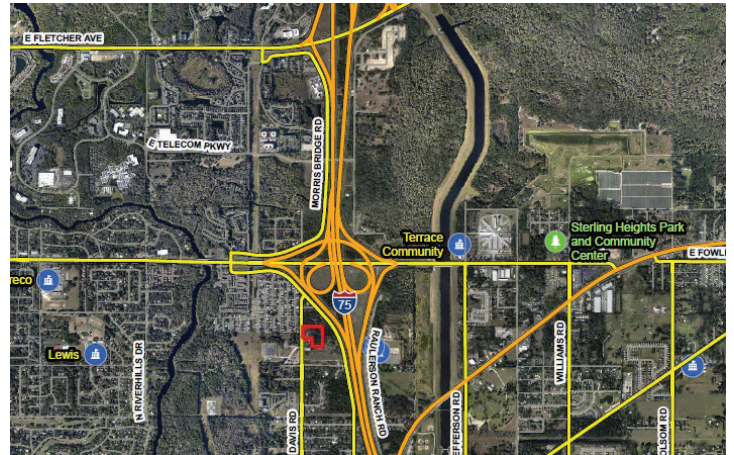




Rezoning Application: PD 22-0857
Zoning Hearing Master Date: January 17, 2023
BOCC Land Use Meeting Date: March 7, 2023

1.0 APPLICATION SUMMARY

Applicant: Roger Grunke
FLU Category: RES-6
Service Area: Urban
Site Acreage: 4.57 +/-
Community Plan Area: East Lake/Orient Park
Overlay: None



Introduction Summary:

The applicant seeks to rezone properties zoned RSC-2 (Residential Single Family Conventional 2 u/a) and RSC-4 (Residential Single Family Conventional 4 u/a) to PD (Planned Development) to allow for the development of 25 unit condominium project with accessory uses.

Zoning:	Existing		Proposed
District(s)	RSC-2 (MH)	RSC-4	PD 22-0857
Typical General Use(s)	Single-Family Residential (Single-Family Detached)	Single-Family Residential (Single-Family Detached)	Multi-Family
Acreage	2.17	2.40	4.57
Density/Intensity	2 units per acre	4 units per acre	5.5 units per acre
Mathematical Maximum*	4 residential units	9 residential units	25 residential units

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	RSC-2 (MH)	RSC-4	PD 22-1195
Lot Size / Lot Width	21,780 sf / 100'	10,000 sf / 75'	N/A
Setbacks/Buffering and Screening	25' Front Yard 25' Rear Yard 10' Side Yards No required buffering and screening	25' Front Yard 25' Rear Yard 7.5' Side Yards No required buffering and screening	10' North Boundary 10'-5' South Boundary 10' East Boundary 10'-11' West Boundary 10' Southwest Boundary 5-10' buffer and screening
Height	35'	35'	35'
Additional			
PD Variation(s)	LDC Section 6.06.06 - reduce the southern buffer width from 10 to 5 feet.		
Waiver(s) to the Land Development Code	None requested as part of this application		

APPLICATION NUMBER: PD 22-0857

ZHM HEARING DATE: January 17, 2023

BOCC LUM MEETING DATE: March 7, 2023

Case Reviewer: Michelle Heinrich, AICP

Planning Commission Recommendation:

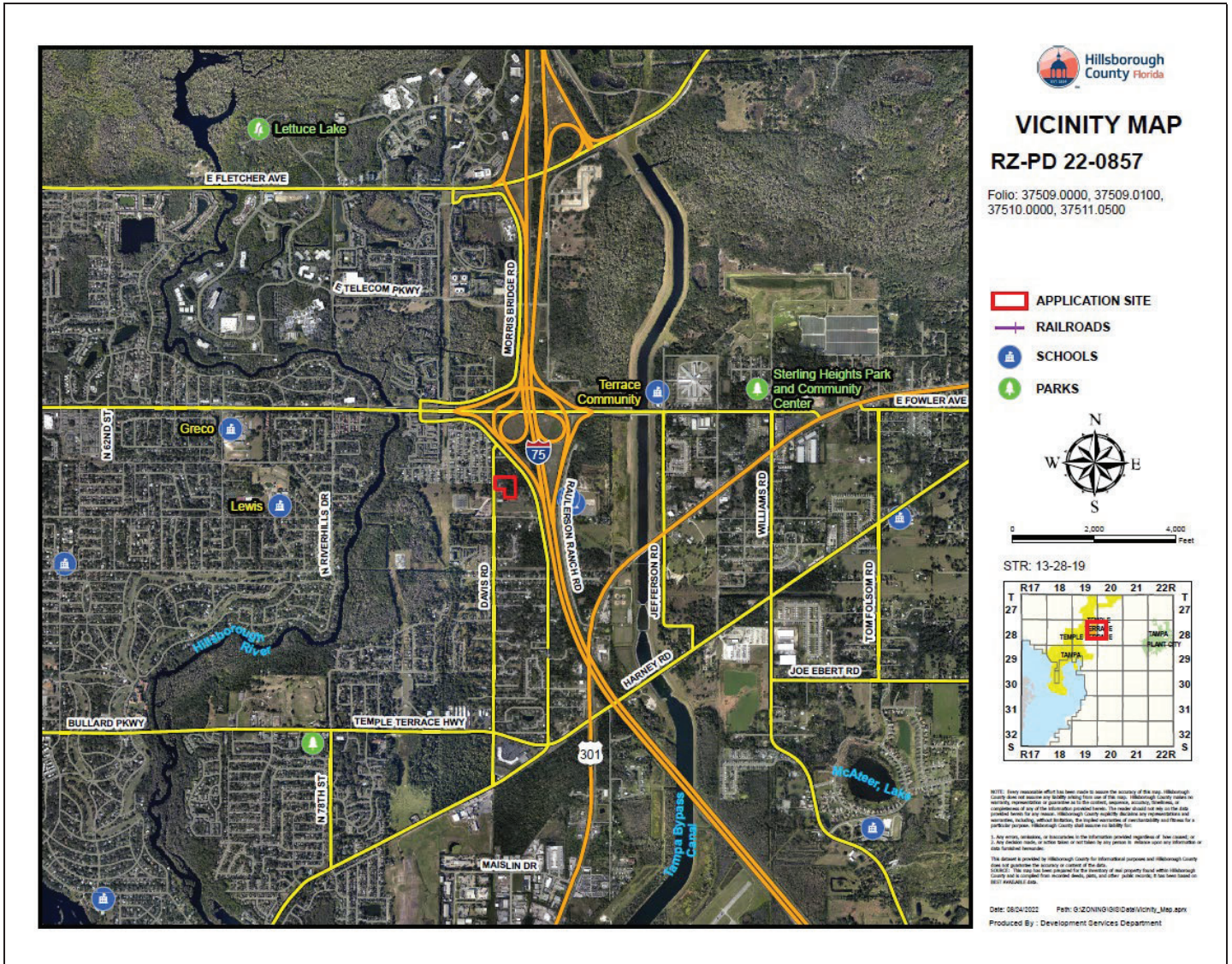
Consistent

Development Services Recommendation:

Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

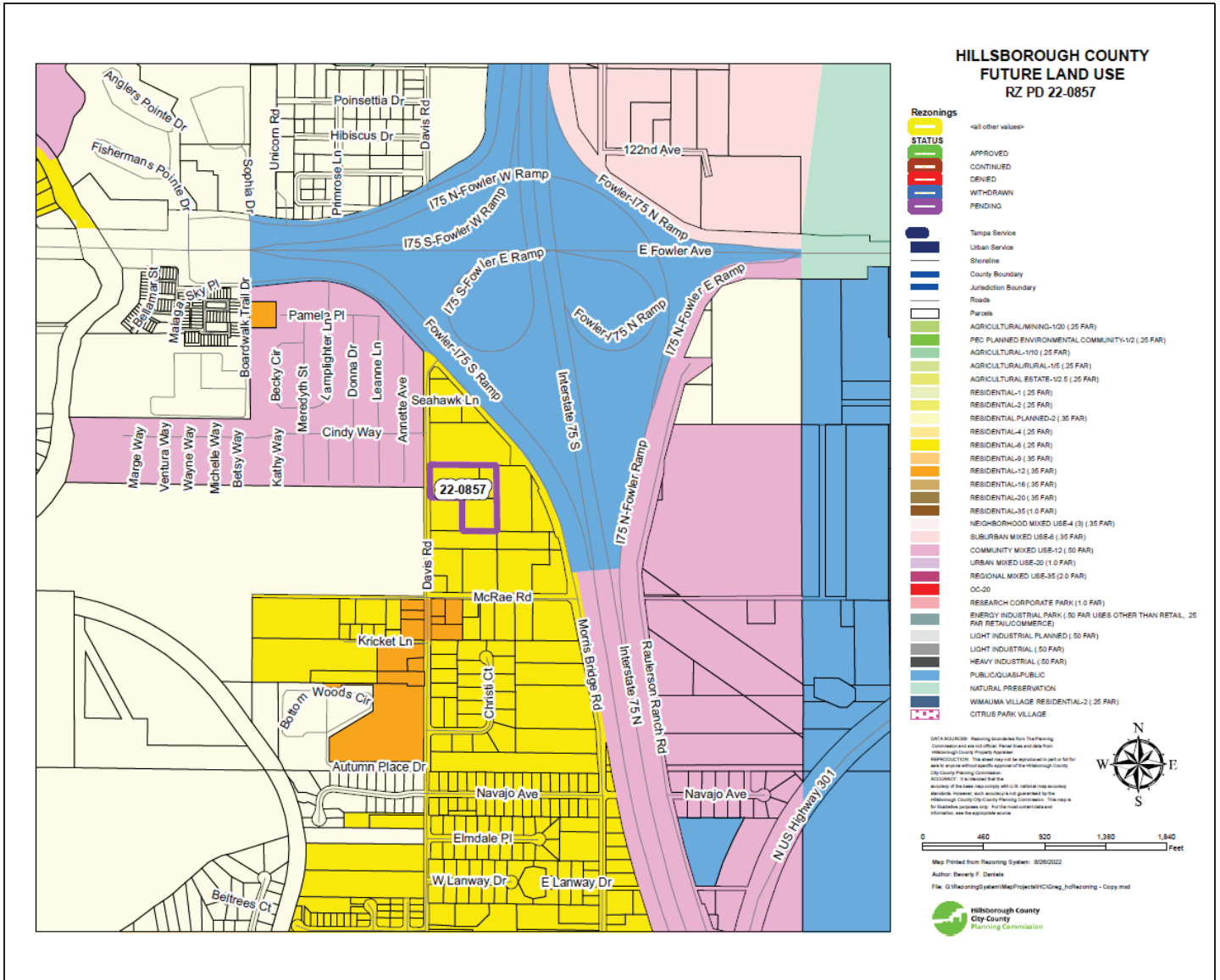


Context of Surrounding Area:

The site is located south of Fowler Avenue and west of Interstate 75. The general area is developed with a variety of residential use types – including a mobile home park, single-family attached (townhomes), and single-family detached - along with residential support uses such as schools and churches. The Hillsborough River is located within the general area, to the west of the subject site. Fowler Avenue, to the north, consists of residential and non-residential development.

2.0 LAND USE MAP SET AND SUMMARY DATA

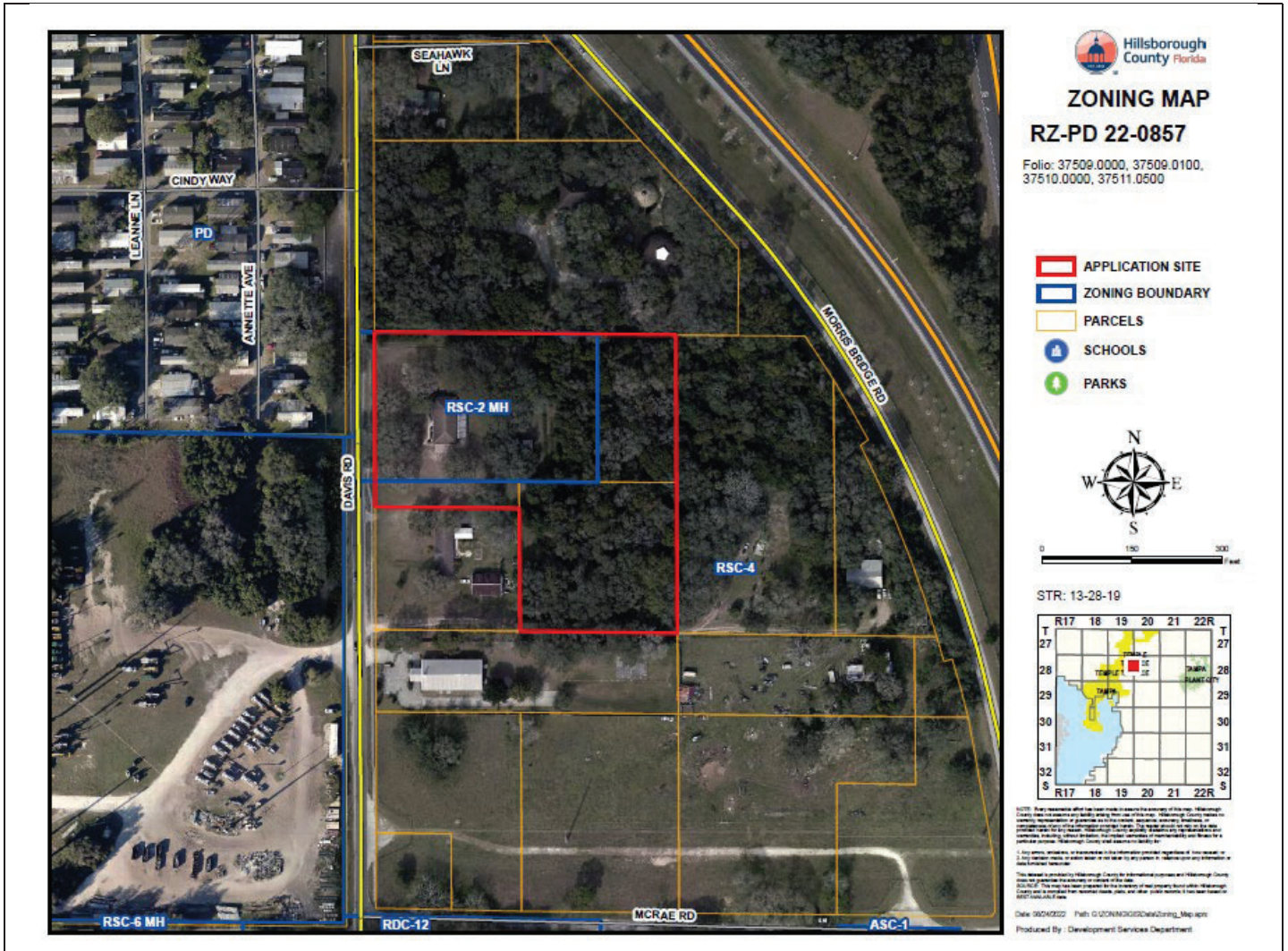
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6
Maximum Density/F.A.R.:	6 units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4	4 units per acre	Single-Family Residential	Church
South	RSC-4	4 units per acre	Single-Family Residential	Church
East	RSC-6	6 u/a	Single-Family Residential	Church
West	P/QP (City of Temple Terrace)	Unknown	Public/Quasi Public Uses	Utility

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	132	10	13
Proposed	169	10	13
Difference (+/-)	(+) 37	No Change	No Change

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees (Fee estimate is based on a 2,000 square foot, Single Family Detached) Mobility: \$9,183 * 26 units = \$238,758 Parks: \$2,145 * 26 units = \$ 55,770 School: \$8,227 * 26 units = \$213,902 Fire: \$335 * 26 units = \$ 8,710 Total Single Family Detached = \$517,140 Urban Mobility, Northeast Park, Northwest Fire - 26 Single Family Units				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project is located within an area currently developed with a variety of residential uses. Housing types within the project will consist of single-family detached and two-family attached on land that will not be subdivided (multi-family condominium). Residential uses will be situated along the primary drive, which runs along the north and east of the site. Parking areas will be located along Davis Road with pedestrian access to each unit. Common buildings for use by residents are centrally located within the site. The project layout is influenced by the natural features to remain on the site and the desire for a more environmentally conscious and socially connected development.

Properties to the north and south are developed with church uses. The site is bordered on the east by a 2.9 acre parcel developed with one single-family home located approximately 100 feet from the common boundary. Homes will be located 5 to 10 feet from these boundaries with additional setbacks provided when over 20 feet in height. Buffering and screening along these project boundaries will be provided. Building height is limited to 35 feet, as required in adjacent zoning districts.

Staff has not identified any compatibility issues with the request.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS


Requirements for Certification:

1. Buffering and screening along all property boundaries to be clearly delineated.
2. Note 12 to add the maximum building height permitted for carports and enclosed garage structures.
3. Site plan to remove the notation within the northern adjacent property (Unitarian Universalist loosely defined Church parking area overflow guest parking for Harmony Terrace).

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 29, 2022.

1. Development shall be limited to a maximum of 25 dwelling units in single-family detached or two-family attached structures. Residential uses shall be developed where generally shown on the general site plan.
2. Minimum residential structure setbacks from PD boundaries shall be in accordance with those depicted on the general site plan.
3. Building height shall be limited to a maximum of 35 feet for residential structures and amenity buildings. An additional setback of 2 feet for every 1 foot over 20 feet in height shall be provided, in addition to any specified buffer, along all PD boundaries except the western PD boundary (front yard).
4. Building height shall be limited to a maximum of 15 feet for carports or enclosed garage structures.
5. A minimum of 48 parking spaces shall be provided in accordance with the proposed five 1-bedroom dwellings and 20 2-bedroom or more dwellings. Parking shall be developed where generally shown on the general site plan using enclosed and open parking areas.
6. The following community amenity uses shall be permitting where generally shown on the general site plan and for use by residents of the community: common building with an outdoor dining terrace, bicycle storage, bike sheds, swimming pool, arts and crafts building, recreation building, outdoor garden area and outdoor common open space areas.
7. Buffering and screening shall be provided as depicted on the general site plan.
8. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
9. The project shall be served by, and limited to, one (1) vehicular access connection to Davis Rd. as shown on the PD site plan. The developer shall also construct one (1) gated emergency access connection as shown on the PD site plan. All other existing access connections shall be closed and the applicant shall install curbing, sod and/or extend sidewalks, as appropriate.
10. Parking shall be provided in accordance with Sec. 6.05 of the Hillsborough County Land Development Code (LDC).
11. As shown on the PD site plan, the developer shall construct a vehicular access gate to separate the portion of the internal driveway system designated as "Limited Purpose Driveway" from the westernmost portion of the site. Such gate shall be utilized to enforce the restrictions specified within zoning condition 12, below.

12. The community shall be platted as a condominium. The land underneath individual dwelling units shall not be subdivided. The condominium plat/ownership documents shall include requirements for the Condominium Association to manage the Limited Purpose Driveway (i.e. that portion of the internal driveway designed as such within the PD site plan) and enforce the following restrictions on unit owners and their tenants/guests:
 - 12.a. The Limited Purpose Driveway shall be restricted to the use of golf-carts, emergency vehicles and service and maintenance vehicles only. No domestic, commercial or recreational vehicles of any kind owned by the Condominium Association, a homeowner, or its tenants/guests shall be permitted to driveway on the Limited Purpose Driveway area except for golf carts. This restriction does not apply to official emergency vehicles or vehicles needing temporary access to accomplish a delivery and/or provide construction, maintenance and/or repair services (i.e. Authorized Vehicles).
 - 12.b. No parking or standing of golf carts, service or maintenance vehicles shall be permitted within the 20-foot-wide portion of the Limited Purpose Driveway. Excluding official emergency vehicles, all Authorized Vehicles shall be required to park within the designated Service and Maintenance Vehicle Parking Area shown on the site plan. Golf cart parking shall occur within designated parking areas outside of the 20-foot wide Limited Purpose Driveway, but not within the designated Service and Maintenance Vehicle Parking Area.
13. Given the unique configuration and nature of the proposed use, the applicant shall not be required to construct a sidewalk along either side of the Limited Purpose Driveway. Rather, the developer will be required to construct a minimum 5-foot wide continuous internal sidewalk network which connects the front door of each dwelling unit to all other front doors, buildings, to the use/amenity areas within the site, and to the existing sidewalk along the project's Davis Rd. frontage. Such network shall meet all applicable Americans with Disabilities Act (ADA) / Land Development Code and other applicable requirements. The Limited Purpose Driveway shall not be used to satisfy this requirement.
14. Prior to or concurrent with site/construction plan approval, the property owner shall vacate all easements shown as to be abandoned on the PD site plan.
15. The developer shall construct a fence as generally shown on the PD site plan in the vicinity of the southern property boundary, such that the Limited Purpose Driveway roundabout is separated from the access easement which partially runs through the subject PD. The fence shall be separated from the roundabout by a minimum of 5 feet.
16. 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.
17. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

<p>Zoning Administrator Sign Off:</p>	 <p>Integrisign[®] Desktop</p> <p>✓ Brian Grady Tue Jan 10 2023 12:10:10</p>
--	---

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

PD Variation Request:

The southern boundary of the site requires a 10 foot wide buffer with Type A screening. The applicants propose to reduce the buffer width from 10 feet to 5 feet. No waiver to the required screening is requested. The reason for the reduced buffer is due to an existing easement that exists along the southern boundary. The easement is 30 feet in width with 15 feet on the subject property and 15 feet on the adjacent property. This easement provides access to property located to the west of the subject site. Staff has no objections to the PD Variation request.

8.0 PROPOSED SITE PLAN (FULL)

11215-02: 1200, 1300, 1300, 1300, 1300
 The purpose of this drawing is to show the proposed site plan for the Harmony Terrace of Tampa Bay, a condominium community. The site is located at 11215 Davis Road, Tampa, FL 33637. The site is bounded by Davis Road to the north, 11215th Avenue to the east, and 11215th Street to the south. The site is approximately 4.57 acres in size. The proposed site plan includes a 12-story building, a 12-story parking garage, and a 12-story parking garage. The site plan also includes landscaping, parking areas, and other site features. The site plan is subject to the approval of the City of Tampa Planning and Zoning Commission.

Notes:

- 1) there are only (2) existing (2) church buildings, & (1) metal barn, within the 150' PD radius.
- 2) No structures to exceed 35' in height.
- 3) buildings may extend to boundary limits of buffer.
- 4) No visible historic, archaeological, wetlands, or other resources within 150' PD radius.
- 5) Parking will be provided in accordance with Sec. 6.03 of the LDC.
- 6) The community shall be patrolled as a condominium. The lot/condominium individual requirements for the Condominium Association to manage the Limited Purpose Driveway shall include:
 - a) The Limited Purpose Driveway shall be used only for the purpose of service and maintenance vehicles.
 - b) No recreational vehicles of any type, including but not limited to, motorhomes, campers, or other vehicles, shall be permitted to drive on the driveway.
 - c) No vehicles shall be parked on the driveway.
 - d) No vehicles shall be stored on the driveway.
 - e) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - f) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - g) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - h) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - i) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - j) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - k) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - l) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - m) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - n) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - o) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - p) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - q) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - r) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - s) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - t) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - u) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - v) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - w) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - x) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - y) No vehicles shall be used for any purpose other than service and maintenance vehicles.
 - z) No vehicles shall be used for any purpose other than service and maintenance vehicles.
- 7) The Limited Purpose Driveway shall be used only for the purpose of service and maintenance vehicles. No recreational vehicles of any type, including but not limited to, motorhomes, campers, or other vehicles, shall be permitted to drive on the driveway.
- 8) No parking or standing of golf carts, service or maintenance vehicles shall be permitted within the Limited Purpose Driveway. Golf cart parking shall occur within designated parking areas outside of the 20-foot wide maintenance vehicles.
- 9) The Limited Purpose Driveway and other internal driveways will be privately owned and maintained.

Project Data Table

NO.	DATE	DESCRIPTION
01/1	8/04/2022	REVISED
	9/15/2022	REVISED
	10/03/2022	REVISED
	10/11/2022	REVISED
	10/14/2022	REVISED
	12/10/2022	REVISED
	12/18/2022	REVISED
	12/26/2022	REVISED
	12/29/2022	REVISED

Harmony Terrace Of Tampa Bay
 a condominium community
 11215 Davis Rd 33637

Harmony Terrace Vicinity Map

Harmony Terrace 4.57 acres

Parcel 1: 2.8095 acres
 Parcel 2: 2.2828 acres

Parcel 3: 1.48 acres
 Parcel 4: 0.0297 acres

Parcel 5: 0.0297 acres

Parcel 6: 0.0297 acres

Parcel 7: 0.0297 acres

Parcel 8: 0.0297 acres

Parcel 9: 0.0297 acres

Parcel 10: 0.0297 acres

Parcel 11: 0.0297 acres

Parcel 12: 0.0297 acres

Parcel 13: 0.0297 acres

Parcel 14: 0.0297 acres

Parcel 15: 0.0297 acres

Parcel 16: 0.0297 acres

Parcel 17: 0.0297 acres

Parcel 18: 0.0297 acres

Parcel 19: 0.0297 acres

Parcel 20: 0.0297 acres

Parcel 21: 0.0297 acres

Parcel 22: 0.0297 acres

Parcel 23: 0.0297 acres

Parcel 24: 0.0297 acres

Parcel 25: 0.0297 acres

Parcel 26: 0.0297 acres

Parcel 27: 0.0297 acres

Parcel 28: 0.0297 acres

Parcel 29: 0.0297 acres

Parcel 30: 0.0297 acres

Parcel 31: 0.0297 acres

Parcel 32: 0.0297 acres

Parcel 33: 0.0297 acres

Parcel 34: 0.0297 acres

Parcel 35: 0.0297 acres

Parcel 36: 0.0297 acres

Parcel 37: 0.0297 acres

Parcel 38: 0.0297 acres

Parcel 39: 0.0297 acres

Parcel 40: 0.0297 acres

Parcel 41: 0.0297 acres

Parcel 42: 0.0297 acres

Parcel 43: 0.0297 acres

Parcel 44: 0.0297 acres

Parcel 45: 0.0297 acres

Parcel 46: 0.0297 acres

Parcel 47: 0.0297 acres

Parcel 48: 0.0297 acres

Parcel 49: 0.0297 acres

Parcel 50: 0.0297 acres

Parcel 51: 0.0297 acres

Parcel 52: 0.0297 acres

Parcel 53: 0.0297 acres

Parcel 54: 0.0297 acres

Parcel 55: 0.0297 acres

Parcel 56: 0.0297 acres

Parcel 57: 0.0297 acres

Parcel 58: 0.0297 acres

Parcel 59: 0.0297 acres

Parcel 60: 0.0297 acres

Parcel 61: 0.0297 acres

Parcel 62: 0.0297 acres

Parcel 63: 0.0297 acres

Parcel 64: 0.0297 acres

Parcel 65: 0.0297 acres

Parcel 66: 0.0297 acres

Parcel 67: 0.0297 acres

Parcel 68: 0.0297 acres

Parcel 69: 0.0297 acres

Parcel 70: 0.0297 acres

Parcel 71: 0.0297 acres

Parcel 72: 0.0297 acres

Parcel 73: 0.0297 acres

Parcel 74: 0.0297 acres

Parcel 75: 0.0297 acres

Parcel 76: 0.0297 acres

Parcel 77: 0.0297 acres

Parcel 78: 0.0297 acres

Parcel 79: 0.0297 acres

Parcel 80: 0.0297 acres

Parcel 81: 0.0297 acres

Parcel 82: 0.0297 acres

Parcel 83: 0.0297 acres

Parcel 84: 0.0297 acres

Parcel 85: 0.0297 acres

Parcel 86: 0.0297 acres

Parcel 87: 0.0297 acres

Parcel 88: 0.0297 acres

Parcel 89: 0.0297 acres

Parcel 90: 0.0297 acres

Parcel 91: 0.0297 acres

Parcel 92: 0.0297 acres

Parcel 93: 0.0297 acres

Parcel 94: 0.0297 acres

Parcel 95: 0.0297 acres

Parcel 96: 0.0297 acres

Parcel 97: 0.0297 acres

Parcel 98: 0.0297 acres

Parcel 99: 0.0297 acres

Parcel 100: 0.0297 acres

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/08/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/ Central

PETITION NO: RZ 22-0857

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
2. The project shall be served by, and limited to, one (1) vehicular access connection to Davis Rd. as shown on the PD site plan. The developer shall also construct one (1) gated emergency access connection as shown on the PD site plan. All other existing access connections shall be closed and the applicant shall install curbing, sod and/or extend sidewalks, as appropriate.
3. Parking shall be provided in accordance with Sec. 6.05 of the Hillsborough County Land Development Code (LDC).
4. As shown on the PD site plan, the developer shall construct a vehicular access gate to separate the portion of the internal driveway system designated as "Limited Purpose Driveway" from the westernmost portion of the site. Such gate shall be utilized to enforce the restrictions specified within zoning condition 5, below.
5. The community shall be platted as a condominium. The land underneath individual dwelling units shall not be subdivided. The condominium plat/ownership documents shall include requirements for the Condominium Association to manage the Limited Purpose Driveway (i.e. that portion of the internal driveway designed as such within the PD site plan) and enforce the following restrictions on unit owners and their tenants/guests:
 - a. The Limited Purpose Driveway shall be restricted to the use of golf-carts, emergency vehicles and service and maintenance vehicles only. No domestic, commercial or recreational vehicles of any kind owned by the Condominium Association, a homeowner, or its tenants/guests shall be permitted to driveway on the Limited Purpose Driveway area except for golf carts. This restriction does not apply to official emergency vehicles or vehicles needing temporary access to accomplish a delivery and/or provide construction, maintenance and/or repair services (i.e. Authorized Vehicles).
 - b. No parking or standing of golf carts, service or maintenance vehicles shall be permitted within the 20-foot-wide portion of the Limited Purpose Driveway. Excluding official emergency vehicles, all Authorized Vehicles shall be required to park within the designated Service and Maintenance Vehicle Parking Area shown on the site plan. Golf cart parking shall occur within designated parking areas outside of the 20-foot wide

Limited Purpose Driveway, but not within the designated Service and Maintenance Vehicle Parking Area.

- c. The gate to the Limited Purpose Driveway shall remain closed and secured except for periods when an authorized vehicle is actively passing through the gate.
6. Given the unique configuration and nature of the proposed use, the applicant shall not be required to construct a sidewalk along either side of the Limited Purpose Driveway. Rather, the developer will be required to construct a minimum 5-foot wide continuous internal sidewalk network which connects the front door of each dwelling unit to all other front doors, buildings, to the use/amenity areas within the site, and to the existing sidewalk along the project's Davis Rd. frontage. Such network shall meet all applicable American's with Disabilities Act (ADA) / Land Development Code and other applicable requirements. The Limited Purpose Driveway shall not be used to satisfy this requirement.
7. Prior to or concurrent with site/construction plan approval, the property owner shall vacate all easements shown as to be abandoned on the PD site plan.
8. The developer shall construct a fence as generally shown on the PD site plan in the vicinity of the southern property boundary, such that the Limited Purpose Driveway roundabout is separated from the access easement which partially runs through the subject PD. The fence shall be separated from the roundabout by a minimum of 5 feet.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone four parcels, totaling +/- 4.57 ac., from Residential Single-Family Conventional - 2 (RSC-2) and Residential Single-Family Conventional - 4 (RSC-4) to Planned Development (PD). The proposed PD is seeking entitlements for up to allow up to a 25-unit condominium and related amenities.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access letter for the proposed project indicating that, because the project generates fewer than 50 peak hour trips at buildout, no transportation analysis is required to process the zoning request. Staff has prepared the below comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2 and RSC-4, 14 single-family detached dwelling units (ITE LUC 210)	132	10	13

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 25 multi-family dwelling units (ITE LUC 220)	169	10	13

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 37	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Davis Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 10-foot wide travel lanes in average condition. The roadway lies within a +/- 55-foot wide right-of-way in the vicinity of the proposed project. There are no bicycle facilities present along Davis Rd. There are +/- 4-foot wide sidewalks along portions of the east side of Davis Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Generally

The project will be served by a single access connection to Davis Rd. The developer is also proposing a gated emergency access connection, as shown on the PD site plan. Due to the relative low volume of traffic generated by the project, no turn lanes are required to serve the project consistent with Sec. 6.04.04.D. of the LDC.

Cross Access

Neither pedestrian nor vehicular cross access is required pursuant to Sec. 6.04.03.Q. of the LDC.

INTERNAL CIRCULATION, PARKING AND UNIQUE DESIGN ISSUES

The applicant's narrative, as well as meetings with the applicant, made the unique nature of the proposed development clear. A variety of changes were made to the site plan and development proposal in order to accommodate a project which fit within the applicant's vision for the site, while also complying with Land Development Code and Technical Manual Standards to the greatest extent possible.

In order to achieve the above, and allow for a space efficient design, the applicant agreed to propose multi-family housing project (i.e. a non-traditional condominium project consisting of a mix of traditional multi-family buildings as well as single resident structures, which will not be able to be subdivided into individual lots in the future). The applicant also desired to have a project in which most vehicles cannot drive through the project. In order both satisfy this vision and to meet LDC parking requirements, the developer is constructing apartment style parking in the front of the development (which is atypically located a greater distance away from the units they serve than is otherwise typical of most modern development).

The proposed driveway which goes through the majority of the development is being designed by the applicant as a "Limited Purpose Driveway" in order to provide for required emergency vehicle access as well as accommodate occasional use by moving trucks, construction/repair vendors, and/or delivery vehicles. Because the project is constructing these atypical units, some of which will look like single-family units (however without individual driveways, garages or parking spaces fronting the units) staff was concerned that there was a high probability that the gate will not be properly maintained in a closed and locked position, which could lead to individual vehicles parking within the driveway thereby impeding access for emergency and other limited purpose vehicles. The applicant has assured staff, and the project will be condition to reflect, that the HOA will adequately maintain the gates and provide access control to the property so that individual homeowners will be unable to open and close the gates. Also, all parking for limited purpose vehicles must occur within the designated spaces shown on the PD site plan.

The applicant also desired to utilize the driveway for pedestrians, golf carts and bicycles. While staff is not concerned with use by golf carts and bicycles, staff cannot support its provision as the sole pedestrian facility serving the project, given LDC requirements requiring an interconnected sidewalk network, and the fact that pedestrians conflict with those other modes presents a greater likelihood for safety issues, particular on such days when the limited purpose driveway might see high volumes of vehicular traffic. Segregation of vehicles and golf cart from pedestrian traffic is a hallmark of safe site design within the County and an important component to achieving the County's goal of achieving zero traffic related fatalities.

The applicant had initially filed a PD variation to eliminate certain internal sidewalks. Staff informed the applicant that they could not use the PD variation process to seek relief from Sec. 6.02.08 and that it was

problematic to request relief from a sidewalk which has not yet specifically been required, and whose location cannot yet be identified, because the site has not been designed. Staff informed the applicant that such requires would also not be supported if the applicant were to submit a request to the LUHO for the reasons mentioned above. The applicant did inform staff that they would propose a clarifying condition that limited sidewalks as noted in the condition, but remaining consistent with minimum ADA/LDC requirements. The applicant subsequently withdrew the PD variation request.

Staff worked with the applicant to develop zoning conditions, proposed hereinabove, which implement the features and restrictions described above within this section.

TRANSIT FACILITIES

Due to the size of the project, transit facilities are not required pursuant to Section 6.03.09.C.3 of the LDC. Staff notes that there is a HART transit stop in the vicinity of the project at the intersection of Cindy Way and Davis Rd.

REQUESTED ADMINISTRATIVE VARIANCE

As Davis Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance (dated August 23, 2022 and revised September 26, 2022) for the project's Davis Rd. substandard road improvements which was found approvable by the County Engineer (on December 29, 2022) for the reasons stated in the Administrative Variance. Approval of this Administrative Variance will waive substandard road improvements required by Section 6.04.03.L. of the LDC.

If PD 22-0857 is approved by the BOCC, the County Engineer will approve the Administrative Variance.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Davis Rd. is not included within the 2020 Hillsborough County Level of Service (LOS) report. As such, LOS information for this roadway cannot be provided.

Ratliff, James

From: Williams, Michael
Sent: Thursday, December 29, 2022 6:02 PM
To: Vicki Castro; Micahel Yates (myates@palmtraffic.com)
Cc: marlafrazer@gmail.com; Heinrich, Michelle; Ratliff, James; PW-CEIntake; Tirado, Sheida; Morales, Cintia
Subject: FW: PD 22-0857 Administrative Variance Review
Attachments: 22-0857 AVReq 10-12-22.pdf
Importance: High

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0857 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Cintia Morales (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

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
W: HCFLGov.net

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

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Thursday, December 29, 2022 4:48 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Morales, Cintia <MoralesCS@hillsboroughcounty.org>
Subject: PD 22-0857 Administrative Variance Review
Importance: High

Hello Mike,

The attached AV is approvable with conditions to me, the condition is prior to final approval of DE for the PD Site Plan included as an exhibit of this request to be replaced with the latest version dated 12/28/22. Please include the following people in your response email:

vcastro@palmtraffic.com
myates@palmtraffic.com
marlafrazer@gmail.com
heinrichm@hillsboroughcounty.org
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
W: HCFLGov.net

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

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

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



August 23, 2022
Revised September 26, 2022

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

RE: Harmony Terrace – 22-0857
Folios: 037509-0100, 037509-0000, 037511-0500, 037510-000
Administrative Variance Request – Davis Road
Palm Traffic Project No. T22075

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance 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 25 detached and semi-detached multi-family dwelling units located east of Davis Road and south of Morris Bridge Road, as shown in Figure 1. This request is made based on our virtual meeting on July 08, 2022 with Hillsborough County staff. The zoning site plan is included with this letter.

The project proposes to have one (1) full access to Davis Road and one (1) gated emergency access to Davis Road. Davis Road is identified in the Hillsborough County Functional Classification Map as a collector road. Davis Road was identified during our meeting as a substandard road.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section from Morris Bridge Road to the project access, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Davis Road is approximately 50 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of Davis Road has approximate 11-foot travel lanes, open drainage on both sides and a paved sidewalk on the east side. The deficiency in the existing section compared to the TS-7 is the paved shoulders and sidewalks are not provided on the west side of Davis Road. Both cannot be provided because of the limited existing ROW. Sidewalk along the project frontage will be provided and connect to the existing sidewalk along the east side of Davis Road.

b) The variance would not be detrimental to the public health, safety and welfare.

Davis Road has a posted speed limit of 40 mph. This section of roadway is relatively flat and provides for an unpaved shoulder. According to the Florida Green Book, on a suburban road with a Design Speed between 40-45 mph, 11-foot travel lanes may be used. Given the information outlined in this section, the lack of paved shoulder and sidewalk will not have any impact on public health, safety, or welfare.

c) Without the variance, reasonable access cannot be provided.

The only means of access for the proposed residential development is via Davis Road. The existing 11-foot travel lanes, sidewalk along the east side and unpaved shoulders help keep the speed down and help provide a safe section that serves both vehicles and pedestrians. Therefore, without the variance, reasonable access cannot be provided.

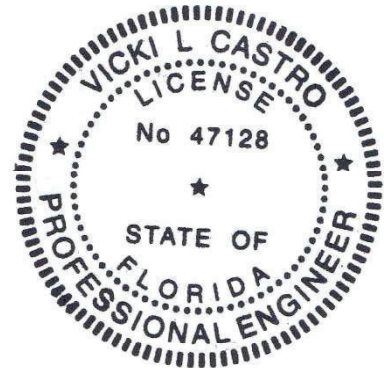
Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Palm Traffic

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2022.09.26 16:55:52 -04'00'



Vicki L Castro, P.E.
Principal

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

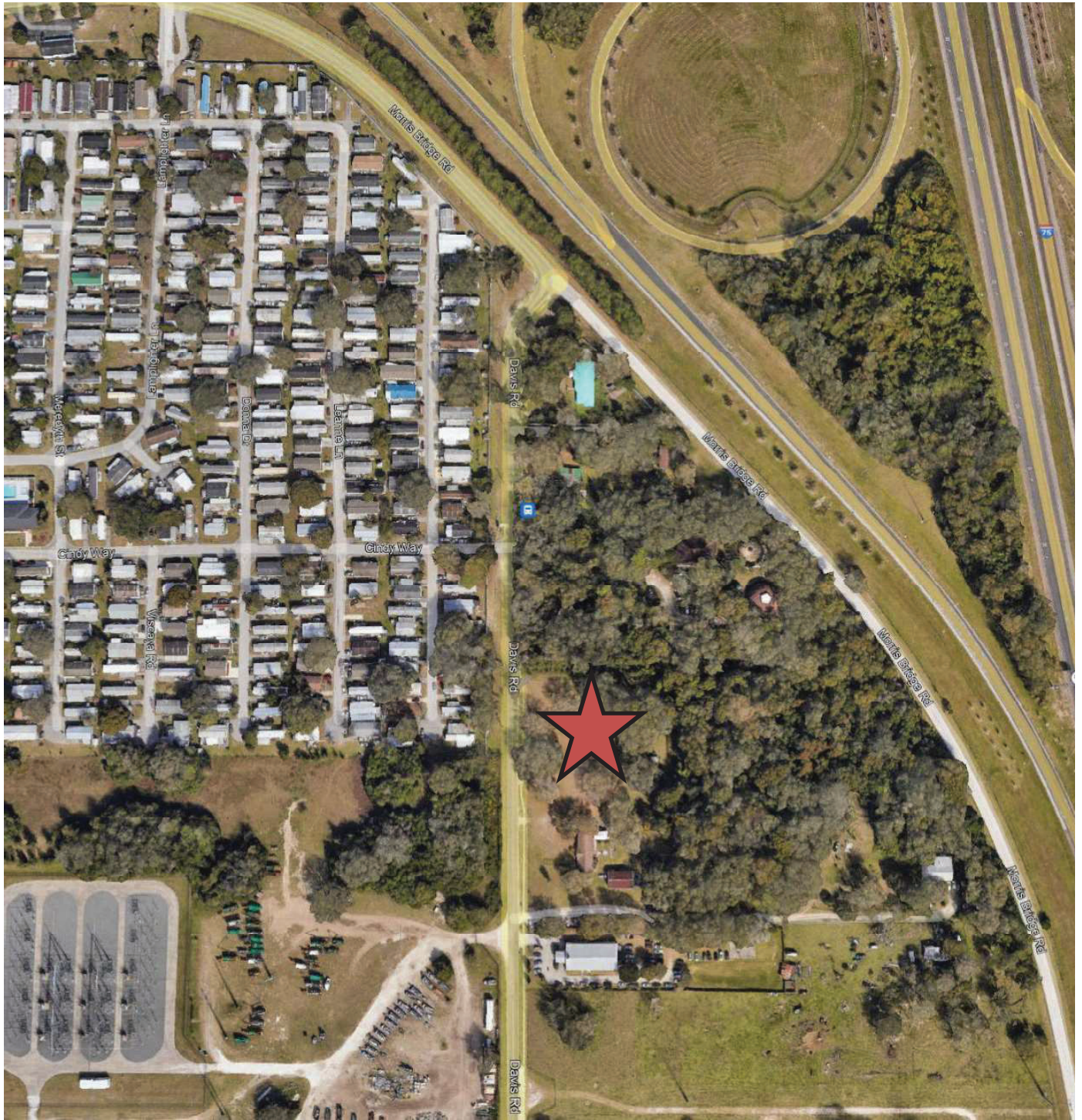
_____Disapproved _____Approved with Conditions _____Approved

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



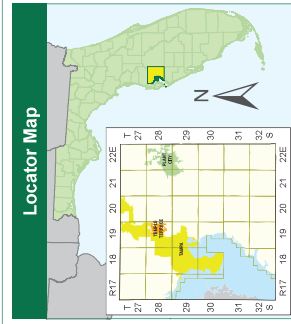
Legend

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

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

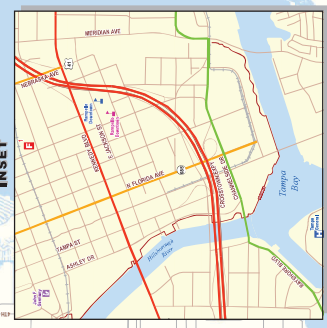
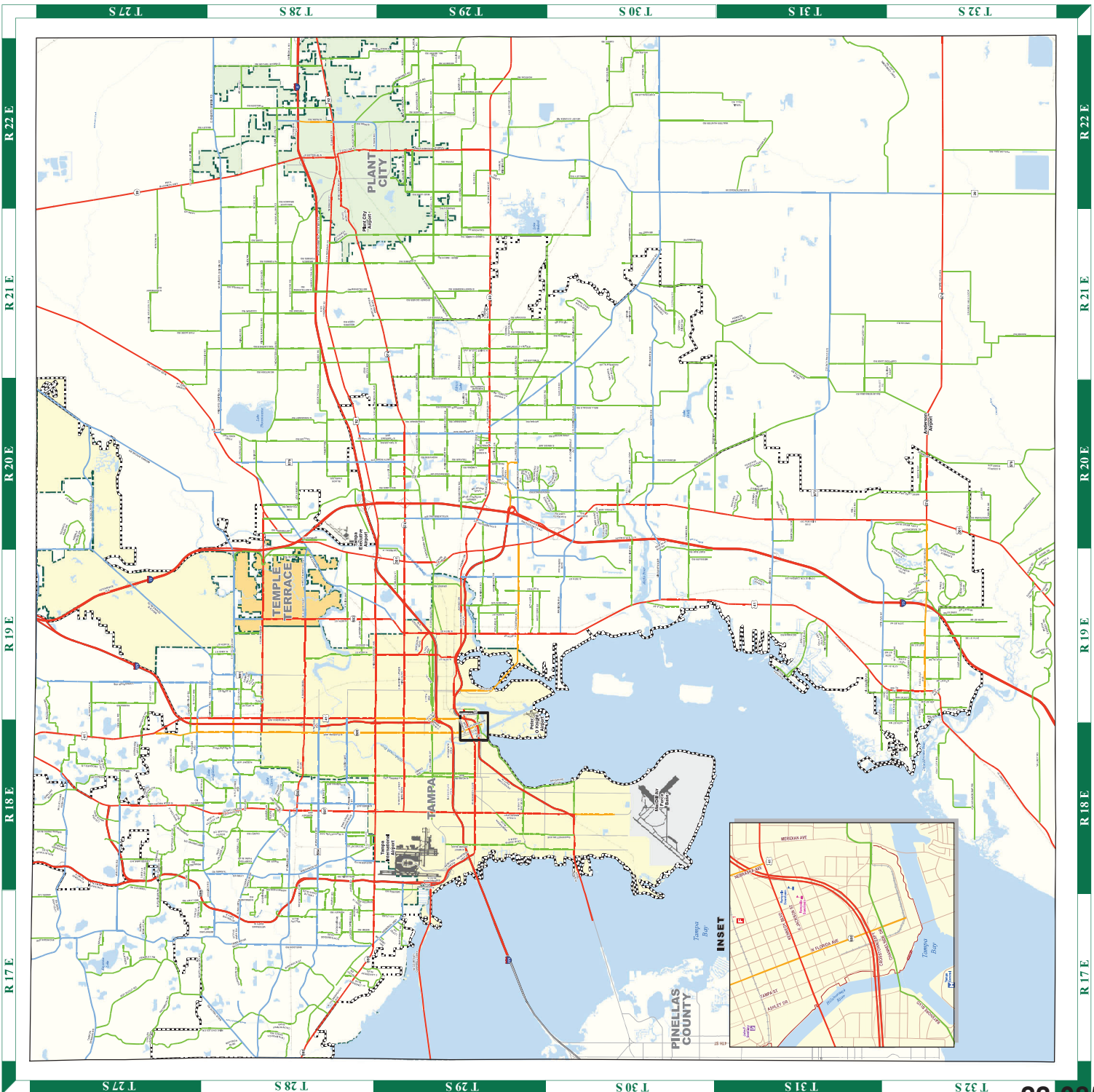
- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 3.04.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.02.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.04.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.05.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.06.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.07.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.08.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.09.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.10.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.11.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.12.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.13.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.14.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.15.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.16.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.17.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.18.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.19.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.20.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.21.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.22.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.23.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.24.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.25.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.26.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.27.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.28.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.29.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.30.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.31.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.32.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.33.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.34.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.35.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.36.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.37.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.38.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.39.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.40.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.41.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.42.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.43.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.44.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.45.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.46.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.47.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.48.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.49.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.50.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.51.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.52.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.53.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.54.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.55.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.56.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.57.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.58.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.59.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.60.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.61.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.62.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.63.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.64.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.65.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.66.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.67.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.68.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.69.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.70.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.71.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.72.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.73.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.74.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.75.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.76.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.77.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.78.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.79.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.80.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.81.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.82.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.83.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.84.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.85.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.86.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.87.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.88.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.89.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.90.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.91.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.92.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.93.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.94.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.95.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.96.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.97.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.98.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.99.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.00.00 PLANNED DEVELOPMENT DISTRICTS

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



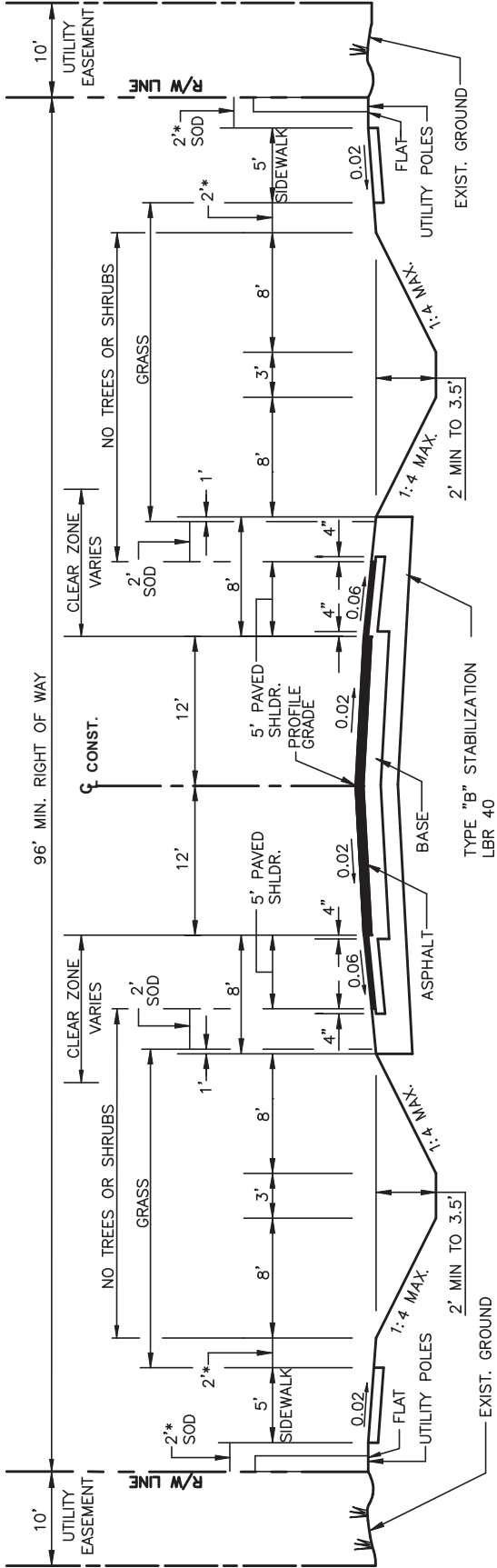
NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the information shown on this map. The information shown on this map is for informational purposes only and is not intended to be used for any other purpose. The information shown on this map is not intended to be used for any other purpose. The information shown on this map is not intended to be used for any other purpose.

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



DRAWING NO. TS-7

SHEET NO. 1 OF 1



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

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

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.

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	132	10	13
Proposed	169	10	13
Difference (+/-)	(+) 37	No Change	No Change

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

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

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ PD 22-0857

DATE OF HEARING: January 17, 2023

APPLICANT: Roger Grunke

PETITION REQUEST: A request to rezone property from RSC-2 MH and RSC-4 to PD to permit the development of 25 unit condominium project with accessory uses

LOCATION: 400 feet southeast of the intersection of Davis Road and Cindy Way

SIZE OF PROPERTY: 4.57 acres, m.o.l.

EXISTING ZONING DISTRICT: RSC-2 MH and RSC-4

FUTURE LAND USE CATEGORY: RES-6

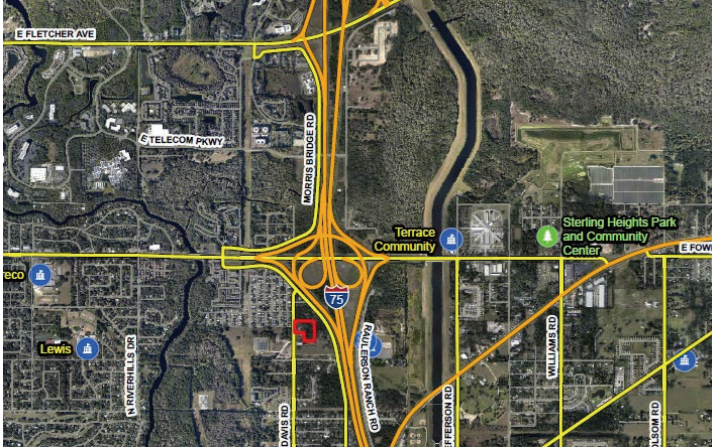
SERVICE AREA: Urban

COMMUNITY PLAN: East Lake Orient Park

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY



Applicant: Roger Grunke

FLU Category: RES-6

Service Area: Urban

Site Acreage: 4.57 +/-

Community Plan Area: East Lake/Orient Park

Overlay: None

Introduction Summary:

The applicant seeks to rezone properties zoned RSC-2 (Residential Single Family Conventional 2 u/a) and RSC-4 (Residential Single Family Conventional 4 u/a) to PD (Planned Development) to allow for the development of 25 unit condominium project with accessory uses.

Zoning:			
Existing			
District(s)	RSC-2 (MH)	RSC-4	PD 22-0857
Typical General Use(s)	Single-Family Residential (Single-Family Detached)	Single-Family Residential (Single-Family Detached)	Multi-Family
Acreage	2.17	2.40	4.57
Density/Intensity	2 units per acre	4 units per acre	5.5 units per acre
Mathematical Maximum*	4 residential units	9 residential units	25 residential units

*number represents a pre-development approximation

Development Services Department

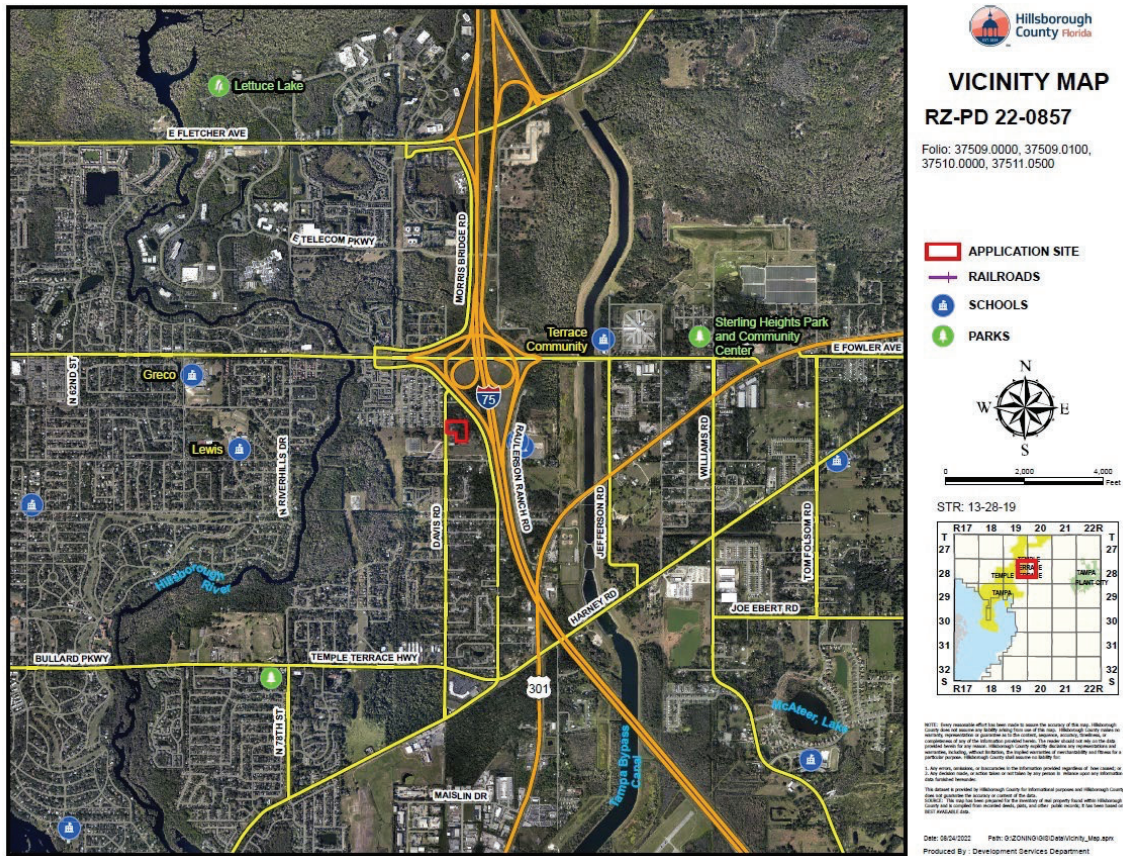
Development Standards:			
Existing Proposed			
District(s)	RSC-2 (MH)	RSC-4	PD 22-1195
Lot Size / Lot Width	21,780 sf / 100'	10,000 sf / 75'	N/A
Setbacks/Buffering and Screening	25' Front Yard 25' Rear Yard 10' Side	25' Front Yard 25' Rear Yard 7.5' Side	10' North Boundary 10'-5' South Boundary 10' East Boundary 10'-11' West Boundary 10' Southwest

	Yards No required buffering and screening	Yards No required buffering and screening	Boundary 5-10' buffer and screening
Height	35'	35'	35'
Additional			
PD Variation(s)		LDC Section 6.06.06 - reduce the southern buffer width from 10 to 5 feet.	
Waiver(s) to the Land Development Code		None requested as part of this application	

Template created 8-17-21

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

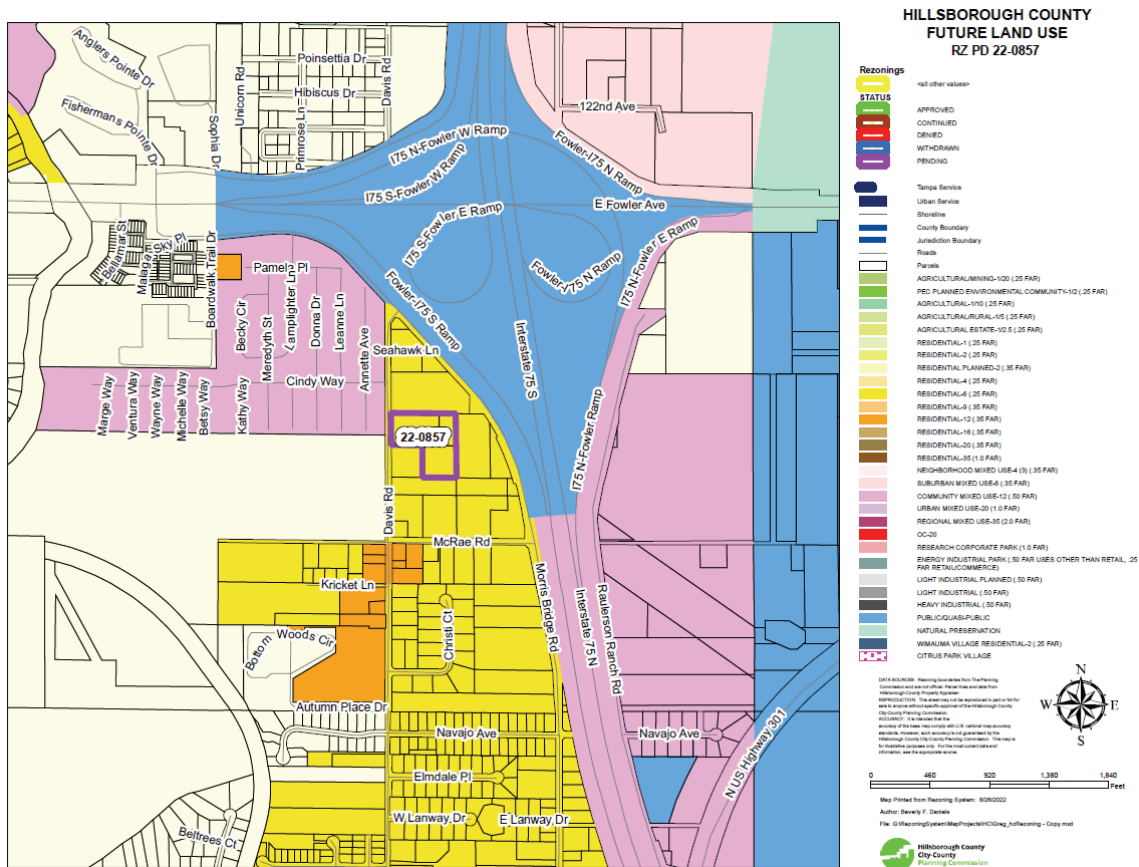
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

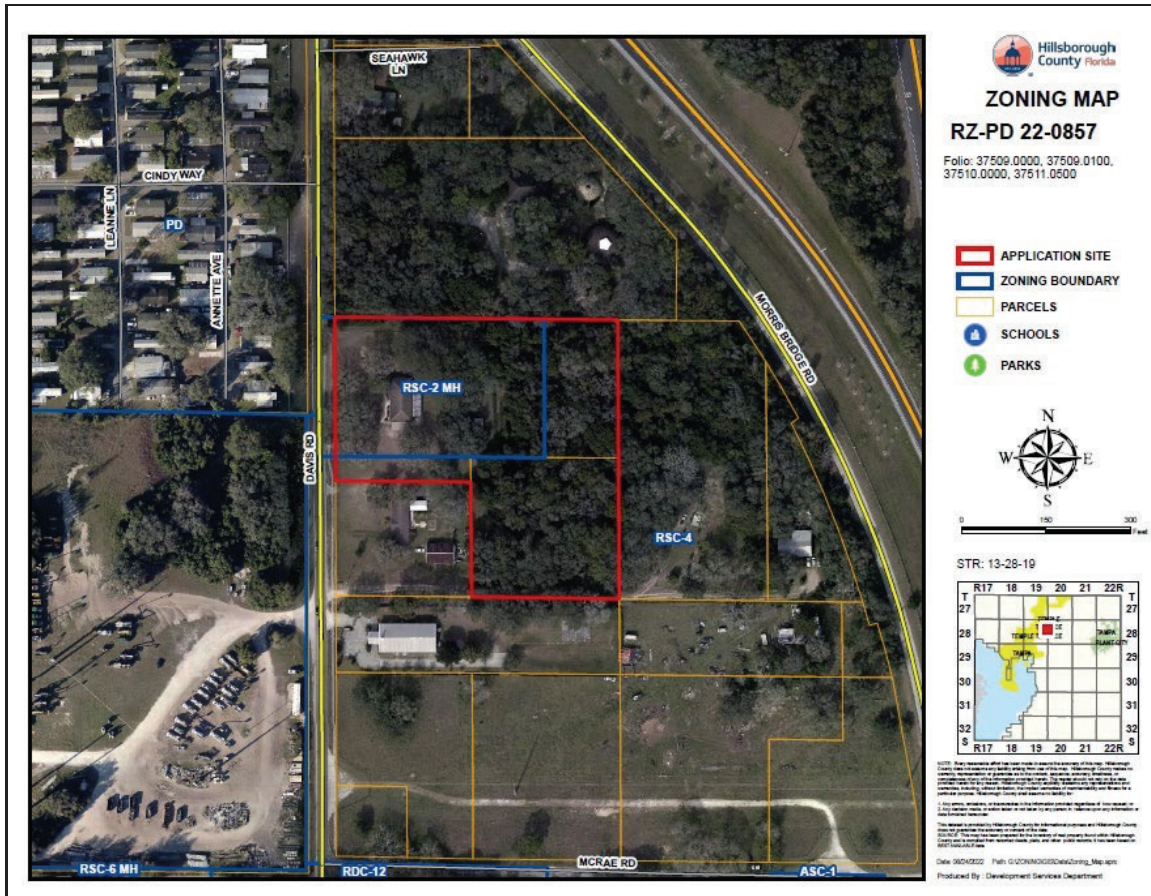
The site is located south of Fowler Avenue and west of Interstate 75. The general area is developed with a variety of residential use types – including a mobile home park, single-family attached (townhomes), and single-family detached - along with residential support uses such as schools and churches. The Hillsborough River is located within the general area, to the west of the subject site. Fowler Avenue, to the north, consists of residential and non-residential development.

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



Subject Site Future Land Use Category:	RES-6
Maximum Density/F.A.R.:	6 units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed use development.

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

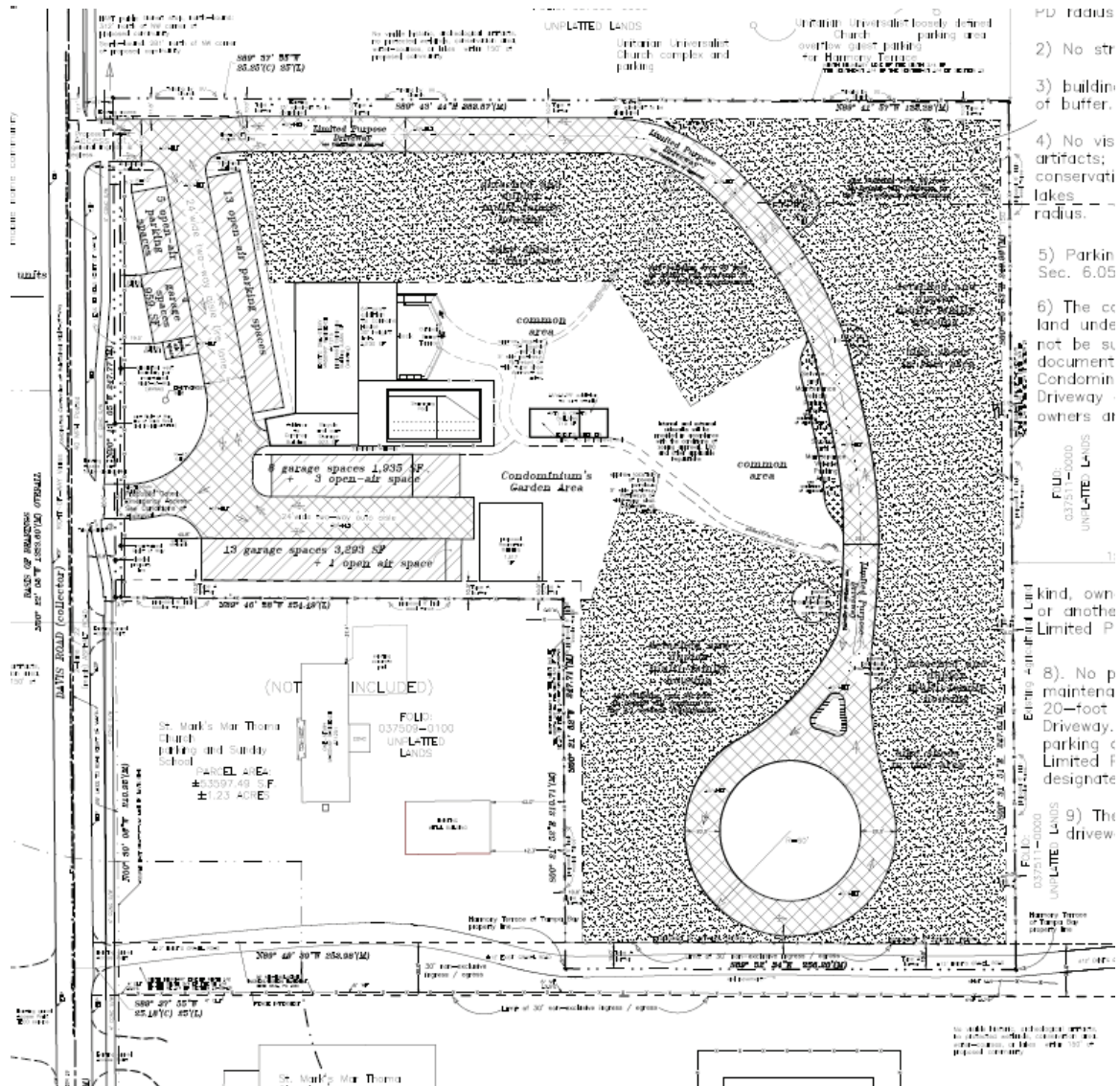


Adjacent Zonings and Uses

Location	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4	4 units per acre	Single-Family Residential	Church
South	RSC-4	4 units per acre	Single-Family Residential	Church
East	RSC-6	6 u/a	Single-Family Residential	Church
West	P/QP (City of Temple Terrace)	Unknown	Public/Quasi Public Uses	Utility

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	132	10	13
Proposed	169	10	13
Difference (+/-)	(+) 37	No Change	No Change

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Public Facilities:

Transportation

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

Check if Applicable:

Wetlands/Other Surface Waters

- Use of Environmentally Sensitive Land Credit
- Wellhead Protection Area
- Surface Water Resource Protection Area
- Potable Water Wellfield Protection Area Significant Wildlife Habitat
- Coastal High Hazard Area
- Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property
- Other _____

Service Area/ Water & Wastewater

- Urban City of Tampa
- Rural City of Temple Terrace

Hillsborough County School Board

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

Impact/Mobility Fees (Fee estimate is based on a 2,000 square foot, Single Family Detached) Mobility: \$9,183 * 26 units = \$238,758

Comprehensive Plan:

Planning Commission

Meets Locational Criteria N/A Locational Criteria Waiver Requested Minimum Density Met N/A

Yes No

Parks: \$2,145 * 26 units

School: \$8,227 * 26 units

Fire: \$335 * 26 units

Total Single Family Detached = \$517,140 Urban Mobility, Northeast Park, Northwest Fire - 26 Single Family Units

= \$ 55,770 = \$213,902 = \$ 8,710

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project is located within an area currently developed with a variety of residential uses. Housing types within the project will consist of single-family detached and two-family attached on land that will not be subdivided (multi-family condominium). Residential uses will be situated along the primary drive, which runs along the north and east of the site. Parking areas will be located along Davis Road with pedestrian access to each unit. Common buildings for use by residents are centrally located within the site. The project layout is influenced by the natural features to remain on the site and the desire for a more environmentally conscious and socially connected development.

Properties to the north and south are developed with church uses. The site is bordered on the east by a 2.9 acre parcel developed with one single-family home located approximately 100 feet from the common boundary. Homes will be located 5 to 10 feet from these boundaries with additional setbacks provided when over 20 feet in height. Buffering and screening along these project boundaries will be provided. Building height is limited to 35 feet, as required in adjacent zoning districts.

Staff has not identified any compatibility issues with the request.

5.2 Recommendation

Approvable, subject to proposed conditions.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on January 17, 2023. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Marla Frazer testified along with the project architect Roger Grunke regarding the rezoning application. Ms. Frazer stated that there are recommendations for approval of the rezoning from all of the different departments. She showed a graphic to describe the location of the property which is across the street from the City of Temple Terrace boundary. The parcel is located just south of Fowler Avenue on Davis Road. The project is referred to as Harmony Terrace. Directly north of the subject property is a church which has submitted a letter of support into the record. She added that there is also a

church to the south who support the project as well. Ms. Frazer testified that there is a mobile home park across the street. Behind the parcel is agricultural land and a TECO service yard. The property is 4.57 acres in size and is intended for the development of 25 houses on-site. Ms. Frazer showed a sketch of the four parcels that are being assembled to make the L-shaped property. She showed a photo of the front of the parcel to discuss the surrounding uses and stated that the existing house on-site will be remodeled to become the project's community house which will include a dining area, exercise room and offices for the community. The house will have a commercial kitchen and three bedrooms for visitors to the development. Ms. Frazer described the proposed site plan and stated that the road will be private and not open to the public. A cul-de-sac will provide the necessary access and maneuverability for fire trucks and emergency vehicles. There will be 25 houses and 25 garages with 48 total parking spaces. The project is new to Hillsborough County as the developer is people who live in the County from the Temple Terrace area and will provide a co-housing balance between personal privacy and the shared ownership of things. A condominium form of ownership is proposed such that owners will own 1/25th of the entire project including the amenities. The site has been designed to be environmentally sensitive and no trees will be removed that don't have to. The houses will be located between trees and be between 800 to 1,200 square feet in size with large, screened porches. Ms. Frazer stated that they are trying to build an affordable project with five-foot pathways that connect every home to each other. She concluded her presentation by stating that they have sold eight homes and plan to have all of the home pre-sold prior to construction.

Mr. Roger Grunke 2708 North Elmore Avenue Tampa testified as the registered architect and licensed building contractor for the development. Mr. Grunke stated that the site will have a permeability of 59% which is great for 25 homes. He added that they have tried to preserve the trees that have a diameter of over 22 inches.

Ms. Michelle Heinrich, Development Services Department testified regarding the County's staff report. Ms. Heinrich stated that the request is to rezone two properties from RSC-2 and RSC-4 to Planned Development to allow for a 25 unit condominium project. Unlike other multi-family buildings, the subject development will feature single-family detached and two family attached structures. The building height will be limited to a maximum of 35 feet and the required additional setback for buildings over 20 feet will be followed. Ms. Heinrich testified that shared amenities will be centrally located and parking is proposed to the west of the site. Sidewalks will be provided between the parking area and individual homes. A limited purpose driveway will be provided within the home sites and will be available to emergency vehicles, service and maintenance vehicles and golf carts only. She testified that one PD Variation is requested to reduce the required buffer from 10 feet to 5 feet along the southern boundary. The screening requirements will be adhered to. She concluded her presentation by stating that staff finds the request compatible with the existing development pattern.

Ms. Jillian Massey of the Planning Commission staff stated that the property is designated Residential-6 Future Land Use category and located in the Urban Service Area and the East Lake Orient Community Planning Area. She described the surrounding land use categories and stated that the proposed 25 homes is less than the 27 units that could be considered permit the RES-6 category. The request is compatible with the surrounding area and meets the intent of Objective 16 regarding different housing types. Ms. Massey concluded her remarks by stating that the Planning Commission staff finds the request consistent with the East Lake Orient Community Plan and the Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application.

Ms. Florence Barber-Hancock 21004 Negril Court Lutz testified in support. Ms. Hancock stated that she and her husband joined the Harmony Terrace of Tampa Bay Group 16 months ago and are excited about the development. She added that they wanted to downsize from their current home into a smaller house that is both affordable and ADA accessible to accommodate her husband's mobility issues. She described the homes and clubhouse and stated that the plan fosters social interactions and neighborly support. The location is closer to medical facilities and educational facilities like USF as compared to their current home in Pasco County.

Hearing Master Finch asked audience members if there were any opponents of the application.

Ms. Theresa Maida 11107 Davis Road testified in opposition. Ms. Maida stated that her property is next door to the subject property and her concern pertains to elderly residents in the area where there are animals. She stated that she would have no problem if the subject property were fenced such that the animals could not get in or the elderly people get out especially those with dementia. Ms. Maida testified that the animals are on her property and therefore she could be held accountable. She testified that she has concerns about the zoning and if the residents want to feed her animals by opening her gate and leaving it open such that the animals get out.

Hearing Master Finch asked Ms. Maida what type of animals she was talking about. Ms. Maida replied cows. Hearing Master Finch asked Ms. Maida if the cows are fenced in. Ms. Maida replied yes.

Ms. Maida continued with her testimony in opposition by stating that the fence is not high and the cows are on her property and leased to someone else.

Mr. Grady of the Development Services Department testified that buffering is required on the subject property which will include a fence.

Ms. Heinrich of the Development Services Department testified that Type A screening is required which is usually provided with a 6-foot high wooden fence around all sides of the property except the Davis Road frontage.

Ms. Frazer testified during the rebuttal period that there is a 6-foot high fence on her side of the road and at the other side of the easement there is another 6-foot high fence so there should not be a problem with people wandering onto the neighbor's property. She stated that the project is not for senior citizens. It is a multi-age and multi-generational project that will include families. She added that the project is not an assisted living facility. There are no on-site nurses.

Mr. Grunke testified during the rebuttal period that the entire community will be gated except along Davis Road but that the public cannot get on the main roadway as it will be gated. He added that the only area accessible to the public is the front parking area.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject site is 4.57 acres in size and is zoned Residential Single-Family Conventional-2 Mobile Home (RSC-2 MH) and Residential Single-Family Conventional-4 (RSC-4) and designated Residential-6 (RES-6) by the Comprehensive Plan. The property is located in the Urban Service Area and the East Lake Orient Park Community Planning Area.
2. The applicant's representative testified that the rezoning is requested to develop 25 dwelling unit condominium project. An existing single-family home will be renovated as a community amenity that will include a dining room, exercise room, and offices for the community. The house will have a commercial kitchen and three bedrooms for visitors to the development.
3. A Planned Development variation is being requested to reduce the required buffer width on the south side of the project from 10 feet to 5 feet. The required screening will be provided. The reduction in buffer width meets Land Development Code Section 5.03.06.C.6(b) as there is an existing easement along the southern boundary that is 30 feet in width with 15 feet on the

subject property and provides access to the property located to the west of the subject property therefore variation is in harmony with the intent of the Land Development Code and mitigated by the required screening being installed as required by Code.

4. The Planning Commission staff testified that the proposed 25 homes is less than the 27 units that could be considered permit the RES-6 category. Staff also found that the request is compatible with the surrounding area and meets the intent of Objective 16 regarding different housing types. The Planning Commission staff found the request consistent with the East Lake Orient Park Community Plan and the Comprehensive Plan.
5. Development Services staff testified that the project would include single-family detached and two family attached structures with a maximum building height of 35 feet. The land will not be subdivided into individual lots but rather developed as a multi-family condominium. The shared amenities will be centrally located and parking is proposed to the west of the site. Sidewalks will be provided between the parking area and individual homes. A limited purpose driveway will be provided within the home sites and will be available to emergency vehicles, service and maintenance vehicles and golf carts only. Development Services Department staff support the rezoning request including the PD variation.
6. The surrounding uses include existing churches to the north, south and east of the site and public/quasi-public uses to the west and located in the City of Temple Terrace.
7. One person testified in opposition at the Zoning Hearing Master hearing. The citizen is a neighbor and expressed concerns that elderly residents of the subject project would wander onto her property to interact with her cows on-site.

Development Services staff testified that the subject development is required to fence the property on all sides with the exception of the Davis Road frontage. The applicant's representative testified that while the project parking area along Davis Road will be accessible to the public, the project will be gated and enclosed. Further, the representative testified that the project is not intended to be for elderly people nor is it an assisted living facility. The project is intended for all age ranges.

8. The rezoning to Planned Development serves to provide alternative housing types to the area at a lower density than permitted by the RES-6 Future Land Use category. The site plan design that retains the existing trees and natural character of the property results in an innovative project that is compatible with the area and is consistent with the intent of the Land Development Code and Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 4.57 acres from RSC-2 MH and RSC-4 to Planned Development is to develop a 25 dwelling unit condominium project. An existing single-family home will be renovated as a community amenity that will include a dining room, exercise room, and offices for the community. The house will have a commercial kitchen and three bedrooms for visitors to the development.

A Planned Development variation is being requested to reduce the required buffer width on the south side of the project from 10 feet to 5 feet. The required screening will be provided. The reduction in buffer width meets Land Development Code Section 5.03.06.C.6(b) as there is an existing easement along the southern boundary that is 30 feet in width with 15 feet on the subject property and provides access to the property located to the west of the subject property therefore variation is in harmony with the intent of the Land Development Code and mitigated by the required screening being installed as required by Code.

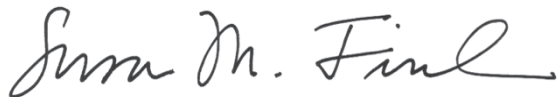
The Planning Commission testified that the rezoning is compatible with the surrounding development pattern and supports the request.

One person testified in opposition at the Zoning Hearing Master hearing. The citizen is a neighbor and expressed concerns that elderly residents of the subject project would wander onto her property to interact with her cows on-site. Development Services staff testified that the subject development is required to fence the property on all sides with the exception of the Davis Road frontage. The applicant's representative testified that while the project parking area along Davis Road will be accessible to the public, the project will be gated and enclosed. Further, the representative testified that the project is not intended to be for elderly people nor is it an assisted living facility. The project is intended for all age ranges.

The rezoning to Planned Development serves to provide alternative housing types to the area at a lower density than permitted by the RES-6 Future Land Use category. The site plan design that retains the existing trees and natural character of the property results in an innovative project that is compatible with the area and is consistent with the intent of the Land Development Code and Comprehensive Plan.

RECOMMENDATION

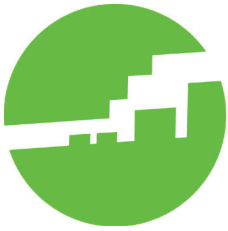
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



February 7, 2023

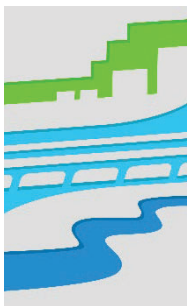
Susan M. Finch, AICP
Land Use Hearing Office

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: January 17, 2023 Report Prepared: January 5, 2023	Petition: PD 22-0857 11215 Davis Road <i>Northeast of the McRae Road and Davis Road intersection.</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan:	East Lake Orient Park
Rezoning Request:	Residential - Single-Family Conventional-2 (RSC-2) and Residential - Single-Family Conventional-4 (RSC-4) to a Planned Development (PD) for a limited-access residential community of 25 homes.
Parcel Size (Approx.):	4.57 +/-acres (199,069.2 square feet)
Street Functional Classification:	Davis Road – Collector McRae Road – Local
Locational Criteria	N/A
Evacuation Zone	N/A



Context

- The 4.57 +/- acre subject property is located east of Davis Road and south of McRae Road. The site is located within the Urban Service Area and is located within the limits of the East Lake Orient Park Community Plan.
- The site has a Future Land Use designation of Residential-6 (RES-6) with typical uses of residential, suburban scale neighborhood commercial, office, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. RES-6 surrounds the site on the north, east, and south. West of the site is the Community Mixed Use-12 (CMU-12) category. Further east of the site is CMU-12 and Public Quasi-Public (PQP).
- The subject site is currently zoned as Residential - Single-Family Conventional-2 (RSC-2) and Residential - Single-Family Conventional-4 (RSC-4). Zoning districts to the north, east, and south of the subject site include RSC-4. Planned Developments (PD) are located to the west of the site.
- The subject site is currently single family residential and vacant. North and south of the site are public institutional uses and two churches. Single family residential is immediately to the west and east of the site. Further south is vacant and agricultural land. West across Davis Road is a mobile home park and Tampa Electric Company land.
- The applicant is requesting to rezone the property from Residential Single-Family (RSC-2) and Residential Single-Family (RSC-4) to a Planned Development (PD) for a private, gated, and limited access residential community of 25 homes.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area (USA)

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

Policy 1.2: Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of

the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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

RELATIONSHIP TO LAND DEVELOPMENT REGULATIONS

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

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

Neighborhood/Community Development

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

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

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

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

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

Policy 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

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

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

Policy 16.11: *Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.*

LIVABLE COMMUNITIES ELEMENT

East Lake Orient Park Community Plan

Neighborhood Identity – *Promote development that recognizes the needs and distinct identities of the East Lake-Orient Park neighborhoods and enhances the quality of life.*

Preserve existing single family residential (R-6) and allow no further expansion of Residential – 20 (R-20) in the area west of North 56th Street to the City of Tampa and north of Hanna Avenue to the City of Temple Terrace as indicated on the East Lake-Orient Park Community Plan Preferred Elements Map.

Housing – *Create housing opportunities.*

- *East Lake-Orient Park is experiencing problems with poorly managed apartment complexes and rental properties. East Lake-Orient Park seeks annual inspections of rental units for compliance with the health and housing codes.*
- *New residential developments that provide home ownership are preferred.*
- *Support affordable housing opportunities that accommodate a diverse population and income levels and promote home ownership.*
- *Create a neighborhood redevelopment and rehabilitation program to revitalize the area south of US 92 in the vicinity of Falkenburg Road.*
- *Evaluate land uses along Orient Road to allow higher density quality residential dwelling units.*

Staff Analysis of Goals, Objectives, and Policies:

The 4.57 +/- acre subject property is located east of Davis Road and south of McRae Road. The site is located within the Urban Service Area and is located within the limits of the East Lake Orient Park Community Plan. The applicant is requesting to rezone the property from Residential Single-Family (RSC-2) and Residential Single-Family (RSC-4) to a Planned Development (PD) for a private, gated, and limited access residential community of 25 homes. The development will also have a community building, dining hall, recreation center and arts and crafts building.

The subject site's Future Land Use (FLU) is Residential-6 (RES-6). RES-6 surrounds the site on the north, east, and south. West of the site is the Community Mixed Use-12 (CMU-12) category. Further east of the site is CMU-12 and Public Quasi-Public (PQP).

According to Appendix A of the Future Land Use Element (FLUE), the intent of the RES-6 FLU category is "to designate areas that are suitable for low density residential development". RES-6 surrounds the site and the request for 25 residential dwellings would be compatible with this category. The proposed rezoning also meets the intent of Objective 1 and Policy 1.4. The site is in the Urban Service Area where 80% of the future growth of the county is to occur. The maximum density on site permitted per the RES-6 FLU category is 27 dwelling units. The proposed rezoning is for 25 homes and meets the minimum density Policy 1.2. The proposed rezoning is also compatible with the surrounding area, which includes single family residential, public institutional vacant, agricultural and mobile home park uses.

The proposed rezoning meets the intent of Objective 16 and Policies 16.1, 16.2, and 16.3 as the request is for residential zoning to allow for different housing types in a mostly residential area. The applicant has stated that no building will be over 35 feet in height.

Per Objective 9 and Policy 9.2 of the FLUE, all new developments are required to meet and exceed local, state and federal land development regulations. The site is requesting a sidewalk variation as there are existing sidewalks on Davis Road and the site is currently designed to be pedestrian friendly via a limited access driveway. The applicant is also requesting a variance for the southeastern boundary to have a 5 foot buffer and 6 foot wood or PVC fence. The request is due to the existing easement on the south side; a 10-foot buffer would block the easement. In addition, the request includes an administrative variance request to the substandard condition of Davis Road. At the time of uploading this report, Transportation comments (regarding the latest site plan submitted on December 29, 2022) were not yet available in Optix and thus were not taken into consideration for the analysis of this request. The EPC Wetlands Division has reviewed the proposed rezoning and has no objections.

The subject site is within the limits of the East Lake Orient Park Community Plan. The Community Plan supports recognizing the preferred development pattern or preserving existing single family residential (RES-6). The plan also supports housing opportunities that are affordable and provide home ownership opportunities. The proposed rezoning to PD for 25 homes will preserve the existing single family residential development pattern in the area. The request meets the intent of the East Lake Orient Park Community Plan.

Overall, staff finds that the proposed rezoning is consistent with Urban Service Area policies and supports the vision of the East Lake Orient Park Community Plan. The request is compatible with the existing development pattern in the area. The request would also allow for a development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0857

Rezonings

<all other values>

STATUS

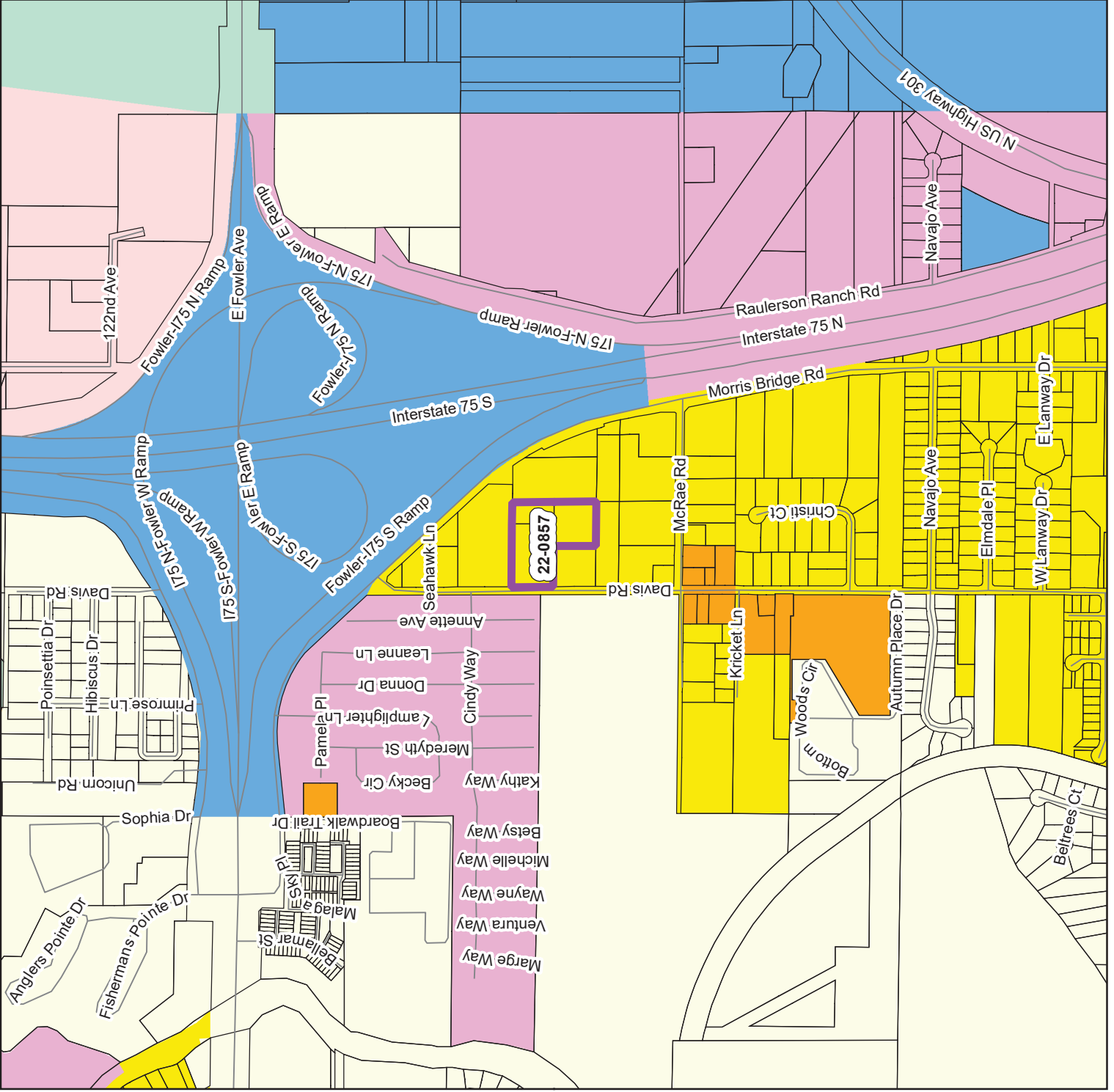
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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

0 460 920 1,380 1,840 Feet

Map Printed from Rezoning System: 8/26/2022
 Author: Beverly F. Daniels
 File: C:\Rezonings\System\MapProjects\HC\Gis\Rezonings - Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Michael Owen
Donna Cameron Cepeda
Joshua Wostal

COUNTY

ADMINISTRATOR Bonnie
M. Wise **COUNTY**

ATTORNEY Christine M.
Beck **INTERNAL AUDITOR**
Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Harmony Terrace of Tampa Bay

Zoning File: RZ-PD (22-0857) Modification: None

Atlas Page: None Submitted: 02/14/23

To Planner for Review: 02/14/23 Date Due: ASAP

Contact Person: Marla Frazer Phone: 813-777-9931/ Marlafrazer @gmail.com

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

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

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

Reviewed by: Michelle Heinrich Date: 2/15/23

Date Agent/Owner notified of Disapproval: _____



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/08/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP/ Central

PETITION NO: RZ 22-0857

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
2. The project shall be served by, and limited to, one (1) vehicular access connection to Davis Rd. as shown on the PD site plan. The developer shall also construct one (1) gated emergency access connection as shown on the PD site plan. All other existing access connections shall be closed and the applicant shall install curbing, sod and/or extend sidewalks, as appropriate.
3. Parking shall be provided in accordance with Sec. 6.05 of the Hillsborough County Land Development Code (LDC).
4. As shown on the PD site plan, the developer shall construct a vehicular access gate to separate the portion of the internal driveway system designated as "Limited Purpose Driveway" from the westernmost portion of the site. Such gate shall be utilized to enforce the restrictions specified within zoning condition 5, below.
5. The community shall be platted as a condominium. The land underneath individual dwelling units shall not be subdivided. The condominium plat/ownership documents shall include requirements for the Condominium Association to manage the Limited Purpose Driveway (i.e. that portion of the internal driveway designed as such within the PD site plan) and enforce the following restrictions on unit owners and their tenants/guests:
 - a. The Limited Purpose Driveway shall be restricted to the use of golf-carts, emergency vehicles and service and maintenance vehicles only. No domestic, commercial or recreational vehicles of any kind owned by the Condominium Association, a homeowner, or its tenants/guests shall be permitted to driveway on the Limited Purpose Driveway area except for golf carts. This restriction does not apply to official emergency vehicles or vehicles needing temporary access to accomplish a delivery and/or provide construction, maintenance and/or repair services (i.e. Authorized Vehicles).
 - b. No parking or standing of golf carts, service or maintenance vehicles shall be permitted within the 20-foot-wide portion of the Limited Purpose Driveway. Excluding official emergency vehicles, all Authorized Vehicles shall be required to park within the designated Service and Maintenance Vehicle Parking Area shown on the site plan. Golf cart parking shall occur within designated parking areas outside of the 20-foot wide

Limited Purpose Driveway, but not within the designated Service and Maintenance Vehicle Parking Area.

- c. The gate to the Limited Purpose Driveway shall remain closed and secured except for periods when an authorized vehicle is actively passing through the gate.
6. Given the unique configuration and nature of the proposed use, the applicant shall not be required to construct a sidewalk along either side of the Limited Purpose Driveway. Rather, the developer will be required to construct a minimum 5-foot wide continuous internal sidewalk network which connects the front door of each dwelling unit to all other front doors, buildings, to the use/amenity areas within the site, and to the existing sidewalk along the project's Davis Rd. frontage. Such network shall meet all applicable American's with Disabilities Act (ADA) / Land Development Code and other applicable requirements. The Limited Purpose Driveway shall not be used to satisfy this requirement.
7. Prior to or concurrent with site/construction plan approval, the property owner shall vacate all easements shown as to be abandoned on the PD site plan.
8. The developer shall construct a fence as generally shown on the PD site plan in the vicinity of the southern property boundary, such that the Limited Purpose Driveway roundabout is separated from the access easement which partially runs through the subject PD. The fence shall be separated from the roundabout by a minimum of 5 feet.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone four parcels, totaling +/- 4.57 ac., from Residential Single-Family Conventional - 2 (RSC-2) and Residential Single-Family Conventional - 4 (RSC-4) to Planned Development (PD). The proposed PD is seeking entitlements for up to allow up to a 25-unit condominium and related amenities.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access letter for the proposed project indicating that, because the project generates fewer than 50 peak hour trips at buildout, no transportation analysis is required to process the zoning request. Staff has prepared the below comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2 and RSC-4, 14 single-family detached dwelling units (ITE LUC 210)	132	10	13

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 25 multi-family dwelling units (ITE LUC 220)	169	10	13

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 37	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Davis Rd. is a 2-lane, undivided, publicly maintained, substandard, collector roadway characterized by +/- 10-foot wide travel lanes in average condition. The roadway lies within a +/- 55-foot wide right-of-way in the vicinity of the proposed project. There are no bicycle facilities present along Davis Rd. There are +/- 4-foot wide sidewalks along portions of the east side of Davis Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Generally

The project will be served by a single access connection to Davis Rd. The developer is also proposing a gated emergency access connection, as shown on the PD site plan. Due to the relative low volume of traffic generated by the project, no turn lanes are required to serve the project consistent with Sec. 6.04.04.D. of the LDC.

Cross Access

Neither pedestrian nor vehicular cross access is required pursuant to Sec. 6.04.03.Q. of the LDC.

INTERNAL CIRCULATION, PARKING AND UNIQUE DESIGN ISSUES

The applicant's narrative, as well as meetings with the applicant, made the unique nature of the proposed development clear. A variety of changes were made to the site plan and development proposal in order to accommodate a project which fit within the applicant's vision for the site, while also complying with Land Development Code and Technical Manual Standards to the greatest extent possible.

In order to achieve the above, and allow for a space efficient design, the applicant agreed to propose multi-family housing project (i.e. a non-traditional condominium project consisting of a mix of traditional multi-family buildings as well as single resident structures, which will not be able to be subdivided into individual lots in the future). The applicant also desired to have a project in which most vehicles cannot drive through the project. In order both satisfy this vision and to meet LDC parking requirements, the developer is constructing apartment style parking in the front of the development (which is atypically located a greater distance away from the units they serve than is otherwise typical of most modern development).

The proposed driveway which goes through the majority of the development is being designed by the applicant as a "Limited Purpose Driveway" in order to provide for required emergency vehicle access as well as accommodate occasional use by moving trucks, construction/repair vendors, and/or delivery vehicles. Because the project is constructing these atypical units, some of which will look like single-family units (however without individual driveways, garages or parking spaces fronting the units) staff was concerned that there was a high probability that the gate will not be properly maintained in a closed and locked position, which could lead to individual vehicles parking within the driveway thereby impeding access for emergency and other limited purpose vehicles. The applicant has assured staff, and the project will be condition to reflect, that the HOA will adequately maintain the gates and provide access control to the property so that individual homeowners will be unable to open and close the gates. Also, all parking for limited purpose vehicles must occur within the designated spaces shown on the PD site plan.

The applicant also desired to utilize the driveway for pedestrians, golf carts and bicycles. While staff is not concerned with use by golf carts and bicycles, staff cannot support its provision as the sole pedestrian facility serving the project, given LDC requirements requiring an interconnected sidewalk network, and the fact that pedestrians conflict with those other modes presents a greater likelihood for safety issues, particular on such days when the limited purpose driveway might see high volumes of vehicular traffic. Segregation of vehicles and golf cart from pedestrian traffic is a hallmark of safe site design within the County and an important component to achieving the County's goal of achieving zero traffic related fatalities.

The applicant had initially filed a PD variation to eliminate certain internal sidewalks. Staff informed the applicant that they could not use the PD variation process to seek relief from Sec. 6.02.08 and that it was

problematic to request relief from a sidewalk which has not yet specifically been required, and whose location cannot yet be identified, because the site has not been designed. Staff informed the applicant that such requires would also not be supported if the applicant were to submit a request to the LUHO for the reasons mentioned above. The applicant did inform staff that they would propose a clarifying condition that limited sidewalks as noted in the condition, but remaining consistent with minimum ADA/LDC requirements. The applicant subsequently withdrew the PD variation request.

Staff worked with the applicant to develop zoning conditions, proposed hereinabove, which implement the features and restrictions described above within this section.

TRANSIT FACILITIES

Due to the size of the project, transit facilities are not required pursuant to Section 6.03.09.C.3 of the LDC. Staff notes that there is a HART transit stop in the vicinity of the project at the intersection of Cindy Way and Davis Rd.

REQUESTED ADMINISTRATIVE VARIANCE

As Davis Rd. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance (dated August 23, 2022 and revised September 26, 2022) for the project's Davis Rd. substandard road improvements which was found approvable by the County Engineer (on December 29, 2022) for the reasons stated in the Administrative Variance. Approval of this Administrative Variance will waive substandard road improvements required by Section 6.04.03.L. of the LDC.

If PD 22-0857 is approved by the BOCC, the County Engineer will approve the Administrative Variance.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Davis Rd. is not included within the 2020 Hillsborough County Level of Service (LOS) report. As such, LOS information for this roadway cannot be provided.

Ratliff, James

From: Williams, Michael
Sent: Thursday, December 29, 2022 6:02 PM
To: Vicki Castro; Micahel Yates (myates@palmtraffic.com)
Cc: marlafrazer@gmail.com; Heinrich, Michelle; Ratliff, James; PW-CEIntake; Tirado, Sheida; Morales, Cintia
Subject: FW: PD 22-0857 Administrative Variance Review
Attachments: 22-0857 AVReq 10-12-22.pdf
Importance: High

Vicki/Michael,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-0857 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Cintia Morales (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

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
W: HCFLGov.net

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

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

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

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Thursday, December 29, 2022 4:48 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Cc: Morales, Cintia <MoralesCS@hillsboroughcounty.org>
Subject: PD 22-0857 Administrative Variance Review
Importance: High

Hello Mike,

The attached AV is approvable with conditions to me, the condition is prior to final approval of DE for the PD Site Plan included as an exhibit of this request to be replaced with the latest version dated 12/28/22. Please include the following people in your response email:

vcastro@palmtraffic.com
myates@palmtraffic.com
marlafrazer@gmail.com
heinrichm@hillsboroughcounty.org
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
W: HCFLGov.net

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

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

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



August 23, 2022
Revised September 26, 2022

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

RE: Harmony Terrace – 22-0857
Folios: 037509-0100, 037509-0000, 037511-0500, 037510-000
Administrative Variance Request – Davis Road
Palm Traffic Project No. T22075

Dear Mr. Williams:

The purpose of this letter is to provide justification for the administrative variance 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 25 detached and semi-detached multi-family dwelling units located east of Davis Road and south of Morris Bridge Road, as shown in Figure 1. This request is made based on our virtual meeting on July 08, 2022 with Hillsborough County staff. The zoning site plan is included with this letter.

The project proposes to have one (1) full access to Davis Road and one (1) gated emergency access to Davis Road. Davis Road is identified in the Hillsborough County Functional Classification Map as a collector road. Davis Road was identified during our meeting as a substandard road.

This request is for an administrative variance to the TS-7 typical section of the Hillsborough County Transportation Technical Manual in accordance with LDC Section 6.04.02.B for the section from Morris Bridge Road to the project access, for the following reasons: (a) there is an unreasonable burden on the applicant; (b) the variance would not be detrimental to the public health, safety and welfare; and; if applicable, (c) without the variance, reasonable access cannot be provided. These items are further discussed below.

a) There is unreasonable burden on the applicant

The existing ROW along Davis Road is approximately 50 feet. The typical TS-7 section for local and collector rural roadway requires a minimum of 96 feet of ROW with 12-foot travel lanes, a 5-foot paved shoulder, open drainage and a 5-foot sidewalk. The adjacent segment of Davis Road has approximate 11-foot travel lanes, open drainage on both sides and a paved sidewalk on the east side. The deficiency in the existing section compared to the TS-7 is the paved shoulders and sidewalks are not provided on the west side of Davis Road. Both cannot be provided because of the limited existing ROW. Sidewalk along the project frontage will be provided and connect to the existing sidewalk along the east side of Davis Road.

b) The variance would not be detrimental to the public health, safety and welfare.

Davis Road has a posted speed limit of 40 mph. This section of roadway is relatively flat and provides for an unpaved shoulder. According to the Florida Green Book, on a suburban road with a Design Speed between 40-45 mph, 11-foot travel lanes may be used. Given the information outlined in this section, the lack of paved shoulder and sidewalk will not have any impact on public health, safety, or welfare.

c) Without the variance, reasonable access cannot be provided.

The only means of access for the proposed residential development is via Davis Road. The existing 11-foot travel lanes, sidewalk along the east side and unpaved shoulders help keep the speed down and help provide a safe section that serves both vehicles and pedestrians. Therefore, without the variance, reasonable access cannot be provided.

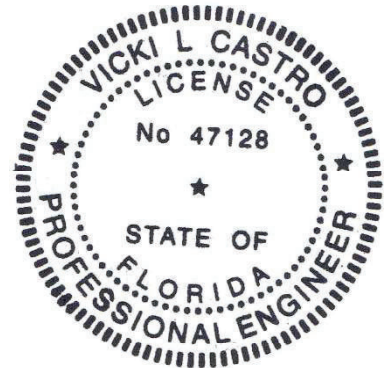
Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

Palm Traffic

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2022.09.26 16:55:52 -04'00'



Vicki L Castro, P.E.
Principal

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

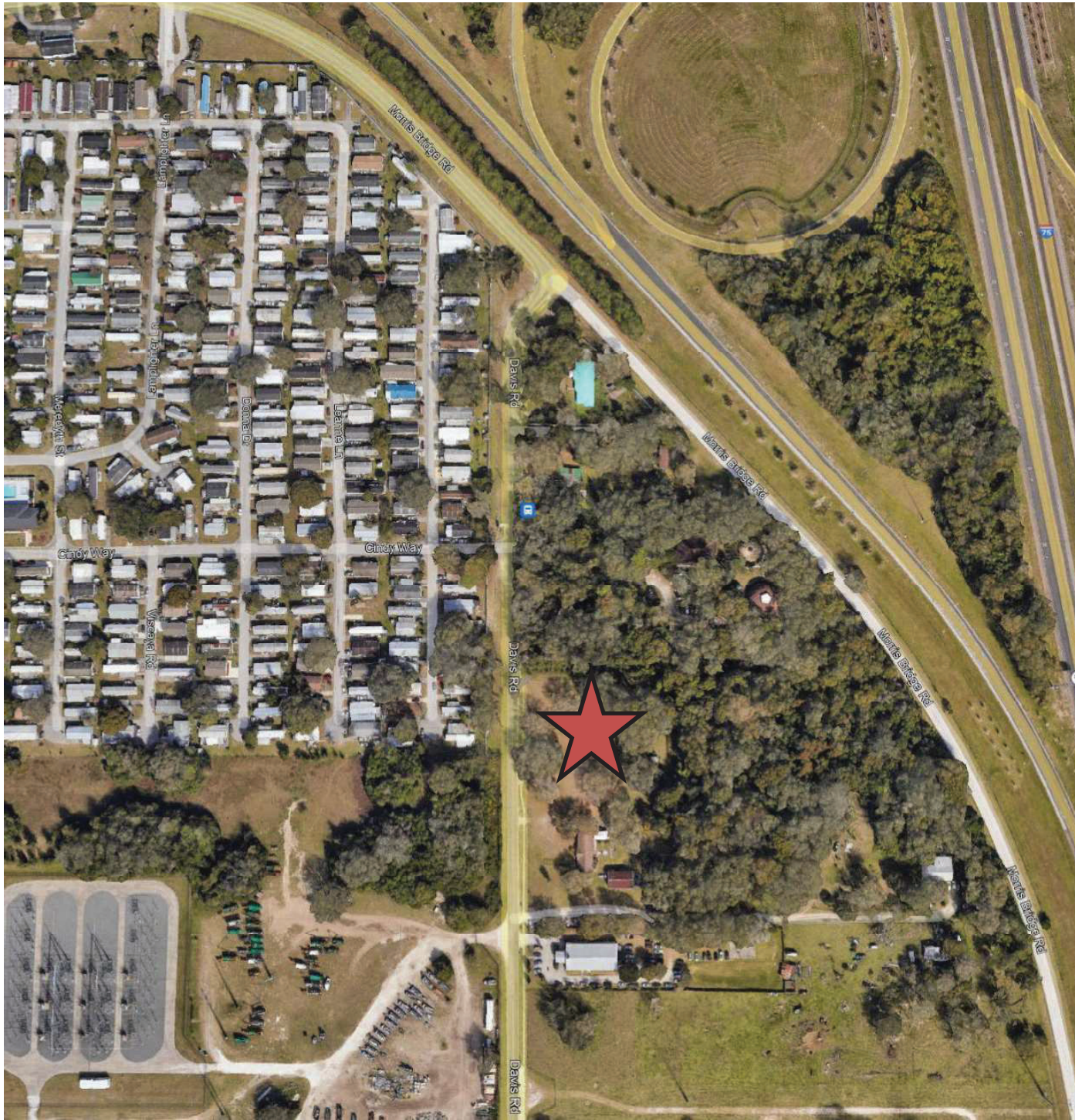
_____Disapproved _____Approved with Conditions _____Approved

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

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Figure 1. Location Map



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



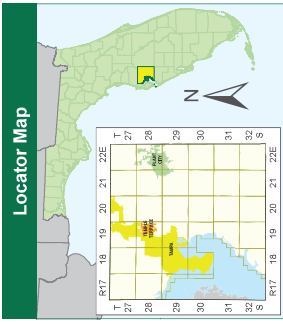
Legend

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

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 3.04.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.02.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.04.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.05.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.06.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.07.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.08.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.09.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.10.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.11.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.12.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.13.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.14.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.15.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.16.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.17.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.18.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.19.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.20.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.21.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.22.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.23.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.24.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.25.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.26.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.27.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.28.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.29.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.30.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.31.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.32.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.33.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.34.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.35.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.36.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.37.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.38.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.39.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.40.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.41.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.42.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.43.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.44.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.45.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.46.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.47.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.48.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.49.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.50.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.51.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.52.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.53.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.54.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.55.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.56.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.57.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.58.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.59.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.60.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.61.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.62.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.63.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.64.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.65.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.66.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.67.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.68.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.69.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.70.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.71.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.72.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.73.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.74.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.75.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.76.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.77.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.78.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.79.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.80.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.81.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.82.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.83.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.84.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.85.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.86.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.87.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.88.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.89.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.90.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.91.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.92.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.93.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.94.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.95.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.96.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.97.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.98.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.99.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.00.00 PLANNED DEVELOPMENT DISTRICTS

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

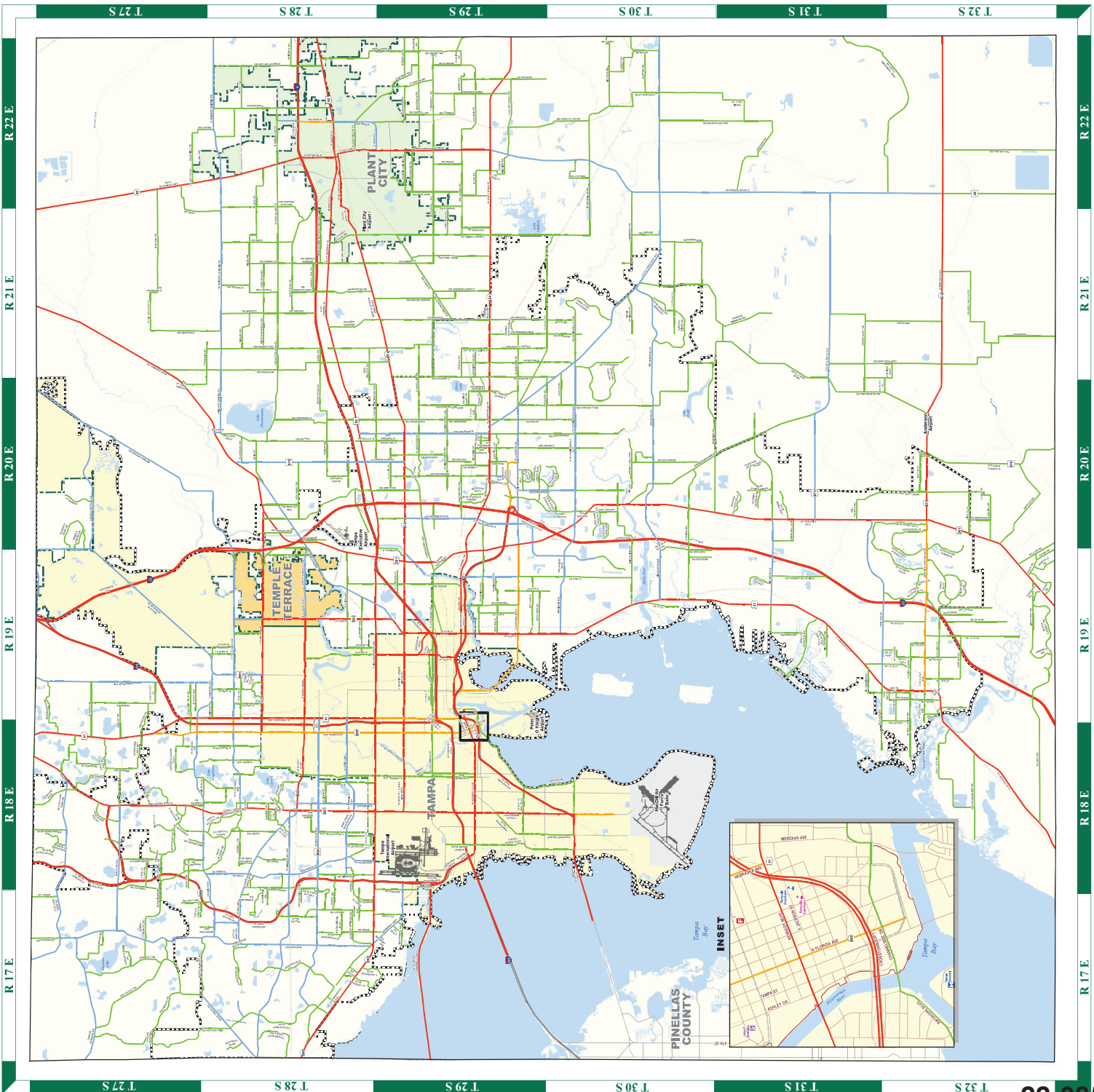


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the information shown on this map. The information shown on this map is for informational purposes only and is not intended to be used for any other purpose. The information shown on this map is not intended to be used for any other purpose.

SOURCE: This map has been prepared for the inventory of real property located within Hillsborough County and is not intended to be used for any other purpose. The information shown on this map is not intended to be used for any other purpose.

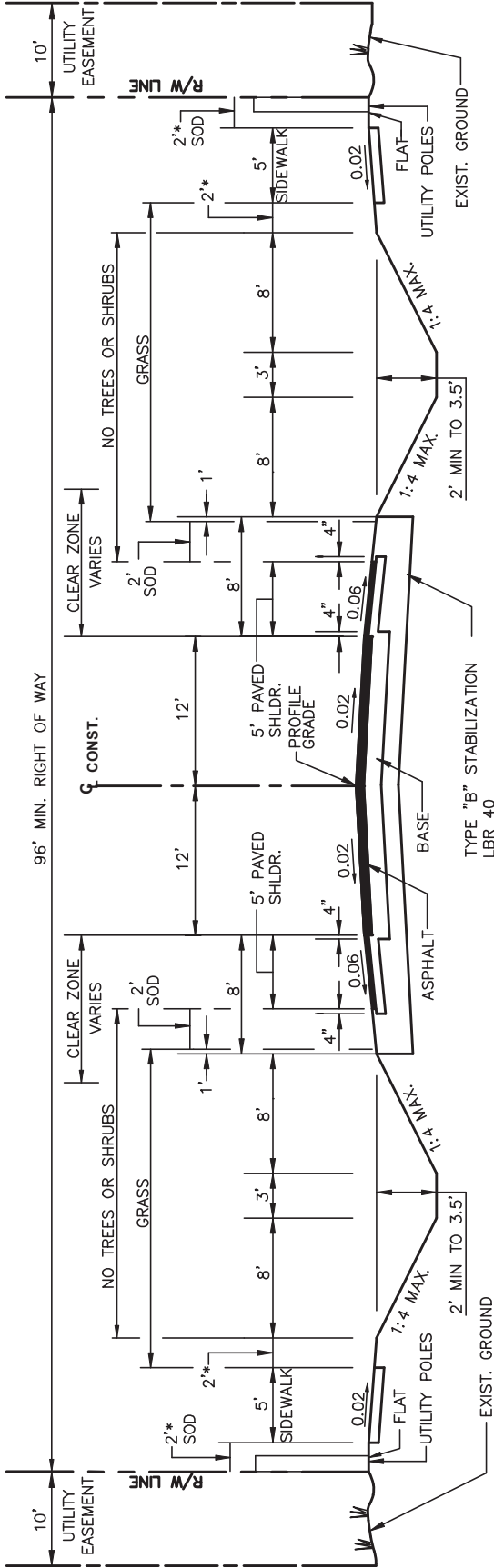
Use of this map is hereby notified that the information shown on this map is not intended to be used for any other purpose. The information shown on this map is not intended to be used for any other purpose.

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



DRAWING NO. TS-7

SHEET NO. 1 OF 1



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

REVISION DATE:
10/17

**TRANSPORTATION
TECHNICAL
MANUAL**



**Hillsborough
County Florida**

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

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.

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	132	10	13
Proposed	169	10	13
Difference (+/-)	(+) 37	No Change	No Change

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

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

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

Mariella Smith CHAIR
 Pat Kemp VICE-CHAIR
 Harry Cohen
 Ken Hagan
 Gwendolyn “Gwen” W. Myers
 Kimberly Overman
 Stacy White



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 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>HEARING DATE: 7/25/2022</p> <p>PETITION NO.: 22-0857</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 5/25/2022</p> <p>PROPERTY ADDRESS: 11029, 11201, 11215 Davis Rd, Tampa, FL 33635</p> <p>FOLIO #: 0375090000, 0375090100, 0375100000, 0375110500, 0375180000</p> <p>STR: 13-28S-19E</p>
<p>REQUESTED ZONING: From RSC-2 and RSC-4 to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	05/17/2022
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	NA
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

My/mst

Environmental Excellence in a Changing World

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

Adequate Facilities Analysis: Rezoning

Date: September 9, 2022

Acreage: ±4.57 acres

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: RZ PD 22-22-0857

Future Land Use: R-6

HCPS #: RZ-469

Maximum Residential Units: 26 Units

Address: 11215 Davis Rd

Residential Type: Single-Family, Attached

Parcel Folio Number(s): 037509.0000

School Data	Thonotosassa Elementary	Greco Middle	Armwood High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	551	1293	2465
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	342	872	2176
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	62%	67%	88%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 09/09/2022	126	55	197
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	3	2	2
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	85%	72%	96%

Notes: Thonotosassa Elementary, Greco Middle, and Armwood High School have adequate capacity for the proposed development at this time.

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



Renée M. Kamen, AICP
Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: renee.kamen@hcps.net
P: 813.272.4083



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

TO: Zoning Review, Development Services

DATE: 09/20/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Roger Grunke

PETITION NO: 22-0857

LOCATION: 11215 Davis Rd

FOLIO NO: 37509.0000

Estimated Fees:

(Fee estimate is based on a 2,000 square foot, Single Family Detached)

Mobility: \$9,183 * 26 units = \$238,758

Parks: \$2,145 * 26 units = \$ 55,770

School: \$8,227 * 26 units = \$213,902

Fire: \$335 * 26 units = \$ 8,710

Total Single Family Detached = \$517,140

Project Summary/Description:

Urban Mobility, Northeast Park, Northwest Fire - 26 Single Family Units

revised for fees as of Oct 1, 2022

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 31 May 2022

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

APPLICANT: Roger Grunkw

PETITION NO: RZ-PD 22-0857

LOCATION: Not listed

**FOLIO NO: 37509.0000, 37509.0100, 37510.0000,
37511.0500, 37518.0000**

SEC: _____ TWN: _____ RNG: _____

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

COMMENTS: _____.

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

PETITION NO.: PD22-0857 REVIEWED BY: Randy Rochelle DATE: 5/24/2022

FOLIO NO.: 37509.0000

WATER

- The property lies within the City of Tampa 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 City of Tampa 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: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
 Land Use Hearing Master

DATE: Tuesday, January 17, 2023

TIME: Commencing at 6:04 p.m.
 Concluding at 11:35 p.m.

Reported via Cisco Webex Videoconference by:
Diane DeMarsh, CER No. 1654

Zoning Hearing Master Hearing
January 17, 2023

1 MR. GRADY: The next case is Agenda Item D.2, Rezoning
2 PD 22-0857. The applicant's Roger Grunke. The request is to
3 rezone from RSC-4 to RSC-2 PD to a plan development. Michelle
4 Heinrich will provide the Staff recommendation after
5 presentation from the applicant.

6 HEARING MASTER: Good evening. If everyone could
7 quietly -- excuse me, just a second. I'm sorry, one second. If
8 everyone could quietly take their seat so we could proceed with
9 the hearing I'd appreciate it. Go ahead please. Good evening.

10 MS. FRAZER: Yes. Hi. Is my name is Marla Fraser. I
11 am the applicant, along with our architect, Roger Grunke, who's
12 here at my side for this 22-0857. We have our transportation
13 engineer for this project who's Michael Yates who is also
14 present. And our property address is 11215.

15 I'm just going to give a brief kind of introduction to
16 this. As far we understand, we have been recommended for
17 approval from all of the different departments and we're very
18 happy about that. But I thought we'd just give a brief
19 introduction. Our location is here, let's see, the mouse
20 doesn't show up, but that's okay. Okay. So the red dot up here
21 on the right-hand corner, if you see the -- we're just across
22 the street from Temple Terrace. We're in Unincorporated
23 Hillsborough County, just south of Fowler Avenue and on Davis
24 Road.

25 This is a closer up picture. We call ourselves

Zoning Hearing Master Hearing
January 17, 2023

1 Harmony Terrace and there's quite a few of us here with out
2 Harmony Terrace t-shirts on.

3 So we are as you can again see, just south of Fowler
4 Avenue. We're just off of the entrance ramp to -- southbound to
5 I-75. And in the surrounding neighborhood around us, directly
6 to our north is a church and they have submitted a letter of
7 approval for our project saying they're very happy for us to be
8 there. And directly to the south of us, also is another church
9 which we are -- have been cooperating with all along and they
10 are very happy that we're there as well.

11 Across the street from us is a mobile home park, which
12 has 300 units per acre, excuse me, sorry, 30 -- 30 per acre.
13 That's a little better. But there's several 100 mobile homes
14 across the street from us. And -- but directly on our side of
15 the road, just north of us is church. Behind us is some
16 agricultural land and across the street is also Teco -- Teco's
17 Service Yard. So we're kind of on a little island by ourselves
18 on the east side of Davis Road, surrounded by two churches on
19 the -- on the north and south. Teco on the -- on the west
20 and -- and the two residential properties to the east. And
21 we've been cooperating with the two residential owners to the
22 east of us to keep them informed about everything that we've
23 been doing.

24 Here's just another picture of what our -- yeah,
25 without a mouse showing. Harmony Terrace is shown in -- in blue

1 here and the church is to the north and south.

2 Our total property size is about 4.57 acres. We are
3 in the land use area of RS-6 and that's what we are plan -- on
4 planning on doing. We're planning on building 25 houses on our
5 4.57 acres and we're in the urban service area. We have water,
6 sewer and gas available at our property. We are in Orient Park
7 East Lake Community Planning District and unplatted and there we
8 go.

9 This is a sketch of -- we have four parcels that are
10 being brought together to make our L-shaped pro -- our L-shaped
11 property that we have. Parcels one, two, three and four and
12 their -- they range in size from 0.22 acres to point -- to
13 2.-something acres. But all of them together are being brought
14 together into this planning process and I am the owner of all
15 four of those parcels at the present time, but they are being
16 transferred into an LLC.

17 This is a picture of the front of our property going
18 down Davis Road, starting at the northwest corner of our
19 property looking down. And so on the right-hand side, you can
20 see the white fence that is the fence separating us from the
21 mobile home park across the street. All of the natural land
22 there to the right is the Teco land and ours is there. We have
23 a number of grados (phonetically) on the property and so we have
24 specifically designed our community to maintain every tree that
25 we can possibly maintain. This is an existing house on the

1 property that we will be remodeling and it will become our
2 common house or the community house. It will have a large
3 dining area in it, exercise room, offices for the community.
4 Will have a commercial kitchen and oh and -- and three bedrooms,
5 guest suites for -- for visitors to our community. So you --
6 you can see other beautiful trees around there. Also in our
7 backyard, we have gazebo, which is really nice. So that's also
8 in it.

9 This is our approxi -- a colored in version of all our
10 bubble plan for the community. Everything that's yellow is
11 where we're grouping our houses. They will be on both sides of
12 our internal private road, private driveway. It will never be
13 open to the public. It will not be open for residents to use.
14 It is -- has a 60-foot circumference cul-de-sac at the south
15 end, so that we will enter and leave our property from the one
16 entrance on the north side, but the cul-de-sac is there so that
17 fire trucks and emergency vehicles can turn around if they need
18 to.

19 We have followed all of the recommendations somewhat,
20 sometimes painfully, but from the Planning Commission to telling
21 us what -- how they wanted us to do the green areas in the
22 center and all the way around the air -- the outside are our
23 buffers. And the green area is common area. We are the blue --
24 the blue buildings are buildings and the purple stripes or
25 garages. We'll have 25 houses and 25 garages and 48 spaces

1 total for our -- for our parking and the --

2 So the -- the main thing about our community that --
3 that perhaps the members of the Planning Commission won't cover
4 is that it -- it's our role to build something that's new and
5 innovative for Hillsborough County. And we haven't -- we're not
6 a developer coming in from outside of the county. We are people
7 who live in the county, most of us in the Temple Terrace area
8 and this is the kind of place we want to live. All of our plans
9 that we've developed now have been in consultation with and
10 compromise with the Planning Department. They've been very
11 helpful in -- in helping us with it.

12 Our basic ideas of the community is to have a -- a
13 co-housing kind of project that's a balance between personal
14 privacy and public shared ownership of things. We have changed
15 our -- our plan when originally we were going to have
16 single-family houses with common areas. We are now having a
17 condominium form of ownership and everything will be -- the
18 condominium owners will own 1/25 of the entire project,
19 including all of the amen -- amenities. And we are the ones
20 with cooperation with our architect who are designing what our
21 project -- what our community will look like.

22 We have designed our -- our site plan to be
23 environmentally sensitive. We're not taking down a tree that we
24 don't have to. We've designed theoretically where our houses
25 are going to go. We have design houses that will fit in spaces

1 between trees and so that we're not going to be a traditional
2 development. All of our houses are pretty much downsized.
3 They're all going to have -- be between 800 and most of them
4 between 800 and 1,200 square feet, with also an additional large
5 screened porch because in the winter, we want to throw our doors
6 open and live outside.

7 They are -- we're trying to build a -- affordable
8 housing. We're trying to keep our prices down as much as
9 absolutely possible. And we are striving to limit our
10 footprint. And our transportation, we plan to park on the outer
11 fringes of our property across the front and walk to our homes
12 with a pathways -- five foot wide pathways connecting every home
13 to each other and have a village kind of atmosphere. We do not
14 want to have people we don't want to have a traditional
15 neighborhood where everybody drives up to their house, closes
16 their door and never meets their neighbors. We plan to be a
17 community that gets to know each other and lives -- lives shares
18 our resources together.

19 And so this is the -- the final page. More detailed
20 information absolute. Our -- our PD application has gone
21 through five versions and they're all on the -- in the Optix
22 area starting at number one -- PD number one, which we filed
23 last April. We've changed quite a lot. So it's -- now that
24 we've come down to number five where we have agreed with the
25 County Department to build what is -- is a compromise between

Zoning Hearing Master Hearing
January 17, 2023

1 the two of us.

2 So that's -- anybody wants more information, it's --
3 our PD application is there. Or -- and also on our website,
4 harmonyterrace.org. We have not -- we've done no advertisings
5 thusfar and we've already sold eight of our houses. We plan
6 prior to construction to have all of them pre-sold and we're
7 doing as much as we can for self-financing, not going to big
8 banks and building a community we want to live in.

9 So do you have anything to say, Roger?

10 MR. GRUNKE: Yes. I'd like to add to that. The
11 permeability --

12 THE CLERK: State your name and address on the record.

13 MS. FRAZER: Me or him?

14 THE CLERK: No, him.

15 MR. GRUNKE: Yes. My name is Roger Grunke. I'm a
16 registered architect in -- and licensed building contractor in
17 the State of Florida.

18 MR. GRADY: Sir, you need to put in your address also.

19 MR. GRUNKE: Yes. 2708 North Elmore Avenue, Tampa
20 33602.

21 I want to add an important factor that the -- this
22 site will have a permeability of 59%, which is great for 25
23 homes. And the trees, we are -- we have taking -- we have taken
24 our tree survey and every tree that is over 22 inches we have
25 tried to preserve. So that's -- that is why -- that's how this

Zoning Hearing Master Hearing
January 17, 2023

1 maybe odd shaped form developed and develop in response to the
2 natural surrounding. We're not simply advocating
3 environmentalism. We're trying to limit -- we're trying to
4 create examples for others to follow.

5 HEARING MASTER: Thank you, sir. Does that complete
6 your presentation?

7 MS. FRAZER: Yes, it does.

8 HEARING MASTER: All right. Thank you so much. You
9 can submit anything you want into the record and also sign it
10 please.

11 THE CLERK: I need them both to sign in.

12 HEARING MASTER: Development Services. Good evening.

13 MS. HEINRICH: Hi. Good evening. Michelle Heinrich,
14 Development Services. As you heard, the applicant is seeking to
15 rezone two properties zoned RSC-2 and RSC-4 to PD to allow for
16 25 unit condominium project. And unlike most multi-family
17 buildings, multi-story all in one building, these will feature
18 single-family detached and two family attached structures. The
19 property -- or the proposed density will result in 4.5 units per
20 acre, which this does not exceed the maximum density of 16 units
21 per acre promoted under the RES-6 Future Land Use Category.

22 The building height will be limited to a maximum of 35
23 feet and a two to one setback for buildings over 20 feet in
24 height will be followed. Homes will be located along the north,
25 south and east of the site. Shared amenities will be centrally

1 located and parking is proposed along the west. Sidewalks will
2 be provided between the parking area and the individual homes.
3 A limited purpose driveway is provided within the home sites.
4 This driveway is available for emergency vehicles, service and
5 maintenance vehicles and golf carts only.

6 One PD variation is proposed, which is to reduce the
7 buffer width from ten feet to five feet along the southern
8 boundary. No screening variation is requested and all other PD
9 boundaries will meet required buffering and screening. The
10 Staff review of the area, finds that the use is compatible with
11 the existing development. They find inconsistency with the
12 Comprehensive Plan has been filed and no objections from
13 reviewing agencies were received.

14 Therefore, Staff recommends approval, subject to
15 proposed conditions. I'm available if you have any questions.

16 HEARING MASTER: None at this time, but thank you so
17 much. Planning Commission.

18 MS. MASSEY: This is Jillian Massey with the Planning
19 Commission Staff. The subject property is in the Residential-6
20 Future Land Use Category. It's in the urban service area and
21 located within the limits of the East Lake Orient Park Community
22 Plan. Residential-6 surrounds the site on the north, east and
23 south. West of the south -- west of the site is community mixed
24 use 12. Further east of the site is community mixed use 12 and
25 public -- public/quasi public. The maximum density -- the

1 maximum density onsite permitted is per the Residential-6 Future
2 Land Use Category is 27 dwelling units. The proposed rezoning
3 for 25 homes meets minimum density per Policy 1.2 of the Future
4 Land Use Element. The proposed rezoning is also compatible with
5 the surrounding area, which includes single-family residential,
6 public institutional, vacant agricultural and mobile home park
7 uses. The proposed rezoning meets the intent of Objective 16
8 and its accompanying policy. It's the request is for
9 residential zoning to allow for different housing types in a
10 mostly residential area.

11 The proposed rezoning to PD for 25 homes will preserve
12 the existing single-family residential development pattern in
13 the area. They request meets the intent of the East Lake Orient
14 Park Community Plan. And based upon these considerations,
15 Planning Commission Staff finds the proposed rezoning consistent
16 with the Unincorporated Hillsborough County Comprehensive Plan,
17 subject to the conditions proposed by the County Development
18 Services Department.

19 HEARING MASTER: Thank you so much. Is there anyone
20 in the room or online that would like to speak in support? All
21 right. In support? All right. One person I see in the room.
22 Is there anyone online that would like to speak?

23 MR. ALI: Not that I see.

24 HEARING MASTER: All right. So one person, I just
25 want to sure. All right. Go ahead, ma'am. Give us your name

1 and address.

2 MS. BARBER-HANCOOK: Good evening.

3 HEARING MASTER: Good evening.

4 MS. BARBER-HANCOOK: My name is Florence
5 Barber-Hancock. My address is 21004 Negril Court, Lutz, Florida
6 33558.

7 My husband and I joined this group planning Harmony
8 Terrace of Tampa Bay 16 months ago. We are excited about the
9 prospect of this proposed development. We need to downsize from
10 our current two-story home into a smaller home that is both
11 affordable and ADA accessible to accommodate my husband's
12 diminished -- diminishing mobility issues. This compact
13 community of 25 houses has been planned on co-housing concepts,
14 which means everybody has -- or each family has their own home,
15 kitchen, bedrooms, dining room, living room, double building
16 that holds self-contained home, but we also share common
17 elements of shared yards and other facilities. And we have a
18 common house or a clubhouse where we can have meals together,
19 activities together of whatever kind we decide we want to have,
20 as well as some recreation opportunities.

21 It's design to foster social interactions and
22 neighborly support. And this is really important. We like the
23 idea that it includes environmental sensitivity, as our
24 architect mentioned. We'll have a focus on native plantings to
25 help the environment with the planting aspect. It has what

Zoning Hearing Master Hearing
January 17, 2023

1 we're looking for. We've lived out in Pasco County for 40
2 years. We wanted to be closer into town. This will bring us
3 closer to the medical facilities, as well as educational
4 facilities like USF and the kind of amenities that Tampa offers.

5 It encompasses basically a awful lot of the things
6 that research has shown contributes to healthy aging in place.
7 Thank you.

8 HEARING MASTER: Thank you for coming down. I
9 appreciate it. If you can please sign in with the Clerk's
10 office. All right. I'm seeing no one else to speak in support.
11 Is there any who wants to speak in opposition? I see one person
12 in the room. Is there anyone online?

13 MR. ALI: Not that I see.

14 HEARING MASTER: All right. Come forward please.
15 Good evening.

16 MS. MAIDA: Good evening. My name is Theresa Maida
17 and I want to speak pertaining to my concerns.

18 HEARING MASTER: Ms. Maida, could you give us your
19 address as well?

20 MS. MAIDA: Oh, I'm sorry.

21 HEARING MASTER: That's okay.

22 MS. MAIDA: 11107 Davis Road, Tampa, Florida 33637.

23 HEARING MASTER: Thank you.

24 MS. MAIDA: My property is basically next door to this
25 community. Could be worthwhile community, but my concern is

1 elderly residents in the area where there are animals. I would
2 have no problems if this property were fenced in to where
3 animals could not get in there or or the elderly people living
4 there, because we all know people get dementia. I love my
5 husband. My husband's getting dementia. I have concerns with
6 them coming in to the area where the animals are. I don't want
7 to have that responsibility. The animals are on my property.
8 We have a -- a person who leases our property, but because it's
9 my property, I can be held accountable also. And I have extreme
10 concerns for that.

11 The -- the zoning, I also have concerns with. What
12 does that do to my home? What's it going to do to our resident?
13 This is something I have, like I said, major, major concerns
14 with. Because as people get older, they -- they don't think
15 like they should. And I can say that because I'm one of those
16 people. But what happens if these people come in there and
17 decide they want to feed the animals? And they say they opened
18 the gate and leave it open and those animals get out? Am I
19 going to be held responsible for it?

20 HEARING MASTER: If I could interrupt. Let me ask you
21 a question. First of all, what type of animals are you talking
22 about?

23 MS. MAIDA: Cows.

24 HEARING MASTER: You have cows on your property?

25 MS. MAIDA: Yes, ma'am.

Zoning Hearing Master Hearing
January 17, 2023

1 HEARING MASTER: And are they fenced --

2 MS. MAIDA: -- we do.

3 HEARING MASTER: -- in?

4 MS. MAIDA: They are.

5 HEARING MASTER: Okay. Go ahead.

6 MS. MAIDA: They are.

7 HEARING MASTER: That was my question.

8 MS. MAIDA: But it's just a regular fence. You know,
9 it's not no high fence or anything. But that's what I'm saying
10 might be helpful for them. If they're going to build this
11 community at the end of that street down there, maybe they need
12 to put a high fence around the area just to protect themselves.
13 I mean, you know, like I said, the animals are not mine anymore.
14 We used to own animals, but don't own them anymore. But the
15 property is leased. It's been leased now three years.

16 And I have major concerns with someone getting hurt
17 and some elderly people, like I said, with dementia, they're not
18 going to think about it. They're not going to think about it.
19 And that's basically what I want to say. I want somebody to
20 think about the community and maybe fencing their area in as
21 their community, because I've already had someone from this
22 organization come onto my property and dig the ground up looking
23 for the zoning sticks, which I don't think was their business in
24 the first place. And personally I consider it to have been
25 trespassing to come onto my property and do that.

Zoning Hearing Master Hearing
January 17, 2023

1 I certainly don't need somebody with dementia coming
2 on the property to pet an animal and end up getting hurt because
3 then that affects me. And I have -- like I said, major concerns
4 for that.

5 HEARING MASTER: All right. Well, thank you for
6 coming down and your testimony. If you could please sign in
7 with the Clerk's office.

8 MS. MAIDA: Thank you.

9 HEARING MASTER: Thank you. I'm seeing no one else in
10 opposition. We'll close that portion of the hearing.

11 Mr. Grady, anything else.

12 MR. GRADY: I'll just note for the record that there
13 is requirements for buffering along their property. So that it
14 will be providing fencing along that.

15 HEARING MASTER: And that is -- what is the
16 requirement for the fencing?

17 MR. GRADY: I'll ask Michelle Heinrich to explain
18 that.

19 MS. HEINRICH: Michelle Heinrich, Development
20 Services. It is type A screening, which is usually provided
21 with a six-foot high wooden fence.

22 HEARING MASTER: And that would be required around the
23 property?

24 MS. HEINRICH: Correct. All sides except the north,
25 the front yard Davis Road.

Zoning Hearing Master Hearing
January 17, 2023

1 HEARING MASTER: All right. Thank you for that
2 clarification. I appreciate it.

3 All right. We'll go back to the applicant who has
4 five minutes for rebuttal.

5 MS. FRAZER: Yes. And speaking about the fence,
6 what -- our entire development will be fenced.

7 HEARING MASTER: Just give us your name just for the
8 record.

9 MS. FRAZER: Marla Frazer.

10 HEARING MASTER: Thank you. Go ahead.

11 MS. FRAZER: 11215 Davis Road.

12 HEARING MASTER: Thank you.

13 MS. FRAZER: And we on the south end, which is the
14 driveway that leads back to Ms. Maida's house, we have a
15 six-foot high fence on our side of the road and at the other
16 side of the easement, there's another six-foot high fence. So
17 there shouldn't be a problem with people wandering onto her
18 property. I cannot imagine it.

19 The second thing is that we are not a senior citizens
20 development. We are a multi-age and a multi-generational
21 development. We -- we are -- it just so happens that most of us
22 are getting older because this is what we're looking for. But
23 as we start advertising, we will be advertising and targeting,
24 trying to get families in there. We'd like to have a -- a
25 multi-age community. So we do not -- we are not an assisted

Zoning Hearing Master Hearing
January 17, 2023

1 living facility. We do not have onsite nurses. If someone has
2 dementia issues, then that would be something the community
3 would address with that person to make sure that they're being
4 cared for, but that's not the purpose of the community. So --

5 MR. GRUNKE: So the entire community is gated except
6 as Ms. Heinrich said, along Davis Road, but you cannot get --
7 you cannot use the -- the main roadway. That is gated. The
8 only area that is at all accessible to the public is the front
9 parking area.

10 HEARING MASTER: All right. Thank you for that. Does
11 that complete your presentation?

12 MS. FRAZER: That completes our presentation. And we
13 appreciate the help of -- of the zoning department and -- and
14 the Planning Department and whatever else they're called. And
15 thank you very and we ask for your approval.

16 HEARING MASTER: Thank you so much. With that then,
17 we'll close Rezoning PD 22-0857 and go to the next case.

18
19
20
21
22
23
24
25

P R O C E E D I N G S

1
2
3 HEARING MASTER: -- 2-1387 is continued to the
4 January 17, 2023 Zoning Hearing Master Meeting.

5 MR. GRADY: I'll now go through the public PD 22-0075.
6 This application's being continued by the applicant of the
7 January 17, 2023 Zoning Hearing Master Hearing.

8 Item A.2, Major Mod application 22-0671. This
9 application is out of order to be heard and is being continued
10 to the January 17, 2023 Zoning Hearing Master Hearing.

11 Item A.3, Rezoning PD 22-0719. This application is
12 out of order to be heard and is being continued to the
13 January 17, 2023 Zoning Hearing Master Hearing.

14 Item A.4, Rezoning PD 22-0856. This application is
15 out of order to be heard and is being continued to the January
16 17, 2023 Zoning Hearing Master Hearing.

17 Item A.5, Rezoning PD 22-0857. This application is
18 out of order to be heard and is being continued to the
19 January 17, 2023 Zoning Hearing Master Hearing.

20 Item A.6, Rezoning PD 22-0865. This application is
21 being continued by staff to the January 17, 2023 Zoning Hearing
22 Master Hearing.

23 Item A.7, Rezoning PD 22-0866. This application is
24 being continued by the applicant to the January 17, 2023 Zoning
25 Hearing Master Hearing.

1 Item A.7 Rezoning PD 22-0853. This application is
2 being continued by the applicant to the January 17, 2022 -- 2023
3 zoning hearing master hearing.

4 Item A.8 Rezoning PD 22-0857. This application is out
5 of order to be heard and is being continued to the
6 December 12, 2022 zoning hearing master hearing.

7 Item A.9 Rezoning PD 22-0865. This application is out
8 of order to be heard and is being continued to the
9 December 12, 2022 zoning hearing mastering hearing.

10 Item A.10 Rezoning PD 22-0866. This application is
11 being continued -- is being continued by staff to the
12 December 12, 2022 zoning hearing master hearing.

13 Item A. 11 major mod application 22-0867. This
14 application is being continued by the applicant to the
15 December 12, 2022 zoning hearing master hearing.

16 Item A.12 Rezoning PD 22-0877. This application is
17 out of order to be heard and is being continued to the
18 December 12, 2022 zoning hearing master hearing.

19 Item A.13 major mod application 22-0884. This
20 application is out of order to be heard and is being continued
21 to the December 12, 2022 zoning hearing master hearing.

22 Item A.13 major mod application 22-0884. This
23 application is out of order to be heard and is being continued
24 to the December 12, 2022 zoning hearing master hearing.

25 Item A.14 Rezoning Standard 22-0927. This application

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
LAND USE HEARING OFFICER)
HEARINGS)
)
-----X

LAND USE HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, October 17, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 9:10 p.m.

PLACE: Robert W. Saunders, Sr. Public
Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter
U.S. Legal Support

1 Master Hearing.

2 Item A.8, Rezoning PD 22-0857. This
3 application is being continued by the applicant to
4 the November 14, 2022, Zoning Hearing Master
5 Hearing.

6 Item A.9, Major Mod Application 22-0860. This
7 application is being continued by the applicant to
8 the November 14, 2022, Zoning Hearing Master
9 Hearing.

10 Item A.10, Rezoning PD 22-0865. This
11 application is being continued by the applicant to
12 the November 14, 2022, Zoning Hearing Master
13 Hearing.

14 Item A.11, Major Mod Application 22-0867.
15 This application not awarded. The hearing is being
16 continued to the November 14, 2022, Zoning Hearing
17 Master Hearing.

18 Item A.12, Rezoning PD 22-0877. This
19 application is being continued by the applicant to
20 the November 14, 2022, Zoning Hearing Master
21 Hearing.

22 Item A.13, Major Mod Application 22-0884.
23 This application not awarded. The hearing is being
24 continued to the November 14, 2022, Zoning Hearing
25 Master Hearing.

1 being continued to the August 15, 2022, Zoning
2 Hearing Master Hearing.

3 Item A-20, Rezoning-PD 22-0688. This
4 application is being withdrawn from the Zoning
5 Hearing Master Hearing process.

6 Item A-21, Rezoning-PD 22-0692. This
7 application is being continued by the applicant to
8 the August 15, 2022, Zoning Hearing Master Hearing.

9 Item A-22, Rezoning-PD 22-0696. This
10 application is out of order to be heard and is
11 being continued to the August 15, 2022, Zoning
12 Hearing Master Hearing.

13 Item A-23, Rezoning-PD 22-0719. This
14 application is out of order to be heard and is
15 being continued to the September 19, 2022, Zoning
16 Hearing Master Hearing.

17 Item A-24, Rezoning-PD 22-0853. This
18 application is being continued by the applicant to
19 the August 15th, 2022, Zoning Hearing Master
20 Hearing.

21 Item A-28 [A-25], Rezoning-Pd 22-0857. This
22 application is out of order to be heard and is
23 being continued to the October 17, 2022, Zoning
24 Hearing Master Hearing.

25 Item A-26, Rezoning-PD 22-0859. This



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**



**Hillsborough
County Florida**
Development Services

Additional / Revised Information Sheet

Office Use Only		
Application Number: <u>22-0857</u>	Received Date:	Received By:

The following form is required when submitted changes for any application that was previously submitted. A cover letter must be submitted providing a summary of the changes and/or additional information provided. If there is a change in project size the cover letter must list any new folio number(s) added. Additionally, **the second page of this form must be included indicating the additional/revised documents being submitted with this form.**

Application Number: 22-0857 Applicant's Name: Roger Grunke

Reviewing Planner's Name: Michelle Heinrich Date: 10/11/2022

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
- Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
- Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): 11/14/2022

Important Project Size Change Information

Changes to project size may result in a new hearing date as all reviews will be subject to the established cut-off dates.

Will this revision add land to the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

Will this revision remove land from the project? Yes No
If "Yes" is checked on the above please ensure you include all items marked with * on the last page.

**Email this form along with all submittal items indicated on the next page in pdf form to:
ZoningIntake-DSD@hcflgov.net**

Files must be in pdf format and minimum resolution of 300 dpi. Each item should be submitted as a separate file titled according to its contents. All items should be submitted in one email with application number (including prefix) included on the subject line. Maximum attachment(s) size is 15 MB.

For additional help and submittal questions, please call (813) 277-1633 or email ZoningIntake-DSD@hcflgov.net.

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Ray Luke, RA
Signature

10-03-22
Date



**Hillsborough
County Florida**
Development Services

Identification of Sensitive/Protected Information and Acknowledgement of Public Records

Pursuant to Chapter 119 Florida Statutes, all information submitted to Development Services is considered public record and open to inspection by the public. Certain information may be considered sensitive or protected information which may be excluded from this provision. Sensitive/protected information may include, but is not limited to, documents such as medical records, income tax returns, death certificates, bank statements, and documents containing social security numbers.

While all efforts will be taken to ensure the security of protected information, certain specified information, such as addresses of exempt parcels, may need to be disclosed as part of the public hearing process for select applications. If your application requires a public hearing and contains sensitive/protected information, please contact Hillsborough County Development Services to determine what information will need to be disclosed as part of the public hearing process.

Additionally, parcels exempt under Florida Statutes §119.071(4) will need to contact Hillsborough County Development Services to obtain a release of exempt parcel information.

Are you seeking an exemption from public disclosure of selected information submitted with your application pursuant to Chapter 119 FS? Yes No

I hereby confirm that the material submitted with application 22-0857

Includes sensitive and/or protected information.

Type of information included and location _____

Does not include sensitive and/or protected information.

Please note: Sensitive/protected information will not be accepted/requested unless it is required for the processing of the application.

If an exemption is being sought, the request will be reviewed to determine if the applicant can be processed with the data being held from public view. Also, by signing this form I acknowledge that any and all information in the submittal will become public information if not required by law to be protected.

Signature: _____
(Must be signed by applicant or authorized representative)

Intake Staff Signature: _____ Date: _____



Additional / Revised Information Sheet

Please indicate below which revised/additional items are being submitted with this form.

Included	Submittal Item
----------	----------------

- 1 **Cover Letter**** If adding or removing land from the project site, the final list of folios must be included
- 2 **Revised Application Form****
- 3 **Copy of Current Deed*** Must be provided for any new folio(s) being added
- 4 **Affidavit to Authorize Agent*** (If Applicable) Must be provided for any new folio(s) being added
- 5 **Sunbiz Form*** (If Applicable) Must be provided for any new folio(s) being added
- 6 **Property Information Sheet****
- 7 **Legal Description of the Subject Site****
- 8 **Close Proximity Property Owners List****
- 9 **Site Plan**** All changes on the site plan must be listed in detail in the Cover Letter.
- 10 **Survey**
- 11 **Wet Zone Survey**
- 12 **General Development Plan**
- 13 **Project Description/Written Statement**
- 14 **Design Exception and Administrative Variance requests/approvals**
- 15 **Variance Criteria Response**
- 16 **Copy of Code Enforcement or Building Violation**
- 17 **Transportation Analysis**
- 18 **Sign-off form**
- 19 **Other Documents** (please describe):

Letter of Support from adjacent Unitarian Universalist Church

*Revised documents required when adding land to the project site. Other revised documents may be requested by the planner reviewing the application.

**Required documents required when removing land from the project site. Other revised documents may be requested by the planner reviewing the application.

PD Application Number: 22-0857
Date of Original Submission #1: 4/28/22
Date of Revision #2: 8/13/22
Date of Revision #3: 10/11/22

Cover Page Letter for PD Revision #3

We are submitting a Revised Planned Development Application based on the comments and reviews given after the Original (#1) and Revised (#2) submissions. Substantial changes have been made to change our plans to bring them into alignment with the recommendations of the Planning Staff.

Changes to the Community Design

Our community design has reduced the number of residences to **25** with an average planned size of 1139 sf plus porches of different sizes that will be added to each housing unit. The community will be platted as a Condominium

Please note that the estimated Impact and Mobility fee schedule produced by Ron Barnes on 6/1/22 was based on 26 homes and an average square footage of 2,000 sf for single family residences. Our average planned square footage per housing unit is 1139 sf for 25 multi-family units. This needs to be revised.

We have been granted a continuance to the 11/14/22 ZMH schedule.

Site Plan Changes

The changes we have made are shown on the Revised Site Plan included herein (22-0857-4 Revised Site Plan 10-11-22.pdf). Previously submitted Site plans sheets 2 and 3 are withdrawn. The new condensed single page site plan is a "bubble plan" indicating the areas dedicated to houses, driveways, parking, common spaces, common amenities, etc. Changes made from the Revised Application #2 (submitted 8-13-22) are:

1. The fire hydrant on Davis Road will not be moved from its existing location. The emergency vehicle access has been moved slightly to the north so that the fire hydrant will not have to be moved.
2. All boundary buffering, screening, and landscaping areas have been adjusted to meet the requirements of the Hillsborough County Muni Code 6.06.06. Harmony Terrace is considered Intensity Group 2 (Res Multi-Family < 12 units/acre). The following table was created to calculate required buffering and landscaping between our PD and surrounding adjacent properties.

Owner	Folio Number	Current Zoning	Current Use	Required Buffer
UUCT	037508	RSC-4	Church Gr 4	10 ft
Johnson et al	037511	RSC-4	Single family house Gr 1	5 ft
St. Marks Church	037518 037509.1000	RSC-4	Church Gr 4	10 ft
Davis Road	NA	NA	Collector Rd	8 ft

The only exception to the required buffer and boundaries is on the SE boundary with St Marks Church and the common easement which includes 15' of our land. We plan to have a 5' Type A landscaped buffer with a wood or PVC 6 ft privacy fence on the boundary of the common easement. This 5' buffer is directly S of our

- internal roundabout (which is in itself a buffer to our condominium units). This privacy fence and plantings will eliminate any cross traffic between the easement and the PD property. This will be addressed as an Administrative Variance Request below.
3. The Property Tract and Folio Diagram and information on the Site Plan has been corrected. There was some confusion in past submissions with the labeling of Tracts 1, 2, 3, & 4. The information on this Site Plan is the same as was shown on the Property/Project Information Sheet submitted in Revision #2.
 4. The Proposed Gated Emergency Access will be locked and accessible as needed for entrance and exit for Fire Emergency Vehicles.
 5. The Service Vehicle Scheduled Parking has been changed to Service and Maintenance Vehicle Parking Area – See Conditions of Approval.
 6. All labels reading “detached and semi-detached housing” are changed to “detached and semi-detached multi-family housing”.
 7. The exact limits of the 30 ft shared easement on the south boundary are shown on the site plan.
 8. Our surveyor of record for these properties, Josh McDonald of Terminus Surveying, has examined the possible discrepancy noted in the size of the Maintained Right of Way on Davis Road as shown in PB 1 pg 44. The Maintained RoW document shows the width of Davis Road (including RoWs) varying from 43 to 54 feet. Our deeds state we have a 25 ft RoW for Davis Road. We do not believe this document will ultimately affect our property boundaries or setbacks. We will be in contact with the Hillsborough County Engineering Department to officially resolve the difference between the recorded documents and surveys.
 9. The Site Notes on the site plan have been changed based on comments from the Planning Department.

Revised Documents Included in this PD Application Revision

1. Revised Application Form
2. Cover Page Letter
3. Revised Project Narrative. This new Project Narrative reflects the changes in ownership, size, and designs that are included in this PD Application Revision.
4. Revised Site Plan 10-11-22
5. Trip Generation Evaluation by Palm Traffic: As shown in the attached trip generation letter, the project generates fewer than 50 peak hour trips in both the A.M. and P.M. peak hours. As such, no transportation analysis is required to process this request pursuant to the DRPM.
6. Design Exception and Administrative Variance by Palm Traffic:
7. Letter of Support from Unitarian Universalist Church of Church, the adjacent church on the north boundary of Harmony Terrace.

Requested Design Exceptions and Administrative Variance requests:

1. The Variation 6.02.08 for Sidewalks remains as previously submitted.
 - 1.1. Sidewalks have been added to connect to the existing sidewalk along the Davis Road frontage to the network of internal sidewalks and pathways.
 - 1.2. The Davis Road existing 4' sidewalk will be widened at our expense to the 5' standard width.
 - 1.3. Internal access to the front of each dwelling unit and all amenities within the site will be provided via a combination of a continuous network of 5-foot wide, ADA standard designed sidewalks and with usage of our Limited Purpose Driveway, “Harmony Way”, for pedestrian community connections.

- 1.4. Pedestrian use of our Internal Limited Purpose Driveway is integral to the unique configuration of our community. It has been widened to 20' (the same width as Davis Road!) to allow for 2 way traffic. This pathway is not open for community vehicular traffic. It will be locked and all access controlled by the Condominium Assn. It will be accessible with a key by Emergency Vehicles only and by appointment only for service and maintenance vehicles. (This does not include food, UPS, nor Amazon type deliveries which will be left in our package delivery area located in the Common House). Service vehicles will only be allowed to stop and unload in the pull-off parking lane. 99% of the time this central pathway will be utilized for community access to our homes and to our shared community amenities as a pedestrian walkway, shared with golf carts, bicycles, "little red wagons", senior mobility devices, etc,. There are multiple pull-offs and 2 sheds for bicycle and golf cart parking and storage along the interior pathway so residents will not have to return their shared equipment to a single storage location.
2. Variance for reduced interior landscaped buffer only on the SE boundary of our land. This is a change from our previous submission. All buffers are designed per LDC except for the south east border. Our parcel has 5' between the Cul-de-sac and the easement which is 15 ft wide. The requested variance for 5' interior buffer is justified because:
 - 2.1. It is anticipated that within a few years the shared easement will be eliminated and the land (15 ft) will be returned to the individual ownership of the adjacent landowners (us included) for the following reasons:
 - a) There are currently 7 parcels using this shared easement which is no longer allowable by zoning rules. The western parcels (front) have direct access to Davis Road and the eastern (rear) parcels can have direct access to Morris Bridge Road if they are further developed in the near future.
 - b) St. Mark's Marthoma Church now owns the property on the N and S sides of the easement (west of the HTTb south parcel) and they desire to close this easement rather than permitting further expanded development going through their church property.
 - 2.2. The south side of this easement has a 6ft high wood privacy fence. There is no need for extensive buffering.
3. Design Exception and Administrative Variance Request to the TS-7 typical section of the Transportation Technical Manual in accordance with LDC Section 6.04.02B for improvements to the substandard condition of Davis Road:
 - 3.1. Please refer to the Letter from Palm Traffic with justifications for this Variance Request.
 - 3.2. Davis Road, our primary access road is a substandard road which needs improvement down the entire 2 mile length from Morris Bridge Road on the north to Harney Road on the south (where substantial new commercial development is occurring). To hold us responsible for years of neglect for this road and with our desire to build affordable housing on our site, the needed improvements on this property would cause a significant extraordinary financial burden on our community.

Unitarian Universalist Church of Tampa

11400 Morris Bridge Road • Tampa, FL 33637-1902
Phone: 813-988-8188 • Fax: 813-988-8188
E-mail: Info@uutampa.org • Web site: www.uutampa.org



To Whom It May Concern,

In an online survey conducted last month, members of the Unitarian Universalist Church of Tampa unanimously approved the Harmony Terrace project which is proposed for an area directly south and adjacent to the church property on Morris Bridge and Davis Roads.

We support the concept of intentional community and trust it will be an asset to the neighborhood. We are looking forward to cooperating with Harmony Terrace.

Signed,

Candy Gale

President, UUCT Board of Trustees

Bot@uutampa.org

Reverend James Macomber, Minister
Linda Turnipseed, Office Assistant