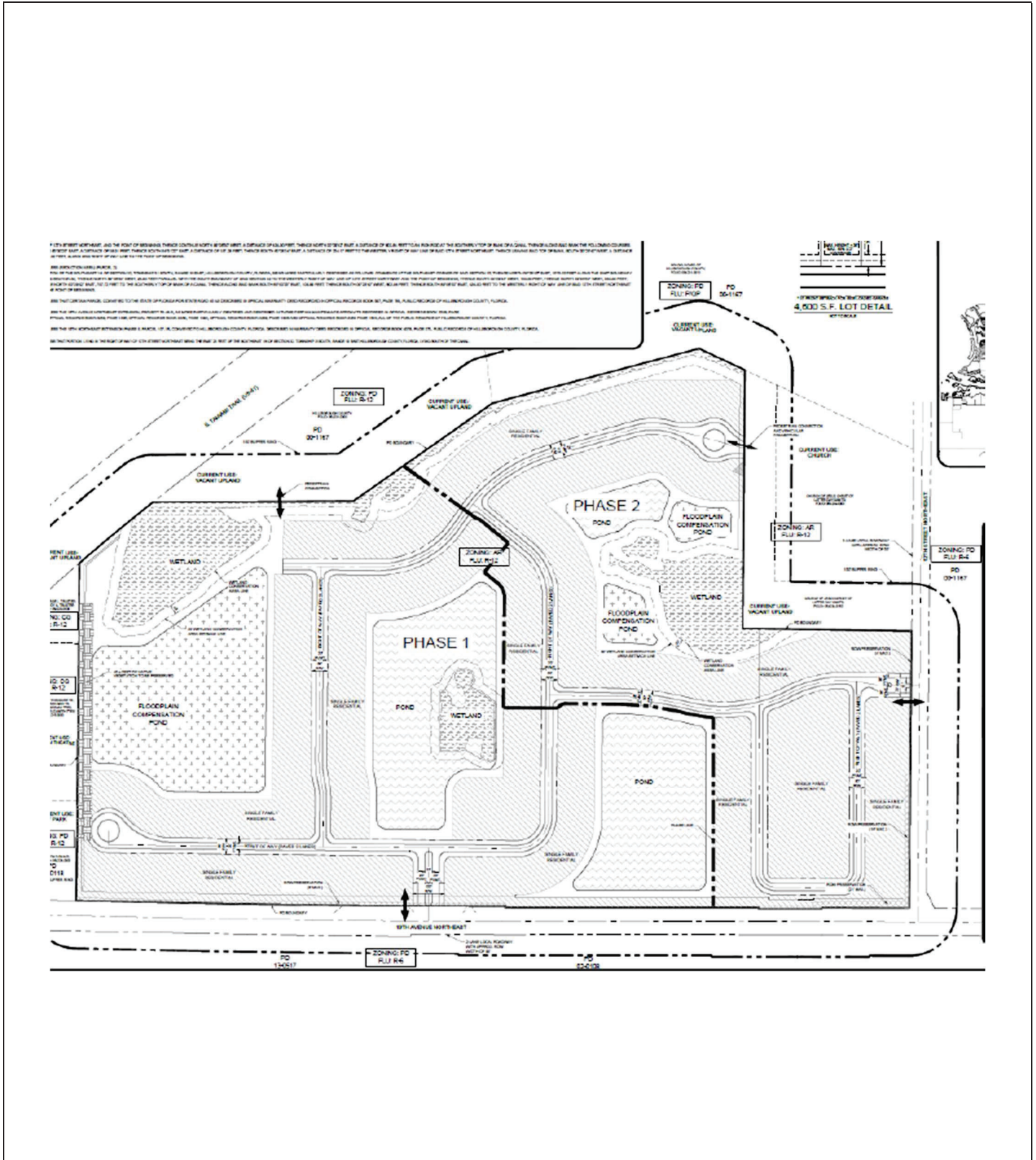
2.2 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	PD 00-1167	P/QP, RES-12	0.03 FAR	Park and Public School related uses	School bus parking and maintenance
South	PD 13-0517/ PD 02-0108	RES-6	6 units per acre	Single-family	Single-family
East	PD 00-1167 /AR	RES-12, RES-6	12 units per acre 6 units per acre	Single-family and agricultural	Church, single-family
West	PD 80-0118 / CG	RES-12	12 units per acre 0.27 FAR	Commercial and Mobile Home Park	Commercial and Mobile Home Park

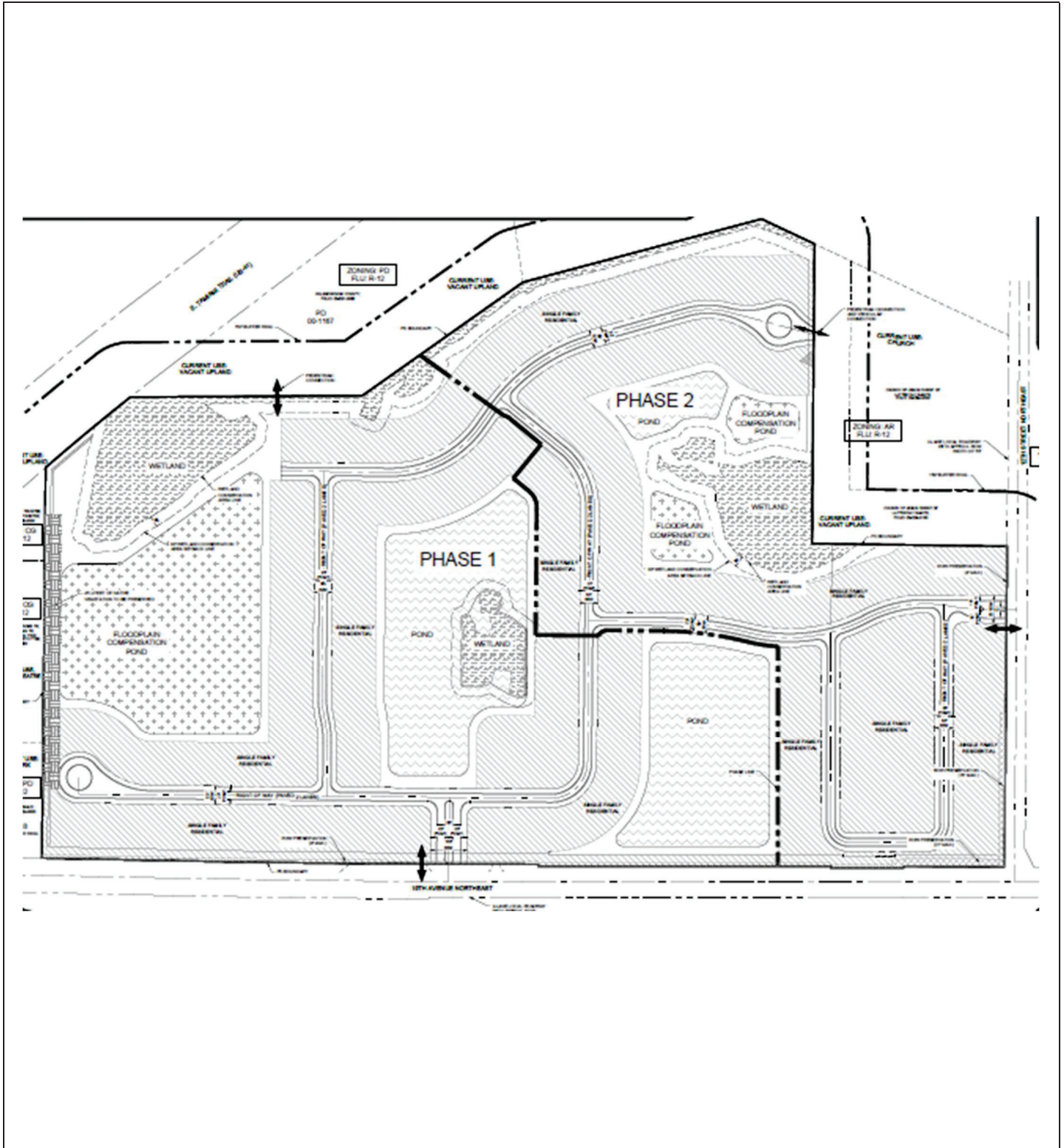
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan (Partial)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 Proposed Site Plan



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
19th Ave. NE	County Local - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
12th St. NE	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" 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	2,284	179	240
Proposed	2,284	179	240
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Pedestrian	Meets LDC
South	X	None	None	Meets LDC
East	X	Vehicular & Pedestrian	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
12th St. NE/Substandard Roadway	Design Exception DeMinimis Finding	Previously Approved
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	OBJECTIONS	CONDITIONS REQUESTED	ADDITIONAL INFORMATION/COMMENTS
Environmental:			
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See EPC Agency Review Comment Sheet.
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <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 type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other: _____			
Public Facilities:			
Transportation <input type="checkbox"/> Design Exception Requested <input type="checkbox"/> Off-site Improvements Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet" report.
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Water Resource Services Comment Sheet Water & Wastewater.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees No comments.			
Comprehensive Plan:			
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The site is 80.9+/- acres in size and was rezoned from Agricultural Rural (AR) to Planned Development (PD) 21-1335 for the development of 242 single-family detached dwelling units. The applicant proposes a minor modification to amend Condition 3.5.d relating to garage projections and Condition 3.5.a relating to driveway locations.

The applicant provides reasoning for the proposed condition modifications. The applicant states that Condition 3.5.d set maximum limitations on the projection of garages and entry features to avoid unattractive architecture, commonly referred to as “snout houses” where the garage is the predominant feature from the street view. The applicant proposes to allow the front porch to be located at a setback that exceeds the garage façade setback, but still subject to the 20-foot setback. Additional requirements for architectural enhancements include providing a roof covering the entry feature, as well as at least one (1) decorative column. Further, the applicant states that the proposed condition revisions ensure attractive architectural views from the street.

The second applicant proposed condition revision is regarding Condition 3.5.a which provides a design standard whereby driveways are required to be provided in an alternating pattern on the left or right side of the frontage. The intention of this provision was to create for variability in front façade design. However, this requirement may be adjusted for corner lots. The applicant proposes to allow for adjustments to this requirement to be considered for lots adjacent to drainage and utility easements. The applicant’s justification for the request includes to allow for better drainage flow as well as maintenance of drainage and utility easements by preventing proximity of driveways to such easements.

Staff has not identified any compatibility issues regarding this request.

5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions.**

6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted December 18, 2024.

1. Project shall be limited to a maximum of 242 single-family detached residential units.
2. Individual residential lots shall be developed in accordance with the following:

Minimum lot size:	4,600 square feet
Minimum lot width:	40 feet
Minimum front yard setback:	20 feet*
Minimum rear yard setback interior lots:	15 feet
Minimum rear yard setback exterior lots:	20 feet
Minimum side yard setback:	5 feet
Maximum building height:	35 feet/2-stories
Maximum lot coverage:	65 %

*includes entry feature if provided
3. Lots 50 feet or less in width shall be subject to the following:
 - 3.1 Each unit shall provide a 2-car garage.
 - 3.2 The garage door shall not exceed 60% of the unit's façade length.
 - 3.3 A driveway a minimum of 18 feet in width shall be provided.
 - 3.4 All 2-story Lots shall provide a transition between the first and second floor to break up the façade by using one or more of the following:
 - a. A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
 - b. A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
 - c. A change in materials between the first and second floors.
 - 3.5 1-story and 2-story units shall comply with the following:
 - a. All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots or lots adjacent to drainage easements or utilities as necessary.
 - b. Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.
 - c. Each unit's primary entrance door shall face the roadway.

- d. Garages shall be permitted to extend a maximum of 5 feet in front of the a front facade if an entry feature over primary entrance facing the street is provided. The front entry feature shall be roofed and feature a minimum one (1) decorative column. The garage setback shall meet the minimum front yard setback of 20 feet. The entry feature shall be at least 5 feet in depth, unless otherwise stated. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch, or other architectural feature. If the garage extends less than 5 feet from the front facade, the depth of the facade entry feature may be reduced accordingly and shall not at any point be permitted to be located at a setback that exceeds the garage facade setback. If no entry feature is provided, the garage shall not be placed closer to the street than any portion of the front facade.
4. A 45-foot buffer shall be provided along the western boundary. Existing vegetation, excluding non-native species shall be preserved within the buffer area. The buffer is intended to obscure light generated by the development. To the extent existing trees are removed, including the required removal of non-native invasive trees, the tree must be replaced with a similar size tree or trees in terms of both height and canopy opacity. The buffer shall be platted as a separate tract to be owned and maintained by the Homeowner's Association or similar entity.
5. If the ~~PD 21-1335~~ PRS 24-1124 is approved, the County Engineer will approve a de minimis exception to the previously approved Design (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th St. NE from the project access to 19th Ave. NE. Approval of the Design Exception, which was ~~found~~ approved approved by the County Engineer on ~~December 2, 2021~~ September 6, 2022, will result in the following improvements to be constructed by the developer:
 - a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.
6. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 19th Ave. NE frontage, such that a minimum of 21 feet of right-of-way is preserved for the first 290 feet west of 12th St. NE, and 9 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 12th St. NE frontage, such that a minimum of 16 feet of right-of-way is preserved for the first 400 feet north of 19th Ave. NE, and 4 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
8. Primary access to the project shall be provided via one full access connection on 19th Ave. NE and one full access connection on 12th St. NE., as shown on the PD Site Plan. The access connection on 19th Ave. NE shall align with existing access connection serving PD 13-0517 to the south. All existing

connections and driveway aprons that will not be utilized for access shall be removed and restored to typical standard at the time of site construction.

9. Prior to or concurrent with the initial phase of development, the developer shall construct an eastbound left turn lane into the project's access connection on 19th Ave. NE and a southbound right turn lane into the project's access connection on 12th St. NE.
10. As generally shown on the PD site plan, the developer shall construct a roadway stubout to the adjacent property, folio# 54234.0000, to the east. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
11. The developer shall construct a pedestrian cross access stubout to the adjacent property, folio#54231.0000 to the north.
12. Water distribution improvements will need to be completed prior to connection to the County's water system. The improvements include to funded CIP projects that are currently under construction, C320001 – South County Potable Water Repump Station Expansion and C32100 – Potable Water In-Line Booster Pump Stations, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.
13. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
14. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. ~~A Wetland Impact and Mitigation application has been received and is under review.~~
15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
16. Final design of buildings, stormwater retention areas, and ingress /egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE WITH HILLSBOROGUH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

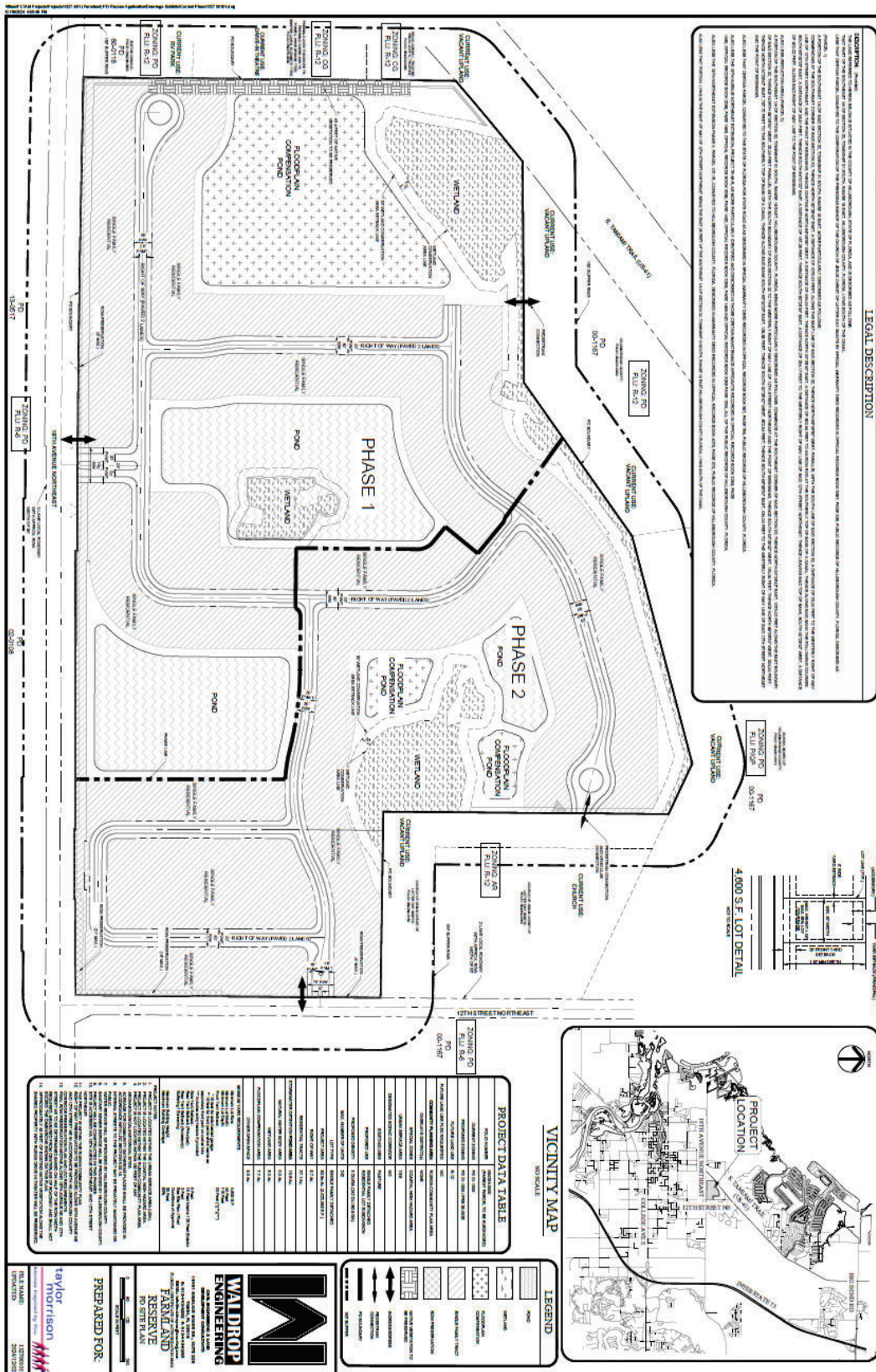
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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.

Zoning Administrator Sign Off:

J. Brian Grady

7.0 ADDITIONAL INFORMATION

8.0 Site Plan
 8.2 Proposed Site Plan (Full) -



8.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/16/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/South

PETITION NO: PRS 25-0091

- 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

REVISED:

5. If the ~~PD 21-1335~~ [PRS 24-1124](#) is approved, the County Engineer will approve a [de minimis exemption to the previously approved](#) Design Exception (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th St. NE from the project access to 19th Ave. NE. Approval of the Design Exception, which was ~~found approvable~~ [approved](#) by the County Engineer on [September 6, 2022](#) ~~December 2, 2021~~, will result in the following improvements to be constructed by the developer:
- a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a modification to Planned Development (PD 21-1335), approved for a 242 single-family detached unit subdivision on +/- 82.5-acres. The modification proposes changes to Condition 3.5.d relating to garage projections and Condition 3.5.a relating to driveway locations. The subject property is located east of US Highway 41 at the intersection of 19th Ave. NE and 12th St. NE. The Future Land Use designation of the site is Residential 12 (R-12).

The transportation analysis required by the Development Review Procedures Manual (DRPM) was a waived as the proposed modification will not result in a change in intensity, land use or access. Utilizing data from the Institute of Transportation Engineer's [Trip Generation Manual](#), 11th Edition, and based upon a generalized worst-case scenario, staff has prepared an estimate of the trip generation potential at project buildout.

Approved PD Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 242 Single Family Detached Units	2,284	179	240

(ITE LUC 210)			
---------------	--	--	--

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

19th Ave. NE is a 2-lane, undivided, collector roadway characterized by +/- 11-foot wide travel lanes in good condition within right-of-way varying between +/- 76 and +/-99 feet wide. There is a +/- 5-foot wide sidewalk on the south side of the roadway and +/- 5-foot paved shoulders on both sides.

12th St. NE is a 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot wide travel lanes in good condition. There is a +/-11-foot southbound left turn lane approaching 19th Ave. NE. The roadway lies within a +/- 50-foot wide right-of-way. There is a +/- 5-foot wide sidewalk along the east of the roadway. There are no paved shoulders along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The site has full vehicular and pedestrian access on 19th Ave. NE and 12th St. NE. A pedestrian access stubout is provided to the adjacent property to the north and a full vehicular and pedestrian access is required to stubout to the east.

APPROVED DESIGN EXCEPTION DE MINIMIS FINDING – 12TH STREET NE

The applicant’s Engineer of Record (EOR) previously submitted a Design Exception Request (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th St. NE from the project access to 19th Ave. NE. Based on factors presented in the Design Exception Request, the County Engineer found the request approvable on December 2, 2021, and issued final approval on September 6, 2022. If this rezoning is approved, the County Engineer will approve the Design Exception request. The Design Exception will result in the following improvements to be constructed by the developer:

- a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
- b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
- c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.

No changes to this Design Exception were proposed by the applicant. The County Engineer found the requested zoning changes will have no effect on this Design Exception. As such, the County Engineer will approve a de minimis exception to the previously approved Design Exception in the event PRS 25-0091 is approved.

ROADWAY LEVEL OF SERVICE

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
19 TH AVE NE	US HWY 41 N	US HWY 301	D	C
12 TH ST NE/ INTERCHANGE ST	US HWY 41 N	SHELL POINT RD	D	C

Source: Hillsborough County 2020 Level of Service Report.



November 3, 2021

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Farmland Reserve
Folio Number 054234.0000
RZ
Lincks Project No. 21113

The County Engineer has reviewed zoning modification application # _____ and determined the changes to be de minimis. As such, the previous approval shall stand.

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

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th Street from the project access to 19th Avenue. The developer proposes to rezone the subject property to allow up to 242 Single Family Homes.

According to the Hillsborough County Functional Classification Map, 12th Street is classified as a collector roadway and the subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the project.

The access to serve the project is proposed to be via one full access to 12th Street and one full access to 19th Avenue.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for 12th Street from the project access to 19th Avenue. This segment of 12th Street is currently a two-lane roadway. The following exceptions are requested to accommodate the proposed project.

- 1) Right of Way – TS-7 has 96 feet of right of way. The right of way along the property frontage is approximately 50 feet.
- 2) Lane Width – TS-7 has 12 foot travel lanes. The existing roadway has approximately 11 foot travel lanes.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 foot paved. The existing roadway has unpaved shoulders along the subject section.
- 4) Sidewalk – TS-7 has sidewalk on both sides of the roadway. There is currently sidewalk on the eastside of 12th Street within a CDD parcel.

The justification for the Design Exception is as follows:

1. There is limited right of way on the east side of 12th Street.
2. The developer proposes the following improvements:
 - a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - b. Add on 8 foot shoulders with 5 foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - c. Construct 5' sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.

Figure 1 illustrates the limits of the proposed improvements and Figure 2 illustrates the proposed Typical Section.

Based on the above, it is our opinion, the proposed improvements to 12th Street will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

TABLE 1

TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>			
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Single Family	210	242 DU's	2,344	44	133	177	149	88	237

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

Mr. Mike Williams
November 3, 2021
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



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

Disapproved
 Approved
 Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

**Michael J.
Williams**

Digitally signed

by Michael J.

Williams

Date: 2022.09.06

16:58:28 -04'00'

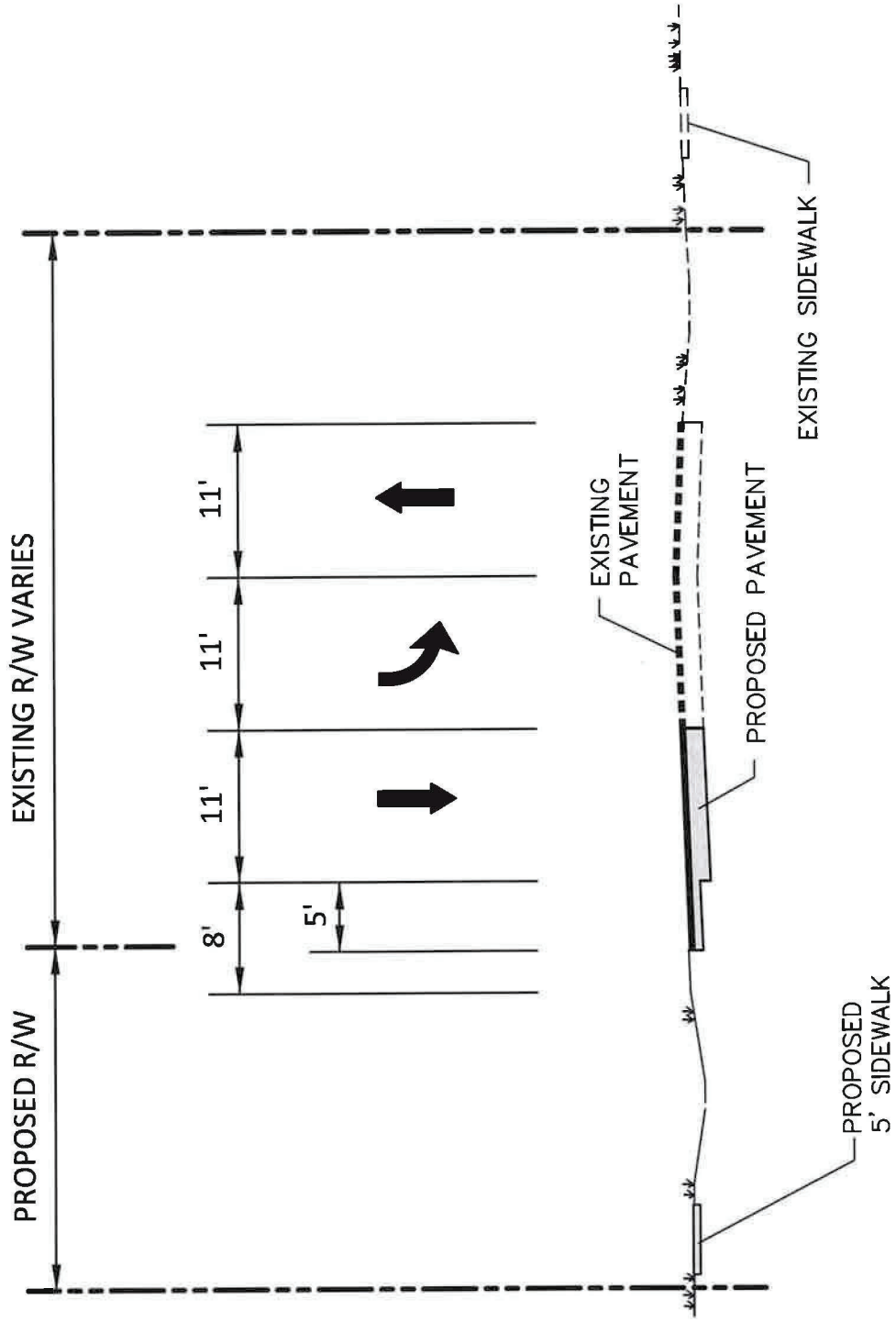
Sincerely,

Michael J. Williams

Hillsborough County Engineer



FIGURE 1
ACCESS IMPROVEMENTS



TYPICAL SECTION
12th STREET N.E.

FIGURE 2

APPENDIX



PD PLAN



TS-7



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

- Functional Classifications
Authority, Classification**
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

This Hillsborough County Roadways Functional Map will be used to all maps to the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are below:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.10.00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
- PART 3.11.00 UNIVERSITY CITY DEVELOPMENT STANDARDS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 6.08.00 SIGNAGE STANDARDS AND GUIDELINES
- PART 12.01.00 DEFINITIONS

OTHER PARTS OF THE LDC NOT LISTED ABOVE

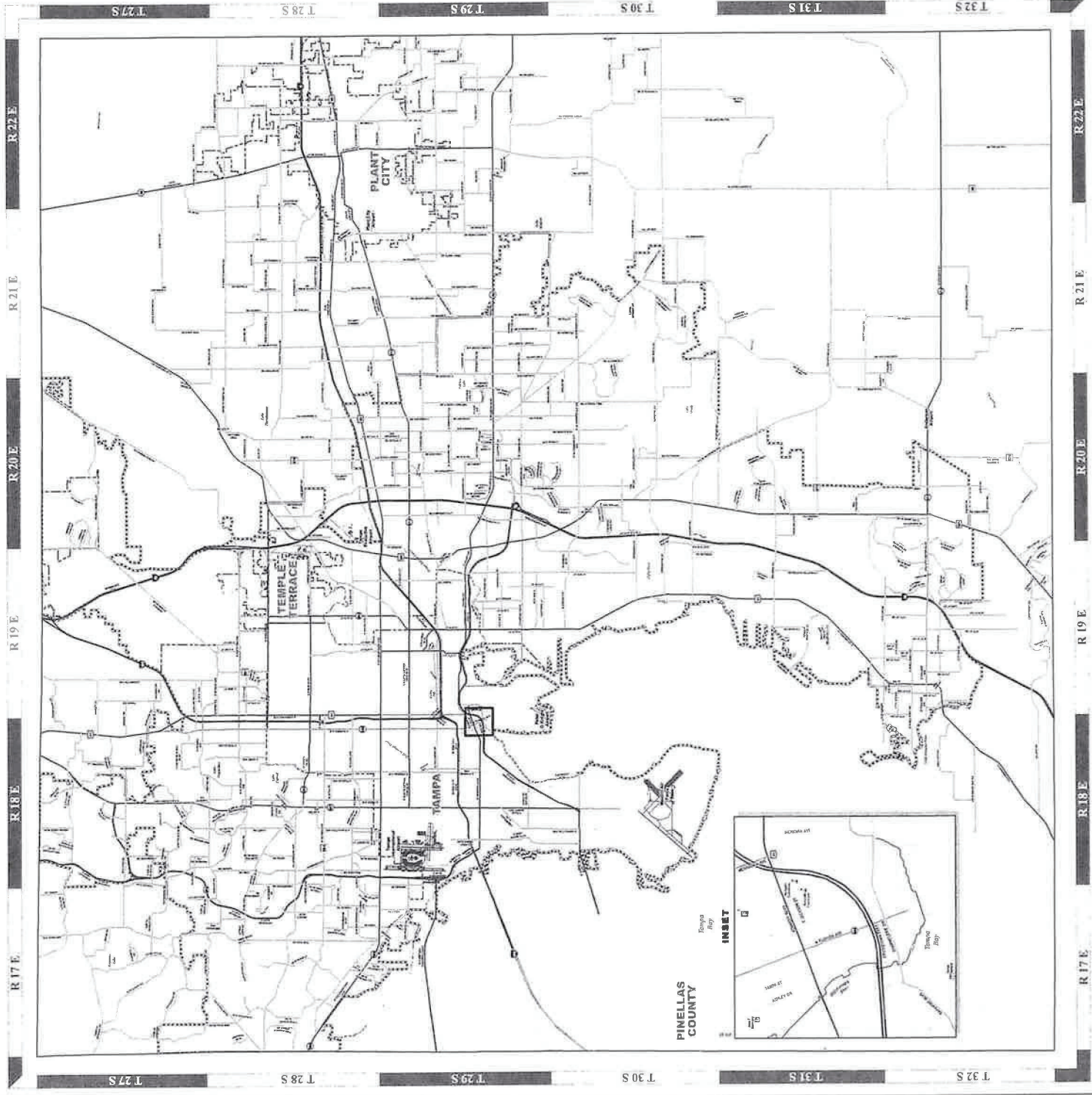
In addition to being subject matters to the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of the information contained herein for purposes not intended by the County for any particular purpose.

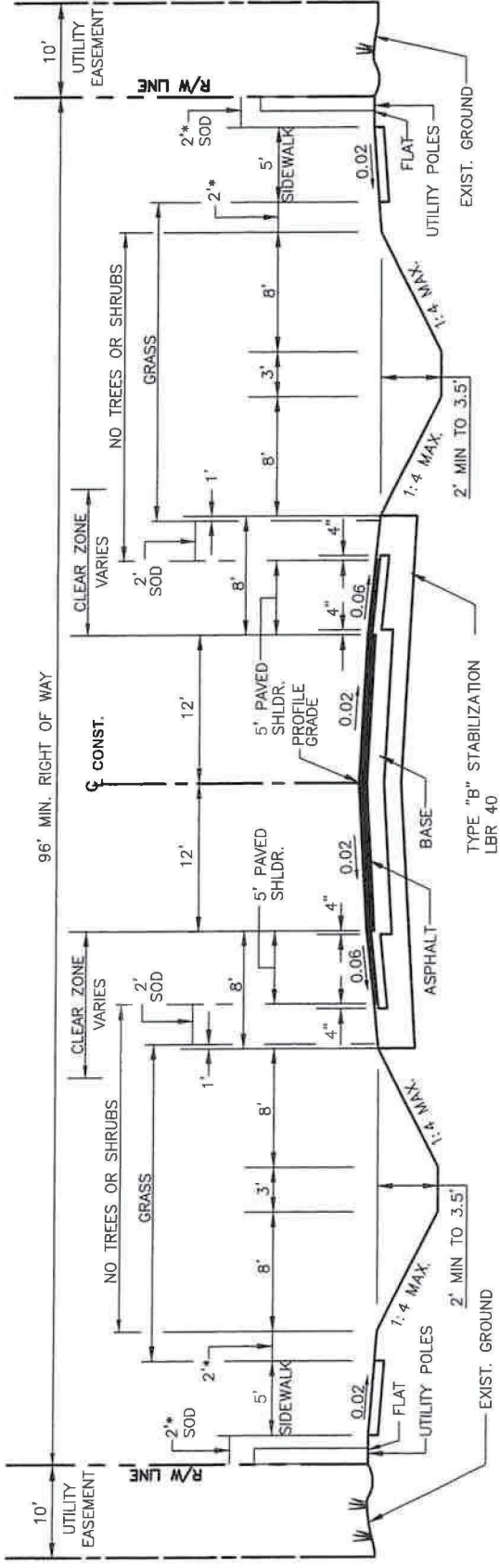
SOURCE: This map has been prepared for the inventory of road property taxes within Hillsborough County and is compiled from various records, plans, and other public records. It has been based on the best available information and is not intended to be used for any other purpose. The County does not warrant the accuracy of the information contained on this map.

901 E Kennedy Blvd
Tampa, FL 33602
(813) 272-5810
printroom@hillsboroughcounty.org



HILLSBOROUGH COUNTY
ROADWAYS FUNCTIONAL CLASSIFICATION MAP





TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

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

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

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

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

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
19th Ave. NE	County Local - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
12th St. NE	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" 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	2,284	179	240
Proposed	2,284	179	240
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Pedestrian	Meets LDC
South	X	None	None	Meets LDC
East	X	Vehicular & Pedestrian	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
12th St. NE/Substandard Roadway	Design Exception DeMinimis Finding	Previously Approved
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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



**CURRENTLY
APPROVED**

Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted January 24, 2022.

1. Project shall be limited to a maximum of 242 single-family detached residential units.

2. Individual residential lots shall be developed in accordance with the following:

Minimum lot size:	4,600 square feet
Minimum lot width:	40 feet
Minimum front yard setback:	20 feet
Minimum rear yard setback interior lots:	15 feet
Minimum rear yard setback exterior lots:	20 feet
Minimum side yard setback:	5 feet
Maximum building height:	35 feet/2-stories
Maximum lot coverage:	65 %

3. Lots 50 feet or less in width shall be subject to the following:

3.1 Each unit shall provide a 2-car garage.

3.2 The garage door shall not exceed 60% of the unit's façade length.

3.3 A driveway a minimum of 18 feet in width shall be provided.

3.4 All 2-story Lots shall provide a transition between the first and second floor to break up the façade by using one or more of the following:

a. A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.

b. A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.

c. A change in materials between the first and second floors.

3.5 1-story and 2-story units shall comply with the following:

a. All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.

b. Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.

c. Each unit's primary entrance door shall face the roadway.

d. Garages shall be permitted to extend a maximum of 5 feet in front of the front façade if an entry feature over primary entrance facing the street is provided. The garage setback

shall meet the minimum front yard setback of 20 feet. The entry feature shall be at least 5 feet in depth, unless otherwise stated. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch, or other architectural feature. If the garage extends less than 5 feet from the front façade, the depth of the entry feature may be reduced accordingly and shall not at any point be permitted to be located at a setback that exceeds the garage façade setback. If no entry feature is provided, the garage shall not be placed closer to the street than any portion of the front façade.

4. A 45-foot buffer shall be provided along the western boundary. Existing vegetation, excluding non-native species shall be preserved within the buffer area. The buffer is intended to obscure light generated by the development. To the extent existing trees are removed, including the required removal of non-native invasive trees, the tree must be replaced with a similar size tree or trees in terms of both height and canopy opacity. The buffer shall be platted as a separate tract to be owned and maintained by the Homeowner's Association or similar entity.
5. If the PD 21-1335 is approved, the County Engineer will approve a Design (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th St. NE from the project access to 19th Ave. NE. Approval of the Design Exception, which was found approvable by the County Engineer on December 2, 2021, will result in the following improvements to be constructed by the developer:
 - a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.
6. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 19th Ave. NE frontage, such that a minimum of 21 feet of right-of-way is preserved for the first 290 feet west of 12th St. NE, and 9 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the 12th St. NE frontage, such that a minimum of 16 feet of right-of-way is preserved for the first 400 feet north of 19th Ave. NE, and 4 feet of right-of-way is preserved for the remaining frontage. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
8. Primary access to the project shall be provided via one full access connection on 19th Ave. NE and one full access connection on 12th St. NE., as shown on the PD Site Plan. The access connection on 19th

Ave. NE shall align with existing access connection serving PD 13-0517 to the south. All existing access connections and driveway aprons that will not be utilized for access shall be removed and restored to typical standard at the time of site construction.

9. Prior to or concurrent with the initial phase of development, the developer shall construct an eastbound left turn lane into the project's access connection on 19th Ave. NE and a southbound right turn lane into the project's access connection on 12th St. NE.
10. As generally shown on the PD site plan, the developer shall construct a roadway stubout to the adjacent property, folio# 54234.0000, to the east. In addition to any end-of-way treatment/signage required by the Manual of Uniform Traffic (MUTCD), the developer shall place signage which identifies roadway stub-outs as a "Future Roadway Connection".
11. The developer shall construct a pedestrian cross access stubout to the adjacent property, folio#54231.0000 to the north.
12. Water distribution improvements will need to be completed prior to connection to the County's water system. The improvements include to funded CIP projects that are currently under construction, C320001 – South County Potable Water Repump Station Expansion and C32100 – Potable Water In-Line Booster Pump Stations, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.
13. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
14. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. A Wetland Impact and Mitigation application has been received and is under review.
15. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
16. Final design of buildings, stormwater retention areas, and ingress /egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/16/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: APB/South

PETITION NO: PRS 25-0091

- 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

REVISED:

5. If the ~~PD 21-1335~~ [PRS 24-1124](#) is approved, the County Engineer will approve a [de minimis exemption to the previously approved](#) Design Exception (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th St. NE from the project access to 19th Ave. NE. Approval of the Design Exception, which was ~~found approvable~~ [approved](#) by the County Engineer on [September 6, 2022](#) ~~December 2, 2021~~, will result in the following improvements to be constructed by the developer:
- a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a modification to Planned Development (PD 21-1335), approved for a 242 single-family detached unit subdivision on +/- 82.5-acres. The modification proposes changes to Condition 3.5.d relating to garage projections and Condition 3.5.a relating to driveway locations. The subject property is located east of US Highway 41 at the intersection of 19th Ave. NE and 12th St. NE. The Future Land Use designation of the site is Residential 12 (R-12).

The transportation analysis required by the Development Review Procedures Manual (DRPM) was a waived as the proposed modification will not result in a change in intensity, land use or access. Utilizing data from the Institute of Transportation Engineer's [Trip Generation Manual](#), 11th Edition, and based upon a generalized worst-case scenario, staff has prepared an estimate of the trip generation potential at project buildout.

Approved PD Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 242 Single Family Detached Units	2,284	179	240

(ITE LUC 210)			
---------------	--	--	--

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

19th Ave. NE is a 2-lane, undivided, collector roadway characterized by +/- 11-foot wide travel lanes in good condition within right-of-way varying between +/- 76 and +/-99 feet wide. There is a +/- 5-foot wide sidewalk on the south side of the roadway and +/- 5-foot paved shoulders on both sides.

12th St. NE is a 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot wide travel lanes in good condition. There is a +/-11-foot southbound left turn lane approaching 19th Ave. NE. The roadway lies within a +/- 50-foot wide right-of-way. There is a +/- 5-foot wide sidewalk along the east of the roadway. There are no paved shoulders along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

The site has full vehicular and pedestrian access on 19th Ave. NE and 12th St. NE. A pedestrian access stubout is provided to the adjacent property to the north and a full vehicular and pedestrian access is required to stubout to the east.

APPROVED DESIGN EXCEPTION DE MINIMIS FINDING – 12TH STREET NE

The applicant’s Engineer of Record (EOR) previously submitted a Design Exception Request (dated November 3, 2021) to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th St. NE from the project access to 19th Ave. NE. Based on factors presented in the Design Exception Request, the County Engineer found the request approvable on December 2, 2021, and issued final approval on September 6, 2022. If this rezoning is approved, the County Engineer will approve the Design Exception request. The Design Exception will result in the following improvements to be constructed by the developer:

- a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
- b. Add on 8-foot shoulders with 5-foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
- c. Construct 5-foot sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.

No changes to this Design Exception were proposed by the applicant. The County Engineer found the requested zoning changes will have no effect on this Design Exception. As such, the County Engineer will approve a de minimis exception to the previously approved Design Exception in the event PRS 25-0091 is approved.

ROADWAY LEVEL OF SERVICE

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
19 TH AVE NE	US HWY 41 N	US HWY 301	D	C
12 TH ST NE/ INTERCHANGE ST	US HWY 41 N	SHELL POINT RD	D	C

Source: Hillsborough County 2020 Level of Service Report.



LINCKS & ASSOCIATES, INC.

November 3, 2021

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 22nd Floor
Tampa, FL 33602

Re: Farmland Reserve
Folio Number 054234.0000
RZ
Lincks Project No. 21113

The County Engineer has reviewed zoning modification application # _____ and determined the changes to be de minimis. As such, the previous approval shall stand.

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

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual to meet Land Development Code Section 6.04.03L for 12th Street from the project access to 19th Avenue. The developer proposes to rezone the subject property to allow up to 242 Single Family Homes.

According to the Hillsborough County Functional Classification Map, 12th Street is classified as a collector roadway and the subject site is within the Hillsborough County Urban Service Area.

Table 1 provides the trip generation for the project.

The access to serve the project is proposed to be via one full access to 12th Street and one full access to 19th Avenue.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for 12th Street from the project access to 19th Avenue. This segment of 12th Street is currently a two-lane roadway. The following exceptions are requested to accommodate the proposed project.

- 1) Right of Way – TS-7 has 96 feet of right of way. The right of way along the property frontage is approximately 50 feet.
- 2) Lane Width – TS-7 has 12 foot travel lanes. The existing roadway has approximately 11 foot travel lanes.
- 3) Shoulders – TS-7 has 8 foot shoulders with 5 foot paved. The existing roadway has unpaved shoulders along the subject section.
- 4) Sidewalk – TS-7 has sidewalk on both sides of the roadway. There is currently sidewalk on the eastside of 12th Street within a CDD parcel.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

The justification for the Design Exception is as follows:

1. There is limited right of way on the east side of 12th Street.
2. The developer proposes the following improvements:
 - a. Extend the southbound left turn lane on 12th Street at 19th Avenue to the proposed project access.
 - b. Add on 8 foot shoulders with 5 foot paved (bike lanes) from 19th Avenue to the northern property line on the west side of 12th Street.
 - c. Construct 5' sidewalk on the west side of 12th Street from 19th Avenue to the northern property line.

Figure 1 illustrates the limits of the proposed improvements and Figure 2 illustrates the proposed Typical Section.

Based on the above, it is our opinion, the proposed improvements to 12th Street will mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

TABLE 1

TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>			
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Single Family	210	242 DU's	2,344	44	133	177	149	88	237

(1) Source: ITE Trip Generation Manual, 10th Edition, 2017.

Mr. Mike Williams
November 3, 2021
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



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

Disapproved
 Approved
 Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E.

Michael J.
Williams

Digitally signed

by Michael J.

Williams

Date: 2022.09.06

16:58:28 -04'00'

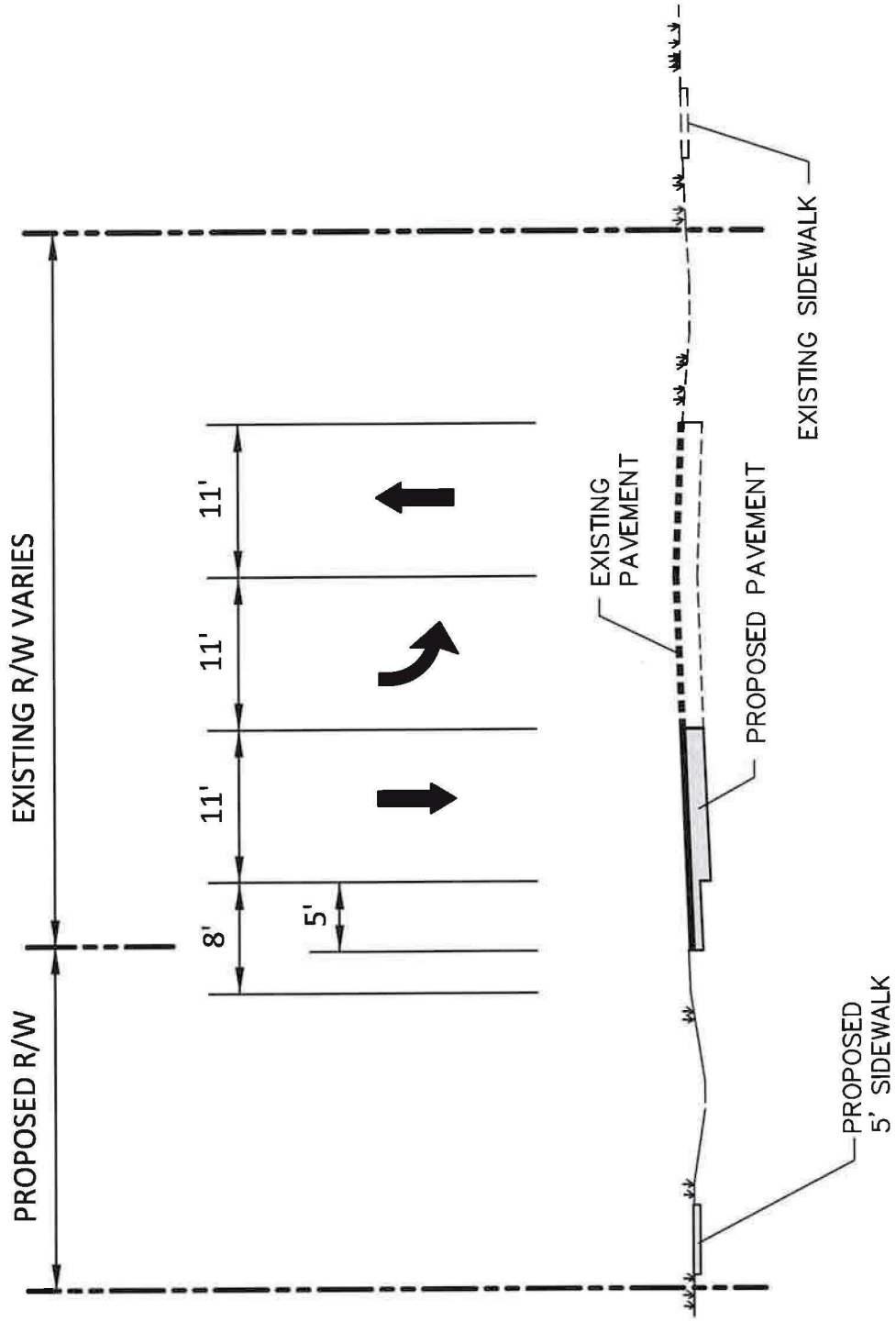
Sincerely,

Michael J. Williams

Hillsborough County Engineer



FIGURE 1
ACCESS IMPROVEMENTS



TYPICAL SECTION
12th STREET N.E.

FIGURE 2

APPENDIX



PD PLAN



TS-7



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



Legend

- Functional Classifications
Authority, Classification**
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

This Hillsborough County Roadways Functional Map will be used to all maps to the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are below:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.10.00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
- PART 3.11.00 CITRUS PARK VILLAGE DEVELOPMENT STANDARDS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 6.08.00 SIGNAGE STANDARDS AND GUIDELINES
- PART 6.09.00 ADDITIONAL USES
- PART 12.01.00 DEFINITIONS

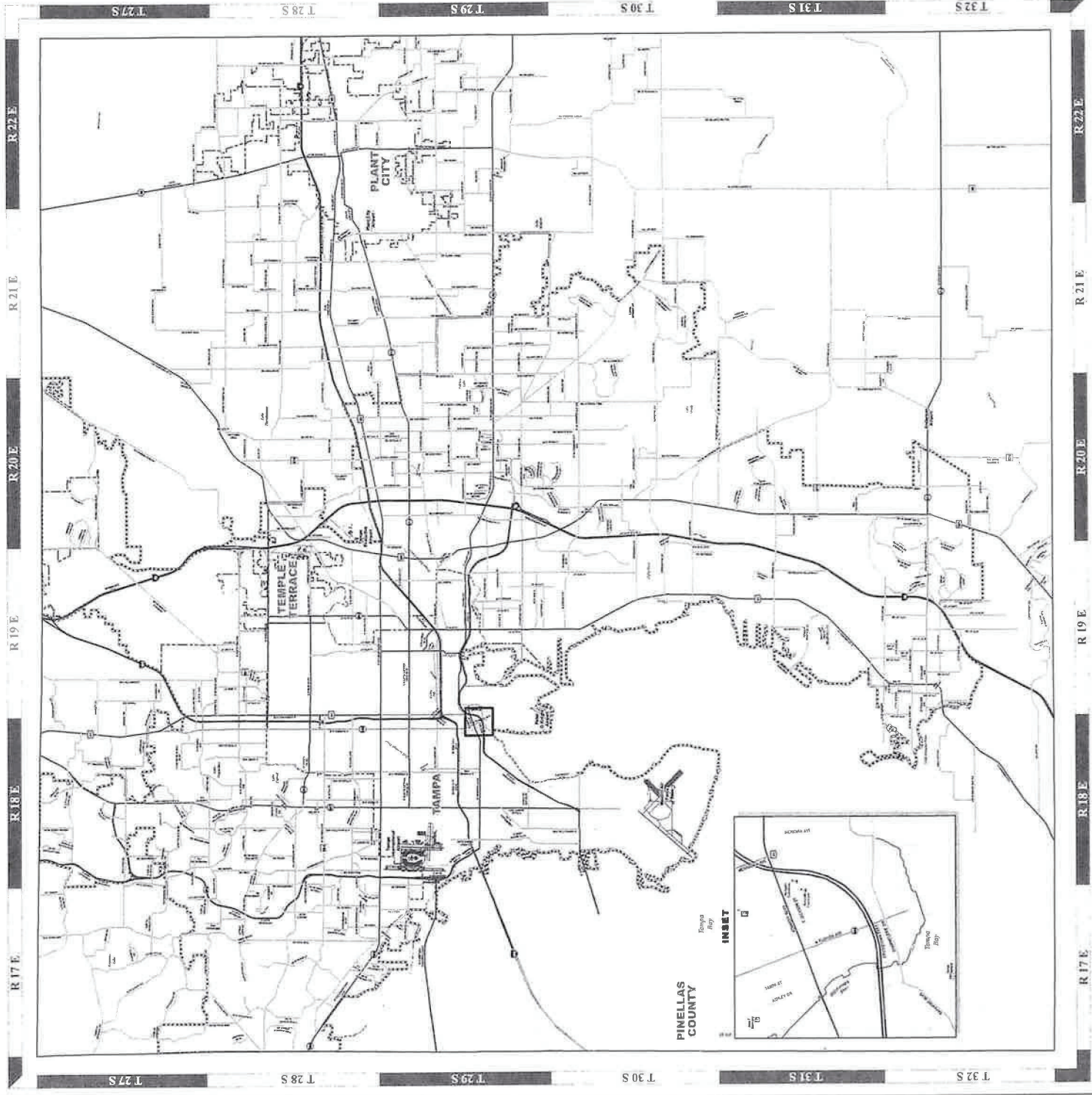
In addition to being subject matters to the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of the information contained herein for purposes not intended by the County for any particular purpose.

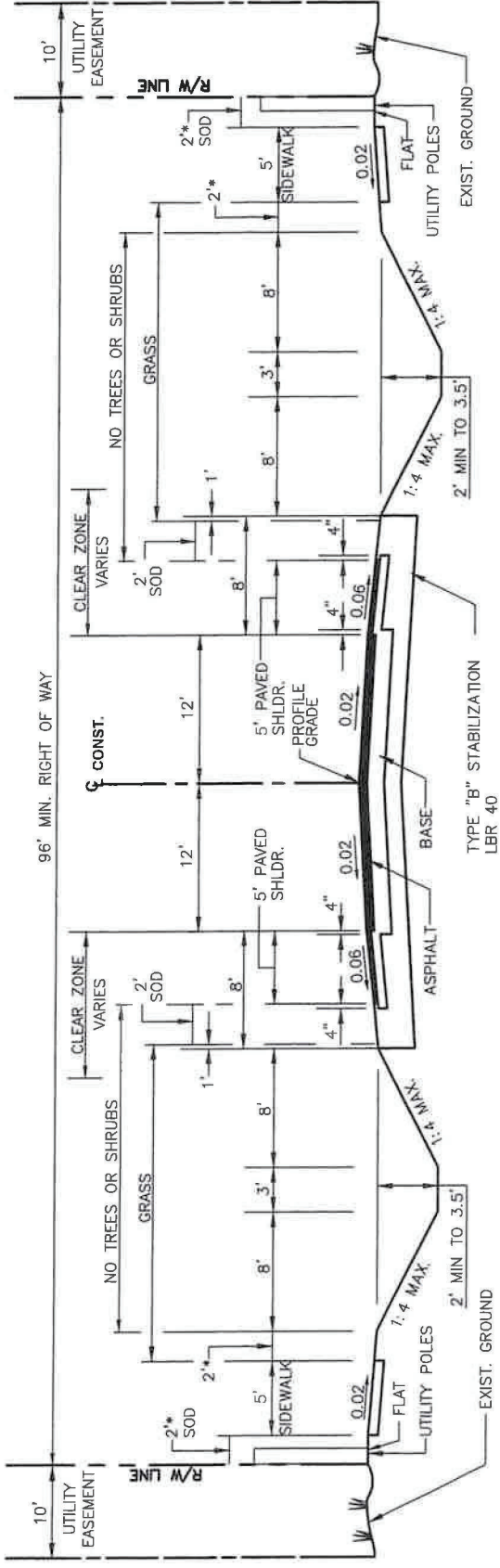
SOURCE: This map has been prepared for the inventory of road property taxes within Hillsborough County and is compiled from various records, plans, and other public records. It has been based on the most current data available for the information contained on the map.

901 E Kennedy Blvd
Tampa, FL 33602
(813) 272-5810
printroom@hillsboroughcounty.org



HILLSBOROUGH COUNTY
ROADWAYS FUNCTIONAL CLASSIFICATION MAP





TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

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

REVISION DATE: 10/17	 Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION
DRAWING NO. TS-7		SHEET NO. 1 OF 1

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
19th Ave. NE	County Local - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
12th St. NE	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" 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	2,284	179	240
Proposed	2,284	179	240
Difference (+/-)	0	0	0

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Pedestrian	Meets LDC
South	X	None	None	Meets LDC
East	X	Vehicular & Pedestrian	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
12th St. NE/Substandard Roadway	Design Exception DeMinimis Finding	Previously Approved
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Christine Miller
 Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Diana M. Lee, P.E. AIR DIVISION
 Michael Lynch WETLANDS DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 1/7/2025</p> <p>PETITION NO.: 25-0091</p> <p>EPC REVIEWER: Dessa Clock</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1158</p> <p>EMAIL: clockd@epchc.org</p>	<p>COMMENT DATE: 11/15/2024</p> <p>PROPERTY ADDRESS: 910 19th Ave NE, Ruskin</p> <p>FOLIO #: 0542340000</p> <p>STR: 32-31S-19E</p>
<p>REQUESTED ZONING: Minor modification to PD</p>	
FINDINGS	
<p>WETLANDS PRESENT</p>	<p>YES</p>
<p>SITE INSPECTION DATE</p>	<p>N/A</p>
<p>WETLAND LINE VALIDITY</p>	<p>SWFWMD valid through 11/9/2025</p>
<p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>Wetlands in northern and central portion of property</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. • 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 	

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

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 and approved by Southwest Florida Water Management District staff (SWFWMD). Please be advised this formal determination expires November 9, 2025.
- 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.

dc/cb

ec: amiller@taylormorrison.com , rlopes@rviplanning.com



Adequate Facilities Analysis: Rezoning

Date: December 17, 2024

Acreage: 80.9 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 25-0091

Future Land Use: RES-12

HCPS #: RZ 657

Maximum Residential Units: 242

Address: Intersection of 19th avenue and N US HWY 41

Residential Type: Single Family Detached

Parcel Folio Number(s): 054234.0000

School Data	Doby Elementary	Eisenhower Middle	Lennard High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	958	1509	2494
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	643	1174	2563
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	67%	78%	103%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 12/16/2024	276	335	0
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	47	22	33
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	101%	101%	104%

Notes: Although Doby Elementary, Eisenhower Middle and Lennard High Schools are projected to be over capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the middle and high school levels. However, there is no adjacent capacity available at the elementary level. The applicant is advised to contact the school district for more information.

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

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
 Department Manager, Planning & Siting
 Growth Management Department
 Hillsborough County Public Schools

E: andrea.stingone@hcps.net

P: 813.272.4429 C: 813.345.6684



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:** 11/1/2024
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/18/2024
PROPERTY OWNER: Taylor Morrison of Florida, Inc. **PID:** 25-0091
APPLICANT: RVi Planning + Landscape Architecture
LOCATION: 910 NE 19th Avenue Ruskin, FL 33570
FOLIO NO.: 54234.0000, 54234.3122, 54234.3124, 54234.3126

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

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

PETITION NO.: PRS 25-0091 REVIEWED BY: Clay Walker, E.I. DATE: 11/5/2024

FOLIO NO.: 54234.0000, 54234.3122, 54234.3124, 54234.3126

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (approximately ___ feet from the site), (adjacent to the site), and is located south of the subject property within the south Right-of-Way of 19th Avenue Northeast. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 24 inch wastewater forcemain exists (approximately ___ feet from the project site), (adjacent to the site) and is located south of the subject property within the north Right-of-Way of 19th Avenue Northeast. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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