

# PD Modification Application:

**PRS 22-0523**

**BOCC Land Use Meeting Date:  
10/11/2022**



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Maronda Homes

FLU Category: R-1 (Residential-1)

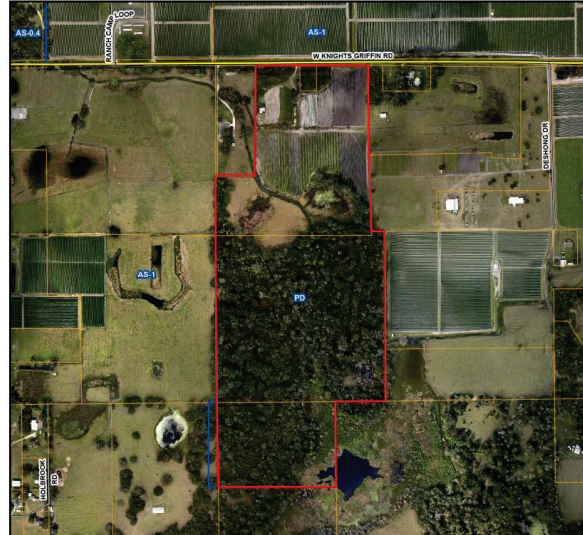
Service Area: Rural

Site Acreage: Approximately 83.7 acres

Community Plan Area: East Rural

Overlay: None

Request: Minor Modification to PD



### Existing Approvals:

**PD 04-1157:** On October 12, 2004, the Board of County Commissioners approved Planned Development (PD) 04-1157 for 81 single-family conventional residential lots on the approximate 83.7-acre parcel.

#### Subsequent Amendments

**PRS 05-1304:** Was to permit cross access to the south.

**PRS 07-0722:** On May 8, 2007, the Board of County Commissioners approved the request for a Minor Modification to Planned Development (PD) 04-1157 to reconfigure the basic form of the project to accommodate a revised vehicle circulation pattern. Changes to the basic form included (1) relocation of the required park; and (2) removal of the requirement on the site plan for one-acre lots on the southern project boundary.

### Proposed Modification(s):

The request is for a minor modification to a planned development (PD 04-1157). The applicant proposes a decrease in the number of dwellings from 70 single-family homes to 65 single-family homes.

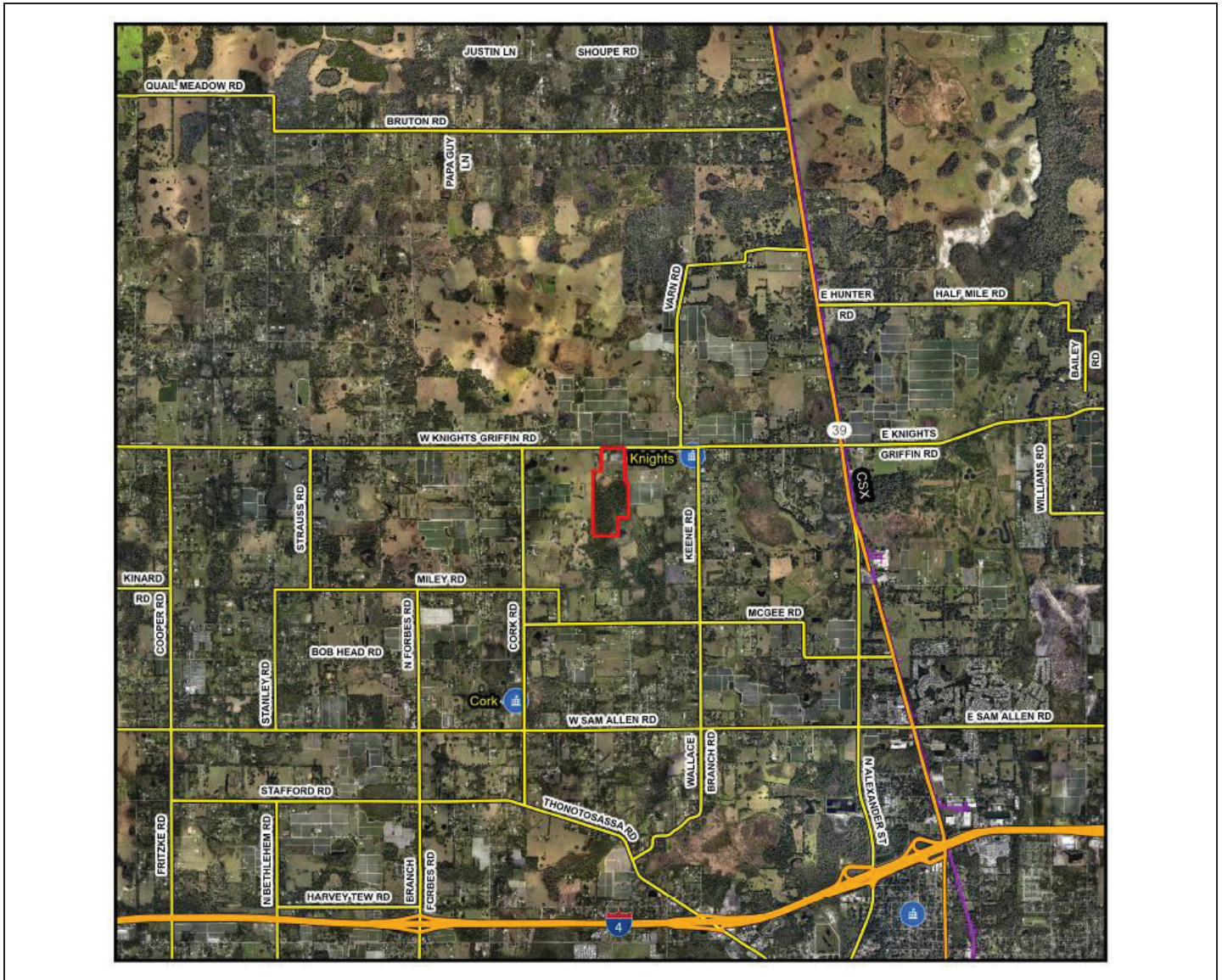
The purpose of the modification is to modify the conditions of approval and reflect the changes on the site plan. The applicant proposes to (1) to remove the maximum of 27 lots allowed to be developed as half-acre lots to allow all lots to be developed as half-acre lots; (2) increase the minimum lot width from 90 feet to 100 feet; (3) the site plan also illustrates revisions to the internal circulation and access.

### Additional Information:

PD Variations	None requested.
Waiver(s) to the Land Development Code	None requested.
Planning Commission Recommendation	No comments.
Development Services Department Recommendation	Approvable, subject to conditions.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



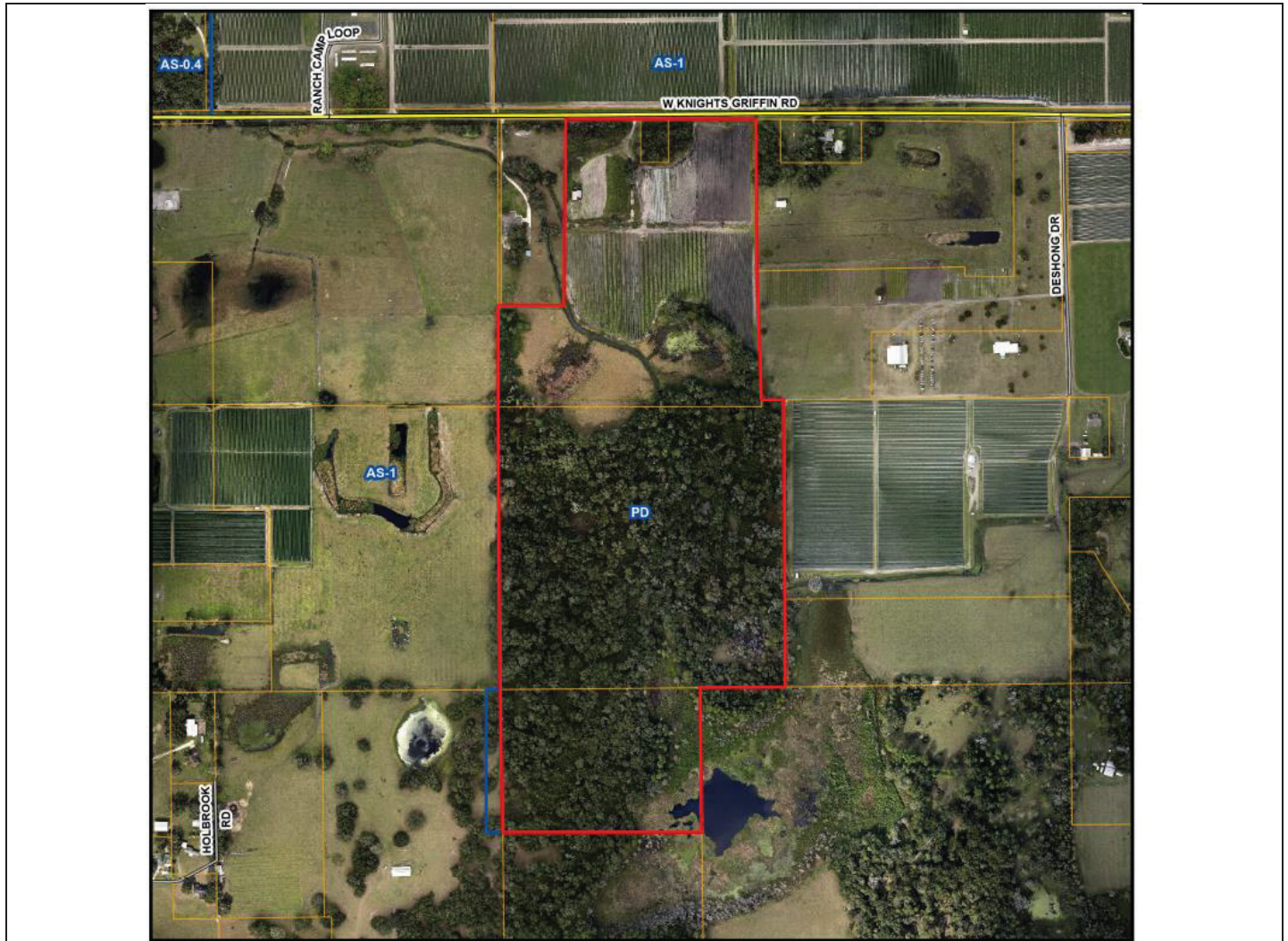
#### Context of Surrounding Area:

The area immediately surrounding the proposed project consists primarily of agricultural and large-lot single-family residential to the south, east and west of the subject site.

North across W. Knights Griffin Road is AS-1, AS-0.4 and consists of agricultural and residential. Approximately 2,600 feet to the east is the location of Knights Elementary School.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Immediate Area Map

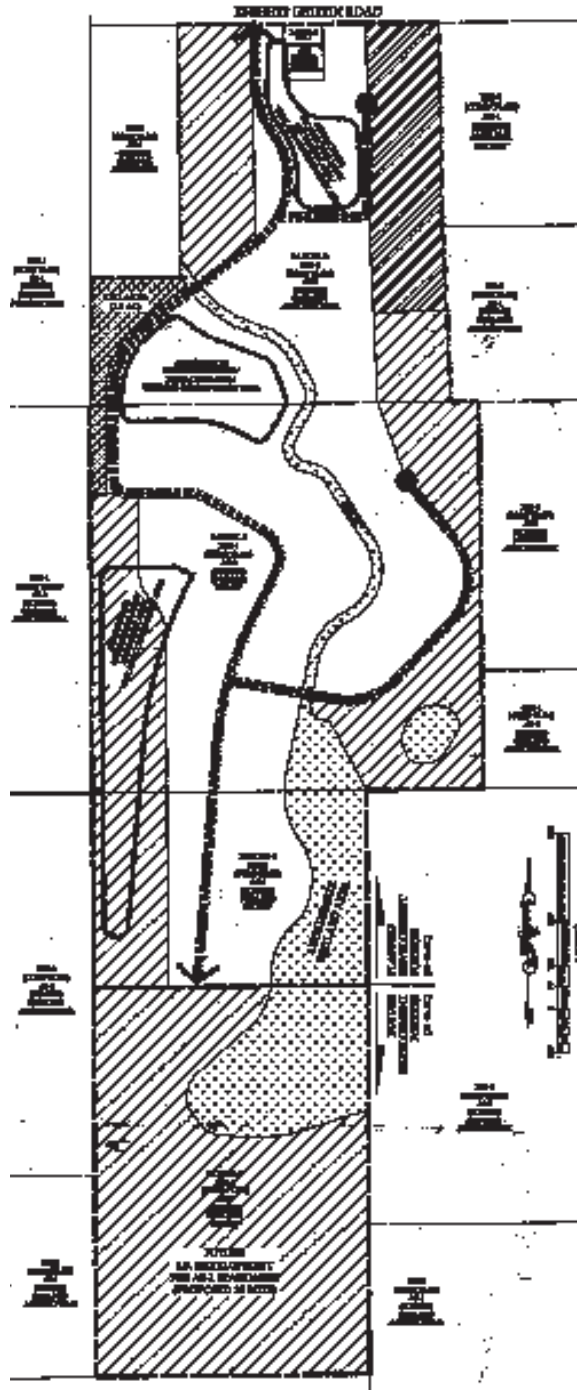


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1, AS-0.4	43,560 sf (1 acre); 108,900 sf	AG related, and residential	Agriculture and Residential
South	AS-1	43,560 sf (1 acre)	AG related, and residential	Agriculture and Residential
East	AS-1	43,560 sf (1 acre)	AG related, and residential	Agriculture and Residential
West	AS-1	43,560 sf (1 acre)	AG related, and residential	Agriculture and Residential

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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

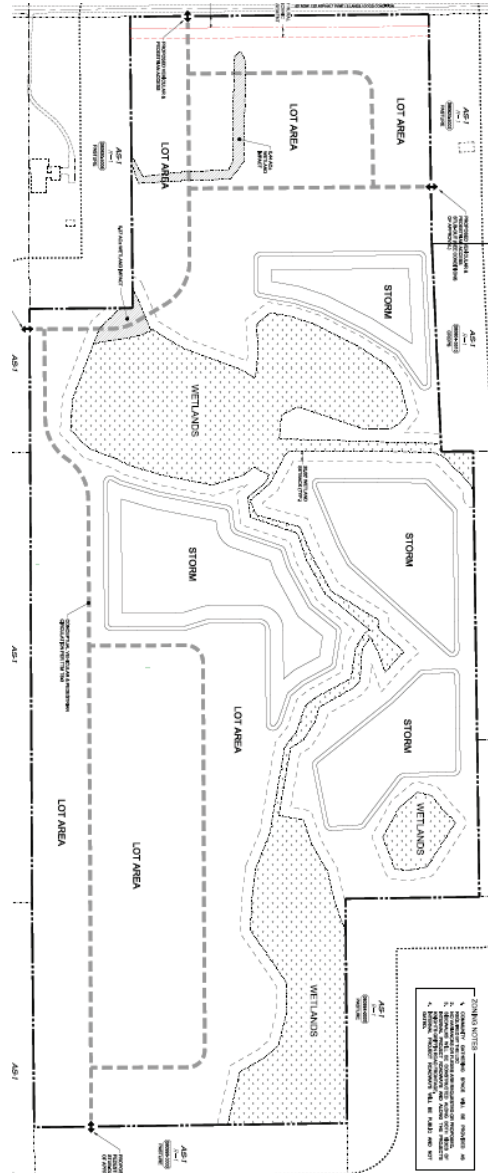


## 2.0 LAND USE MAP SET AND SUMMARY DATA

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

**DEVELOPMENT STANDARDS:**  
LOT SIZE: 0.5 AC (MIN.)  
  
LOT WIDTH: 100 FT (MIN.)  
LOT COVERAGE: 30 PERCENT  
BUILDING HEIGHT: 35 FT - 2 STORIES

**SETBACKS:**  
FRONT 25 FT  
SIDE 10 FT  
REAR 25 FT



Site Plan, Received 8-26-22

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
Knights Griffin Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (Right-of-Way Dedication)
	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

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	749	54	72
Proposed	700	51	67
Difference (+/-)	(-) 49	(-) 3	(-) 5

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

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

<b>Design Exception/Administrative Variance</b> <input type="checkbox"/> Not applicable for this request		
<b>Road Name/Nature of Request</b>	<b>Type</b>	<b>Finding</b>
Knights Griffin Rd. - Substandard Rd.	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <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	See "Transportation Review Agency Comment Sheet"
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Located outside the Hillsborough County Urban Service Area.
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The applicant is proposing to decrease the number of units from 70 sf to 65 sf.
Comprehensive Plan:	Comments	Findings	Conditions	Additional
<b>Planning Commission</b> <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"/> Density Bonus Requested <input type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Found consistent pursuant to PD 04-1157.

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The request is for a minor modification to a planned development (PD 04-1157) approved for 81 single-family conventional residential lots on the approximate 83.7-acre parcel. On May 8, 2007, a Minor Modification to Planned Development PRS 07-0722 was approved to reconfigure the basic form of the project to accommodate a revised vehicle circulation pattern. Changes to the basic form (PRS 07-0722) included (1) relocation of the required park; and (2) removal of the requirement on the site plan for one-acre lots on the southern project boundary.

The applicant proposes to modify the conditions of approval and reflect the changes on the site plan. The applicant requests to (1) to remove the maximum of 27 lots allowed to be developed as half-acre lots to allow all lots to be developed as half-acre lots; (2) increase the minimum lot width from 90 feet to 100 feet; (3) the site plan also illustrates revisions to the internal circulation and connectivity. Transportation staff notes, that the Design Exception for the substandard road (Knights Griffin Road) has been found approvable.

Currently, the development is allowed a minimum lot size of half-acre for up to 27 lots which may be located anywhere within the development, including the perimeter. Other lots have minimum lots sizes up to 1 acre. The applicant proposes to remove the restriction of 27 half-acre lots. The minimum lot width allowable under PRS 07-0722 is 90 feet for all lots. In lieu of removing the number of lots permitted to be a minimum of a half-acre or greater in size, the applicant proposes to increase the lot width from 90 feet to 100 feet, decreasing the number of single-family homes that may be located along the perimeter; thereby, minimizing the impacts of allowing all lots to be a minimum of half an acre.

The area immediately surrounding the proposed project consists primarily of agricultural and large-lot single-family residential to the south, east and west of the subject site. North across W. Knights Griffin Road is AS-1, AS-0.4 and consists of agricultural and residential. Approximately 2,600 feet to the east is the location of Knights Elementary School.

The subject site is located outside the Urban Service Area and condition no. 1 requires that all lots shall have a minimum of one-half acres of upland and that lots one-half acre in size shall not include any retention/wetland areas in the lot area calculation.

### 5.2 Recommendation

Given the overall request is to reduce the number of lots from 70 single-family lots to 65 single-family lots and increase the minimum lot width from 90 feet to 100 feet, staff finds the overall request approvable.



## 6.0 PROPOSED CONDITIONS

Prior to PD Site Plan certification, the developer shall revise the plan to remove the Knights Griffin Rd. Cross-Section from the plan. Staff notes that construction plan set, which will be designed in accordance with the approved Design Exception, shall be controlling.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 26, 2022. Previous conditions not carried forward are shown as strikethrough, and new conditions are shown as underlined.

1. The project shall be permitted a maximum of ~~70~~ 65 single-family conventional dwelling units (may include accessory structures and dwellings, subject to the Land Development Code requirements), subject to the following development standards, unless otherwise referenced herein:

Minimum lot size	0.5 acre ( <del>a maximum if 27 lots shall be 0.5 acre</del> )
Minimum lot width	<del>90</del> <u>100</u> feet
Maximum height	35 feet
Front yard setback	25 feet
Rear yard setback	25 feet
Side yard setback	10 feet
Maximum lot coverage	30 percent

All lots shall have a minimum of one-half acres of upland. Lots one-half acre in size shall not include any retention/wetland areas in the lot area calculation.

2. The lot owners shall be permitted horses, subject to the Land Development Code animal regulations.
3. The project shall provide one of two recreational area options (minimum of 1.5 acres or greater). Option 1 may provide the reuse or expansion of an existing barn, subject to the Land Development Code Section 6.11.92, Stables, Public, regulations. If Option 1 is developed, a 6-foot-high solid fence shall be provided along the western property boundary from W. Knights Griffin Road south to the ditch, unless the adjacent property owner signs a notarized waiver of the fence requirement prior to final subdivision approval. Option 2 may provide a passive park in the location shown on the site plan. Whichever option is not used, the designated area may be developed as residential lots. However, if Option 1 is developed as residential, the lots shall be a minimum of 1-acre in size and the fence is not required.
4. A number of significant trees have been identified on the site by Planning and Growth Management Natural Resources staff. The developer shall meet with Natural Resources staff prior to preliminary site plan submittal in order to minimize tree removal.
5. The developer shall construct on a left turn lane into the site and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the impacted intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur without the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.

This project's traffic does not meet the threshold for a right turn lane. However, if the parcel adjacent to this site develops, additional traffic could be generated by the cross access connection requiring the need for a future right turn lane. The applicant should take this into consideration when designing this site.

6. ~~Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If, with the addition of background and project traffic, and if warranted by the results of the transportation analysis, as determined by Hillsborough County, the developer shall provide, at his expense, a left turn storage lane of sufficient length to accommodate anticipated left turning traffic, (for westbound to southbound traffic) into the site, on Knights-Griffin Road. The design and construction of this left turn lane shall be approved by Hillsborough County Planning and Growth Management Department. All roadway construction of said left turn lane shall be completed with proper transitions from the widened section to the existing roadway pavement. Prior to or concurrent with the initial increment of development, the developer shall construct a westbound to southbound left turn lane on King griffin Rd. at the project entrance.~~
7. ~~Prior to or concurrent with the initial increment of development, the property owner shall dedicate and The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04 1157), whichever comes first, up to 50 feet of right of way from the existing center line of right of way on Knights Griffin Road, to accommodate for the right of way as needed for a two lane rural collector with a bicycle lane. This shall be up to 25 35 feet from the existing of right-of-way along the project's Knights Griffin Rd. frontage. The bicycle lane shall be designed and constructed based on the latest edition of the Transportation Technical Manual.~~
8. Sidewalks shall be constructed within the right-of-way along all roadways adjacent to the property boundaries, and along both sides of . ~~Unless otherwise approved, sidewalks shall also be constructed on all internal roadways. Additional sidewalk shall be constructed along Knights Griffin Rd. consistent with the Design Exception requirements.~~
9. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
10. The project shall be served by and limited to one (1) connection to Knights Griffin Rd. Additionally, the developer shall construct one (1) roadway stubout along the eastern project boundary, one (1) roadway stubout along the western project boundary, and one (1) roadway stubout along the southern project boundary.
11. In addition to any temporary end of roadway treatment/signage required by the MUTCD, the developer shall place signage at all roadway access stubouts not connecting to an existing roadway which identifies the stubout as a "Future Roadway Connection".
912. Billboards and pole signs shall be prohibited. Prior to issuance of any preliminary site development permits, a unified sign plan shall be reviewed and approved by the County for the development.
1013. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop. The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. if the site is required or otherwise allowed

to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application for service as additional analysis will be required to make the final determination.


- ~~11~~14. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
15. 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.
16. 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).
17. 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.
18. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Preservation Area setbacks. A minimum setback of 50 feet must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted. Impervious surfaces and other encroachments into Wetland Preservation Area setbacks as depicted on the proposed rezoning plan may require a variance from the Land Use Hearing Officer prior to approval of Site Construction plans.
19. 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.
20. 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.
- ~~12~~21. 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.
- ~~13~~22. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~14~~23. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall

submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

15. 24. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

25. 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:**

  
J. Brian Grady  
Tue Sep 27 2022 05:58:12

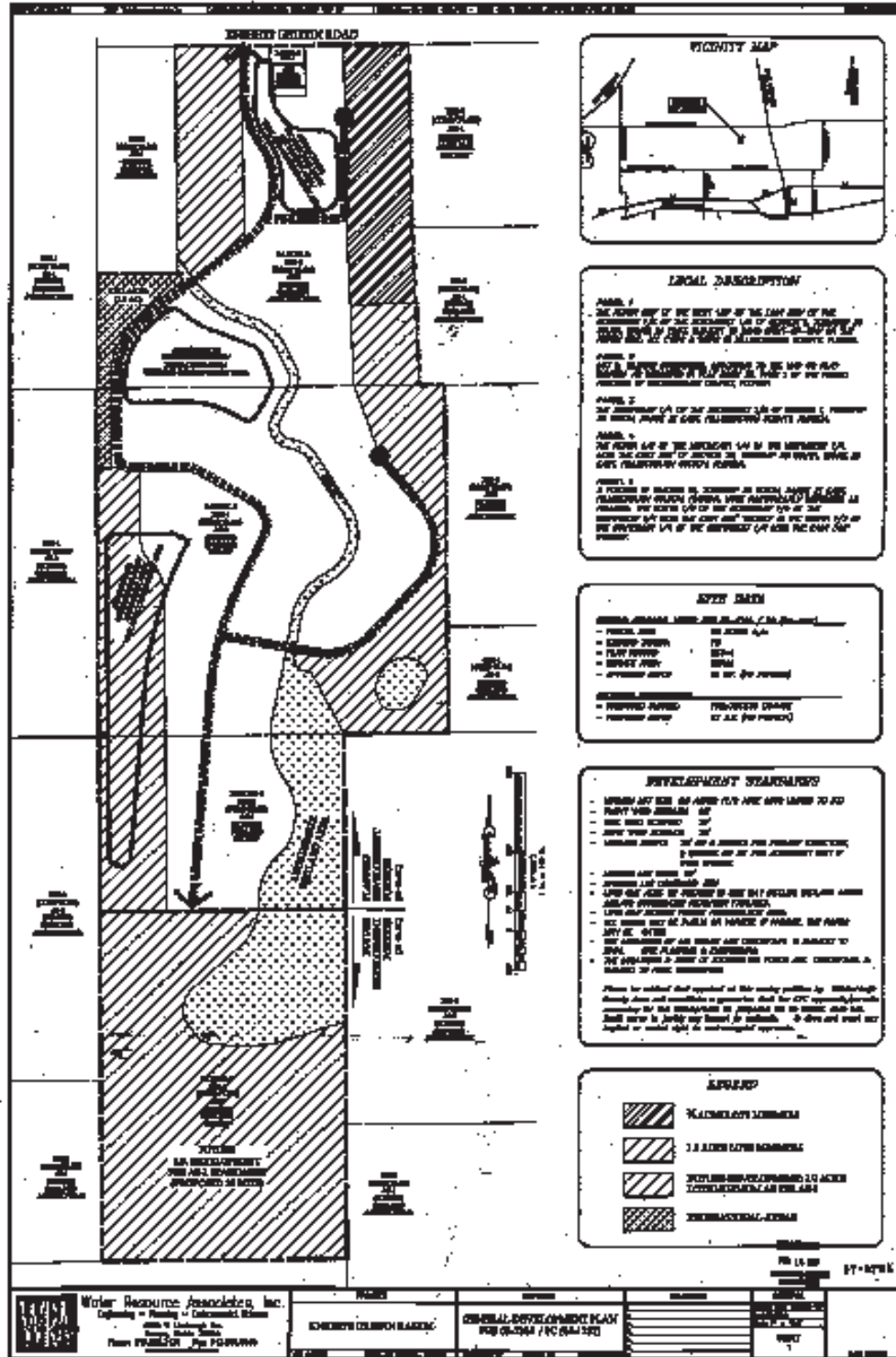
**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

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**

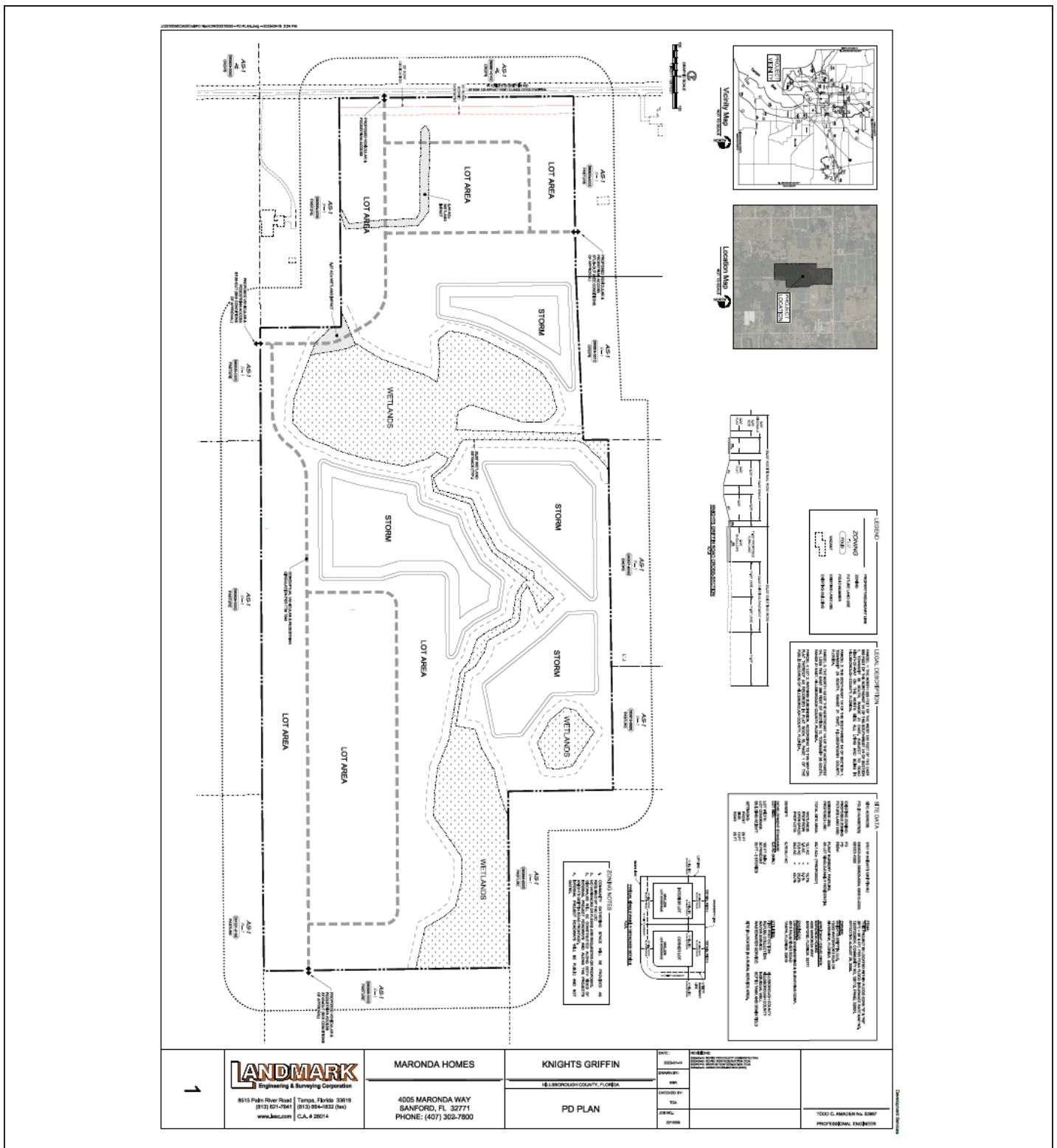
8.0 SITE PLANS (FULL)

8.1 Approved Site Plan (Full)



8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan



**9.0 FULL TRANSPORTATION REPORT (see following pages)**



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/18/2022

Revised: 8/26/2022

Revised: 9/25/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: PRS 22-0523

- 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.

### NEW AND REVISED CONDITIONS OF APPROVAL

#### Revised Conditions

6. ~~Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If, with the addition of background and project traffic, and if warranted by the results of the transportation analysis, as determined by Hillsborough County, the developer shall provide, at his expense, a left turn storage lane of sufficient length to accommodate anticipated left turning traffic, (for westbound to southbound traffic) into the site, on Knights Griffin Road. The design and construction of this left turn lane shall be approved by Hillsborough County Planning and Growth Management Department. All roadway construction of said left turn lane shall be completed with proper transitions from the widened section to the existing roadway pavement.~~ Prior to or concurrent with the initial increment of development, the developer shall construct a westbound to southbound left turn lane on Kings Griffin Rd. at the project entrance.

*[Transportation Review Section staff is proposing to modify this condition in order to reflect the updated entitlement and transportation analysis submitted by the applicant, as well as conform the wording of the condition to current practice.]*

7. ~~Prior to or concurrent with the initial increment of development, The the applicant property owner shall dedicate and convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-1157), whichever comes first, up to 50 feet of right of way from the existing center line of right of way on Knights Griffin Road, to accommodate for the right of way as needed for a two lane rural collector with a bicycle lane. This shall be up to 25-35 feet from the existing right of way. The bicycle lane shall be designed and constructed based on the latest edition of the Transportation Technical Manual of right-of-way along the project's Knights Griffin Rd. frontage.~~ Prior to or concurrent with the initial increment of development, the applicant property owner shall dedicate and convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-1157), whichever comes first, up to 50 feet of right of way from the existing center line of right of way on Knights Griffin Road, to accommodate for the right of way as needed for a two lane rural collector with a bicycle lane. This shall be up to 25-35 feet from the existing right of way. The bicycle lane shall be designed and constructed based on the latest edition of the Transportation Technical Manual of right-of-way along the project's Knights Griffin Rd. frontage.

*[Transportation Review Section staff is proposing to modify this condition in order to reflect the right-of-way dedication requirement related to substandard roadways, as proffered by the applicant, as well as the dedication and conveyance of additional right-of-way as necessary to accommodate required site access improvements, together which total 35 feet. Staff has also streamlined the language to comport with current practice.]*

8. Sidewalks shall be constructed within the right-of-way along all roadways adjacent to the property boundaries, and, ~~Unless otherwise approved, sidewalks shall also be constructed on~~ along both sides of all internal roadways. Additional sidewalk shall be constructed along Knights Griffin Rd. consistent with the Design Exception requirements.

*[Transportation Review Section staff is proposing to modify this condition in order to reflect the current proposal, and to reference the Design Exception, which also provides for additional sidewalk requirements.]*

**New Conditions**

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- The project shall be served by and limited to one (1) connection to Knights Griffin Rd. Additionally, the developer shall construct one (1) roadway stubout along the eastern project boundary, one (1) roadway stubout along the western project boundary, and one (1) roadway stubout along the southern project boundary.
- In addition to any temporary end of roadway treatment/signage required by the MUTCD, the developer shall place signage at all roadway access stubouts not connecting to an existing roadway which identifies the stubout as a “Future Roadway Connection”.

**Other Conditions**

- Prior to PD Site Plan certification, the developer shall revise the plan to remove the Knights Griffin Rd. Cross-Section from the plan. Staff notes that construction plan set, which will be design in accordance with the approved Design Exception, shall be controlling.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a Minor Modification (PRS) to an existing Planned Development (PD) which consists of multiple parcels, totaling +/- 84.55 ac. The existing PD #04-1157, was most recently modified via Minor Modification/Personal Appearance (PRS) #07-0722. PRS #07-0722 was approved for up to 70 single-family conventional (detached) dwelling units, to include accessory structures and dwellings in accordance with LDC requirements, and all lot owners were permitted to keep horses on their property subject to compliance with the applicable LDC “animal regulations”. Through this request, the applicant is proposing to modify the PD to reduce the number of dwelling units to 65 as well as modify minimum lot sizes. The applicant is also proposing additional connectivity beyond that shown in the 2007 approval in order to comply with current LDC requirements.

Given that the project is decreasing entitlements and the access to Knights Griffin Rd. is unchanged, no transportation analysis was required pursuant to the Development Review Procedures Manual (DRPM).

Staff has prepared a comparison of the potential trips generated by development, under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Data presented below is based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 70 single-family detached dwelling units (ITE LUC 210)	749	54	72

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
---------------	------------------------	-----------------------

		AM	PM
PD, 65 single-family detached dwelling units (ITE LUC 210)	700	51	67

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(-) 49</b>	<b>(-) 3</b>	<b>(-) 5</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Knights Griffin Rd. is a publicly maintained, 2-lane, undivided, substandard, rural, arterial roadway characterized by +/- 21-22 feet of pavement in average condition. Adjacent to the project site, the roadway lies within a +/- 50-foot wide right-of-way. There are no bicycle lanes or sidewalks along Knights Griffin Rd. in the vicinity of the proposed project.

**SITE ACCESS AND CONNECTIVITY**

*Primary Access*

Primary vehicular and pedestrian access remain via a single connection to Knights Griffin Rd.

*Other Connectivity*

The applicant is proposing roadway stubouts along its eastern, western and southern boundaries to accommodate extension of the roadway into large tracts of land surrounding the project which have not been developed to their highest and best use, but which are expected to do so in the future. Such connectivity is required pursuant to multiple subsections within Sec. 6.02.01.A. of the LDC.

**DESIGN EXCEPTION – SUBSTANDARD RD.**

As W. Knights Griffin Rd. is a substandard arterial roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated June 17, 2022 and last revised September 21, 2022) 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 Design Exception request approvable (on September 22, 2022). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-Lane, Rural Local and Collector Roadways) include:

1. The developer is requesting to maintain the existing 11-foot wide travel lanes, in lieu of the 12-foot wide travel lanes required per TS-7;
2. The developer is requesting to leave the northern side of the roadway in its existing condition, in lieu of the 8-foot wide stabilized shoulder, of which 5-feet is required to be paved per TS-7; and,
3. The developer is proposing to construct a 2-foot wide stabilized shoulder of which 0 feet will be paved, in lieu of the 8-foot wide stabilized shoulder, of which 5-feet is required to be paved per TS-7.

As a part of the Design Exception, the developer is proffering the following:

1. The developer is proposing to construct approximately +/- 2,700 feet of sidewalk not otherwise required to be constructed pursuant to the Hillsborough County LDC, between the eastern project boundary and Keene Rd.

2. The applicant is proposing to dedicate and convey 35-feet of right-of-way to Hillsborough County along the project boundary, in order to allow a TS-7 compliant roadway to be constructed in the future, in the event additional right-of-way on the opposite side and elsewhere within the corridor can be obtained.

In calculating how 35 feet was arrived at, staff notes that there is approximately 50 feet of existing right-of-way along the project's frontage. A TTM compliant TS-7 roadway requires 96 feet of right-of-way to construct. One half of the right-of-way necessary to improve the roadway to standards would be 23 feet of right-of-way. The applicant is required to provide an additional 12 feet of right-of-way to accommodate their required site access improvements. As such,  $23+12 = 35$  feet.

If this zoning is approved, the County Engineer will approve the Design Exception request.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hour Directional LOS</b>
Knights Griffin Rd.	McIntosh Rd	SR 39	D	C

Source: Hillsborough County 2020 Level of Service Report.

## Ratliff, James

---

**From:** Williams, Michael  
**Sent:** Thursday, September 22, 2022 1:58 PM  
**To:** Vicki Castro; Micahel Yates (myates@palmtraffic.com)  
**Cc:** wmolloy@mjlw.us; tca@lesc.com; Brandy McKown; Lampkin, Timothy; Ratliff, James; Tirado, Sheida; PW-CEIntake; Morales, Cintia  
**Subject:** FW: PRS 22-0523 Design Exception Review  
**Attachments:** 22-0523 DReq 09-22-22.pdf

**Importance:** High

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) or Design Exception (DE) for PD 22-0523 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Cintia Morales ([moralescs@hillsboroughcounty.org](mailto:moralescs@hillsboroughcounty.org) or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

**Michael J. Williams, P.E.**  
**Director, Development Review**  
**County Engineer**  
Development Services Department

---

**P:** (813) 307-1851  
**M:** (813) 614-2190  
**E:** [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)  
**W:** HCFLGov.net

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

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**From:** Tirado, Sheida <TiradoS@hillsboroughcounty.org>  
**Sent:** Thursday, September 22, 2022 11:28 AM  
**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>  
**Subject:** PRS 22-0523 Design Exception Review  
**Importance:** High

Hello Mike,

The attached Design Exception is approvable to me, when you send your email please include the following people:

[vcastro@palmtraffic.com](mailto:vcastro@palmtraffic.com)  
[myates@palmtraffic.com](mailto:myates@palmtraffic.com)  
[wmolloy@mjlw.us](mailto:wmolloy@mjlw.us)  
[tca@lesc.com](mailto:tca@lesc.com)  
[brandy.mckown@lesc.com](mailto:brandy.mckown@lesc.com)  
[lampkint@hillsboroughcounty.org](mailto:lampkint@hillsboroughcounty.org)  
[ratliffja@hillsboroughcounty.org](mailto:ratliffja@hillsboroughcounty.org)

Best Regards,

**Sheida L. Tirado, PE** *(she/her/hers)*  
**Transportation Review Manager**  
Development Services Department

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P: (813) 276-8364  
E: [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

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**From:** Rome, Ashley <[RomeA@hillsboroughcounty.org](mailto:RomeA@hillsboroughcounty.org)>  
**Sent:** Friday, August 12, 2022 12:13 PM  
**To:** Andrea Papandrew <[papandrewa@plancom.org](mailto:papandrewa@plancom.org)>; Blinck, Jim <[BlinckJ@HillsboroughCounty.ORG](mailto:BlinckJ@HillsboroughCounty.ORG)>; Brown, Gregory <[BrownGr@hillsboroughcounty.org](mailto:BrownGr@hillsboroughcounty.org)>; Bryant, Christina <[BryantC@epchc.org](mailto:BryantC@epchc.org)>; Cabrera, Richard <[CabreraR@HillsboroughCounty.ORG](mailto:CabreraR@HillsboroughCounty.ORG)>; Dalfino, Jarryd <[DalfinoJ@hillsboroughcounty.org](mailto:DalfinoJ@hillsboroughcounty.org)>; Santos, Daniel <[daniel.santos@dot.state.fl.us](mailto:daniel.santos@dot.state.fl.us)>; David Skrelunas <[David.Skrelunas@dot.state.fl.us](mailto:David.Skrelunas@dot.state.fl.us)>; DeWayne Brown <[brownd2@gohart.org](mailto:brownd2@gohart.org)>; Dickerson, Ross <[DickersonR@HillsboroughCounty.ORG](mailto:DickersonR@HillsboroughCounty.ORG)>; Ellen Morrison <[ellen.morrison@swfwmd.state.fl.us](mailto:ellen.morrison@swfwmd.state.fl.us)>; Franklin, Deborah <[FranklinDS@hillsboroughcounty.org](mailto:FranklinDS@hillsboroughcounty.org)>; Glorimar Belangia <[Glorimar.Belangia@hcps.net](mailto:Glorimar.Belangia@hcps.net)>; Holman, Emily - PUD <[HolmanE@HillsboroughCounty.ORG](mailto:HolmanE@HillsboroughCounty.ORG)>; Hummel, Christina <[HummelC@hillsboroughcounty.org](mailto:HummelC@hillsboroughcounty.org)>; James Hamilton <[jkhamilton@tecoenergy.com](mailto:jkhamilton@tecoenergy.com)>; Justin Willits <[WillitsJ@gohart.org](mailto:WillitsJ@gohart.org)>; Kaiser, Bernard <[KAISERB@HillsboroughCounty.ORG](mailto:KAISERB@HillsboroughCounty.ORG)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Katz, Jonah <[KatzJ@hillsboroughcounty.org](mailto:KatzJ@hillsboroughcounty.org)>; Kyle Brown <[kyle.brown@myfwc.com](mailto:kyle.brown@myfwc.com)>; [landuse-](#)

[zoningreviews@tampabaywater.org](mailto:zoningreviews@tampabaywater.org); Mineer, Lindsey <[Lindsey.Mineer@dot.state.fl.us](mailto:Lindsey.Mineer@dot.state.fl.us)>; Lindstrom, Eric <[LindstromE@hillsboroughcounty.org](mailto:LindstromE@hillsboroughcounty.org)>; Mackenzie, Jason <[MackenzieJ@hillsboroughcounty.org](mailto:MackenzieJ@hillsboroughcounty.org)>; Melanie Ganas <[mxganas@tecoenergy.com](mailto:mxganas@tecoenergy.com)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; O'Hern Weeks, Abbie <[weeksa@epchc.org](mailto:weeksa@epchc.org)>; Olivia Ryall <[oryall@teamhcsso.com](mailto:oryall@teamhcsso.com)>; Perez, Richard <[PerezRL@hillsboroughcounty.org](mailto:PerezRL@hillsboroughcounty.org)>; Petrovic, Jaksa <[PetrovicJ@HillsboroughCounty.ORG](mailto:PetrovicJ@HillsboroughCounty.ORG)>; Pezone, Kathleen <[PezoneK@hillsboroughcounty.org](mailto:PezoneK@hillsboroughcounty.org)>; Ratliff, James <[RatliffJa@hillsboroughcounty.org](mailto:RatliffJa@hillsboroughcounty.org)>; Hessinger, Rebecca <[HessingerR@hillsboroughcounty.org](mailto:HessingerR@hillsboroughcounty.org)>; Renee Kamen <[renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)>; Rochelle, Randy <[RochelleR@HillsboroughCounty.ORG](mailto:RochelleR@HillsboroughCounty.ORG)>; Rodriguez, Dan <[RodriguezD@gohart.org](mailto:RodriguezD@gohart.org)>; RP-Development <[RP-Development@hillsboroughcounty.org](mailto:RP-Development@hillsboroughcounty.org)>; Salisbury, Troy <[SalisburyT@hillsboroughcounty.org](mailto:SalisburyT@hillsboroughcounty.org)>; Sanchez, Silvia <[sanchezs@epchc.org](mailto:sanchezs@epchc.org)>; Shelton, Carla <[SheltonC@HillsboroughCounty.ORG](mailto:SheltonC@HillsboroughCounty.ORG)>; Steady, Alex <[SteadyA@hillsboroughcounty.org](mailto:SteadyA@hillsboroughcounty.org)>; Tony Mantegna <[tmantegna@tampaairport.com](mailto:tmantegna@tampaairport.com)>; Turbiville, John (Forest) <[TurbivilleJ@HillsboroughCounty.ORG](mailto:TurbivilleJ@HillsboroughCounty.ORG)>; [WetlandsPermits@epchc.org](mailto:WetlandsPermits@epchc.org); Woodard, Sterlin <[Woodard@epchc.org](mailto:Woodard@epchc.org)>; Yeneka Mills <[millsy@plancom.org](mailto:millsy@plancom.org)>  
**Cc:** Vazquez, Bianca <[VazquezB@hillsboroughcounty.org](mailto:VazquezB@hillsboroughcounty.org)>; Lampkin, Timothy <[LampkinT@hillsboroughcounty.org](mailto:LampkinT@hillsboroughcounty.org)>; Tirado, Sheida <[TiradoS@hillsboroughcounty.org](mailto:TiradoS@hillsboroughcounty.org)>; Williams, Michael <[WilliamsM@HillsboroughCounty.ORG](mailto:WilliamsM@HillsboroughCounty.ORG)>  
**Subject:** RE PRS 22-0523

Good Day All,

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

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

Planner assigned:

Planner: Timothy Lampkin

Contact: [lampkint@hillsboroughcounty.org](mailto:lampkint@hillsboroughcounty.org)

Have a good one,

**Ashley Rome**

**Planning & Zoning Technician**

Development Services Dept.

---

P: (813) 272-5595

E: [romea@hillsboroughcounty.org](mailto:romea@hillsboroughcounty.org)

W: [HCFLGov.net](http://HCFLGov.net)

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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June 17, 2022  
Revised July 20, 2022  
Revised August 10, 2022  
Revised September 21, 2022

Mr. Michael Williams, P.E.  
Hillsborough County  
Development Services Department  
Development Review Director  
County Engineer  
601 East Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, Florida 33602

RE: 3701 Knights Griffin Road - (22-0523)  
Folio: 080605-0000, 080620-5004, 080610-0000, 081001-1000  
Design Exception – Knights Griffin Road  
Palm Traffic Project No. T22041

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of up to 65 single-family dwelling units located south of Knights Griffin Road and west of Keene Road, as shown in Figure 1. This request is made based on our virtual meeting on May 27, 2022 with Hillsborough County staff.

The project proposes to have one (1) full access to Knights Griffin Road. Knights Griffin Road is identified in the Hillsborough County Functional Classification Map as a collector roadway and was identified during our meeting as a substandard road. Knights Griffin Road has a posted speed limit of 45 mph. The roadway currently has 11-foot travel lanes, 2-foot shoulder and no sidewalks or bike lanes in approximately 50 feet of right of way. The 5-year crash history (2017 – 2021) was reviewed. There were 12 crashes that occurred along this segment in the 5 years; only 3 involved lane departure and none involved pedestrians or bicycles.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Knights Griffin Road from Keene Road to the proposed property boundary. The requested exceptions to the TS-7 typical section and the justification are as follows:

1. The typical TS-7 section for a collector, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, 8-foot shoulders (5-foot paved), open ditch drainage and 5-foot sidewalks.
2. The request is to maintain the 11-foot travel lanes instead of 12-foot. Based on Table 210.2.1 of the FDOT Design Manual, the 11-foot travel lanes are identified as acceptable.
3. No modifications to the north side of Knights Griffin Road will be made due to the limited right of way. The roadside slope on the north side of Knights Griffin Road is relatively flat for approximately 10 feet north of the travel lane and meets the



classification of a Recoverable Traversable Slope in section 215.2.2 of the FDOT Design Manual.

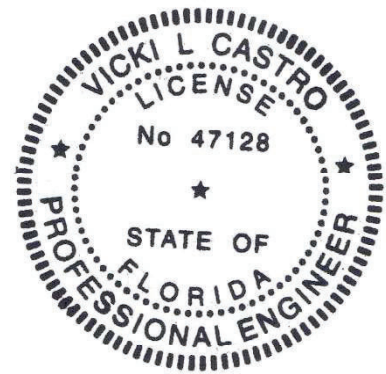
4. On the south side of Knights Griffin Road, there is proposed to be a 2-foot shoulder and a five-foot sidewalk. The sidewalk will be added along the project frontage and continue east to Keene Road, approximately 3,500 feet.
5. A 285-foot westbound left turn, including taper, will be provided at the project driveway.
6. 35 feet of additional ROW will be dedicated to Hillsborough County along the entire property frontage of Knights Griffin Road to allow the future construction of TS-7 roadway with a left turn lane.

The proposed typical sections are shown in Figures 2 and 3. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L Castro**

Digitally signed by Vicki L Castro  
Date: 2022.09.21 16:59:11 -04'00'



Vicki L Castro, P.E.  
Principal

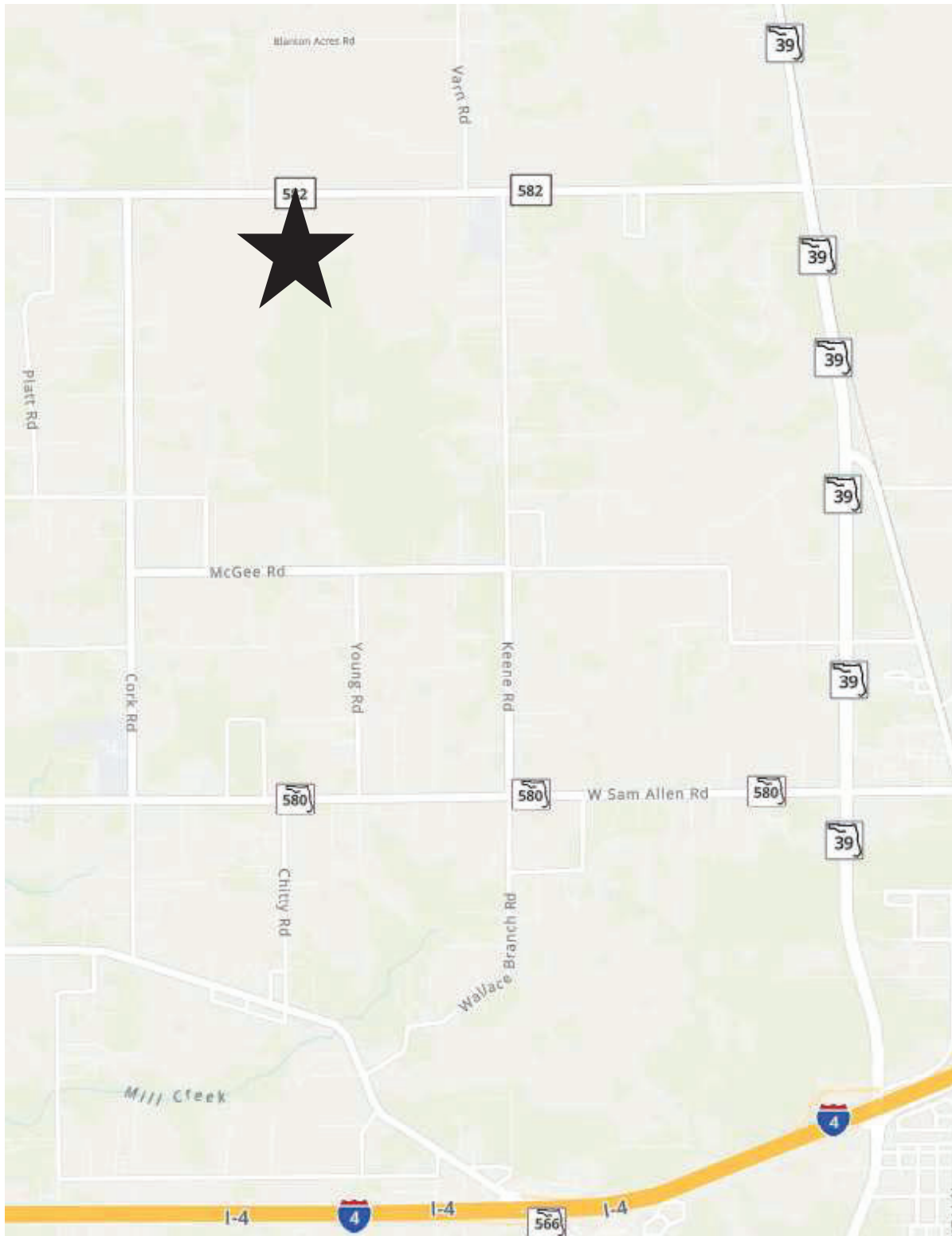
Based on the information provided by the applicant, this request is:

\_\_\_\_\_ Disapproved \_\_\_\_\_ Approved with Conditions \_\_\_\_\_ Approved

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

Michael J. Williams  
Hillsborough County Engineer

**FIGURE 1. LOCATION MAP**



**FIGURE 2. PROPOSED TYPICAL SECTION (FROM KEENE RD TO PROJECT)**

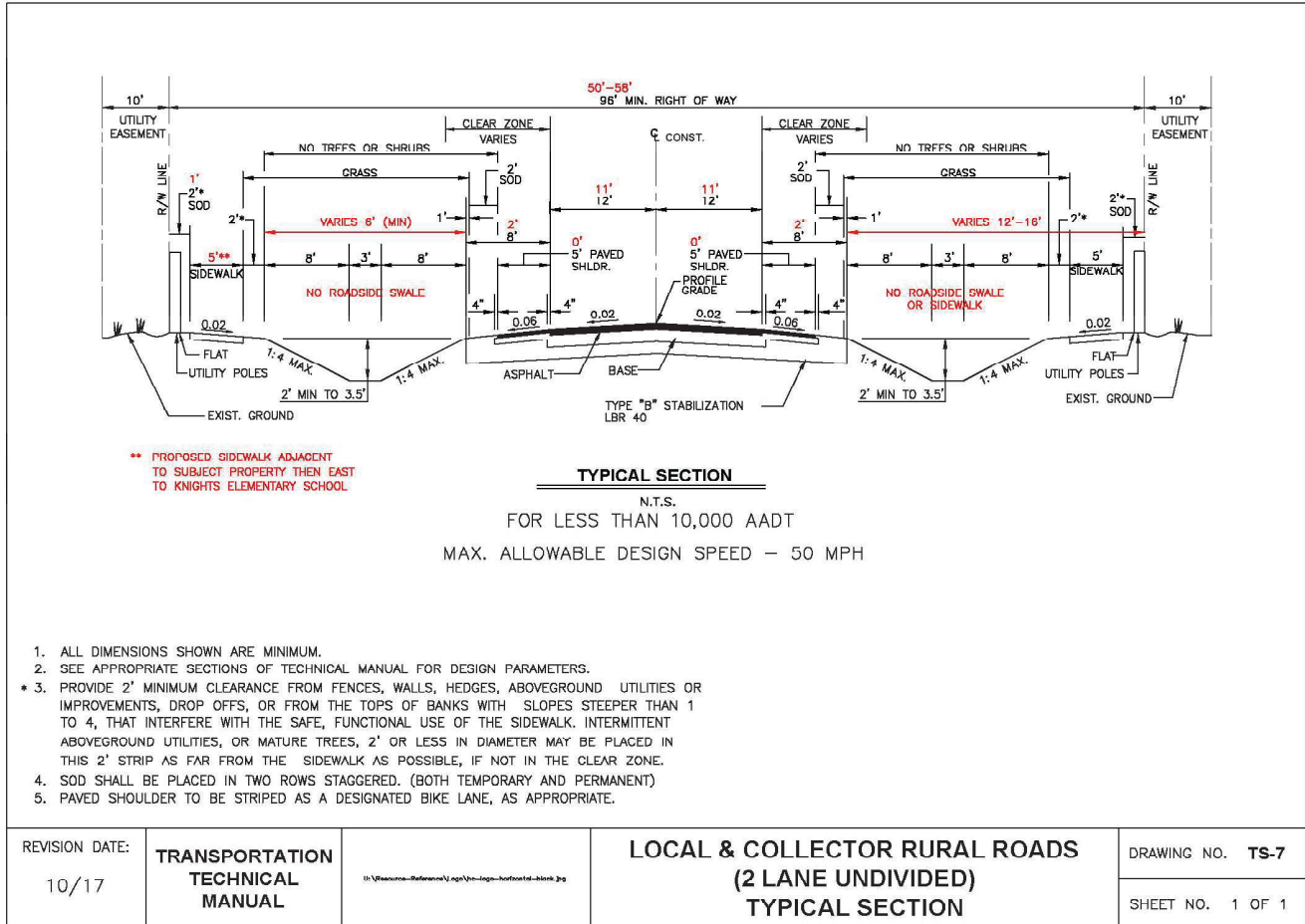
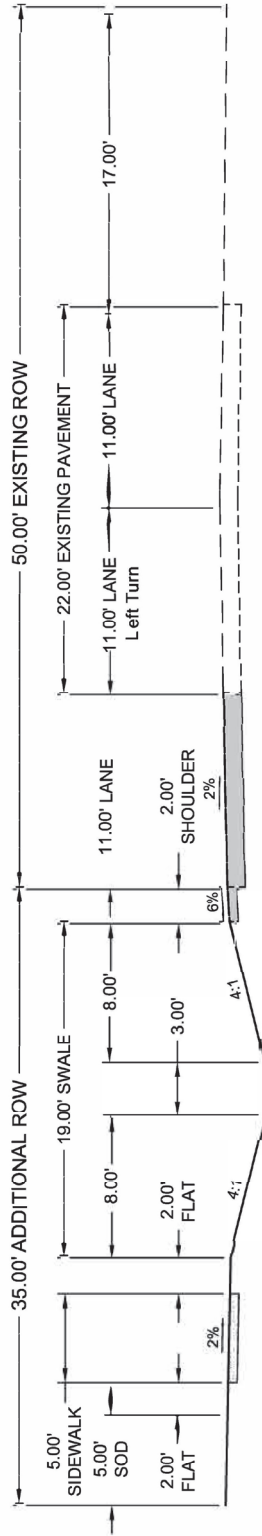


FIGURE 3. PROPOSED TYPICAL SECTION (ADJACENT TO PROJECT)



KNIGHTS GRIFFIN ROAD CROSS-SECTION  
N.T.S



4005 MARONDA WAY  
SANFORD, FL 32771  
PHONE: (407) 302-7800

MARONDA HOMES

KNIGHTS GRIFFIN

HILLSBOROUGH COUNTY, FLORIDA

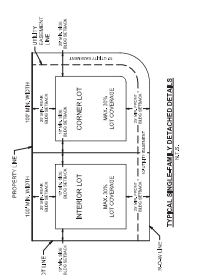
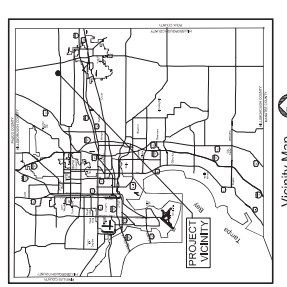
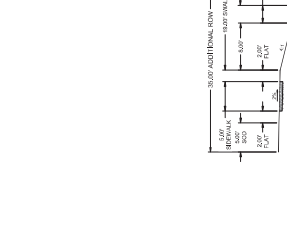
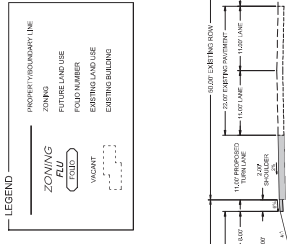
PD PLAN

DATE:	2/22/21
DRAWN BY:	KR
CHECKED BY:	TCA
PROJECT NO.:	2210059

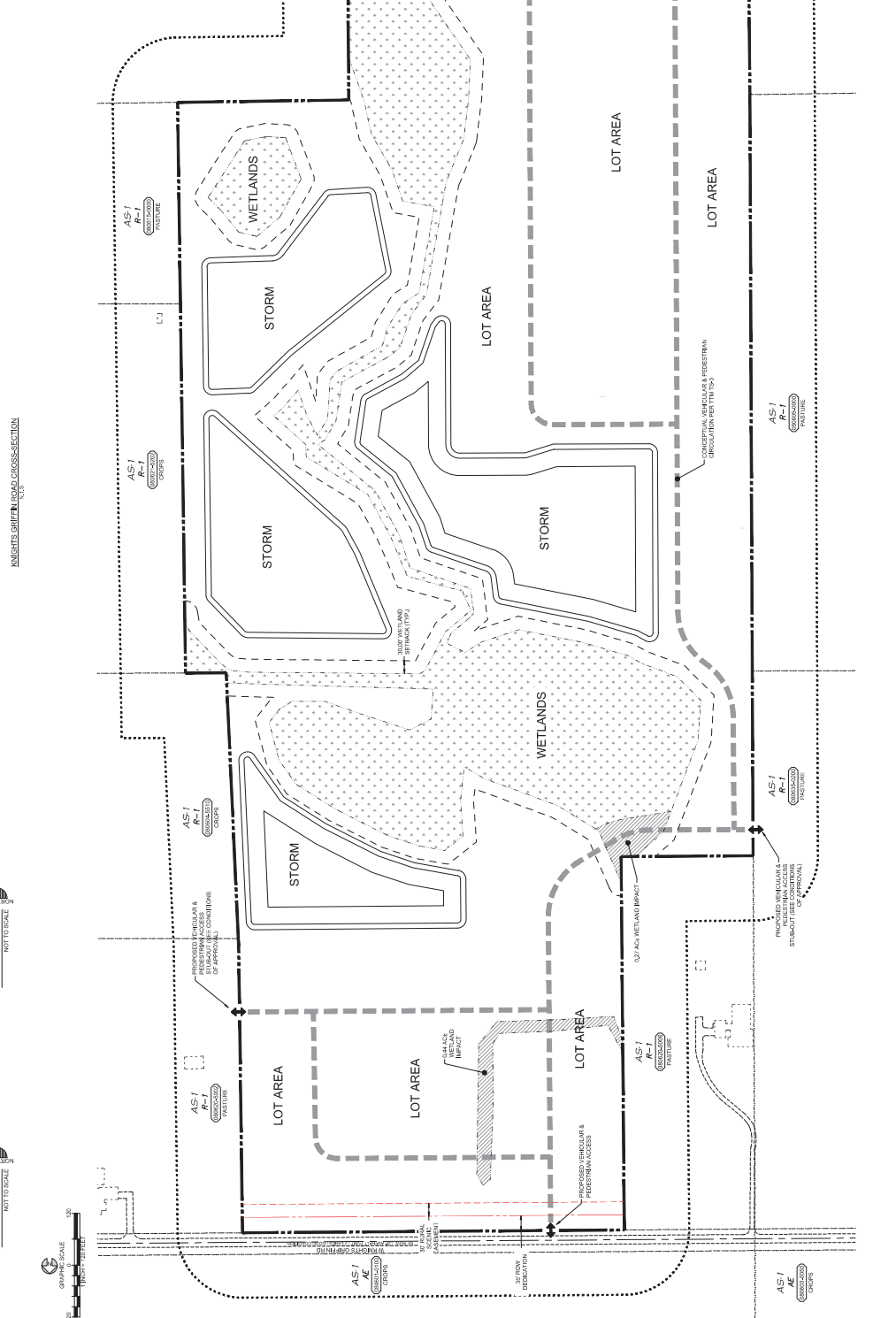
TODD C. AMDEN, P.E. 53987  
PROFESSIONAL ENGINEER

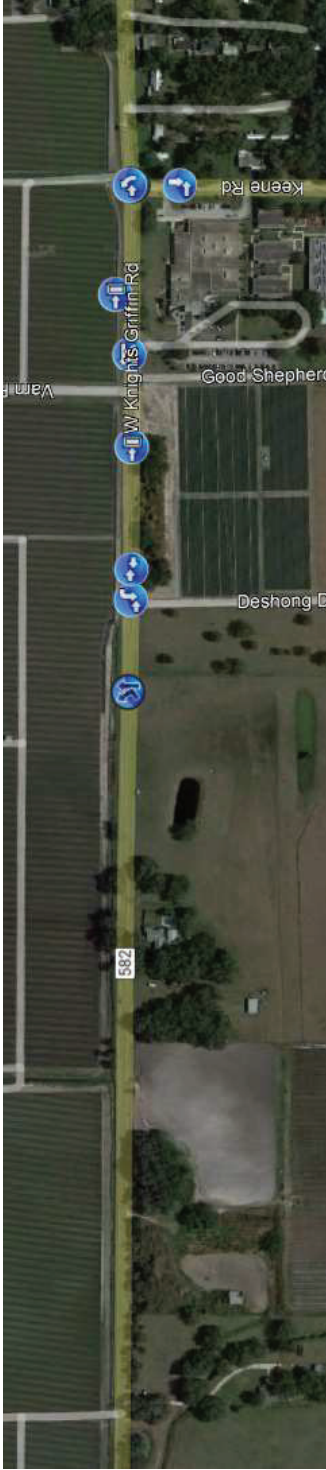
**SITE DATA**  
 3371 W WACHS CREEK ROAD  
 HILLSBOROUGH COUNTY, FLORIDA 33626  
 FPOD NUMBER: 088562000, 088563000, 088564000  
 PD: 181801-000  
 PREPARED BY: TCA  
 DATE: 02/22/21  
 PREPARED FOR: MARONDA HOMES  
 PROJECT NAME: MARONDA HOMES SUBDIVISION SURVEY AND COMPS.  
 TOTAL SITE AREA: 837.7 AC (PROPOSED)  
 WETLANDS: 131.7 AC (15.7%)  
 OPEN SPACE: 27.9 AC (3.3%)  
 IMP. LOTS: 33.7 AC (4.0%)  
 DENSITY: 3.0 UDU / AC  
 LOT AREA: 100 FT (MIN)  
 LOT WIDTH: 100 FT (MIN)  
 LOT DEPTH: 100 FT (MIN)  
 MAX INCHES: 36 IN (1-2 STORIES)  
 SERVICES: SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE, TV, SLOTTED SAND FILTER, STORM  
 AREA: SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE, TV, SLOTTED SAND FILTER, STORM

**LEGAL DESCRIPTION**  
 PARCEL 1: THE NORTH 25.00 FEET OF THE WEST 1/4 SECTION 14 OF THE EAST 1/4 TOWNSHIP 39 SOUTH, RANGE 21 EAST, SECTION 14, TOWNSHIP 39 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.  
 PARCEL 2: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.  
 PARCEL 3: THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.  
 PARCEL 4: LOT 2, WACHS CREEK SUBDIVISION, ACCORDING TO THE MAP ON FILE WITH THE HILLSBOROUGH COUNTY PLAT OFFICE, PARCEL 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



**ZONING NOTES**  
 1. COMMUNITY GATHERING SPACE WILL BE PROVIDED AS PER THE ZONING ORDINANCE.  
 2. NO VARIATION OF USES ARE REQUESTED OR INDICATED.  
 3. INTERNAL PROJECT ROADS AND ALONG THE PROJECT'S INTERNAL PROJECT ROADWAYS WILL BE PUBLIC AND NOT A DRIVE.  
 4. INTERNAL PROJECT ROADWAYS WILL BE PUBLIC AND NOT A DRIVE.





**Report Memo:**

W. Knights Griffin Rd. (between Keene Rd. and a point +/- .75 miles west of the intersection of Keene Rd. and Knights Griffin Rd.)



**Selections used to generate this report:**

Date Range: 1/1/2017 - 12/31/2021  
Saved Area 1: -82.16682854525888,28.07585541520908,-82.15399685733131,28.076820975836494

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
05/12/2017 to 12/23/2021	12	0	1	1	0	1	4	1	1	0	0	2	6	4	3
<b>Intersection Summary</b>															
<b>Top 40 Report</b>															
Click for Drill Down															
CR 582 @ KEENE RD	6	0	1	0	0	0	1	0	0	0	0	0	3	0	1
CR 582 @ DESHONG DR	3	0	0	0	0	0	0	0	1	0	0	2	0	0	0
CR 582 @ VARN RD	2	0	0	0	0	0	0	0	0	0	0	1	2	1	0

**Strategic Highway Safety Plan**

**Crash Type**

Crash Type	Crashes	Fatalities	Injuries
Left Turn	1	0	0
Right Turn	0	0	0
Head On	0	0	1

Injury Severity		Possible Injury	Total Injuries
Fatal Crashes	0	0	0
Incap	1	3	1
Non Incap	0	0	0

Ped and Bike		Ped	Bike
Angle	4	0	0
Left Turn	1	0	0
Right Turn	0	0	0

Crash Type		Speed Agr. Driving	No Restraint	Work Zone	Comm. Veh	Distract Driving	At Int.	Teen Driver 15-19	Aging Driver 65+	Impaired	Motor Cycle
Speed Agr. Driving	3	0	0	0	0	3	3	0	0	0	1
No Restraint	0	0	0	0	0	0	0	0	0	0	0
Work Zone	0	0	0	0	0	0	0	0	0	0	0
Comm. Veh	0	0	0	0	0	0	0	0	0	0	0
Distract Driving	3	0	0	0	0	0	0	0	0	0	0
At Int.	3	0	0	0	0	0	0	0	0	0	0
Teen Driver 15-19	0	0	0	0	0	0	0	0	0	0	0
Aging Driver 65+	0	0	0	0	0	0	0	0	0	0	0
Impaired	0	0	0	0	0	0	0	0	0	0	0
Motor Cycle	1	0	0	0	0	0	0	0	0	0	0

**Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths**

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

**Notes:**

**Travel Lanes:**

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

**Auxiliary Lanes:**

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
  - Dual left turn lanes
  - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

**Two-way Left Turn Lanes:**

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.



## 215.2 Roadside Features

### 215.2.1 Roadside Geometry

Roadside geometry refers to the terrain features (slopes) that a vehicle will encounter when departing a roadway. The components of roadside geometry include front slopes, back slopes, and transverse slopes.

### 215.2.2 Roadside Slope Classification

Roadside Slopes include areas located beyond the edge of the traffic lane as shown in **Figures 215.2.2** and **215.2.3**. These areas are divided into the following classifications:

- (1) Traversable Slope – Smooth terrain, unobstructed by fixed objects:
  - (a) Recoverable Traversable Slope, 1:4 or flatter
  - (b) Non-Recoverable Traversable Slope, 1:3 or flatter and steeper than 1:4
- (2) Non-Traversable Slope – Rough terrain, obstructed, or slopes steeper than 1:3

### 215.2.3 Clear Zone Concept

The following provides the definition of the Clear Zone Concept using the slope classifications above. These slope classifications are considered the standard for effective roadside safety design in the **AASHTO RDG**. However, in some cases the Department's roadside slope requirements supersede these values. For Roadside Slope Criteria, see **FDM 215.2.6**.

Providing a sufficient amount of Recoverable Slope adjacent to the roadway provides an opportunity for an errant vehicle to safely recover. The amount of recoverable area provided beyond the traveled way is defined as the clear zone and includes shoulders and bike lanes. The clear zone must be free of roadside hazards, as defined in **FDM 215.3**.

Traversable Back Slopes 1:3 or flatter may be located within the clear zone.

A clear zone width must be provided so that the sum of all Recoverable Slopes is equal to or greater than the required clear zone width obtained from **Table 215.2.1**. Clear zone widths may be widened based on crash history and horizontal curvature; see **AASHTO RDG, Section 3.1**. Clear zone concepts are illustrated in **Figure 215.2.1** and **Figure 215.2.2**.

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
Knights Griffin Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (Right-of-Way Dedication)
	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

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	749	54	72
Proposed	700	51	67
Difference (+/-)	<b>(-) 49</b>	<b>(-) 3</b>	<b>(-) 5</b>

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

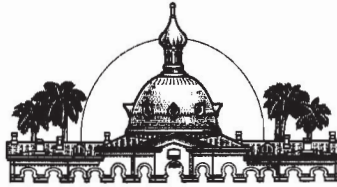
<b>Connectivity and Cross Access</b> <input type="checkbox"/> Not applicable for this request				
<b>Project Boundary</b>	<b>Primary Access</b>	<b>Additional Connectivity/Access</b>	<b>Cross Access</b>	<b>Finding</b>
North	X	Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets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

<b>Design Exception/Administrative Variance</b> <input type="checkbox"/> Not applicable for this request		
<b>Road Name/Nature of Request</b>	<b>Type</b>	<b>Finding</b>
Knights Griffin Rd. - Substandard Rd.	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	

**CURRENTLY  
APPROVED**



Hillsborough County  
Florida

Office of the County Administrator  
Patricia G. Bean

May 14, 2007

Reference: PRS 07-0722 ER

BOARD OF COUNTY COMMISSIONERS

Brian Blair  
Rose V. Ferlita  
Ken Hagan  
Al Higginbotham  
Jim Norman  
Mark Sharpe  
Kevin White

Deputy County Administrator  
Wally Hill

Assistant County Administrators  
Kenneth C. Griffin  
Carl S. Harness  
Manus J. O' Donnell

Michael D. Horner, AICP  
14502 N. Dale Mabry Highway  
Suite 200  
Tampa, FL 33618

Dear Applicant:

At the regularly scheduled public meeting on May 8, 2007, the Board of County Commissioners approved your request for a minor modification to PD (04-1157), with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Planning and Zoning Division, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review / Certification. (See instructions sheet). For information concerning the certification process, please contact our office at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director  
Planning and Zoning Division

ps

enc

AMENDED  
FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: PRS 07-0722 ER (04-1157)  
BOCC MEETING DATE: May 8, 2007  
DATE TYPED: May 9, 2007

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Approval - Approval, subject to the conditions listed below, is based on site plan received February 13, 2007.

1. The project shall be permitted a maximum of 70 single-family conventional dwelling units (may include accessory structures and dwellings, subject to the Land Development Code requirements), subject to the following development standards, unless otherwise referenced herein:

Minimum lot size	0.5 acre (a maximum if 27 lots shall be 0.5 acre)
Minimum lot width	90 feet
Maximum height	35 feet
Front yard setback	25 feet
Rear yard setback	25 feet
Side yard setback	10 feet
Maximum lot coverage	30 percent

All lots shall have a minimum of one-half acres of upland. Lots one-half acre in size shall not include any retention/wetland areas in the lot area calculation.

2. The lot owners shall be permitted horses, subject to the Land Development Code animal regulations.
3. The project shall provide one of two recreational area options (minimum of 1.5 acres or greater). Option 1 may provide the reuse or expansion of an existing barn, subject to the Land Development Code Section 6.11.92, Stables, Public, regulations. If Option 1 is developed, a 6-foot-high solid fence shall be provided along the western property boundary from W. Knights Griffin Road south to the ditch, unless the adjacent property owner signs a notarized waiver of the fence requirement prior to final subdivision approval. Option 2 may provide a passive park in the location shown on the site plan. Whichever option is not used, the designated area may be developed as residential lots. However, if Option 1 is developed as residential, the lots shall be a minimum of 1-acre in size and the fence is not required.
4. A number of significant trees have been identified on the site by Planning and Growth Management Natural Resources staff. The developer shall meet with Natural Resources staff prior to preliminary site plan submittal in order to minimize tree removal.
5. The developer shall construct on a left turn lane into the site and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the impacted intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur without the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.

This project's traffic does not meet the threshold for a right turn lane. However, if the parcel adjacent to this site develops, additional traffic could be generated by the cross access connection requiring the need for a future right turn lane. The applicant should take this into consideration when designing this site.

6. Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If, with the addition of background and project traffic, and if warranted by the results of the transportation analysis, as determined by Hillsborough County, the developer shall provide, at his expense, a left turn storage lane of sufficient length to accommodate anticipated left turning traffic, (for westbound to southbound traffic) into the site, on Knights-Griffin Road. The design and construction of this left turn lane shall be approved by Hillsborough County Planning and Growth Management Department. All roadway construction of said left turn lane shall be completed with proper transitions from the widened section to the existing roadway pavement.
7. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-1157), whichever comes first, up to 50 feet of right-of-way from the existing center line of right-of-way on Knights-Griffin Road, to accommodate for the right-of-way as needed for a two lane rural collector with a bicycle lane. This shall be up to 25 feet from the existing right-of-way. The bicycle lane shall be designed and constructed based on the latest edition of the Transportation Technical Manual.
8. Sidewalks shall be constructed within the right-of-way along all roadways adjacent to the property boundaries. Unless otherwise approved, sidewalks shall also be constructed on all internal roadways.
9. Billboards and pole signs shall be prohibited. Prior to issuance of any preliminary site development permits, a unified sign plan shall be reviewed and approved by the County for the development.
10. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
11. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
12. 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.

AMENDED  
FINAL CONDITIONS  
OF APPROVAL

PETITION NUMBER: PRS 07-0722 ER (04-1157)  
BOCC MEETING DATE: May 8, 2007  
DATE TYPED: May 9, 2007

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13. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
14. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
15. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 5/18/2022

Revised: 8/26/2022

Revised: 9/25/2022

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: PRS 22-0523

- 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.

### NEW AND REVISED CONDITIONS OF APPROVAL

#### Revised Conditions

6. ~~Prior to Construction Site Plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of left turn storage needed to serve development traffic. If, with the addition of background and project traffic, and if warranted by the results of the transportation analysis, as determined by Hillsborough County, the developer shall provide, at his expense, a left turn storage lane of sufficient length to accommodate anticipated left turning traffic, (for westbound to southbound traffic) into the site, on Knights Griffin Road. The design and construction of this left turn lane shall be approved by Hillsborough County Planning and Growth Management Department. All roadway construction of said left turn lane shall be completed with proper transitions from the widened section to the existing roadway pavement.~~ Prior to or concurrent with the initial increment of development, the developer shall construct a westbound to southbound left turn lane on Kings Griffin Rd. at the project entrance.

*[Transportation Review Section staff is proposing to modify this condition in order to reflect the updated entitlement and transportation analysis submitted by the applicant, as well as conform the wording of the condition to current practice.]*

7. ~~Prior to or concurrent with the initial increment of development, The the applicant property owner shall dedicate and convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-1157), whichever comes first, up to 50 feet of right of way from the existing center line of right of way on Knights Griffin Road, to accommodate for the right of way as needed for a two lane rural collector with a bicycle lane. This shall be up to 25-35 feet from the existing right of way. The bicycle lane shall be designed and constructed based on the latest edition of the Transportation Technical Manual of right-of-way along the project's Knights Griffin Rd. frontage.~~ Prior to or concurrent with the initial increment of development, the applicant property owner shall dedicate and convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-1157), whichever comes first, up to 50 feet of right of way from the existing center line of right of way on Knights Griffin Road, to accommodate for the right of way as needed for a two lane rural collector with a bicycle lane. This shall be up to 25-35 feet from the existing right of way. The bicycle lane shall be designed and constructed based on the latest edition of the Transportation Technical Manual of right-of-way along the project's Knights Griffin Rd. frontage.

*[Transportation Review Section staff is proposing to modify this condition in order to reflect the right-of-way dedication requirement related to substandard roadways, as proffered by the applicant, as well as the dedication and conveyance of additional right-of-way as necessary to accommodate required site access improvements, together which total 35 feet. Staff has also streamlined the language to comport with current practice.]*

8. Sidewalks shall be constructed within the right-of-way along all roadways adjacent to the property boundaries, and, ~~Unless otherwise approved, sidewalks shall also be constructed on~~ along both sides of all internal roadways. Additional sidewalk shall be constructed along Knights Griffin Rd. consistent with the Design Exception requirements.

*[Transportation Review Section staff is proposing to modify this condition in order to reflect the current proposal, and to reference the Design Exception, which also provides for additional sidewalk requirements.]*

**New Conditions**

- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- The project shall be served by and limited to one (1) connection to Knights Griffin Rd. Additionally, the developer shall construct one (1) roadway stubout along the eastern project boundary, one (1) roadway stubout along the western project boundary, and one (1) roadway stubout along the southern project boundary.
- In addition to any temporary end of roadway treatment/signage required by the MUTCD, the developer shall place signage at all roadway access stubouts not connecting to an existing roadway which identifies the stubout as a “Future Roadway Connection”.

**Other Conditions**

- Prior to PD Site Plan certification, the developer shall revise the plan to remove the Knights Griffin Rd. Cross-Section from the plan. Staff notes that construction plan set, which will be design in accordance with the approved Design Exception, shall be controlling.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a Minor Modification (PRS) to an existing Planned Development (PD) which consists of multiple parcels, totaling +/- 84.55 ac. The existing PD #04-1157, was most recently modified via Minor Modification/Personal Appearance (PRS) #07-0722. PRS #07-0722 was approved for up to 70 single-family conventional (detached) dwelling units, to include accessory structures and dwellings in accordance with LDC requirements, and all lot owners were permitted to keep horses on their property subject to compliance with the applicable LDC “animal regulations”. Through this request, the applicant is proposing to modify the PD to reduce the number of dwelling units to 65 as well as modify minimum lot sizes. The applicant is also proposing additional connectivity beyond that shown in the 2007 approval in order to comply with current LDC requirements.

Given that the project is decreasing entitlements and the access to Knights Griffin Rd. is unchanged, no transportation analysis was required pursuant to the Development Review Procedures Manual (DRPM).

Staff has prepared a comparison of the potential trips generated by development, under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Data presented below is based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 70 single-family detached dwelling units (ITE LUC 210)	749	54	72

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips
---------------	------------------------	-----------------------

		AM	PM
PD, 65 single-family detached dwelling units (ITE LUC 210)	700	51	67

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(-) 49</b>	<b>(-) 3</b>	<b>(-) 5</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Knights Griffin Rd. is a publicly maintained, 2-lane, undivided, substandard, rural, arterial roadway characterized by +/- 21-22 feet of pavement in average condition. Adjacent to the project site, the roadway lies within a +/- 50-foot wide right-of-way. There are no bicycle lanes or sidewalks along Knights Griffin Rd. in the vicinity of the proposed project.

**SITE ACCESS AND CONNECTIVITY**

*Primary Access*

Primary vehicular and pedestrian access remain via a single connection to Knights Griffin Rd.

*Other Connectivity*

The applicant is proposing roadway stubouts along its eastern, western and southern boundaries to accommodate extension of the roadway into large tracts of land surrounding the project which have not been developed to their highest and best use, but which are expected to do so in the future. Such connectivity is required pursuant to multiple subsections within Sec. 6.02.01.A. of the LDC.

**DESIGN EXCEPTION – SUBSTANDARD RD.**

As W. Knights Griffin Rd. is a substandard arterial roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request (dated June 17, 2022 and last revised September 21, 2022) 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 Design Exception request approvable (on September 22, 2022). The deviations from the Hillsborough County Transportation Technical Manual (TTM) TS-7 Typical Section (for 2-Lane, Rural Local and Collector Roadways) include:

1. The developer is requesting to maintain the existing 11-foot wide travel lanes, in lieu of the 12-foot wide travel lanes required per TS-7;
2. The developer is requesting to leave the northern side of the roadway in its existing condition, in lieu of the 8-foot wide stabilized shoulder, of which 5-feet is required to be paved per TS-7; and,
3. The developer is proposing to construct a 2-foot wide stabilized shoulder of which 0 feet will be paved, in lieu of the 8-foot wide stabilized shoulder, of which 5-feet is required to be paved per TS-7.

As a part of the Design Exception, the developer is proffering the following:

1. The developer is proposing to construct approximately +/- 2,700 feet of sidewalk not otherwise required to be constructed pursuant to the Hillsborough County LDC, between the eastern project boundary and Keene Rd.

2. The applicant is proposing to dedicate and convey 35-feet of right-of-way to Hillsborough County along the project boundary, in order to allow a TS-7 compliant roadway to be constructed in the future, in the event additional right-of-way on the opposite side and elsewhere within the corridor can be obtained.

In calculating how 35 feet was arrived at, staff notes that there is approximately 50 feet of existing right-of-way along the project's frontage. A TTM compliant TS-7 roadway requires 96 feet of right-of-way to construct. One half of the right-of-way necessary to improve the roadway to standards would be 23 feet of right-of-way. The applicant is required to provide an additional 12 feet of right-of-way to accommodate their required site access improvements. As such,  $23+12 = 35$  feet.

If this zoning is approved, the County Engineer will approve the Design Exception request.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

<b>Roadway</b>	<b>From</b>	<b>To</b>	<b>LOS Standard</b>	<b>Peak Hour Directional LOS</b>
Knights Griffin Rd.	McIntosh Rd	SR 39	D	C

Source: Hillsborough County 2020 Level of Service Report.

## Ratliff, James

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**From:** Williams, Michael  
**Sent:** Thursday, September 22, 2022 1:58 PM  
**To:** Vicki Castro; Micahel Yates (myates@palmtraffic.com)  
**Cc:** wmolloy@mjlw.us; tca@lesc.com; Brandy McKown; Lampkin, Timothy; Ratliff, James; Tirado, Sheida; PW-CEIntake; Morales, Cintia  
**Subject:** FW: PRS 22-0523 Design Exception Review  
**Attachments:** 22-0523 DReq 09-22-22.pdf

**Importance:** High

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) or Design Exception (DE) for PD 22-0523 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Cintia Morales ([moralescs@hillsboroughcounty.org](mailto:moralescs@hillsboroughcounty.org) or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

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

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

Lastly, please note that it is critical to ensure you copy all related correspondence to [PW-CEIntake@hillsboroughcounty.org](mailto:PW-CEIntake@hillsboroughcounty.org)

Mike

**Michael J. Williams, P.E.**

**Director, Development Review**

**County Engineer**

Development Services Department

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P: (813) 307-1851

M: (813) 614-2190

E: [Williamsm@HillsboroughCounty.org](mailto:Williamsm@HillsboroughCounty.org)

W: HCFLGov.net

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Tirado, Sheida <TiradoS@hillsboroughcounty.org>  
**Sent:** Thursday, September 22, 2022 11:28 AM  
**To:** Williams, Michael <WilliamsM@HillsboroughCounty.ORG>  
**Subject:** PRS 22-0523 Design Exception Review  
**Importance:** High

Hello Mike,

The attached Design Exception is approvable to me, when you send your email please include the following people:

[vcastro@palmtraffic.com](mailto:vcastro@palmtraffic.com)  
[myates@palmtraffic.com](mailto:myates@palmtraffic.com)  
[wmolloy@mjlw.us](mailto:wmolloy@mjlw.us)  
[tca@lesc.com](mailto:tca@lesc.com)  
[brandy.mckown@lesc.com](mailto:brandy.mckown@lesc.com)  
[lampkint@hillsboroughcounty.org](mailto:lampkint@hillsboroughcounty.org)  
[ratliffja@hillsboroughcounty.org](mailto:ratliffja@hillsboroughcounty.org)

Best Regards,

**Sheida L. Tirado, PE** *(she/her/hers)*  
**Transportation Review Manager**  
Development Services Department

---

P: (813) 276-8364  
E: [tirados@HCFLGov.net](mailto:tirados@HCFLGov.net)  
W: [HCFLGov.net](http://HCFLGov.net)

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

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

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**From:** Rome, Ashley <[RomeA@hillsboroughcounty.org](mailto:RomeA@hillsboroughcounty.org)>  
**Sent:** Friday, August 12, 2022 12:13 PM  
**To:** Andrea Papandrew <[papandrewa@plancom.org](mailto:papandrewa@plancom.org)>; Blinck, Jim <[BlinckJ@HillsboroughCounty.ORG](mailto:BlinckJ@HillsboroughCounty.ORG)>; Brown, Gregory <[BrownGr@hillsboroughcounty.org](mailto:BrownGr@hillsboroughcounty.org)>; Bryant, Christina <[BryantC@epchc.org](mailto:BryantC@epchc.org)>; Cabrera, Richard <[CabreraR@HillsboroughCounty.ORG](mailto:CabreraR@HillsboroughCounty.ORG)>; Dalfino, Jarryd <[DalfinoJ@hillsboroughcounty.org](mailto:DalfinoJ@hillsboroughcounty.org)>; Santos, Daniel <[daniel.santos@dot.state.fl.us](mailto:daniel.santos@dot.state.fl.us)>; David Skrelunas <[David.Skrelunas@dot.state.fl.us](mailto:David.Skrelunas@dot.state.fl.us)>; DeWayne Brown <[brownd2@gohart.org](mailto:brownd2@gohart.org)>; Dickerson, Ross <[DickersonR@HillsboroughCounty.ORG](mailto:DickersonR@HillsboroughCounty.ORG)>; Ellen Morrison <[ellen.morrison@swfwmd.state.fl.us](mailto:ellen.morrison@swfwmd.state.fl.us)>; Franklin, Deborah <[FranklinDS@hillsboroughcounty.org](mailto:FranklinDS@hillsboroughcounty.org)>; Glorimar Belangia <[Glorimar.Belangia@hcps.net](mailto:Glorimar.Belangia@hcps.net)>; Holman, Emily - PUD <[HolmanE@HillsboroughCounty.ORG](mailto:HolmanE@HillsboroughCounty.ORG)>; Hummel, Christina <[HummelC@hillsboroughcounty.org](mailto:HummelC@hillsboroughcounty.org)>; James Hamilton <[jkhamilton@tecoenergy.com](mailto:jkhamilton@tecoenergy.com)>; Justin Willits <[WillitsJ@gohart.org](mailto:WillitsJ@gohart.org)>; Kaiser, Bernard <[KAISERB@HillsboroughCounty.ORG](mailto:KAISERB@HillsboroughCounty.ORG)>; Karla Llanos <[llanosk@plancom.org](mailto:llanosk@plancom.org)>; Katz, Jonah <[KatzJ@hillsboroughcounty.org](mailto:KatzJ@hillsboroughcounty.org)>; Kyle Brown <[kyle.brown@myfwc.com](mailto:kyle.brown@myfwc.com)>; [landuse-](#)

[zoningreviews@tampabaywater.org](mailto:zoningreviews@tampabaywater.org); Mineer, Lindsey <[Lindsey.Mineer@dot.state.fl.us](mailto:Lindsey.Mineer@dot.state.fl.us)>; Lindstrom, Eric <[LindstromE@hillsboroughcounty.org](mailto:LindstromE@hillsboroughcounty.org)>; Mackenzie, Jason <[MackenzieJ@hillsboroughcounty.org](mailto:MackenzieJ@hillsboroughcounty.org)>; Melanie Ganas <[mxganas@tecoenergy.com](mailto:mxganas@tecoenergy.com)>; Melissa Lienhard <[lienhardm@plancom.org](mailto:lienhardm@plancom.org)>; O'Hern Weeks, Abbie <[weeksa@epchc.org](mailto:weeksa@epchc.org)>; Olivia Ryall <[oryall@teamhcco.com](mailto:oryall@teamhcco.com)>; Perez, Richard <[PerezRL@hillsboroughcounty.org](mailto:PerezRL@hillsboroughcounty.org)>; Petrovic, Jaksa <[PetrovicJ@HillsboroughCounty.ORG](mailto:PetrovicJ@HillsboroughCounty.ORG)>; Pezone, Kathleen <[PezoneK@hillsboroughcounty.org](mailto:PezoneK@hillsboroughcounty.org)>; Ratliff, James <[RatliffJa@hillsboroughcounty.org](mailto:RatliffJa@hillsboroughcounty.org)>; Hessinger, Rebecca <[HessingerR@hillsboroughcounty.org](mailto:HessingerR@hillsboroughcounty.org)>; Renee Kamen <[renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)>; Rochelle, Randy <[RochelleR@HillsboroughCounty.ORG](mailto:RochelleR@HillsboroughCounty.ORG)>; Rodriguez, Dan <[RodriguezD@gohart.org](mailto:RodriguezD@gohart.org)>; RP-Development <[RP-Development@hillsboroughcounty.org](mailto:RP-Development@hillsboroughcounty.org)>; Salisbury, Troy <[SalisburyT@hillsboroughcounty.org](mailto:SalisburyT@hillsboroughcounty.org)>; Sanchez, Silvia <[sanchezs@epchc.org](mailto:sanchezs@epchc.org)>; Shelton, Carla <[SheltonC@HillsboroughCounty.ORG](mailto:SheltonC@HillsboroughCounty.ORG)>; Steady, Alex <[SteadyA@hillsboroughcounty.org](mailto:SteadyA@hillsboroughcounty.org)>; Tony Mantegna <[tmantegna@tampaairport.com](mailto:tmantegna@tampaairport.com)>; Turbiville, John (Forest) <[TurbivilleJ@HillsboroughCounty.ORG](mailto:TurbivilleJ@HillsboroughCounty.ORG)>; [WetlandsPermits@epchc.org](mailto:WetlandsPermits@epchc.org); Woodard, Sterlin <[Woodard@epchc.org](mailto:Woodard@epchc.org)>; Yeneka Mills <[millsy@plancom.org](mailto:millsy@plancom.org)>  
**Cc:** Vazquez, Bianca <[VazquezB@hillsboroughcounty.org](mailto:VazquezB@hillsboroughcounty.org)>; Lampkin, Timothy <[LampkinT@hillsboroughcounty.org](mailto:LampkinT@hillsboroughcounty.org)>; Tirado, Sheida <[TiradoS@hillsboroughcounty.org](mailto:TiradoS@hillsboroughcounty.org)>; Williams, Michael <[WilliamsM@HillsboroughCounty.ORG](mailto:WilliamsM@HillsboroughCounty.ORG)>  
**Subject:** RE PRS 22-0523

Good Day All,

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

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

Planner assigned:

Planner: Timothy Lampkin

Contact: [lampkint@hillsboroughcounty.org](mailto:lampkint@hillsboroughcounty.org)

Have a good one,

**Ashley Rome**

**Planning & Zoning Technician**

Development Services Dept.

---

P: (813) 272-5595

E: [romea@hillsboroughcounty.org](mailto:romea@hillsboroughcounty.org)

W: [HCFLGov.net](http://HCFLGov.net)

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**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

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





June 17, 2022  
Revised July 20, 2022  
Revised August 10, 2022  
Revised September 21, 2022

Mr. Michael Williams, P.E.  
Hillsborough County  
Development Services Department  
Development Review Director  
County Engineer  
601 East Kennedy Boulevard, 20<sup>th</sup> Floor  
Tampa, Florida 33602

RE: 3701 Knights Griffin Road - (22-0523)  
Folio: 080605-0000, 080620-5004, 080610-0000, 081001-1000  
Design Exception – Knights Griffin Road  
Palm Traffic Project No. T22041

Dear Mr. Williams:

The purpose of this letter is to provide justification for the design exception per Transportation Technical Manual (TTM) 1.7 to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L (existing facility) in association with the proposed development of up to 65 single-family dwelling units located south of Knights Griffin Road and west of Keene Road, as shown in Figure 1. This request is made based on our virtual meeting on May 27, 2022 with Hillsborough County staff.

The project proposes to have one (1) full access to Knights Griffin Road. Knights Griffin Road is identified in the Hillsborough County Functional Classification Map as a collector roadway and was identified during our meeting as a substandard road. Knights Griffin Road has a posted speed limit of 45 mph. The roadway currently has 11-foot travel lanes, 2-foot shoulder and no sidewalks or bike lanes in approximately 50 feet of right of way. The 5-year crash history (2017 – 2021) was reviewed. There were 12 crashes that occurred along this segment in the 5 years; only 3 involved lane departure and none involved pedestrians or bicycles.

This request is a design exception to the Hillsborough County Transportation Technical Manual for Knights Griffin Road from Keene Road to the proposed property boundary. The requested exceptions to the TS-7 typical section and the justification are as follows:

1. The typical TS-7 section for a collector, two-lane undivided roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, 8-foot shoulders (5-foot paved), open ditch drainage and 5-foot sidewalks.
2. The request is to maintain the 11-foot travel lanes instead of 12-foot. Based on Table 210.2.1 of the FDOT Design Manual, the 11-foot travel lanes are identified as acceptable.
3. No modifications to the north side of Knights Griffin Road will be made due to the limited right of way. The roadside slope on the north side of Knights Griffin Road is relatively flat for approximately 10 feet north of the travel lane and meets the

classification of a Recoverable Traversable Slope in section 215.2.2 of the FDOT Design Manual.

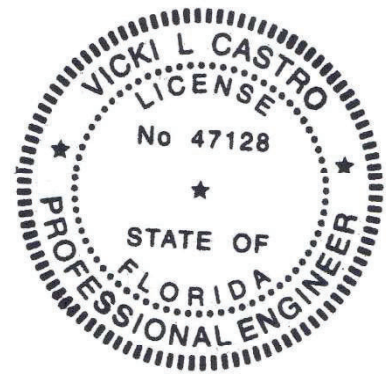
4. On the south side of Knights Griffin Road, there is proposed to be a 2-foot shoulder and a five-foot sidewalk. The sidewalk will be added along the project frontage and continue east to Keene Road, approximately 3,500 feet.
5. A 285-foot westbound left turn, including taper, will be provided at the project driveway.
6. 35 feet of additional ROW will be dedicated to Hillsborough County along the entire property frontage of Knights Griffin Road to allow the future construction of TS-7 roadway with a left turn lane.

The proposed typical sections are shown in Figures 2 and 3. Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

**Vicki L Castro**

Digitally signed by Vicki L Castro  
Date: 2022.09.21 16:59:11 -04'00'



Vicki L Castro, P.E.  
Principal

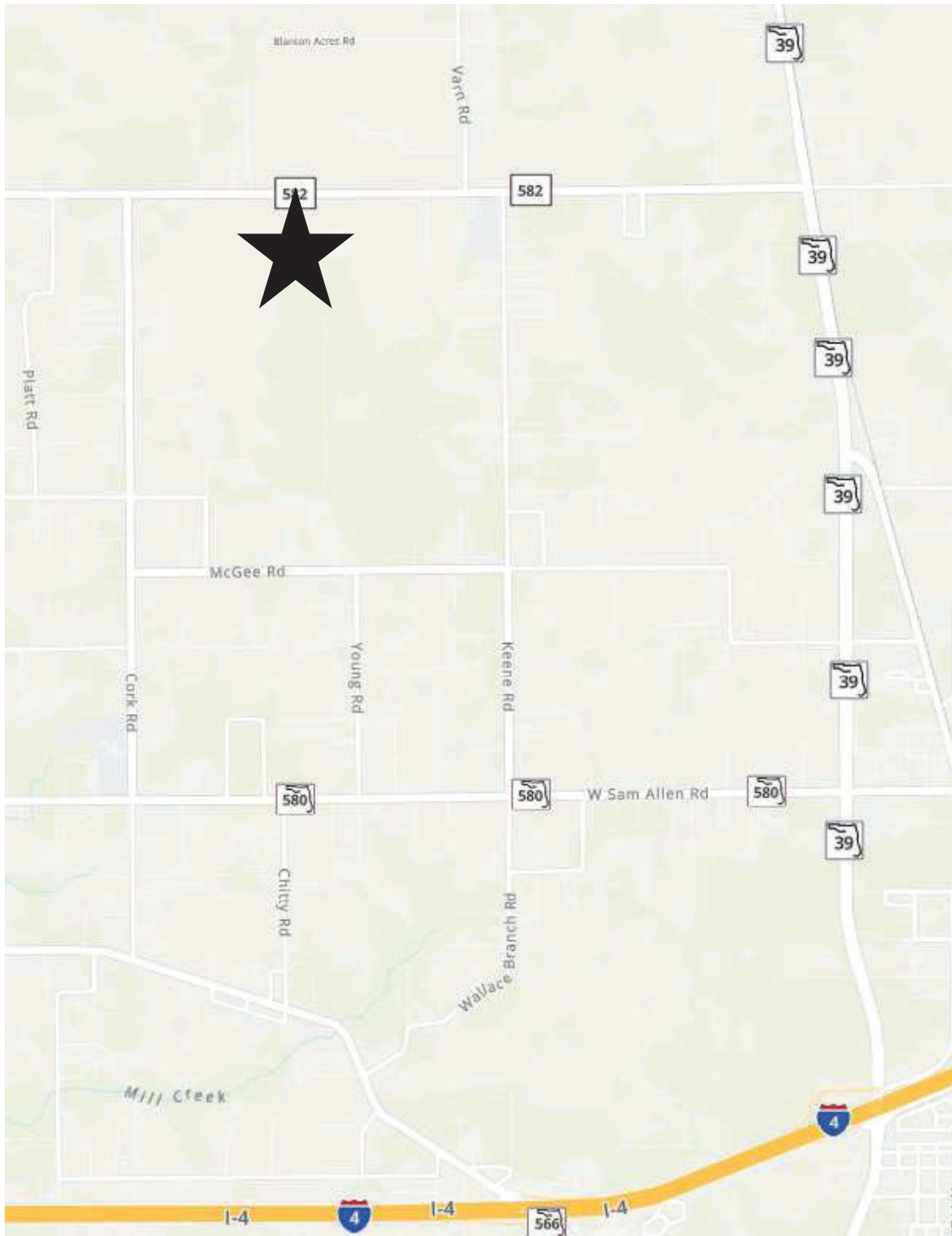
Based on the information provided by the applicant, this request is:

\_\_\_\_\_ Disapproved \_\_\_\_\_ Approved with Conditions \_\_\_\_\_ Approved

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

Michael J. Williams  
Hillsborough County Engineer

**FIGURE 1. LOCATION MAP**



**FIGURE 2. PROPOSED TYPICAL SECTION (FROM KEENE RD TO PROJECT)**

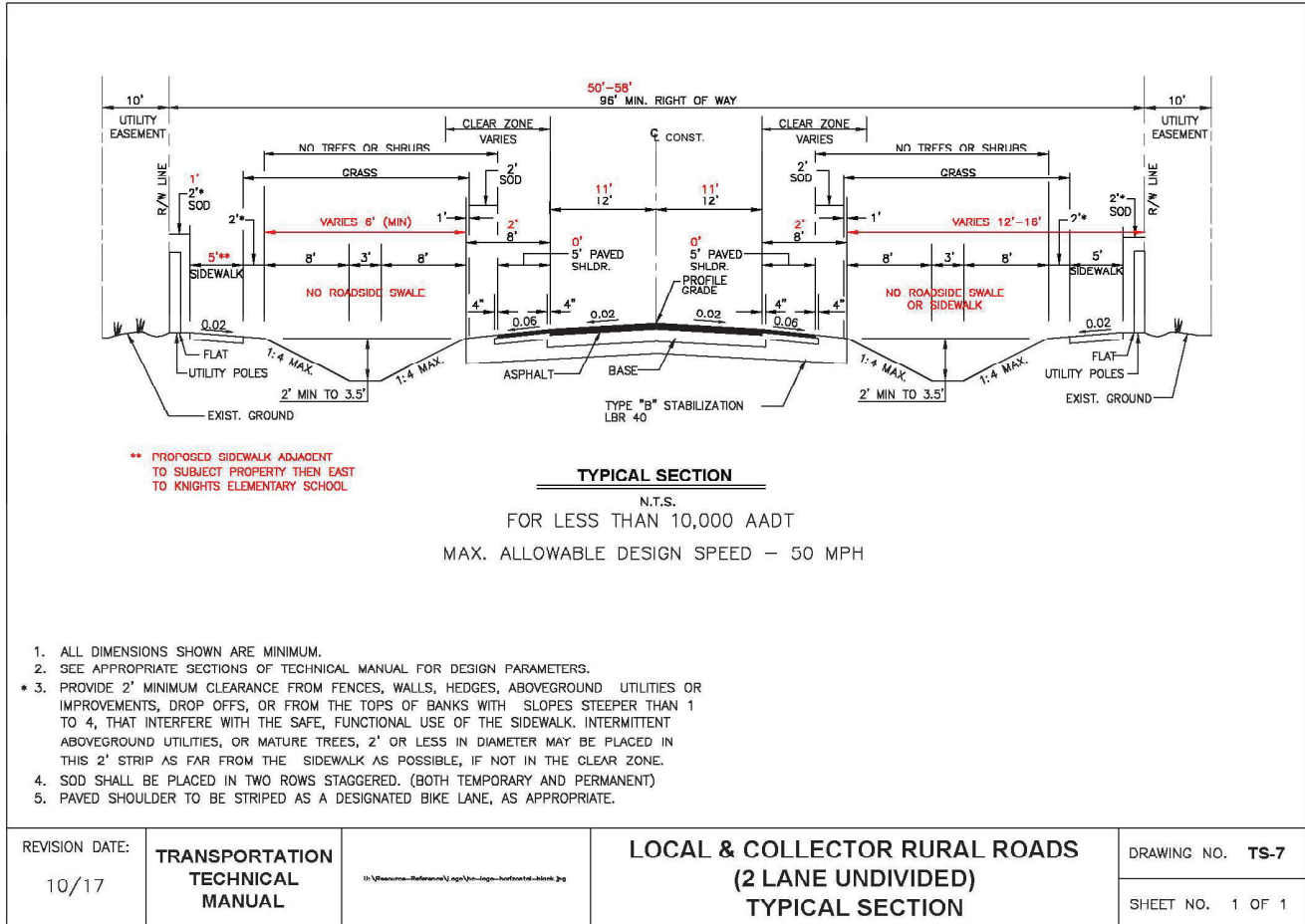
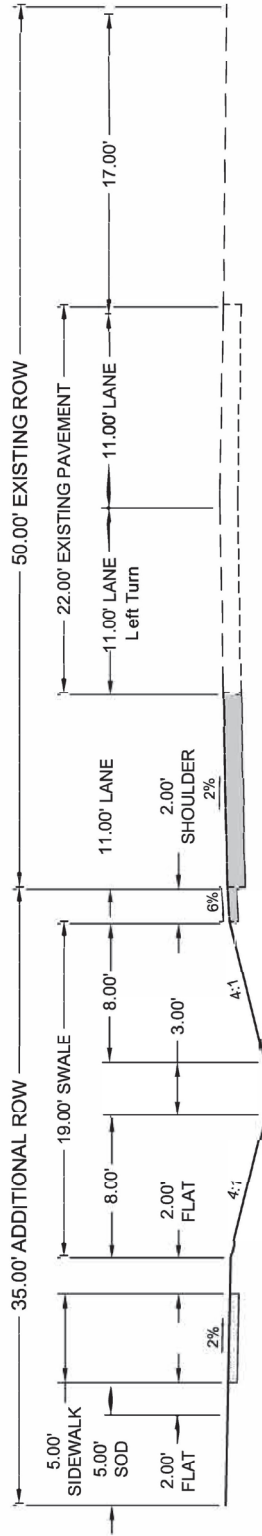
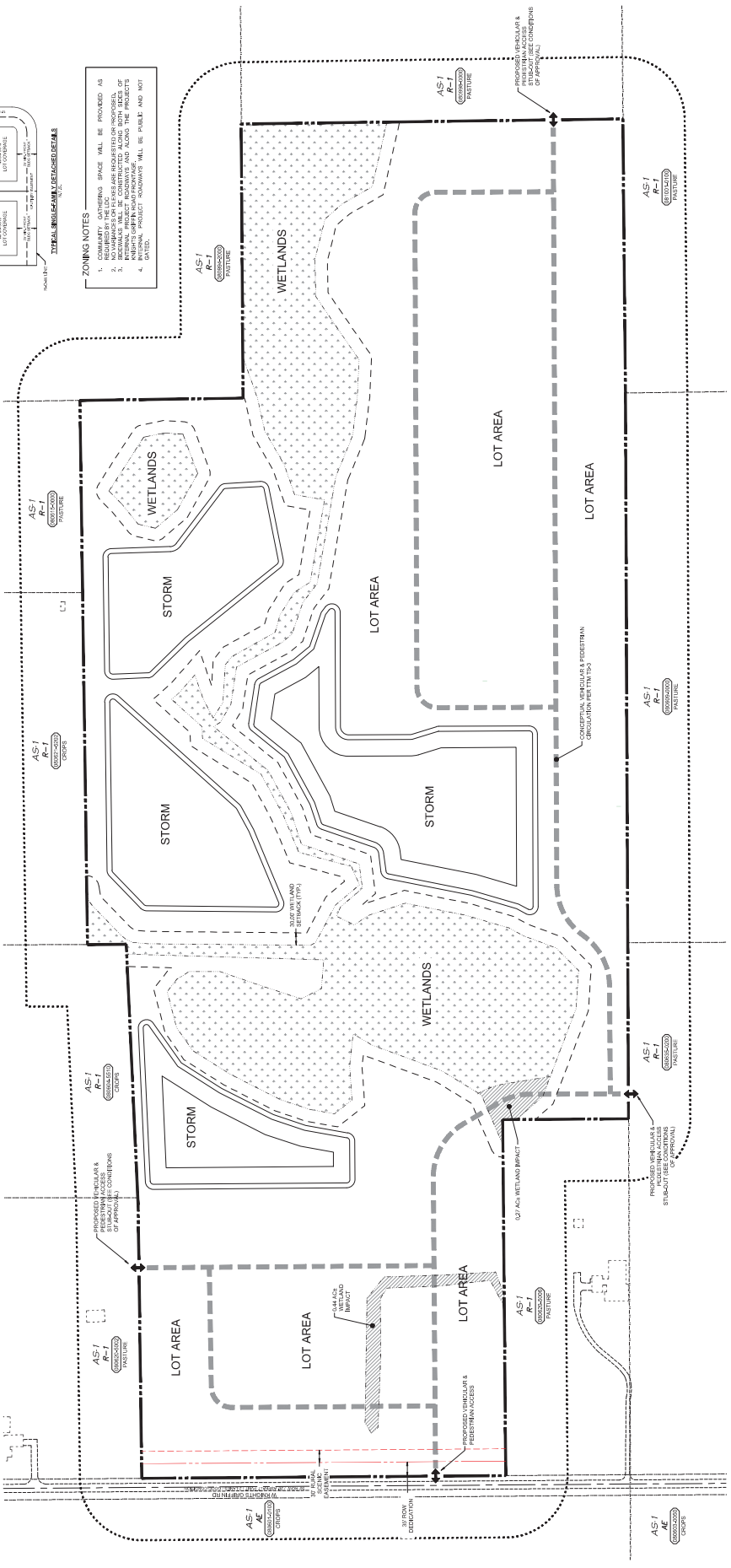


FIGURE 3. PROPOSED TYPICAL SECTION (ADJACENT TO PROJECT)

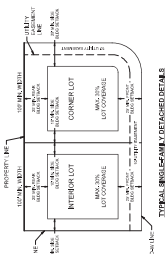


KNIGHTS GRIFFIN ROAD CROSS-SECTION  
N.T.S



**ZONING NOTES**

1. COMMUNITY GATHERING SPACE WILL BE PROVIDED AS PER THE ZONING REGULATIONS.
2. NO VARIATIONS OR USES ARE PERMITTED OR INDICATED BY THIS ZONING MAP.
3. INTERNAL PROJECT ROADWAYS AND ALONG THE PROJECT'S PERIMETER SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE FLORIDA HIGHWAY AND TRANSPORTATION BUILDING CODE (FH&TC).
4. INTERNAL PROJECT ROADWAYS WILL BE PUBLIC AND NOT PRIVATE.



**SITE DATA**

3075 W. WACHS CREEK ROAD  
 HILLSBOROUGH COUNTY, FLORIDA 33635  
 FPOD NUMBER: 22010659  
 PREPARED BY: LANDMARK ENGINEERING & SURVEYING CORPORATION  
 DATE: 2/21/2022  
 PROJECT NAME: MARONDA HOMES  
 PREPARED FOR: MARONDA HOMES  
 PROJECT NUMBER: 22010659  
 PROJECT ADDRESS: 3075 W. WACHS CREEK ROAD, HILLSBOROUGH COUNTY, FLORIDA 33635  
 PREPARED BY: LANDMARK ENGINEERING & SURVEYING CORPORATION  
 DATE: 2/21/2022

**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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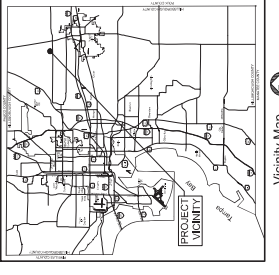
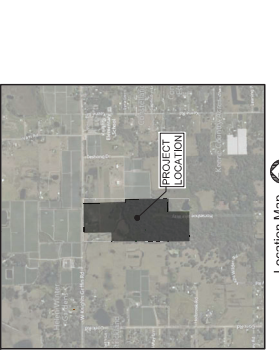
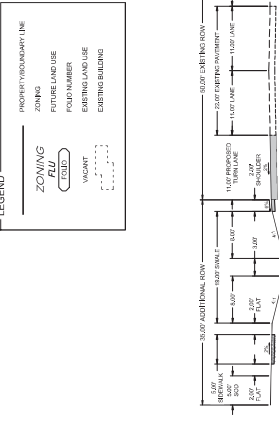
**LEGAL DESCRIPTION**

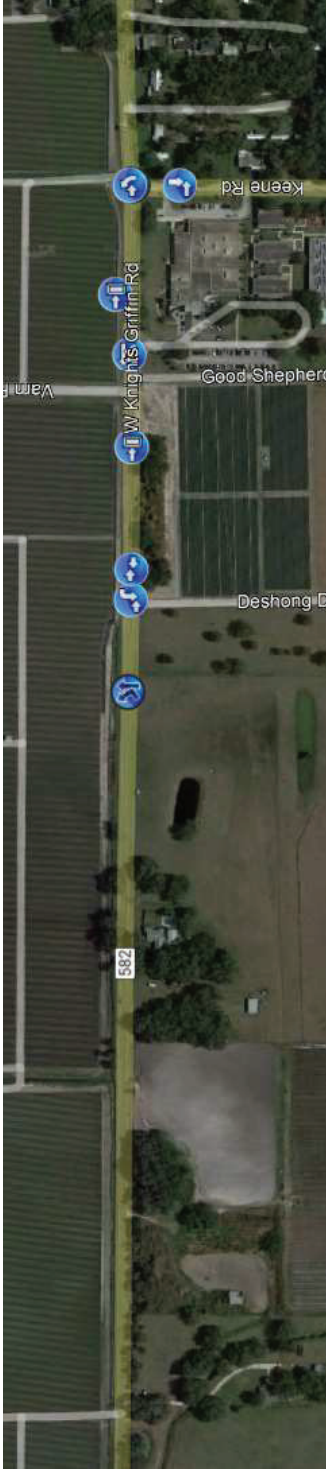
PARCEL 1: THE NORTH 25.00 FEET OF THE WEST 1/4 SECTION 14 OF THE EAST 1/2 SECTION 31, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 2: THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 3: THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

PARCEL 4: LOT 2, WACHS CREEK SUBDIVISION, ACCORDING TO THE MAP ON FILE WITH THE HILLSBOROUGH COUNTY PLANNING AND ZONING DEPARTMENT, PARCEL 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.





**Report Memo:**

W. Knights Griffin Rd. (between Keene Rd. and a point +/- .75 miles west of the intersection of Keene Rd. and Knights Griffin Rd.)



**Selections used to generate this report:**

Date Range: 1/1/2017 - 12/31/2021  
Saved Area 1: -82.16682854525888,28.07585541520908,-82.15399685733131,28.076820975836494

Records Date Range:	Crashes	Fatalities	Injuries	Peds	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.
05/12/2017 to 12/23/2021	12	0	1	1	0	1	4	1	1	0	0	2	6	4	3
<b>Intersection Summary</b>															
<b>Top 40 Report</b>															
Click for Drill Down															
CR 582 @ KEENE RD	6	0	1	0	0	0	0	0	0	0	0	0	3	0	1
CR 582 @ DESHONG DR	3	0	0	0	0	0	0	0	0	0	0	2	0	0	0
CR 582 @ VARN RD	2	0	0	0	0	0	0	0	0	0	0	1	2	1	0

Strategic Highway Safety Plan																												
Crash Type										Injury Severity						Ped and Bike												
Speed Agr. Driving	No Restraint	Work Zone	Comm. Veh	Head On	Right Turn	Left Turn	Angle	Possible Injury	Non Incap	Fatal Crashes	Total Fatalities	Total Injuries	Fatal	Incap	Ped	Bike	Motorcycle	Angles	Head On	Intoxication	Speeding	Run Control	Vul. Users	Agr. Driving	Lane Depart	At Int.		
3	0	0	0	0	0	1	4	3	1	0	0	1	0	0	0	0	0	0	1	1	0	0	0	3	0	0	0	3
3	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	3
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2



**Table 210.2.1 – Minimum Travel and Auxiliary Lane Widths**

Context Classification		Travel (feet)			Auxiliary (feet)			Two-Way Left Turn (feet)	
		Design Speed (mph)			Design Speed (mph)			Design Speed (mph)	
		25-35	40-45	≥ 50	25-35	40-45	≥ 50	25-35	40
C1	Natural	11	11	12	11	11	12	N/A	
C2	Rural	11	11	12	11	11	12		
C2T	Rural Town	11	11	12	11	11	12	12	12
C3	Suburban	10	11	12	10	11	12	11	12
C4	Urban General	10	11	12	10	11	12	11	12
C5	Urban Center	10	11	12	10	11	12	11	12
C6	Urban Core	10	11	12	10	11	12	11	12

**Notes:**

**Travel Lanes:**

- (1) Minimum 11-foot travel lanes on designated freight corridors, SIS facilities, or when truck volume exceeds 10% on very low speed roadways (design speed ≤ 35 mph) (regardless of context).
- (2) Minimum 12-foot travel lanes on all undivided 2-lane, 2-way roadways (for all context classifications and design speeds). However, 11-foot lanes may be used on 2-lane, 2-way curbed roadways that have adjacent buffered bicycle lanes.
- (3) 10-foot travel lanes are typically provided on very low speed roadways (design speed ≤ 35 mph), but should consider wider lanes when transit is present or truck volume exceeds 10%.
- (4) Travel lanes should not exceed 14 feet in width.

**Auxiliary Lanes:**

- (1) Auxiliary lanes are typically the same width as the adjacent travel lane.
- (2) Table values for right turn lanes may be reduced by 1 foot when a bicycle keyhole is present.
- (3) Median turn lanes should not exceed 15 feet in width.
- (4) For high speed curbed roadways, 11-foot minimum lane widths are allowed for the following:
  - Dual left turn lanes
  - Single left turn lanes at directional median openings.
- (5) For RRR Projects, 9-foot right turn lanes on very low speed roadways (design speed ≤ 35 mph) are allowed.

**Two-way Left Turn Lanes:**

- (1) Two-way left turn lanes are typically one foot wider than the adjacent travel lanes.
- (2) For RRR Projects, the values in the table may be reduced by 1-foot.

## **215.2 Roadside Features**

### **215.2.1 Roadside Geometry**

Roadside geometry refers to the terrain features (slopes) that a vehicle will encounter when departing a roadway. The components of roadside geometry include front slopes, back slopes, and transverse slopes.

### **215.2.2 Roadside Slope Classification**

Roadside Slopes include areas located beyond the edge of the traffic lane as shown in **Figures 215.2.2** and **215.2.3**. These areas are divided into the following classifications:

- (1) Traversable Slope – Smooth terrain, unobstructed by fixed objects:
  - (a) Recoverable Traversable Slope, 1:4 or flatter
  - (b) Non-Recoverable Traversable Slope, 1:3 or flatter and steeper than 1:4
- (2) Non-Traversable Slope – Rough terrain, obstructed, or slopes steeper than 1:3

### **215.2.3 Clear Zone Concept**

The following provides the definition of the Clear Zone Concept using the slope classifications above. These slope classifications are considered the standard for effective roadside safety design in the **AASHTO RDG**. However, in some cases the Department's roadside slope requirements supersede these values. For Roadside Slope Criteria, see **FDM 215.2.6**.

Providing a sufficient amount of Recoverable Slope adjacent to the roadway provides an opportunity for an errant vehicle to safely recover. The amount of recoverable area provided beyond the traveled way is defined as the clear zone and includes shoulders and bike lanes. The clear zone must be free of roadside hazards, as defined in **FDM 215.3**.

Traversable Back Slopes 1:3 or flatter may be located within the clear zone.

A clear zone width must be provided so that the sum of all Recoverable Slopes is equal to or greater than the required clear zone width obtained from **Table 215.2.1**. Clear zone widths may be widened based on crash history and horizontal curvature; see **AASHTO RDG, Section 3.1**. Clear zone concepts are illustrated in **Figure 215.2.1** and **Figure 215.2.2**.

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
Knights Griffin Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (Right-of-Way Dedication)
	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

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	749	54	72
Proposed	700	51	67
Difference (+/-)	<b>(-) 49</b>	<b>(-) 3</b>	<b>(-) 5</b>

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

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

<b>Design Exception/Administrative Variance</b> <input type="checkbox"/> Not applicable for this request		
<b>Road Name/Nature of Request</b>	<b>Type</b>	<b>Finding</b>
Knights Griffin Rd. - Substandard Rd.	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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 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn “Gwen” W. Myers  
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 Rick Muratti, Esq. LEGAL DEPT  
 Reginald Sanford, MPH AIR DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> May 10, 2022</p> <p><b>PETITION NO.:</b> 22-0523</p> <p><b>EPC REVIEWER:</b> Jackie Perry Cahanin</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X1241</p> <p><b>EMAIL:</b> <a href="mailto:cahaninj@epchc.org">cahaninj@epchc.org</a></p>	<p><b>COMMENT DATE:</b> April 7, 2022</p> <p><b>PROPERTY ADDRESS:</b> 3701, 4001 W Knights Griffin Rd, Holbrook Rd, Plant City, FL 33565</p> <p><b>FOLIO #:</b> 0806050000; 0806100000; 0806205004; 0810011000</p> <p><b>STR:</b> 01 &amp; 12-28S-21E</p>
<p><b>REQUESTED ZONING:</b> Minor Mod. to PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	NA
<b>WETLAND LINE VALIDITY</b>	SWFWMD Surveys expired 9/28/2012
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands located throughout parcels
<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"> <li>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.</li> <li>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.</li> </ul>	

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 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://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 not been delineated. Wetland surveys expired 9/28/2012. 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. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for an access roadway. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- 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.

Jpc/mst

cc: William J. Malloy - [wmalloy@mjlaw.us](mailto:wmalloy@mjlaw.us)

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

**School Board**  
Nadia T. Combs, Chair  
Henry "Shake" Washington, Vice Chair  
Lynn L. Gray  
Stacy A. Hahn, Ph.D.  
Karen Perez  
Melissa Snively  
Jessica Vaughn



**Superintendent of Schools**  
Addison G. Davis

**SUBJECT: PRS 22-0523**

Be advised that as of *September 1, 2020*, the School Board of Hillsborough County requires review fees for plan amendments, rezoning cases and school concurrency. This project has been determined to be subject to an "Adequate Facilities Analysis (Rezoning Initial Submittal)". Prior to review and comments from the School Board please:

- 1) Pay the corresponding fee at <https://hillsborough-county-school-district--growth-management-planni.square.site/product/adequate-facilities-analysis-rezoning-initial-submittal-1st-revision-included-/3?cp=true&sa=true&sbp=false&q=false>
- 2) Submit and upload an application, along with payment receipt to the County. The application is found on the District's website at <https://drive.google.com/file/d/1xolPecJTku5W7dr-xFGIFFZQ8LLaQZRT/view>

More information related to the School Concurrency review fees and process is found on the District's website at [https://drive.google.com/file/d/12zskhr0w03spCz3zDefl1RcdCn91n\\_P6/view](https://drive.google.com/file/d/12zskhr0w03spCz3zDefl1RcdCn91n_P6/view).

Thank you,



Renée M. Kamen, AICP, Manager, Planning & Siting  
Growth Management Department  
e: [renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)  
p: 813-272-4083

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

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**PETITION NO.:** PRS22-0523    **REVIEWED BY:** Randy Rochelle    **DATE:** 4/27/2022

**FOLIO NO.:** 80605.0000, 80610.0000, 80620.5004 & 81001.1000

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
  
- A \_\_\_ inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. 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 \_\_\_ inch wastewater gravity main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. 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 site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. if the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application fo service as additional anaysis will be required to make the final determination .



AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** May 24, 2022

**Agency:** Natural Resources **Petition #:** 22-0559

- 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. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Preservation Area setbacks. A minimum setback of 50 feet must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted. **Impervious surfaces and other encroachments into Wetland Preservation Area setbacks as depicted on the proposed rezoning plan may require a variance from the Land Use Hearing Officer prior to approval of Site Construction plans.**
2. 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.
3. 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.
4. 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.



**PARTY OF  
RECORD**

## Rome, Ashley

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**From:** Hearings  
**Sent:** Wednesday, April 6, 2022 8:42 AM  
**To:** Vazquez, Bianca; Rome, Ashley  
**Subject:** FW: App No: PRS 22-0523

**From:** Stacia Perry-Eaton Hottle <sperryeaton@gmail.com>  
**Sent:** Wednesday, April 6, 2022 8:12 AM  
**To:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Subject:** App No: PRS 22-0523

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

Good morning.

This property is directly next to us, and the yellow public hearing sign says that they will have a personal appearance on May 10 at 9am. We received a letter in the mail from their lawyer saying that the hearing is to request a minor modification, but has no further details. Is it possible to find out exactly what the requested modification is? Secondly, could the Land Use Board approve the requested modification in this meeting? Or would any request have to go through more meetings?

We are concerned about this property for two reasons. First, as I understand it, the property was approved for a planned development many years ago, as a larger piece of property. The owner sold part of the property a few years ago, then sold a piece more recently. I am concerned that the permit for the planned development has not been reevaluated for the smaller piece of land, and that the number of allowed homes has not been lowered.

Secondly, this property contains wetlands and a floodway. The floodway continues onto my property. The area needs a floodway as it is prone to flooding. I am worried that changing the permeability of the wetlands and the property as a whole, and possibly changing the floodway will have a negative impact on my property.

Thank you for your time.  
Stacia Hottle  
4015 W Knights Griffin Rd.

## Rome, Ashley

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Thank you for your time.  
Stacia Hottle  
4015 W Knights Griffin Rd.

## Rome, Ashley

---

**From:** Hearings  
**Sent:** Wednesday, June 1, 2022 12:49 PM  
**To:** Vazquez, Bianca; Rome, Ashley; Lampkin, Timothy  
**Subject:** FW: PD 04-1157 DeShong Dr and Knights Griffin (PRS 22-0523)  
**Attachments:** Knights Griffin PD 04-1157.pdf

**From:** S Jarrett <sjarrett0606@gmail.com>  
**Sent:** Wednesday, June 1, 2022 9:22 AM  
**To:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Subject:** PD 04-1157 DeShong Dr and Knights Griffin

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

Re: Hearing 7/26/22

Please accept our support to the attached regarding this development and confirming our concerns for the environmental, forestry, wetlands and floodways as they pertain to new developments as it stands now and not twenty years ago.

The concern and consideration for the wildlife that we care about on our property and their cross over. That the setbacks and buffering to ensure the rural community environment is preserved. Not to bring urban lifestyle to our rural communities. Growth is a given, but it can be managed with an understanding of the surroundings and the preservation of the land.

These matters should be a first priority when all of these developments are being reviewed and approved.

Sandra Jarrett  
Anthony Michaud  
4205 Papa Wilder Road, PC  
[sjarrett0606@gmail.com](mailto:sjarrett0606@gmail.com)

Questions/concerns about PRS 22-0523

*Nearest Flood Maps.*

Related to the original zoning PD 04-1157

- A lot of the numbers don't seem to add up. The original zoning specified 81 lots (27 on half-acre lots, 5 on 0.75 acre lots, the rest bigger than one acre; the smaller lots were to be situated in the back of the development) on an 85.6-acre site with a density of 0.94 dwelling units per acre. This Minor Modification states that they want to amend the Planned Development to include 65 homes on 83.7 acres with a density of 0.78 dwelling units to the acre. Why are they asking for more homes, when it appears to be less than the originally approved PD? Why doesn't this minor modification specify the size of the lots? How could they be asking for more homes, but end up with a lower density? And why is there a discrepancy between the total site size?
- To preserve the character of our rural community, it is important for the lots to be large—preferably over 1 acre per home. As the original Planned Development even noted, the homes in the immediate vicinity are large homes on large lots—much bigger than one acre lots. Why are the lot sizes not mentioned in this rezoning request?
- Our property is in a flood zone (AE), as is much of the property in question. A floodway runs through our property and the property in question. The culvert under Knights Griffin for this floodway was significantly increased in the last year or two. Our property and many properties in the area are prone to flooding, and many of the culverts have been improved in the area over the last 5 years. According to our neighbors (Kim and Bill Watkins at 3501 W Knights Griffin Rd), a large drainage ditch on the property in question was filled in after the 2004 Planned Development was approved, which has contributed to the flooding. The original PD rezoning even mentioned the concerns about flooding in the area. How do we make sure the permeable surfaces, forested areas, wetlands and floodway are maintained? What if this development causes even more flooding on our property? Will we have any recourse? Could this Minor Modification impact the amount of flood control within this development?
- We would like significant buffering and screening to be a part of the plan, as well as privacy fencing between our property and any parts of the site that are being developed—particularly since it looks like they want to put a road practically touching our property and impacting wetlands adjacent to the floodway that runs through our property.
- Will the traffic impact be re-evaluated since the original planned development was approved almost 20 years ago?
- In their plan, the entrance to the development is not centered on the site. The Planned Development requires them to put in turn lanes to the neighborhood in both directions. With the placement of the entrance, it seems as though they may try to use our property for the turn lane. Can they do that? Would they have to replant mature screening trees like what we have along the road? Would they have to replace our pasture fence?
- Does it matter that there are Gopher Tortoises and Southern Fox Squirrels living on the property directly behind ours?

## Rome, Ashley

---

**From:** Hearings  
**Sent:** Monday, May 23, 2022 2:03 PM  
**To:** Vazquez, Bianca; Rome, Ashley; Lampkin, Timothy  
**Subject:** FW: App # PRS 22-0523  
**Attachments:** CT 403076 - 6dec19 ltr swfwmd.pdf; CT 403076 - 30oct19 ltr swfwmd.pdf; Email 6jan20 swfwmd.pdf

**From:** Kimberly Watkins <kimwatkins718@aol.com>  
**Sent:** Saturday, May 21, 2022 9:44 AM  
**To:** Grady, Brian <GradyB@HillsboroughCounty.ORG>; Grady, Brian <GradyB@HillsboroughCounty.ORG>; Hearings <Hearings@HillsboroughCounty.ORG>  
**Cc:** Kimberly Watkins <kimberly.watkins@hcps.net>; Bill Watkins <wrwatkins80@gmail.com>  
**Subject:** App # PRS 22-0523

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

Hello,

Regarding the subject application, please add the attached files to the official record. The attachments include correspondence between SWFWMD and the current property owners, working to compel them to reopen the drainage ditch that the property leaser covered over.

Historically, our property, located at 3501 W. Knights Griffin Rd. (directly east of the subject property) had (has) a drainage ditch that carried the water into the continuation of that ditch on the subject property. The water then flowed into a creek that carried it through the culvert (under KGR) and into another drainage ditch. That is, until the group leasing the land for agricultural purposes filled in the ditch on the subject property. All of this is clearly illustrated in the arial pictures below and on your website (see Sign Posting Map PRS 22-0523 dated 3/8/22).

Now, our property has no place to drain, causing major flooding issues in our whole pasture. This causes problems for the cattle that is having to wade through the water during the rainy season. In addition, it makes it impossible to navigate our property by vehicle; we have even been forced to use a small boat to get through the pasture.

We enlisted the help of SWFWMD who found the ditch to be fully covered over. This has been an ongoing problem for years. While we don't object to the applicant's desire to develop this land, we do want a clear plan in place to address this issue, without causing further issues for our neighbors that live west of the subject property at 4015 W. Knights Griffin Rd.

Thank you for your time and consideration of this request.

Sincerely,

William and Kimberly Watkins

Please note: the vertical line in the picture is the property line between ours and the subject property (ours on the right). This is an old area picture, taken before the ditch was covered.





**Jeff Whealton**

---

**From:** Bellapatel pa <bellapatel pa@aol.com>  
**Sent:** Monday, January 06, 2020 11:35 AM  
**To:** Mark Luchte; ympatel@tecoenergy.com  
**Cc:** Jeff Whealton; abrahama@hillsboroughcounty.org  
**Subject:** Re: Patel Knight Griffin Rd Property vs. Watkins Drainage Complaint (CT# 403076; Hillsborough County; STR = 01/28S/21E)

I am resending the email below as I misspelled Mr. Abraham's email address.

Bella

Bella Y. Patel, Esquire  
Law Office of Bella Y. Patel  
13026 Waterford Run Drive  
Riverview, Florida 33569  
Ph. 813-643-2762  
Fax 813-643-2612

-----Original Message-----

From: Bellapatel pa <bellapatel pa@aol.com>  
To: Mark.Luchte <Mark.Luchte@swfwmd.state.fl.us>; ympatel <ympatel@tecoenergy.com>  
Cc: Jeff.Whealton <Jeff.Whealton@swfwmd.state.fl.us>; abrahama <abrahama@hillsobroughcounty.org>  
Sent: Mon, Jan 6, 2020 11:23 am  
Subject: Re: Patel Knight Griffin Rd Property vs. Watkins Drainage Complaint (CT# 403076; Hillsborough County; STR = 01/28S/21E)

Thanks, Mark.

Hello Mr. Abraham,

We have owned a 114 acre tract at 4001 Knights Griffin Road for over 15 years.

When we purchased the said tract, there was not any standing water on the front 50 acres.

Fast forward to 2020 and according to the farmer who has been growing vegetables on 25 front acres, a significant amount of water is flowing from the east to the west onto our property, increasingly enlarging the area of the said 25 acres which can no longer be farmed.. We feel that if we can reroute the additional waters coming onto the property by directing the water to an existing culvert which would take the water to the north of Knights griffin road or building a culvert to alleviate the excess water, the property owners can once again enjoy their property.

An an eminent domain attorney for the past 26 years, first starting out at the Department of Transportation as its Assistant General Counsel, I have always admired the extent to which our

public servants in the transportation and drainage space work with the property owners. I absolutely did that as a government servant and I am confident that I can work with you Mark and Mr. Abraham to accomplish the same end.

Your last line Mark intrigued me in that you said that this will not be easy. It should be easy as the government exists for our benefit and if we are getting more water onto our property than before, I believe that the government will work with us to find out the cause and to alleviate this problem.

Thank you and I stand ready to work with the County to enable us to enjoy our property to its maximum.

Bella

Bella Y. Patel, Esquire  
Law Office of Bella Y. Patel  
13026 Waterford Run Drive  
Riverview, Florida 33569  
Ph. 813-643-2762  
Fax 813-643-2612

-----Original Message-----

From: Mark Luchte <Mark.Luchte@swfwmd.state.fl.us>  
To: Bellapatel <bellapatel@aol.com>; ympatel@tecoenergy.com <ympatel@tecoenergy.com>  
Cc: Jeff Whealton <Jeff.Whealton@swfwmd.state.fl.us>  
Sent: Mon, Jan 6, 2020 11:03 am  
Subject: RE: Patel Knight Griffin Rd Property vs. Watkins Drainage Complaint (CT# 403076; Hillsborough County; STR = 01/28S/21E)

I copied Steve Cumber but he's really more involved in the maintenance of existing County culverts. He recommended Abdel Abraham at Hillsborough County as a possible point of contact to start your inquiry about the installation of a new culvert under Knights Griffin Road. This is not a simple process though as an analysis of current vs. proposed conditions would need to be done. His e-mail contact information is:

[AbrahamA@HillsboroughCounty.ORG](mailto:AbrahamA@HillsboroughCounty.ORG)

**From:** Bellapatel <bellapatel@aol.com>  
**Sent:** Thursday, January 02, 2020 12:00 PM  
**To:** Mark Luchte <Mark.Luchte@swfwmd.state.fl.us>  
**Cc:** Jeff Whealton <Jeff.Whealton@swfwmd.state.fl.us>; ympatel@tecoenergy.com  
**Subject:** Re: Patel Knight Griffin Rd Property vs. Watkins Drainage Complaint (CT# 403076; Hillsborough County; STR = 01/28S/21E)

Thank you.

Please tell us what to do next regarding option 3.

Bella

Sent from AOL Mobile Mail  
Get the new AOL app: [mail.mobile.aol.com](mailto:mail.mobile.aol.com)

On Thursday, January 2, 2020, Mark Luchte <[Mark.Luchte@swfwmd.state.fl.us](mailto:Mark.Luchte@swfwmd.state.fl.us)> wrote:

Yogesh/Bella:

Thanks for meeting with Jeff Whealton and me at your above referenced farm on the morning of December 27, 2019. As promised, Jeff and I left the meeting and drove slightly east on Knights Griffin Road (KGR) to look for any cross-drain culverts under KGR. Mr. Watkins happened to meet us on KGR southern right-of-way to help in the search; however, no cross-drain culverts under KGR were found along his adjoining property. Consequently, the only flood relief pop-off elevation Mr. Watkins historically had was the very minimal swale now blocked along your shared eastern boundary.

At this point, there really seems to just be three options: (1) re-establish the minimal swale to accept offsite inflows and eventually take flows westward toward the regional drainage canal; (2) debate over the historical existence of the minimal swale; or, (3) get together as a citizens group to convince Hillsborough County to make a new cross-drain culvert under KGR. Option 3 would be a good long-term solution but would require some analysis to show that the northern KGR right-of-way conveyance ditch could adequately/safely handle the additional flows toward the same ultimate regional drainage canal – just via a slightly new route.

---

**From:** Mark Luchte  
**Sent:** Thursday, December 19, 2019 9:36 AM  
**To:** Jeff Whealton <[Jeff.Whealton@swfwmd.state.fl.us](mailto:Jeff.Whealton@swfwmd.state.fl.us)>; [ympatel@tecoenergy.com](mailto:ympatel@tecoenergy.com)  
**Cc:** [bellapatelpa@aol.com](mailto:bellapatelpa@aol.com)  
**Subject:** FW: Knight Griffin Rd Property CT: 403076

Using the below responses, I can also make either December 23<sup>rd</sup>, 27<sup>th</sup> or 30<sup>th</sup>. Pick at date and let's go with 10:00 am if that's ok.

---

**From:** Patel, Yogesh M. <[ympatel@tecoenergy.com](mailto:ympatel@tecoenergy.com)>  
**Sent:** Tuesday, December 17, 2019 11:02 AM  
**To:** Bellapatelpa <[bellapatelpa@aol.com](mailto:bellapatelpa@aol.com)>; Jeff Whealton <[Jeff.Whealton@swfwmd.state.fl.us](mailto:Jeff.Whealton@swfwmd.state.fl.us)>  
**Subject:** FW: Knight Griffin Rd Property CT: 403076

Bella and Jeff,

I have reviewed my calendar, and will be available for the dates 23<sup>rd</sup> thru 30<sup>th</sup> of December for the meeting with Southwest Florida Water Management District. Please let us know specific time. I have copied the note to my wife Bella Patel for her information. Thanks, Yogesh

---

**From:** Jeff Whealton <[Jeff.Whealton@swfwmd.state.fl.us](mailto:Jeff.Whealton@swfwmd.state.fl.us)>  
**Sent:** Tuesday, December 17, 2019 10:23 AM  
**To:** Patel, Yogesh M. <[ympatel@tecoenergy.com](mailto:ympatel@tecoenergy.com)>  
**Cc:** Mark Luchte <[Mark.Luchte@swfwmd.state.fl.us](mailto:Mark.Luchte@swfwmd.state.fl.us)>  
**Subject:** Knight Griffin Rd Property CT: 403076

## CAUTION - External Email

\*\*\*\*\* Don't be quick to click! We're counting on you! This email is from an external sender! Don't click links or open attachments from unknown sources. Forward suspicious

emails as an attachment to [phishing@tecoenergy.com](mailto:phishing@tecoenergy.com) for analysis by our cyber security team. \*\*\*\*\*

Mr. Patel,

Thank you again for talking with me earlier today about this site. As mentioned, we need to figure out a way to restore the drainage that historically came from the east through your site.

I've copied Mark Luchte on this message as he will be integral in coming up with a solution for this. I looked at the calendar for next week and with Christmas happening on Wednesday, it's going to make scheduling anything next week really hard. The following week isn't much better with New Year's day. However, I have the following days open at the moment...

23<sup>rd</sup>  
27<sup>th</sup>  
30<sup>th</sup>  
2<sup>nd</sup>  
3<sup>rd</sup>  
6<sup>th</sup>  
7<sup>th</sup> (pm only)  
8<sup>th</sup>  
9<sup>th</sup>

Mark's schedule may be vastly different but I'll let him speak to that. I think once he gives us his dates, you can pick the day that best suites you.

Also.... I've attached a few aerials of your site and the neighbor's site (immediately to the east). If the year of the aerial is not on the aerial image, it is in the filename. It looks like maintaining the historic connection would be easiest. A culvert would be useful if you want to cross that ditch obviously.

Anyway, feel free to converse by email if you like... and when we meet on site we can further the conversation.

Thanks again,  
Jeff

Jeff Whealton, PWS  
District Agricultural Team, Sr. Environmental Scientist  
Environmental Resource Permit Bureau  
Regulation Division  
Southwest Florida Water Management District  
Office: 813.985.7481/800.836.0797 x6119  
[Jeff.whealton@swfwmd.state.fl.us](mailto:Jeff.whealton@swfwmd.state.fl.us)

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An Equal  
Opportunity  
Employer

# Southwest Florida Water Management District

**Bartow Service Office**  
170 Century Boulevard  
Bartow, Florida 33830-7700  
(863) 534-1448 or  
1-800-492-7862 (FL only)

**Sarasota Service Office**  
6750 Fruitville Road  
Sarasota, Florida 34240-9711  
(941) 377-3722 or  
1-800-320-3503 (FL only)

**Tampa Service Office**  
7601 Highway 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)

2379 Broad Street, Brooksville, Florida 34604-6899  
(352) 796-7211 or 1-800-423-1476 (FL only)  
TDD only: 1-800-231-6103 (FL only)  
On the Internet at [WaterMatters.org](http://WaterMatters.org)

Received May 23, 2022  
Development Services

December 06, 2019

Knights Griffin, LLC  
Attn: Yogesh M. Patel  
13026 Waterford Run Drive  
Riverview, FL 33569-5745

Subject: **UNAUTHORIZED AGRICULTUREAL ACTIVITIES – 2nd Notice**  
Compliance No.: 403076  
Sec/Twp/Rge: S1/T28S/R21E  
County: Hillsborough

Dear Mr. Patel:

An Unauthorized Agriculture Activities letter from the District was sent to you on October 30, 2019 and a copy of that letter has been included. To date, the District has not received any response. In order to resolve this matter at the staff level, you must contact the District in writing, describing the measures planned, or taken, to resolve the issue described in the District's first notice.

Your response to this letter within 15 days of its receipt is required. If this matter is not resolved in a timely manner at the staff level, the District may proceed with enforcement action that may include penalties and the recovery by the District of its enforcement costs. If you wish to discuss this matter or have any questions, you may contact me at (941) 377-3722, ext. 6522. Your cooperation in this matter will be greatly appreciated.

Sincerely,

Mark Luchte, P.E.  
Agricultural Engineer  
Environmental Resource Permit Bureau  
Regulation Division

Enclosure: Copy of Unauthorized Wetland Activity letter

22-0523

Knights Griffin, LLC  
Attn: Yogesh M. Patel  
13026 Waterford Run Drive  
Riverview, FL 33569-5745



An Equal Opportunity Employer

# Southwest Florida Water Management District

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Received May 23, 2022  
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**Tampa Service Office**  
7601 Highway 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)

October 30, 2019

Knights Griffin, LLC  
Attn: Yogesh M. Patel  
13026 Waterford Run Drive  
Riverview, FL 33569-5745

**Subject: Notice of Unauthorized Agricultural Activities**  
Project Name:  
Compliance No.: 403076  
County: Hillsborough  
Sec/Twp/Rge: S1/T28S/R21E  
Rule References: Section 373.406; 373.413; 373.430(1)(b) Florida Statutes Chapter 62-330.020; Section 2.0(a)3, 18, 97, Environmental Resource Permit Applicant's Handbook; 62-330.051 Florida Administrative Codes

Dear Mr. Patel:

The District has received a complaint that indicates activities are being conducted on your property that may exceed Environmental Resource Permitting (ERP) thresholds. The activities appear to include blockage of a ditch that has historically existed across your property at 4001 Knights Griffin Road. Historical aerials show a network of ditches through this parcel and in a recent field visit, it appears as if the east-west ditch situated near the center of this parcel has been leveled such that it no longer conveys offsite contributing inflows. Consequently, runoff from the east is blocked and may contribute to your neighbor's flooding conditions. These activities may constitute the construction or alteration of a surface water management system resulting in adverse water resource impacts without appropriate District authorization.

District authorization can include but not necessarily be limited to an ERP, Agricultural Ground and Surface Water Management exemption (AGSWM), No Permit Required Letter, etc., pursuant to the criteria contained in Section 373.406; 373.413; 373.430(1)(b) Florida Statutes; Chapter 62-330.051 Florida Administrative Codes. District records indicate that appropriate authorization has not been obtained for the activities conducted on your site and, therefore, may be in non-compliance with the applicable reference Florida Statutes and Florida Administrative Code.

Please contact District staff to schedule a site visit and provide a written response within **14 days** from the date indicated on this letter. The written response must include specific on-site details of the activities performed, along with supporting documents that demonstrate (if applicable) the activities conducted qualify for an exemption pursuant to rule and/or statute, (Rule 62-330-051, F.A.C. and Section 373.406, F.S.). Please contact me at (813) 985-7481, extension 6522 to schedule a site visit. In order to resolve this matter and avoid referral to the District's Office of General Counsel, the owner must cooperate with District staff in resolving any non-compliance activities in a timely fashion. In addition, any non-compliance activities referenced above should be discontinued until appropriate District authorization is obtained.

If you have any questions concerning this issue, please contact Mark Luchte at (813) 985-7481, extension 6522 or Jeff Whealton at extension 6119. Please reference Compliance Tracking No. 403076 in all future correspondence regarding this matter.

Sincerely,

Mark Luchte, P.E.  
Agricultural Regulatory Program Manager  
Environmental Resource Permit Bureau  
Regulation Division



Knights Griffin, LLC  
Attn: Yogesh M. Patel  
13026 Waterford Run Drive  
Riverview, FL 33569-5745