Rezoning Application: PD 24-0679

Zoning Hearing Master Date: September 16, 2024

BOCC CPA Public Hearing Date: December 10, 2024



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Florida Home Partnership Inc.

FLU Category: R-6

Service Area: Urban

Site Acreage: 5.66 acres

Community

Plan Area: Wimauma

Overlay: Wimauma Downtown Subdistrict B

- Downtown Center



Introduction Summary:

This is a request to rezone a parcel to Planned Development (PD) to facilitate development of a residential single-family detached development at a density of 4.42 dwelling units per acre or (25) twenty-five lots. The overlay standards of the "Wimauma Downtown Subdistrict B – Downtown Center" are not applicable in this case.

Zoning:	Existing		Proposed
District(s)	RMC-6	AR	PD 24-0679
Typical General Use(s)	Multi-Family Residential	Single-Family Conventional / Agriculture	Single-Family Residential
Acreage	~5.06 acres	~0.6 acres	5.66 acres
Density/Intensity	6 DU per acre	1 DU per 5 acres	4.42 DU per acre
Mathematical Maximum*	30 dwelling units	0 dwelling units	25 dwelling units

^{*}number represents a pre-development approximation

Development Existing Standards:		Proposed	
District(s)	RMC-6	AR	PD 24-0679
Lot Size / Lot Width	21,780 sf / 70'	217,800 sf / 150'	4,200 sf / 40'
Setbacks/Buffering and Screening	Front: 25' Side: 10' Rear: 20'	Front: 50' Side: 25' Rear: 50'	Front: 20' Side: 5' Rear: 15'
Height	50′	50'	35′

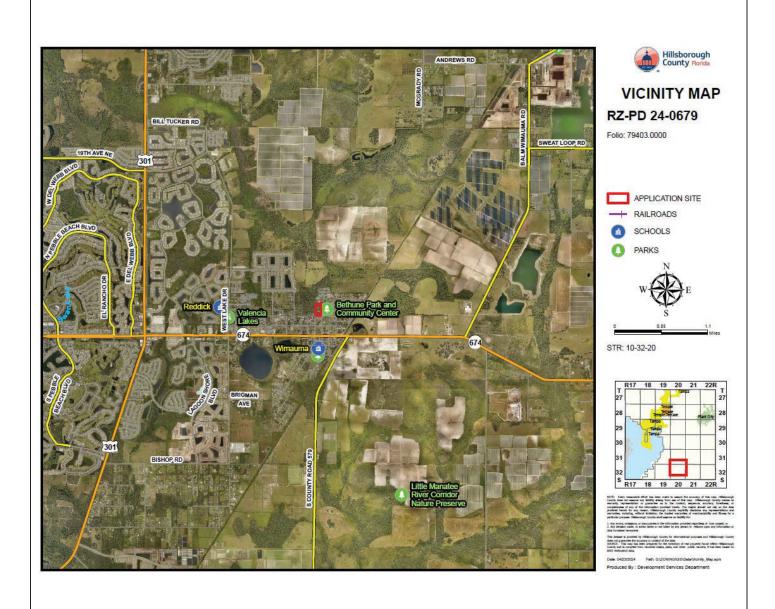
Additional Information:		
PD Variation(s)	None requested as part of this application	
Waiver(s) to the Land Development Code	None requested as part of this application	

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

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



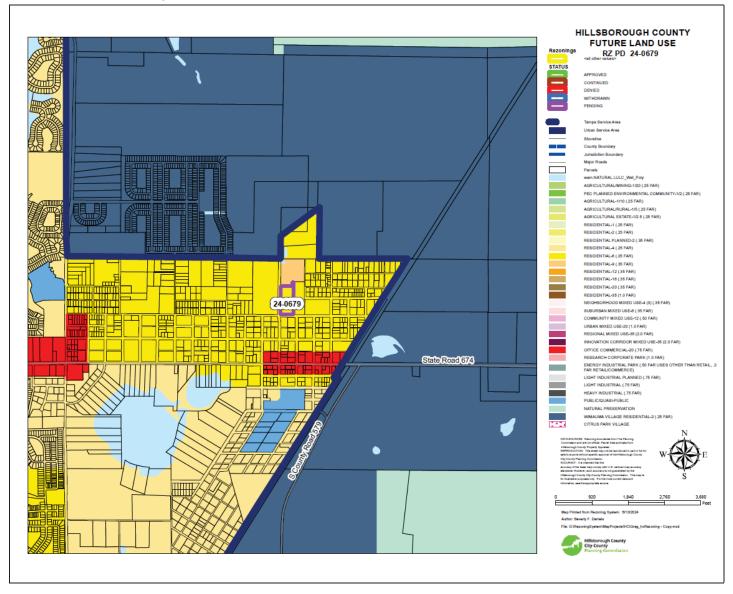
Case Reviewer: Jared Follin

Context of Surrounding Area:

The subject site is generally located at the 5700 block of North Street and consists of one folio: #79403.0000. The property is within the Urban Service Area and within the Wimauma Community Planned Areas. The surrounding area primarily consists of single-family residential; however, the property is located adjacent to a multi-family development to the north and a legal non-conforming commercial use to the south. Additionally, public park, Bethine Park, is located directly across Bassa Street to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



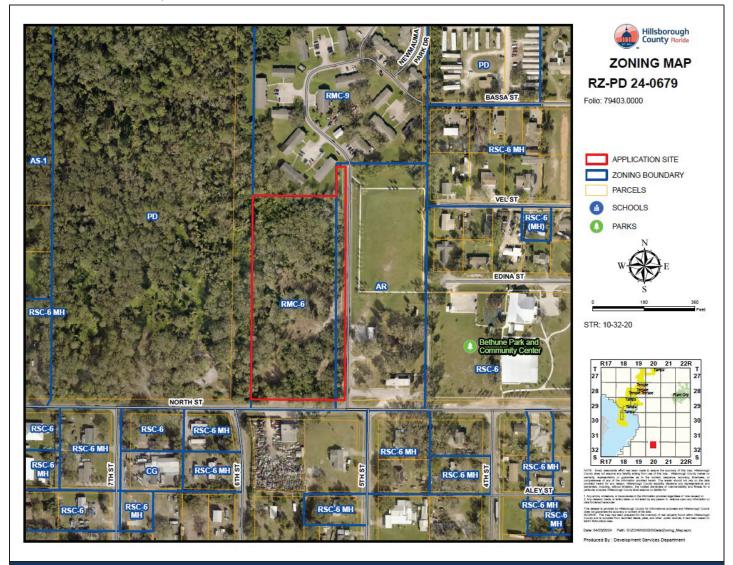
Case Reviewer: Jared Follin

Subject Site Future Land Use Category:	Residential- 6 (R-6)
Maximum Density/F.A.R.:	6.0 dwelling units per gross acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.

Case Reviewer: Jared Follin

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



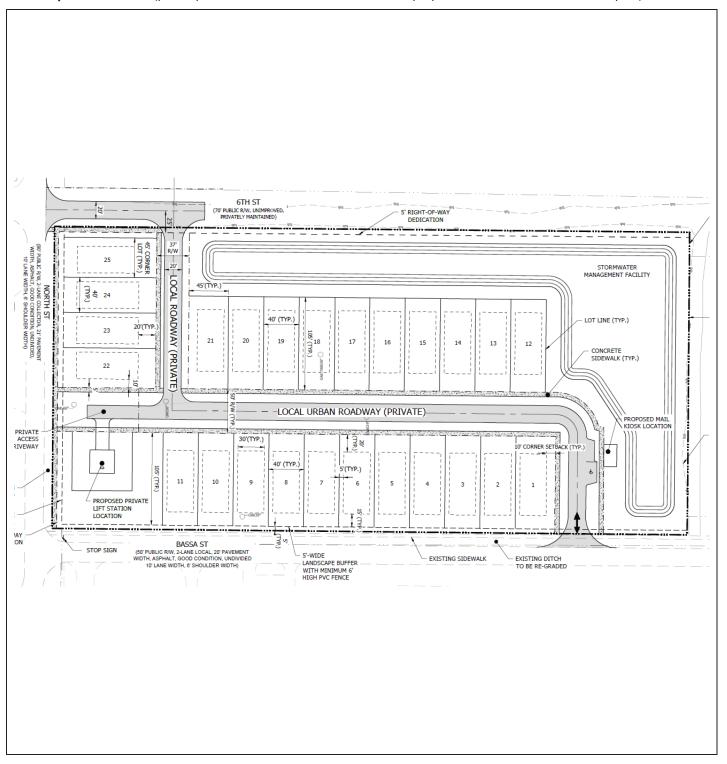
Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	RMC-9	9 u/a	Multi-Family Residential	Multi-family apartments	
South	RSC-6	6.2 u/a	Single-Family Residential	Legal non-conforming wrecker service, accessory open storage of disabled vehicles and parts, minor motor vehicle repair. North Street ROW	
East	AR	0.20 u/a	Single-Family Residential, Agriculture	Public Park, Community Center, Bassa Street ROW	

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West	PD 19-0093	(Clustered) 3.5 dwelling units per net acre or 2 dwelling units per gross acre (Non-Clustered) 1 dwelling unit per 5 gross acres	Single-Family Residential	Conservation Area, 6 th Street ROW

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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)



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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)				
Adjoining Roadways (cl	heck if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements	
North St.	County Collector - Rural	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width (For Urban Section)	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
Bassa St.	County Local - Rural	2 Lanes ⊠ Substandard Road ⊠ Sufficient ROW Width (For Urban Section)	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
6 th St. (Unimproved Right-of-Way)	County Unimproved	0 Lanes (Future 2 Lanes) ☐ Substandard Road ☑ Sufficient ROW Width	□ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☑ Other – New Road Extension	
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	186	11	15		
Proposed	282	21	27		
Difference (+/-)	(+) 96	(+) 10	(+) 12		

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

Connectivity and Cross Access ☐ 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	Х	Vehicular & Pedestrian	None	Meets LDC
West	Х	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance □Not applicable for this request				
Road Name/Nature of Request Type Finding				
Bassa St./ Substandard Road	Administrative Variance Requested	Approvable		
5 th St./ Substandard Road	Administrative Variance Requested	Approvable		
North St./ Substandard Road	Administrative Variance Requested	Approvable		
New Internal Road Segment/ Typical Section	Design Exception Requested	Approvable		
6th St. Extension/ Typical Section	Design Exception Requested	Approvable		
Notes:				

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	
Natural Resources	⊠ Yes	☐ Yes ☑ No	⊠ Yes	See Conditions #
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	See Condition #
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit	☐ Significan☐ Coastal Hi☐ Urban/Su	/ater Wellfield Pro t Wildlife Habitat igh Hazard Area burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area☐ Surface Water Resource Protection Area	□ Adjacent □ Other	to ELAPP property		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	See Staff Report
Service Area/ Water & Wastewater Urban City of Tampa Rural City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School BoardAdequate☒ K-5 ☐6-8☐9-12☐N/AInadequate☐ K-5 ☒6-8☒9-12☐N/A	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 25 = \$229,575 (*see note below) Parks: \$2,145 * 25 = \$53,625 School: \$8,227 * 25 = \$205,675 Fire: \$335 * 25 = \$8,375 Total per House: \$19,890 * 25 = \$497,250 (*see note below)				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments

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Planning Commission					
☐ Meets Locational Criteria	⊠N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
☐ Locational Criteria Waiver	Requested	□No	⊠ Consistent	⊠ No	
	□ N/A				

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5.0 IMPLEMENTATION RECOMMENDATIONS

December 10, 2024

5.1 Compatibility

BOCC CPA PUBLIC HEARING DATE:

This is a request to rezone a 5.66-acre tract from RMC-6 to a Planned Development to facilitate a single-family residential development at a density of 4.42 dwelling unit per acre or twenty-five (25) lots.

The subject site is located at the northwest corner of North Street and Bassa Street. The surrounding area is residential in nature with majority properties zoned RSC-6 or RSC-6 MH developed with single-family residential. Adjacent to the site to north is an RMC-9 zoned property developed with multi-family apartments. A public park, Bethine Park, is located to the east across Bassa Street. This park includes open fields, playground equipment, a senior center and a community center. To the south across North Street is an existing legal non-conforming commercial use in an RSC-9 zoning district (NCU 99-0723). The current use is a wrecker service, with accessory open storage of disabled vehicles and minor vehicle repair. The legal non-conforming status was first confirmed in 1999 under case (NCU 99-0723). Adjacent to the west is property zoned a Planned Development to allow a clustered single-family residential development; however, the portion adjacent to the property is considered County ELAPP land, and thus, development would not be able to occur in this area.

The lot development standards for the proposed Planned Development are like the RSC-10 zoning district with 4,200 square foot lots and similar building setback standards. The development includes through lots (two frontages) along both Bassa Street and North Street that front the proposed interior road. The applicant is proposing a fence along the two existing roadways to provide a buffer along the street and establish a rear yard. The maximum height of the development is proposed to be 35 feet.

Development Services does not foresee any compatibility concerns with the proposed development. The surrounding area is residential and is primarily comprised of single-family homes. The development will also benefit from the nearby park and its amenities.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

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6.0 PROPOSED CONDITIONS

Requirements prior to Certification:

1. Add label to south boundary line stating "5'-WIDE LANDSCAPE BUFFER WITH MINIMUM 6' HIGH PVC FENCE"

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 22nd, 2024.

- 1. The project shall be limited to twenty-five (25) single-family detached dwelling units.
- 2. Development Standards of the project shall be as followed:

Maximum Density – 4.42 Dwelling units per gross acre Minimum Lot Size – 4,200 square feet Minimum front yard setback – 20 feet Minimum side yard setback – 5 feet Minimum rear yard setback – 15 feet Maximum building height – 35 feet

- 3. The subject property shall adhere to the buffer and screening standards depicted on the general site plan.
- 4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 6. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 7. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 8. The subject application is adjacent to the Balm Scrub Addition Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.

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9. 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.

- 10. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 11. The project shall be served by (and limited to) one (1) vehicular access connection to 6th St. and one (1) vehicular access connection to Bassa St. Individual lots shall not take access to (or have vehicular gates) to Bassa St. or North St. Pedestrian access connections to individual lots may be provided; however, such connections shall not permit vehicular access.
- 12. The developer shall construct an extension of 6th St. (north of North St.) in accordance with the Design Exception referenced in condition 22, below. That roadway extension, together with all internal project roadways, shall be privately owned and maintained by an HOA or similar entity.
- 13. Prior to the issuance Certificates of Occupancy (temporary or otherwise), the HOA or similar entity shall enter into a right-of-way maintenance agreement or any other agreement necessary to memorialize the private maintenance of those portions of the 6th St. Extension occurring within publicly owned right-of-way. The developer shall be required to install any signage required by Hillsborough County delineating end of County roadway maintenance.
- 14. All internal roadways shall be constructed to the Typical Section 3 (TS-3) Typical Section standard as found within the Transportation Technical Manual (TTM), except for a segment of east-west roadway lying within a 37-foot-wide right-of-way (as shown on the PD site plan), which shall be governed by the Design Exception referenced in condition 21, below.
- 15. Construction access shall be limited to those project access connections shown on the PD site which are approved for non-emergency vehicular access. The developer shall include a note in each site/construction plan submittal which indicates same.
- 16. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's southern boundary as necessary to accommodate the proposed 5-foot-wide sidewalk along the project's North St. frontage. Notwithstanding the above, the minimum amount of right-of-way to be dedicated and conveyed shall be 5 feet.
- 17. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct sidewalks in accordance with LDC Sec. 6.02.08 and other applicable rules and regulations, unless otherwise approved by a Design Exception reference herein these conditions.
- 18. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the Bassa St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the

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LDC. Once approved, no substandard road improvements along Bassa St. shall be required to support the proposed project.

- 19. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the 5th St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Once approved, no substandard road improvements along 5th St. shall be required to support the proposed project.
- 20. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the North St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Once approved, no substandard road improvements along North St. shall be required to support the proposed project.
- 21. If RZ 24-0679 is approved, the County Engineer will approve a Design Exception (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for a +/- 207-footlong section of new roadway within the project (as shown on the PD site plan). Specifically, within this section the developer shall construct the roadway, with 10-foot-wide travel lanes and a 5-foot-wide sidewalk along the south side of the roadway, within a 37-foot-wide right-of-way, consistent with the Design Exception.
- 22. If RZ 24-0679 is approved, the County Engineer will approve a Design Exception (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for a new roadway segment (the 6th St. Extension) external to the project (as shown on the PD site plan). Specifically, within this section the developer shall construct a Typical Section 3 (TS-3) compliant roadway consistent with the Design Exception, which permits sidewalks to not be installed along the western side of the roadway.

Zoning Administrator Sign Off:

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

J. Brian Grady

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.

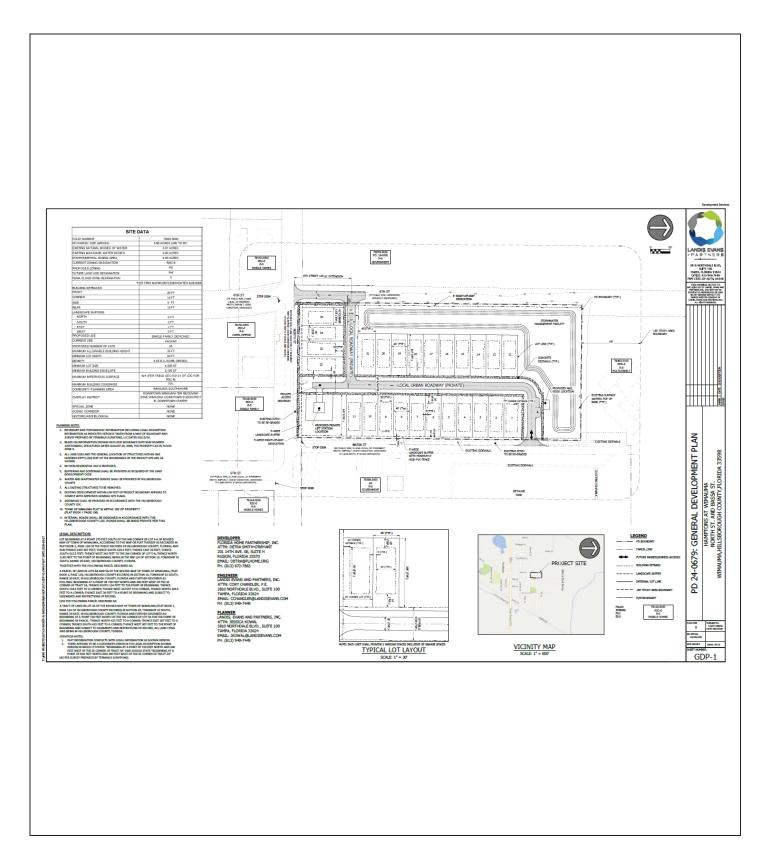
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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

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Case Reviewer: Jared Follin

8.0 PROPOSED SITE PLAN (FULL)



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zo	TO: Zoning Technician, Development Services Department DATE: 9/10/2024		
REVIE	REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation		
PLANNING AREA/SECTOR: WM/ South PETITION NO: RZ 24-06		PETITION NO: RZ 24-0679	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to listed or attached conditions.		
	This agency objects for the reasons outlined below.		

CONDITIONS OF APPROVAL

- 1. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 2. The project shall be served by (and limited to) one (1) vehicular access connection to 6th St. and one (1) vehicular access connection to Bassa St. Individual lots shall not take access to (or have vehicular gates) to Bassa St. or North St. Pedestrian access connections to individual lots may be provided; however, such connections shall not permit vehicular access.
- 3. The developer shall construct an extension of 6th St. (north of North St.) in accordance with the Design Exception referenced in condition 13, below. That roadway extension, together with all internal project roadways, shall be privately owned and maintained by an HOA or similar entity.
- 4. Prior to the issuance Certificates of Occupancy (temporary or otherwise), the HOA or similar entity shall enter into a right-of-way maintenance agreement or any other agreement necessary to memorialize the private maintenance of those portions of the 6th St. Extension occurring within publicly owned right-of-way. The developer shall be required to install any signage required by Hillsborough County delineating end of County roadway maintenance.
- 5. All internal roadways shall be constructed to the Typical Section 3 (TS-3) Typical Section standard as found within the Transportation Technical Manual (TTM), except for a segment of east-west roadway lying within a 37-foot-wide right-of-way (as shown on the PD site plan), which shall be governed by the Design Exception referenced in condition 12, below.
- 6. Construction access shall be limited to those project access connections shown on the PD site which are approved for non-emergency vehicular access. The developer shall include a note in each site/construction plan submittal which indicates same.
- 7. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's southern boundary as necessary to accommodate the proposed 5-foot-wide sidewalk along the project's North St. frontage. Notwithstanding the above, the minimum amount of right-of-way to be dedicated and conveyed shall be 5 feet.

- 8. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct sidewalks in accordance with LDC Sec. 6.02.08 and other applicable rules and regulations, unless otherwise approved by a Design Exception reference herein these conditions.
- 9. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the Bassa St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Once approved, no substandard road improvements along Bassa St. shall be required to support the proposed project.
- 10. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the 5th St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Once approved, no substandard road improvements along 5th St. shall be required to support the proposed project.
- 11. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the North St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Once approved, no substandard road improvements along North St. shall be required to support the proposed project.
- 12. If RZ 24-0679 is approved, the County Engineer will approve a Design Exception (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for a +/- 207-foot-long section of new roadway within the project (as shown on the PD site plan). Specifically, within this section the developer shall construct the roadway, with 10-foot-wide travel lanes and a 5-foot-wide sidewalk along the south side of the roadway, within a 37-foot-wide right-of-way, consistent with the Design Exception.
- 13. If RZ 24-0679 is approved, the County Engineer will approve a Design Exception (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for a new roadway segment (the 6th St. Extension) external to the project (as shown on the PD site plan). Specifically, within this section the developer shall construct a Typical Section 3 (TS-3) compliant roadway consistent with the Design Exception, which permits sidewalks to not be installed along the western side of the roadway.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 5.66 ac. parcel, from Agricultural Rural (AR) and Residential Multi-Family Conventional – 6 (RMC-6) to Planned Development (PD). The applicant is requesting approval of 25 single-family detached dwelling units. The proposed project is located within the Wimauma Downtown Overlay District (WDOD) Subdistrict B. The applicant has advised that they are constructing all single-family detached dwelling units, and opting out of the WDOD requirements consistent with LDC Sec. 3.23.02.B.1. As such, from Transportation Review Section's perspective, this project was reviewed as if it were located in unincorporated Hillsborough County but outside of the WDOD.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a letter indicating that the project falls below the threshold by which a trip generation and site access analysis was required. Staff has prepared a comparison of the number of trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's (ITE) <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
Land Use/Size	Way Volume	AM	PM
AR and RMC-6, 31 Single-Family Attached Dwelling Units (ITE LUC 215)	186	11	15

Proposed Zoning:

I 1 II /C:	24 Hour Two-	Total Peak	Hour Trips
Land Use/Size	Way Volume	AM	PM
PD, 25 Single-Family Detached Dwelling Units (ITE Code 210)	282	21	27

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Net Pea	ak Hour Trips
	Way Volume	AM	PM
Difference	(+) 96	(+) 10	(+) 12

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

North St. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. The roadway lies within a +/- 80-foot-wide right-of-way in the vicinity of the project. There are +/- 5-foot-wide sidewalks along portions of the north side of the roadway in the vicinity of the proposed project. There are no bicycle facilities on the roadway in the vicinity of the proposed project.

Bassa St. is a 2-lane, undivided, substandard, local roadway. The roadway is characterized by \pm -20-feet of pavement in average condition, lying within a \pm -50-foot-wide right-of-way. There are no pavement markings. There is a \pm -4-foot-wide sidewalk along the west side of the roadway.

Unimproved right-of-way (for 6th St.) lies along the western boundary of the project. There is +/- 70-feet of right-of-way along the western project boundary. Staff notes that the applicant has proposed a Design Exception (see below for additional information) for the proposed 6th St. extension, to eliminate a sidewalk from the western side of the proposed extension. Staff notes that the land west of this extension and further to the north are County owned lands purchased through ELAPP (the Environmental Lands Acquisition and Protection Program). As such, staff notes that no development will occur on those areas.

SITE ACCESS AND CONNECTIVITY

The applicant is proposed access to Bassa St. and North St. (via a \pm -/- 150-foot-long extension of 6^{th} St. north of North St.) Although the extension of 6^{th} St. will lie in a publicly owned right-of-way, the developer is proposing to privately maintain that short segment of the extension (together with internal project roadways), since they would not otherwise qualify to be maintained by the County in accordance with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan.

REQUESTED ADMINISTRATIVE VARIANCE #1 – BASSA ST.

As Bassa St. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated September 5, 2024) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and the nearest roadway meeting an applicable standard, to current County standards.

Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on September 6, 2024).

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Administrative Variance.

REQUESTED ADMINISTRATIVE VARIANCE $#2 - 5^{TH}$ ST.

As 5th St. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated September 5, 2024) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and the nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on September 6, 2024).

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Administrative Variance.

REQUESTED ADMINISTRATIVE VARIANCE #3 -NORTH ST.

As North St. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated September 5, 2024) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and the nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on September 6, 2024).

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Administrative Variance.

REQUESTED DESIGN EXCEPTION #1 – NEW INTERNAL ROAD SEGMENT

The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated September 5, 2024) for a +/- 207-foot-long segment of new roadway within the project (as shown on the PD site plan), and which is proposed to lie within a 37-foot-wide right-of-way. The Design Exception (DE) proposed to deviate from the Transportation Technical Manual (TTM) requirements for Typical Section – 3 (TS-3) roadways (for 2-lane Urban Local Roadways). Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on September 6, 2024). The specific deviations requested include:

- 1. The developer shall be permitted to construct the roadway within a 37-foot-wide right-of-way, rather than the 50-feet wide required per TS-3;
- 2. The developer shall be permitted to construct 4-foot-wide sod/grass strips along both sides of the roadway in lieu of the 8-foot-wide grass/sod strips required per TS-3; and,
- 3. The developer shall be permitted to construct a sidewalk along only the south side of the roadway, rather than sidewalk along both sides as required per TS-3.

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Design Exception.

REQUESTED DESIGN EXCEPTION #2 – 6TH ST. EXTENSION

The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated September 5, 2024) for a +/- 150-foot-long extension of 6th St. (as shown on the PD site plan), and which is proposed to lie within an existing 70-foot-wide County owned right-of-way. The Design Exception (DE) proposed to deviate from the Transportation Technical Manual (TTM) requirements for Typical Section – 3 (TS-3) roadways (for 2-lane Urban Local Roadways). Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on September 6, 2024). Specifically, the EOR requested to not construct the required sidewalk along the west side of the roadway (i.e. the side adjacent to ELAPP lands). All other elements of the TS-3 section will remain unchanged.

Staff notes that given that this segment of roadway does not yet exist, the Design Exception process has been determined to be the appropriate process for seeking relief from the requirement to construct the sidewalk (rather than a Section 11.04 variance from the Sections 6.02.08 and/or 6.03.02. LDC requirements).

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Information for North St. and Bassa St. were not included in the 2020 Hillsborough County LOS report. As such, LOS information for the facilities cannot be provided.

Ratliff, James

From: Williams, Michael

Sent: Friday, September 6, 2024 3:54 PM

To: Victor Huggins

Cc: Tirado, Sheida; Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf;

24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_4.pdf

Victor,

I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com jkowal@landisevans.com follinj@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	☐ New Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	× 1. North Street - Substandard Roads		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Hamptons at Wi	mauma		
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.		
Folio Number(s) 79403.0000	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Jessica Kowal		
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation	RMC-6		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	RZ-PD 24-0679		
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not M for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number (Site/Subdivision Application Number)	N/A		

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



September 5, 2024

Mr. Michael J. Williams, P.E. Hillsborough County Engineer 601 E. Kennedy Boulevard Tampa, Florida 33602

Re: Hamptons at Wimauma

Administrative Variance Request – North St

Folio No. 79403.0000

Zoning Case No. RZ-PD 24-0679

Dear Mr. Williams;

The purpose of this letter is to request an Administrative Variance to the Hillsborough County Transportation Technical Manual Typical Section 7 (TS-7, residential variant; Figure 1) per section 6.04.02.B of the Hillsborough County Land Development Code (LDC) to meet LDC Section 6.04.03.L existing facilities. This is requested for North Street in association with the subject line rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North Street and Bassa Street. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE *Trip Generation Manual*, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

Average Daily Trips: 282

• AM Peak Hour Total Trips: 21

o AM Peak Hour Inbound Trips: 5

AM Peak Hour Outbound Trips: 16

PM Peak Hour Total Trips: 27

September 5, 2024 Hamptons at Wimauma Administrative Variance – North St

Page 2 of 4

PM Peak Hour Inbound Trips: 17PM Peak Hour Outbound Trips: 10

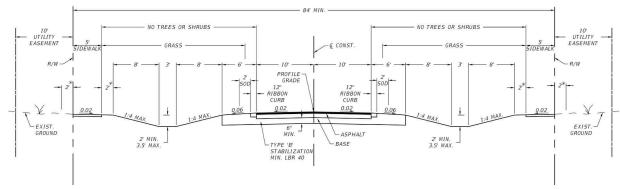


Figure 1 – Hillsborough County TTM TS-7

Below are variance criteria for the request to not upgrade North St to the TS-7, residential variant.

Section 6.04.02.B lists the following criteria to be evaluated in consideration of a variance request:

- A. There is an unreasonable burden on the applicant
- B. The variance would not be detrimental to the public health, safety, and welfare
- C. Without the variance, reasonable access cannot be provided

A. There is an unreasonable burden on the applicant

North St currently has 80 feet of right of way with no existing curbs, shoulders, or sidewalks. Complying with LDC Section 6.04.03.L would require installation of curb, shoulder, and sidewalk along North St. There is not sufficient right of way to conform to the TS-7, therefore we consider it infeasible to install ribbon curb and shoulders, particularly since it does not exist along the rest of North St and does not affect the functionality of the roadway.

The project proposes to install a 5-foot sidewalk along the front of the property on the north side of North St, which will allow for direct access from the site and connection to the 5th St and 6th St sidewalks as well as the Bassa St Sidewalk, which provides access to the park and community center. To maintain the existing alignment of North St, this 5-foot-wide sidewalk area will be dedicated to Hillsborough County.

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

A review of the last three years of crashes in Signal4Anlaytics (not included due to sensitive information, available upon request), showed four crashes occurring along North St. However,

T:\1000 Projects\1871-24 North & Bassa\Permitting\Hillsborough County\PD Rezoning\2024-09-05 DE.AV Comments & Revisions\Prep\North and Bassa Administrative Variance v02 - North St.docx

September 5, 2024 Hamptons at Wimauma Administrative Variance – North St

Page 3 of 4

upon review of the crash reports, they were all incorrectly geolocated, with three occurring on US 1 and the last occurring within the New Mauma Apartment Complex. There are therefore no crashes that would be prevented by the addition of ribbon curb as is required per TS-7 and none involving pedestrians.

Further, the appropriate typical section is TS-7, residential variant. The abutting roadways show sufficient pavement widths per this typical section and the clear zone is ~21 feet on the south side of North St., exceeding the 6-foot minimum requirement by the Florida Greenbook. The north side of North St currently has vegetation that is ~6 feet from the edge of pavement, which still meets the clear zone requirements, but it is anticipated that this vegetation will be remove during construction, providing more clear zone distance.

C. Without the variance, reasonable access cannot be provided

Without this variance, it unlikely that the applicant will be able to afford the improvements required to permit access to North St through the 6th St Extension or Bassa St. There is also no compliant roadway adjacent to the site that can be accessed directly. Therefore, no reasonable access can be provided without this variance.

September 5, 2024 Hamptons at Wimauma Administrative Variance – North St

Page 4 of 4

We respectfully request approval of an LDC Section 6.04.02.B Administrative Variance to LDC Section 6.04.03.L for the above referenced project. Please feel free to call me if you have any questions regarding this application.

Attachments list:

- 1. Site Plan
- 2. Crash Report Results not included due to sensitive information, available upon request



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

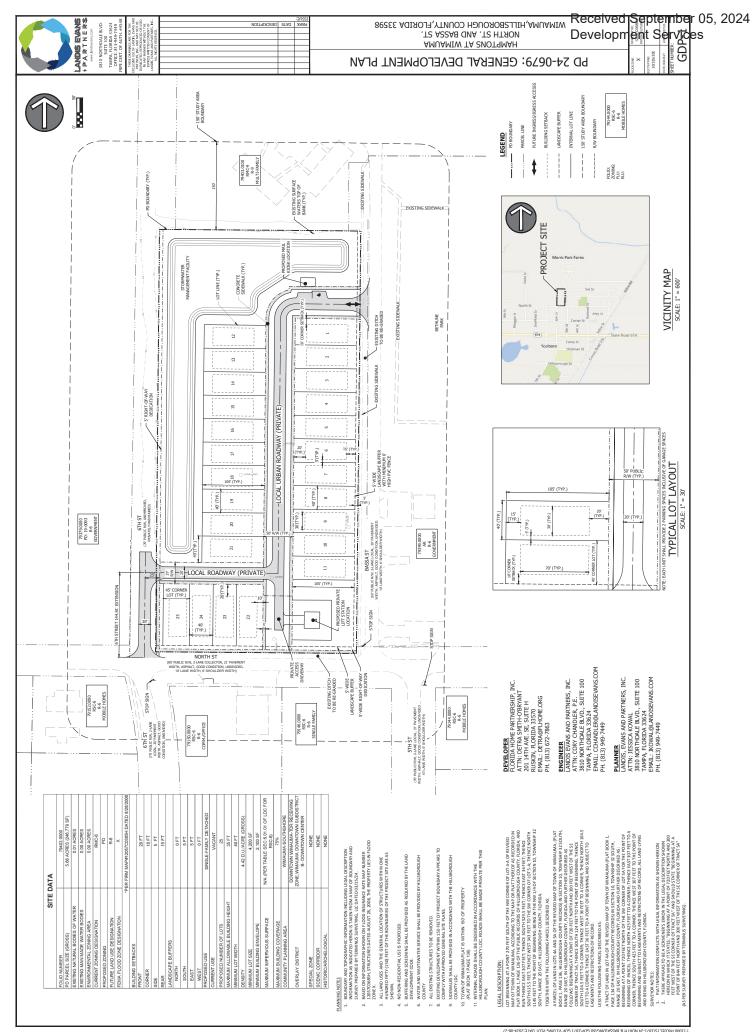
Based on the information provided by the applicant, this request is:

Approved

_____ Disapproved
_____ Approved with Conditions

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

Notice: Consistent with Section 6.04.02.B.8 of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.



Ratliff, James

From: Williams, Michael

Sent: Friday, September 6, 2024 3:54 PM

To: Victor Huggins

Cc: Tirado, Sheida; Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf;

24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_4.pdf

Victor,

I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com jkowal@landisevans.com follinj@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Supplemental Information for Transportation Related Administrative Reviews

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- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

<u>'</u>				
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 			
Submittal Type (check one)	☐ New Request ☐ Additional Information			
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	1. 4. 2. 5. 3. 5th Street - Substandard Roads6.			
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.				
Project Name/ Phase Hamptons at Wi	imauma			
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.			
Folio Number(s) 79403.0000	☐ Check This Box If There Are More Than Five Folio Numbers			
numbers must be provided in the format provided b	to a maximum of five. If there are additional folios, check the box to indicate such. Folioby the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;			
Name of Person Submitting Request	Jessica Kowal			
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The			
Current Property Zoning Designation	RMC-6			
Designation. Typing "N/A" or "Unknown" will result i County Zoning Atlas, which is available at https://mo	mily Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) in your application being returned. This information may be obtained via the Official Hillsborough aps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	RZ-PD 24-0679			
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not 1M for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A			

1 of 1

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



September 5, 2024

Mr. Michael J. Williams, P.E. Hillsborough County Engineer 601 E. Kennedy Boulevard 20th Floor Tampa, Florida 33602

Re: Hamptons at Wimauma
Administrative Variance Request – 5th Street
Folio 79403.0000
Zoning Case No. PRS 24-0679

Dear Mr. Williams;

The purpose of this letter is to request an Administrative Variance to the Hillsborough County Transportation Technical Manual Typical Section 7 (TS-7, residential variant; Figure 1) per section 6.04.02.B of the Hillsborough County Land Development Code (LDC) to meet LDC Section 6.04.03.L existing facilities. This is requested for 5th St in association with the subject line rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North Street and Bassa Street. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE *Trip Generation Manual*, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

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• AM Peak Hour Total Trips: 21

 \circ AM Peak Hour Inbound Trips: 5

o AM Peak Hour Outbound Trips: 16

PM Peak Hour Total Trips: 27

o PM Peak Hour Inbound Trips: 17

o PM Peak Hour Outbound Trips: 10

September 5, 2024 Hamptons at Wimauma Administrative Variance – 5th St

Page **2** of **4**

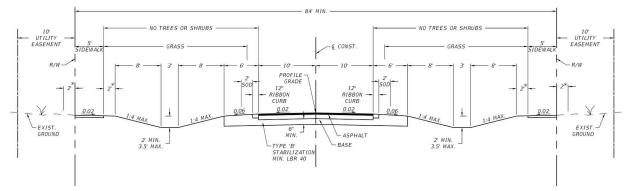


Figure 1 – Hillsborough County TTM TS-7

Below are variance criteria for the request to not upgrade Bassa St to the TS-7, residential variant.

Section 6.04.02.B lists the following criteria to be evaluated in consideration of a variance request:

- A. There is an unreasonable burden on the applicant
- B. The variance would not be detrimental to the public health, safety, and welfare
- C. Without the variance, reasonable access cannot be provided

A. There is an unreasonable burden on the applicant

Complying with LDC Section 6.04.03.L would require an additional 14 feet of right of way (5th St currently has 70 feet of right of way) and installation of curb, shoulders, and sidewalk along 5th St. The existing 4-foot sidewalk along the west side of 5th St is functional and provides adequate connections currently. Since there is not sufficient right of way to conform to the TS-7, we consider it infeasible to install ribbon curb and shoulders, particularly since they do not exist within any of the roadways in this network and do not affect the functionality of the roadway. The curb construction for approximately 1,160 feet of curb and sidewalk (580 feet on each side of the roadway) would also be expensive.

We believe that this presents an unreasonable burden to the applicant to be required to implement the TS-7, residential variant.

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

A review of the last three years of crashes in Signal4Anlaytics (not included due to the sensitive information, available upon request), showed four crashes occurring along 5th Street. However, upon review of the crash reports, they were all incorrectly geolocated, with three occurring on US 1 and the last occurring within the New Mauma Apartment Complex. There are therefore no

September 5, 2024 Hamptons at Wimauma Administrative Variance – 5th St

Page 3 of 4

crashes that would be prevented by the addition of ribbon curb as is required per TS-7 and none involving pedestrians.

Further, the appropriate typical section is TS-7, residential variant. The abutting roadways show sufficient pavement widths per this typical section and the clear zone is nominally 19 feet on the west side and 21 feet on the east side of 5th St, based on field review, exceeding the 6-foot minimum requirement by the Florida Greenbook. Sidewalk is also present on at least one side of the roadway.

C. Without the variance, reasonable access cannot be provided

Without this variance, it unlikely that the applicant will be able to afford the improvements required to permit access to North St through the 6th St Extension or Bassa St. There is also no compliant roadway adjacent to the site that can be accessed directly. Therefore, no reasonable access can be provided without this variance.

September 5, 2024 Hamptons at Wimauma Administrative Variance – 5th St

Page **4** of **4**

We respectfully request approval of an LDC Section 6.04.02.B Administrative Variance to LDC Section 6.04.03.L for the above referenced project. Please feel free to call me if you have any questions regarding this application.

Attachments list:

- 1. Site Plan
- 2. Crash Report Results not included due to sensitive information, available upon request



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Victor Huggins, P.E.
VP of Land Development Production
PE #60882

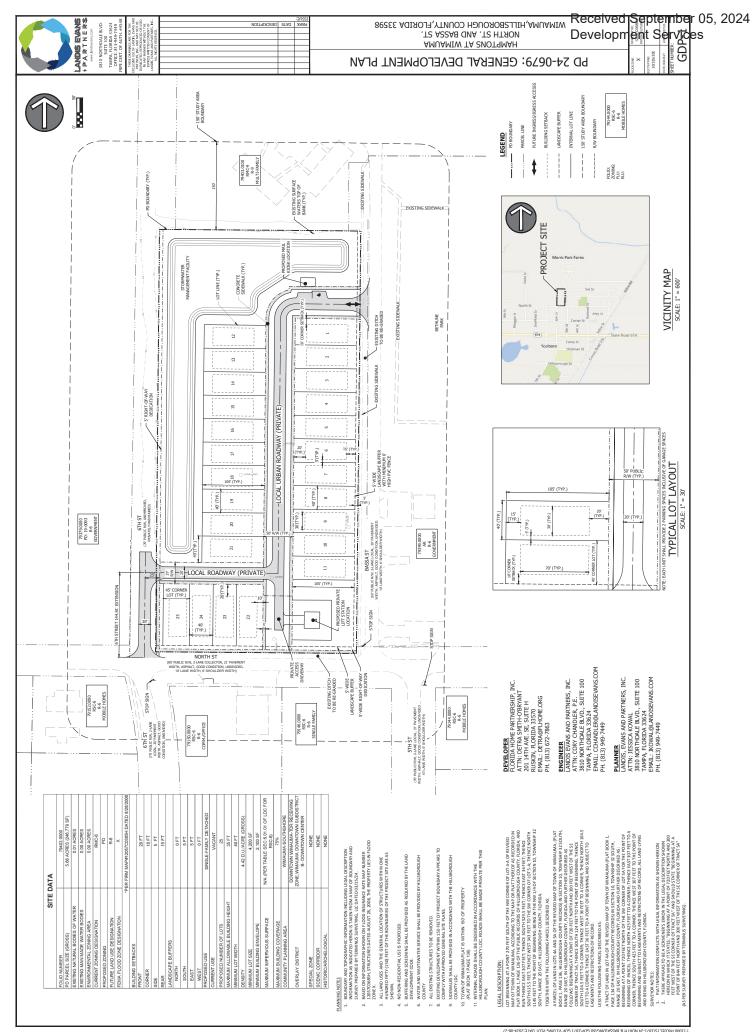
Hillsborough County Engineer

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

_______ Disapproved
______ Approved with Conditions
______ Approved

Michael J. Williams, P.E.

Notice: Consistent with Section 6.04.02.B.8 of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.



Ratliff, James

From: Williams, Michael

Sent: Friday, September 6, 2024 3:54 PM

To: Victor Huggins

Cc: Tirado, Sheida; Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf;

24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_4.pdf

Victor,

I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com jkowal@landisevans.com follinj@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

·			
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	☐ New Request ☐ Revised Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐1. ☐4. ☐4. ☐5. ☐6.		
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. If information related to a previously submitted request, then the applicant would check the		
Project Name/ Phase Hamptons at W	imauma		
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.		
numbers must be provided in the format provided I	Check This Box If There Are More Than Five Folio Numbers to a maximum of five. If there are additional folios, check the box to indicate such. Folio by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, 789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789;		
Name of Person Submitting Request	Jessica Kowal		
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation RMC-6			
Important: For Example, type "Residential Multi-Family Conventional -9 " or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsborough.html . For additional assistance, please contact the <a "not="" a"="" appearances.<="" applicable".="" applications,="" for="" href="https://maps.hillsboroughcounty.org/maphillsborough</td></tr><tr><td>Pending Zoning Application Number</td><td>RZ-PD 24-0679</td></tr><tr><td colspan=3>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type " major="" minor="" mm="" modifications="" modifications,="" n="" or="" pd="" personal="" prs="" rezoning="" td="" use="">			
	3 3 7 3 71		

1 of 1

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



September 5, 2024

Mr. Michael J. Williams, P.E. Hillsborough County Engineer 601 E. Kennedy Boulevard 20th Floor Tampa, Florida 33602

Re: **Hamptons at Wimauma**

Administrative Variance Request – Bassa St

Folio No. 79403.0000

Zoning Case No. RZ-PD 24-0679

Dear Mr. Williams;

The purpose of this letter is to request an Administrative Variance to the Hillsborough County Transportation Technical Manual Typical Section 7 (TS-7, residential variant; Figure 1) per section 6.04.02.B of the Hillsborough County Land Development Code (LDC) to meet LDC Section 6.04.03.L existing facilities. This is requested for Bassa Street in association with the subject line rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North Street and Bassa Street. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE Trip Generation Manual, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

Average Daily Trips: 282

AM Peak Hour Total Trips: 21

 AM Peak Hour Inbound Trips: 5 AM Peak Hour Outbound Trips: 16

Landis Evans + Partners

September 5, 2024 Hamptons at Wimauma Administrative Variance – Bassa St

Page 2 of 4

• PM Peak Hour Total Trips: 27

PM Peak Hour Inbound Trips: 17PM Peak Hour Outbound Trips: 10

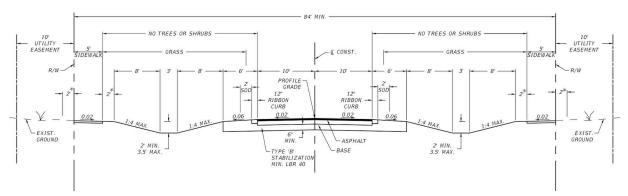


Figure 1 – Hillsborough County TTM TS-7

Below are variance criteria for the request to not upgrade Bassa St to the TS-7, residential variant.

Section 6.04.02.B lists the following criteria to be evaluated in consideration of a variance request:

- A. There is an unreasonable burden on the applicant
- B. The variance would not be detrimental to the public health, safety, and welfare
- C. Without the variance, reasonable access cannot be provided

A. There is an unreasonable burden on the applicant

Complying with LDC Section 6.04.03.L would require an additional 34 feet of right of way (Bassa St currently has 50 feet of right of way) and installation of curb, shoulders, and sidewalks along Bassa St. The existing 4-foot sidewalk along the west side of Bassa St is functional and provides adequate connections currently. Since there is not sufficient right of way to conform to the TS-7, we consider it infeasible to install ribbon curb and shoulders, particularly since they do not exist within any of the roadways in this network and do not affect the functionality of the roadway.

We believe that this presents an unreasonable burden to the applicant to be required to implement the TS-7, residential variant.

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

A review of the last three years of crashes in Signal4Anlaytics (not included due to the sensitive information, available upon request), showed one crash occurring along Bassa St. However, upon review of the crash reports, it was incorrectly geolocated, occurring within the New Mauma

T:\1000 Projects\1871-24 North & Bassa\Permitting\Hillsborough County\PD Rezoning\2024-09-05 DE.AV Comments & Revisions\Prep\North and Bassa Administrative Variance v02 - Bassa St.docx

September 5, 2024 Hamptons at Wimauma Administrative Variance – Bassa St

Page 3 of 4

Apartment Complex. There are therefore no crashes that would be prevented by the addition of ribbon curb as is required per TS-7 and none involving pedestrians.

Further, the appropriate typical section is TS-7, residential variant. The abutting roadways show sufficient pavement widths per this typical section and the clear zone is nominally 31 feet on the east side and 15 feet on the west side, based on field review, exceeding the 6-foot minimum requirement by the Florida Greenbook. Sidewalk is also present on at least one side of the roadway.

C. Without the variance, reasonable access cannot be provided

Without this variance, it unlikely that the applicant will be able to afford the improvements required to permit access to North St through the 6th St Extension or Bassa St. There is also no compliant roadway adjacent to the site that can be accessed directly. Therefore, no reasonable access can be provided without this variance.

September 5, 2024 Hamptons at Wimauma Administrative Variance – Bassa St

Page 4 of 4

We respectfully request approval of an LDC Section 6.04.02.B Administrative Variance to LDC Section 6.04.03.L for the above referenced project. Please feel free to call me if you have any questions regarding this application.

Attachments list:

- 1. Site Plan
- 2. Crash Report Results not included due to sensitive information, available upon request



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

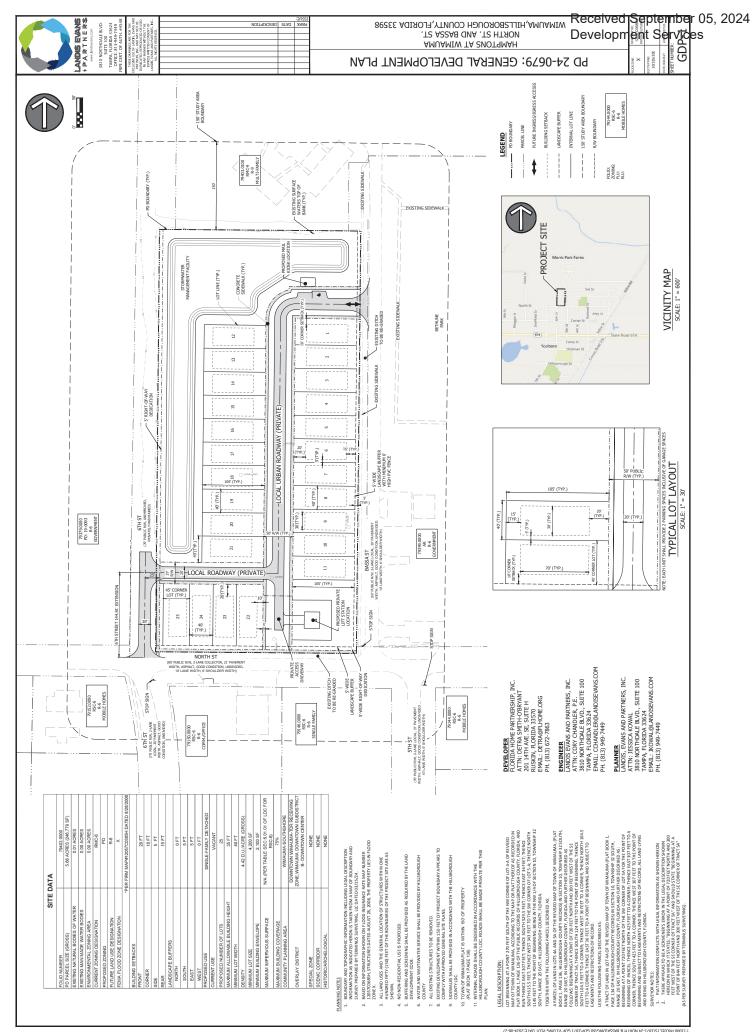
Disapproved

Approved with Conditions

Approved

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

Notice: Consistent with Section 6.04.02.B.8 of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.



Ratliff, James

From: Williams, Michael

Sent: Friday, September 6, 2024 3:54 PM

To: Victor Huggins

Cc: Tirado, Sheida; Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf;

24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_4.pdf

Victor,

I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com jkowal@landisevans.com follinj@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



Supplemental Information for Transportation Related Administrative Reviews

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- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

to complete this form:			
Request Type (check one)	 Section 6.04.02.B. Administrative Variance ★ Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	☐ New Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	□1. □4. □2. ×5. Internal Roadway □3. □6.		
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. If information related to a previously submitted request, then the applicant would check the		
Project Name/ Phase Hamptons at W	imauma		
Important: The name selected must be used on all full request is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.		
Folio Number(s) 79403.0000	Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Jessica Kowal		
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation	RMC-6		
Important: For Example, type "Residential Multi-Family Conventional -9 " or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html .			
Pending Zoning Application Number	RZ-PD 24-0679		
	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number (Site/Subdivision Application Number)	N/A		

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

1 of 1



September 5, 2024

Mr. Michael J. Williams, P.E. Hillsborough County Engineer 601 E. Kennedy Boulevard 20th Floor Tampa, Florida 33602

Re: Hamptons at Wimauma

Design Exception – Internal Roadway

Folio No. 79403.0000

Zoning Case No. RZ-PD 24-0679

Dear Mr. Williams;

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM), Typical Section (TS) 3 (see Figure 1), as a part of LDC Section 6.04.03.L (existing facilities) for a portion of our development's internal roadway in association with the subject line development. This is being submitted as a part of a Planned Development Rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North Street and Bassa Street. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE *Trip Generation Manual*, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

Average Daily Trips: 282

AM Peak Hour Total Trips: 21

September 5, 2024 Hamptons at Wimauma Design Exception – Internal Roadway

Page 2 of 4

AM Peak Hour Inbound Trips: 5AM Peak Hour Outbound Trips: 16

• PM Peak Hour Total Trips: 27

PM Peak Hour Inbound Trips: 17PM Peak Hour Outbound Trips: 10

This Design Exception is to modify TS-3 for the installation of 207 linear feet of a segment of roadway internal to our development. Figure 2 displays the proposed TS-3 modification, and the following section outlines the exceptions requested.

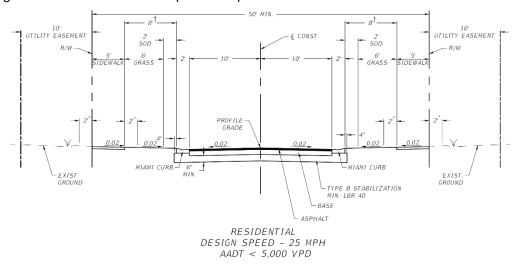


Figure 1 – Hillsborough County TTM TS-3

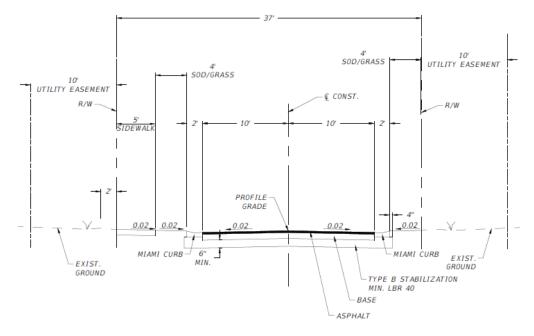


Figure 2 – Proposed Modification to Hillsborough County TTM TS-3

T:\1000 Projects\1871-24 North & Bassa\Permitting\Hillsborough County\PD Rezoning\2024-09-05 DE.AV Comments & Revisions\Prep\North and Bassa Design Exception v02 - Internal Street.docx

September 5, 2024 Hamptons at Wimauma Design Exception – Internal Roadway

Page 3 of 4

The following exceptions are requested for the proposed development roadway:

- 1. Reduce the required right of way width to 37 feet of right of way for 207 linear feet of our internal roadway TS-3 requires 50 feet of right of way.
- 2. Install a 5-foot sidewalk along the southern side of the proposed 37-foot right of way for 207 linear feet TS-3 requires 5 feet of sidewalk on both sides of the road.

The justification for this Design Exception is as follows:

- 1. Without the requested reduction in right of way for these 207 linear feet, the development will not be able to meet the minimum density requirements as required by being located within the Urban Service Area. The 207-foot linear section we are requesting a reduction in right of way for serves 4 units, which is more indicative of an alley way rather than a roadway. However, the development's connection to North St through the Scarboro St/6th St Extension, prevents this roadway from functioning as an alley way that only serves the 4 noted lots. The modified typical section and reduced right of way width will still adequately accommodate vehicular traffic and include pedestrian connectivity to the transportation network while providing proper separation for pedestrians from vehicles. Our internal roadways will be privately owned and maintained by the subsequently established homeowner's association (HOA).
- 2. There is not enough right of way proposed (per previous justification) to install sidewalks on both sides of the road. However, the proposed 5-foot sidewalk along the south side of this internal roadway connects to all adjacent sidewalks on Scarboro St/6th St Extension, North St, and the other internal sidewalks that subsequently connect to Bassa St. All lots within our proposed development will have pedestrian access and will provide pedestrian connections to complete the pedestrian network in the adjacent area.
- 3. As noted above, the proposed subdivision is an affordable housing community. In compliance with LDC Section 6.02.08.C sidewalks are to be constructed on each side of internal subdivision streets except as noted in Sec. 6.02.08.C.3 for affordable housing developments, "where sidewalks are required on only one side of the internal subdivision streets."

September 5, 2024 Hamptons at Wimauma Design Exception – Internal Roadway

Page 4 of 4

We respectfully request approval of this Design Exception. Please feel free to call me if you have any questions regarding this application.

Attachments list:

1. Site Plan

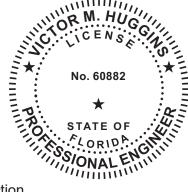
Sincerely,



Landis Evans + Partners, Inc.

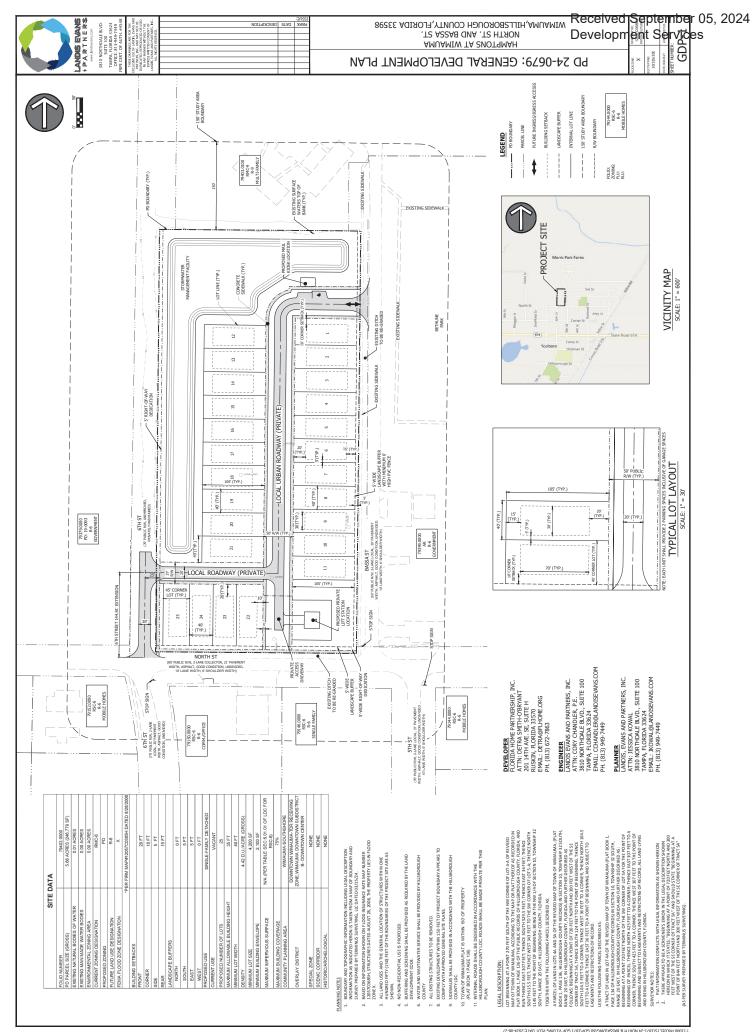
Victor Huggins, P.E. | PE #60882

VP of Land Development Production



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based on the information prov	ided by the applicant, this request is:
	Disapproved
	Approved with Conditions
	Approved
Michael J. Williams, P.E. Hillsborough County Engineer	



Ratliff, James

From: Tirado, Sheida

Sent: Tuesday, September 10, 2024 11:41 AM **To:** Victor Huggins; Williams, Michael

Cc: Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake **Subject:** RE: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf;

24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-10-24_4.pdf

Hello Victor,

Resending Mr. Williams Approvable email to correct a clerical error with one of the files.

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

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From: Williams, Michael <WilliamsM@hcfl.gov>

Sent: Friday, September 6, 2024 3:54 PM

To: Victor Huggins < vhuggins@landisevans.com>

Cc: Tirado, Sheida <TiradoS@hcfl.gov>; Jessica Kowal <jkowal@landisevans.com>; Follin, Jared <FollinJ@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov> **Subject:** FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

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Mike

Michael J. Williams, P.E.

Director, Development Review County EngineerDevelopment Services Department

P: (813) 307-1851 M: (813) 614-2190 E: <u>Williamsm@HCFL.gov</u>

W: HCFLGov.net

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From: Tirado, Sheida <<u>TiradoS@hcfl.gov</u>>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <<u>WilliamsM@hcfl.gov</u>>
Cc: De Leon, Eleonor <<u>DeLeonE@hcfl.gov</u>>

Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

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vhuggins@landisevans.com jkowal@landisevans.com follinj@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager Development Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	 Section 6.04.02.B. Administrative Variance ★ Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	☐ New Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	1.		
submittal number/name to each separate request number previously identified. It is critical that the ap	uests (whether of the same or different type), please use the above fields to assign a unique. Previous submittals relating to the same project/phase shall be listed using the name and oplicant reference this unique name in the request letter and subsequent filings/correspondence. If information related to a previously submitted request, then the applicant would check the		
Project Name/ Phase Hamptons at W	imauma		
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	Iture communications and submittals of additional/revised information relating to this variance. list that phase.		
Folio Number(s) 79403.0000	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Jessica Kowal		
Important: For Design Exception (DE) Requests, the DE request letter must be signed and sealed.	person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The		
Current Property Zoning Designation RMC-6			
Important: For Example, type "Residential Multi-Family Conventional -9 " or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the <a "not="" 101="" a"="" appearances.<="" for="" href="https://maps.hillsboroughcounty.org/maphillsboroughcounty</th></tr><tr><th>Pending Zoning Application Number</th><th colspan=2>RZ-PD 24-0679</th></tr><tr><th></th><th>nter the application number proceeded by the case type prefix, otherwise type " m="" major="" minor="" modifications="" modifications,="" n="" or="" personal="" prs="" th="">			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		

1 of 1

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



September 5, 2024

Mr. Michael J. Williams, P.E. Hillsborough County Engineer 601 E. Kennedy Boulevard 20th Floor Tampa, Florida 33602

Re: Hamptons at Wimauma

Design Exception – Scarboro St/6th St Extension

Folio No. 79403.0000

Zoning Case No. RZ-PD 24-0679

Dear Mr. Williams;

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM), Typical Section (TS) 3 (see Figure 1), as a part of LDC Section 6.04.03.L (existing facilities) for the unimproved portion of 6th St, north of North St, in association with the subject development. This is being submitted as a part of a Planned Development Rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North St and Bassa St. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE *Trip Generation Manual*, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

• Average Daily Trips: 282

• AM Peak Hour Total Trips: 21

AM Peak Hour Inbound Trips: 5AM Peak Hour Outbound Trips: 16

Page 2 of 4

- PM Peak Hour Total Trips: 27
 - o PM Peak Hour Inbound Trips: 17
 - PM Peak Hour Outbound Trips: 10

This Design Exception is to modify TS-3 for the improvement of the 6th Street Extension, identified as the continuation of a local roadway. Figure 2 displays the proposed TS-3 modification, and the following section outlines the exceptions requested.

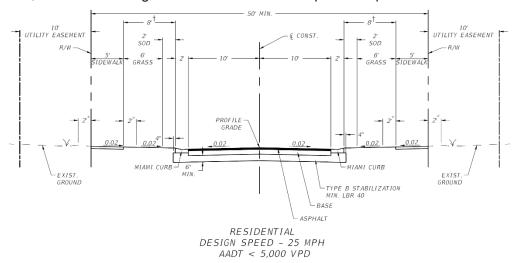


Figure 1 – Hillsborough County TTM TS-3

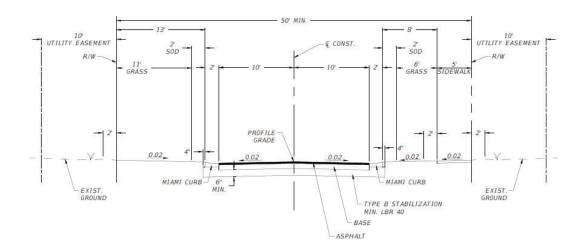


Figure 2 – Proposed Modification to Hillsborough County TTM TS-3

The following exceptions are requested for the proposed development roadway:

 Provide 5-foot sidewalk on east side along property frontage with no western sidewalk – TS-3 indicates 5-foot sidewalks required on both sides of the road. September 5, 2024 Hamptons at Wimauma Design Exception – Scarboro St/6th St Extension

Page 3 of 4

The justification for this Design Exception is as follows:

1. This segment of 6th St is currently unimproved with 70 feet of right of way and abuts conservation lands (ELAPP) to the west. As this ELAPP land will not be developed, the required sidewalk on the west would not serve as a pedestrian connection to public lands nor would it serve existing or proposed developments. Additionally, since this segment of 6th Street does not qualify for public maintenance according to Mobility Policy 4.1.4, this segment will be required to be maintained by the homeowner's association. To maintain the existing alignment of Scarboro St/6th St south of North St, this 5-footwide sidewalk area will be dedicated to Hillsborough County.

The existing sidewalks along Bassa St, 5th St, and 6th St together with this development's proposed sidewalks along North St (north) and this extension of 6th St (east), the pedestrian network is made complete for the surrounding area. See Figure 3 below. We consider this proposal meets the intent of the Code by providing for safe pedestrian circulation.



Figure 3 – Existing & Proposed Pedestrian Network Surrounding the Subject Site

September 5, 2024 Hamptons at Wimauma Design Exception – Scarboro St/6th St Extension

Page 4 of 4

We respectfully request approval of this Design Exception. Please feel free to call me if you have any questions regarding this application.

Attachments list:

- 1. Site Plan
- 2. Crash Report Results not included due to sensitive information, available upon request



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based on the information prov	ided by the applicant, this request is:
	Disapproved
	Approved with Conditions
	Approved
Michael J. Williams, P.E. Hillsborough County Engineer	

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
North St.	County Collector - Rural	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width (For Urban Section)	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other
Bassa St.	County Local - Rural	2 Lanes ⊠ Substandard Road ⊠ Sufficient ROW Width (For Urban Section)	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
6 th St. (Unimproved Right-of-Way)	County Unimproved	0 Lanes (Future 2 Lanes) ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other – New Road Extension
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	186	11	15	
Proposed	282	21	27	
Difference (+/-)	(+) 96	(+) 10	(+) 12	

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

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

Design Exception/Administrative Variance □ Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Bassa St./ Substandard Road	Administrative Variance Requested	Approvable	
5 th St./ Substandard Road	Administrative Variance Requested	Approvable	
North St./ Substandard Road	Administrative Variance Requested	Approvable	
New Internal Road Segment/ Typical Section	Design Exception Requested	Approvable	
6 th St. Extension/ Typical Section	Design Exception Requested	Approvable	
Notes:	·	·	

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☑ Design Exception/Adm. Variance Requested☑ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No	

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: RZ PD 24-0679

DATE OF HEARING: September 16, 2024

APPLICANT: Florida Home Partnership, Inc.

PETITION REQUEST: A request to rezone property from AR

and RMC-6 to PD to permit a maximum

of 25 single-family lots

LOCATION: Northwest corner of North Street and

Bassa Street

SIZE OF PROPERTY: 5.66 acres, m.o.l.

EXISTING ZONING DISTRICT: AR and RMC-6

FUTURE LAND USE CATEGORY: RES-6

SERVICE AREA: Urban

COMMUNITY PLAN: Wimauma

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: Florida Home Partnership Inc.

FLU Category: R-6

Service Area: Urban

Site Acreage: 5.66 acres

Community Plan Area:

Overlay: Wimauma

Wimauma Downtown Subdistrict B – Downtown Center

Introduction Summary:

This is a request to rezone a parcel to Planned Development (PD) to facilitate development of a residential single- family detached development at a density of 4.42 dwelling units per acre or (25) twenty-five lots. The overlay standards of the "Wimauma Downtown Subdistrict B – Downtown Center" are not applicable in this case.

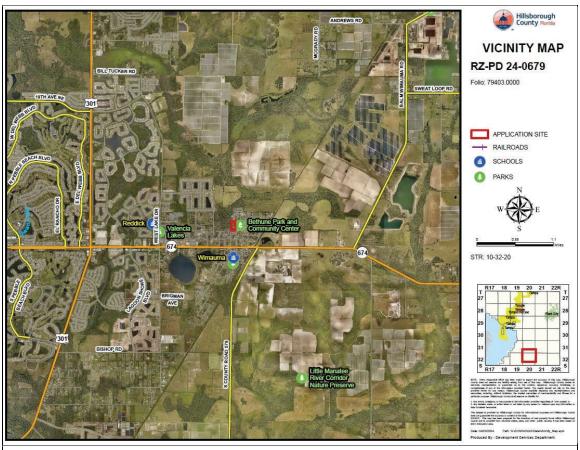
PD Variation(s): None requested as part of this application

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

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable, subject to proposed conditions

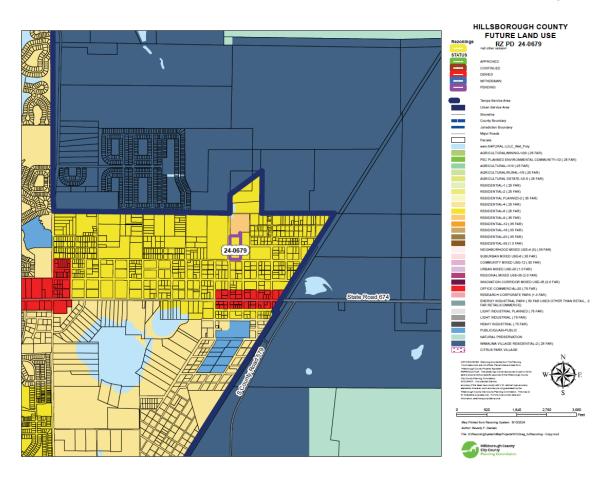
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The subject site is generally located at the 5700 block of North Street and consists of one folio: #79403.0000. The property is within the Urban Service Area and within the Wimauma Community Planned Areas. The surrounding area primarily consists of single-family residential; however, the property is located adjacent to a multi-family development to the north and a legal non-conforming commercial use to the south. Additionally, public park, Bethine Park, is located directly across Bassa Street to the east.

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



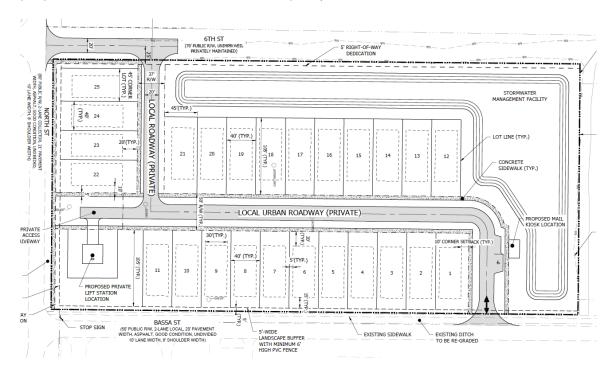
Subject Site Future Land Use Category:	Residential- 6 (R-6)
Maximum Density/F.A.R.:	6.0 dwelling units per gross acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.

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



2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT) Adjoining Roadways (check if applicable) Road Name Classification **Current Conditions** Select Future Improvements ☐ Corridor Preservation Plan Substandard Road ☐ Site Access Improvements County Collector North St. - Rural Sufficient ROW Width (For ☐ Substandard Road Improvements Urban Section) ☐ Other ☐ Corridor Preservation Plan County Local - Substandard Road ☐ Site Access Improvements Bassa St. Sufficient ROW Width (For Rural ☐ Substandard Road Improvements Urban Section) ☐ Other ☐ Corridor Preservation Plan 0 Lanes (Future 2 Lanes) 6th St. (Unimproved County ☐ Site Access Improvements ☐ Substandard Road Unimproved Right-of-Way) ☐ Substandard Road Improvements Sufficient ROW Width Other − New Road Extension □ Corridor Preservation Plan Choose an item. Lanes ☐ Site Access Improvements Choose an item. ☐Substandard Road ☐ Substandard Road Improvements ☐Sufficient ROW Width ☐ Other Project Trip Generation □Not applicable for this request Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips Existing 186 11 15 282 21 27 Proposed (+) 12 (+)96(+) 10Difference (+/-) *Trips reported are based on net new external trips unless otherwise noted. Connectivity and Cross Access ☐ Not applicable for this request Additional Project Boundary **Primary Access** Cross Access Finding Connectivity/Access North None None Meets LDC Meets LDC South None None East Vehicular & Pedestrian Meets LDC Х None West Х Meets LDC Vehicular & Pedestrian None Notes:

Design Exception/Administrative Variance □Not applicable for this request			
Road Name/Nature of Request	Туре	Finding	
Bassa St./ Substandard Road	Administrative Variance Requested	Approvable	
5 th St./ Substandard Road	Administrative Variance Requested	Approvable	
North St./ Substandard Road	Administrative Variance Requested	Approvable	
New Internal Road Segment/ Typical Section	Design Exception Requested	Approvable	
6th St. Extension/ Typical Section	Design Exception Requested	Approvable	
Notes:		·	

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
 ☑ Design Exc./Adm. Variance Requested ☑ Off-site Improvements Provided 	⊠ Yes □ No	□ Yes ⊠No	⊠ Yes □ No	See Staff Report
Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠No	□ Yes ⊠No	
Hillsborough County School Board Adequate ⊠ K-5 □6-8 □9-12 □N/A Inadequate □ K-5 ⊠6-8 ⊠9- 12 □N/A	⊠ Yes □No	□ Yes ⊠No	□ Yes ⊠No	

Impact/Mobility Fees

Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 25 = \$229,575 (*see note below)

Parks: \$2,145 * 25 = \$53,625 School: \$8,227 * 25 = \$205,675 Fire: \$335 * 25 = \$8,375

Total per House: \$19,890 * 25 = \$497,250 (*see note below)

Comprehensive Plan:	Comments Received	Findings	Condition Requested	s Ad	ditional ormation/Con	nments
				·		
Diameira Camani	laalam					
Planning Commi ☐ Meets Location Criteria Waiver Ro	nal Criteria ⊠N		ational	⊠ Ye: □ No	Inconsistent	□ Yes ⊠No
□ N/A	•				Consistent	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone a 5.66-acre tract from RMC-6 to a Planned Development to facilitate a single-family residential development at a density of 4.42 dwelling unit per acre or twenty-five (25) lots.

The subject site is located at the northwest corner of North Street and Bassa Street. The surrounding area is residential in nature with majority properties zoned RSC-6 or RSC-6 MH developed with single-family residential. Adjacent to the site to north is an RMC-9 zoned property developed with multi-family apartments. A public park, Bethine Park, is located to the east across Bassa Street. This park includes open fields, playground equipment, a senior center and a community center. To the south across North Street is an existing legal non-conforming commercial use in an RSC-9 zoning district (NCU 99-0723). The current use is a wrecker service, with accessory open storage of disabled vehicles and minor vehicle repair. The legal non-conforming status was first confirmed in 1999 under case (NCU 99-0723). Adjacent to the west is property zoned a Planned Development to allow a clustered single-family residential development; however, the portion adjacent to the property is considered County ELAPP land, and thus, development would not be able to occur in this area.

The lot development standards for the proposed Planned Development are like the RSC-10 zoning district with 4,200 square foot lots and similar building setback standards. The development includes through lots (two frontages) along both Bassa Street and North Street that front the proposed interior road. The applicant is proposing a fence along the two existing roadways to provide a buffer along the street and establish a rear yard. The maximum height of the development is proposed to be 35 feet.

Development Services does not foresee any compatibility concerns with the proposed development. The surrounding area is residential and is primarily comprised of single-family homes. The development will also benefit from the nearby park and its amenities.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

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 September 16, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Jessica Kowal 3810 Northdale Blvd. Suite 100 Tampa testified on behalf of the applicant Florida Home Partnership who provide quality affordable housing for families living below the median income level. She stated that the applicant is requesting a rezoning to Planned Development to permit up to 25 single-family detached dwelling units. Ms. Kowal described the surrounding land uses and stated that there are administrative variances and design exceptions submitted that have been deemed approvable subject to the rezoning approval. She concluded her presentation by stating that there are no objections from reviewing agencies.

Mr. Jared Follin, Development Services Department testified regarding the County's staff report. He stated that the applicant did a good job of explaining the request. He testified that there is an ELAPP property to the west which is undevelopable and that there is a large park with a senior center to the east with a boys and girls club community center. To the south is a legal non-conforming wrecker service use with accessory open storage and automobile repair. Staff asked the applicant to provide a 6-foot fence along the backside of the lots to provide privacy and safety and also to provide a rear yard for the double frontage/through lots. The fence will also serve as a buffer to the adjacent non-conforming use to the south. Mr. Follin stated that staff found the proposed single-family is appropriate given the nearby amenities and park.

Hearing Master Finch asked Mr. Follin to clarify why the Wimauma Subdistrict standards are not applicable to the project. Mr. Follin replied that the proposed request is strictly single-family and non-residential uses are not proposed which would trigger compliance.

Mr. Tyrek Royal of the Planning Commission staff testified that the property is within the Residential-6 Future Land Use category and located in the Wimauma Village Community Plan and the Urban Service Area. He listed numerous policies that the requested rezoning complies with and stated that the request is consistent the Wimauma Community Plan and the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Ms. Kowal did not have additional comments.

The hearing was then closed.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

- 1. The subject site is 5.66 acres in size and is zoned Agricultural Rural (AR) and Residential Multi-Family Conventional-6 (RMC-6). The property is designated Residential-6 (RES-6) by the Comprehensive Plan. The subject property is located in the Wimauma Community Plan and the Urban Service Area.
- 2. The request to rezone from AR and RMC-6 to PD is to permit the development of up to 25 single-family homes.
- 3. No Planned Development variations or waivers are requested.
- 4. The Planning Commission staff supports the rezoning request. Staff found the rezoning consistent with the Wimauma Community Plan and the Future of Hillsborough Comprehensive Plan.
- The surrounding parcels are zoned RMC-9, RSC-6, AR and PD and permit a mix of residential dwelling types. The PD to the west permits residential land uses. The parcel to the south is an existing legal non-conforming wrecker

- service with accessory open storage of disabled vehicles and minor vehicle repair.
- 6. The applicant will provide a fence along the two existing roadways to provide a buffer along the street and establish a rear yard.
- 7. The rezoning to PD for the development of 25 dwelling units is consistent with the surrounding residential development pattern as well as the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 5.66 acres from AR and RMC-6 to PD for the purpose of developing up to 25 single-family lots.

No Planned Development variations or waivers are requested.

The Planning Commission staff supports the request and found the rezoning consistent with the Wimauma Community Plan and the Comprehensive Plan.

The rezoning to PD for the development of 25 dwelling units is consistent with the existing residential development pattern and the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

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

October 7, 2024

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18th floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: September 16, 2024	Case Number: PD 24-0679	
Report Prepared: September 5, 2024	Folio(s): 79403.0000	
	General Location : North of State Road 674, west of Edina Street, east of West Lake Drive, south of Balm Road	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)	
Service Area	Urban	
Community Plan(s)	Wimauma Village	
Rezoning Request	RMC-6 to Planned Development (PD) to allow for 25 dwelling units	
Parcel Size	+/- 5.66 acres	
Street Functional Classification	State Road 674 -State Principal Arterial Edina Street- Local West Lake Drive- County Collector Balm Road- County Arterial	
Commercial Locational Criteria	Not applicable	
Evacuation Area	None	

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Residential-6	RMC-6	Vacant	
North	Residential-9	RMC-9	Multi-Family	
South	Residential-6	RSC-6	Heavy Commercial/Single Family	
East	Residential-6	AR	Public/Quasi-Public	
West	Residential-6	PD	Public/Quasi-Public	

Staff Analysis of Goals, Objectives and Policies:

The 5.66-acre site is located north of State Road 674, west of Edina Street, east of West Lake Drive, and south of Balm Road. It is located in the Residential-6 Future Land Use Category, which allows for the consideration of residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. The site is in the Urban Service Area and within the limits of the Wimauma Village Community Plan.

The intent of the Residential-6 Future Land Use Category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office and mixed-use projects serving the area may be permitted subject to the Goals, Objectives and Policies of the Land Use Element and applicable development regulations. The applicant is requesting to rezone the property from Residential, Multi-Family Conventional-6 (RMC-6) to Planned Development (PD) to allow development of 25 single-family detached lots.

To ensure that it is consistent with Objective 8 and Policy 8.3 of the FLUE, with an allowable density of 6 dwelling units per gross acre and +/- 5.66 acres, up to 33 dwelling units may be considered at this location. Per FLUE Policy 1.2, a minimum of 24 dwelling units may be considered at this location.

The subject site is in the Urban Service Area where, according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean 'the same as.' Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposal meets the intent of the Neighborhood Protection policies outlined

in Future Land Use (FLUE) Objective 16 that require new development to be compatible with the surrounding neighborhood (FLUE Policies 16.1, 16.2, 16.3, and 16.10). Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is multi-family, single family, public/quasi-public, and a portion of the site to the south is designated heavy commercial. The applicant has proposed to add buffering and screening along with corner setback on the subject site. The Planned Development will complement the surrounding area.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposed Planned Development meets the intent of the Wimauma Village Community Plan specifically the Downtown Center district of the Community Plan. The Plan encourages higher density residential development. Residential uses are encouraged including single-family attached and detached homes according to the Livable Communities Element.

Recommendation

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

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area

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

Policy 1.2: Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not

mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.3: Calculating Density: Densities are applied on a gross residential acreage basis which means that each development proposal is considered as a "project". Only those lands specifically within a project's boundaries may be used for calculating any density credits. Acreage dedicated to commercial, office and industrial land uses that fall within a project's boundaries are excluded.

Relationship to Land Development Regulations

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

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

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

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: locational criteria for the placement of non-residential uses as identified in this Plan, limiting commercial development in residential land use categories to neighborhood scale; 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 16.10: 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.

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

LIVABLE COMMUNITIES ELEMENT: WIMAUMA VILLAGE COMMUNITY PLAN

Downtown Center Context:

- Residential uses are encouraged including single-family attached and detached homes
- The Downtown Center encourages a range of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the Downtown Center zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. The Downtown Center encourages higher density residential with some retail services and office uses meeting locational criteria. This functions as a transition between Downtown Residential and suburban residential neighborhoods, and Main Street uses.
- Gated subdivisions will not be permitted in order to foster an economically integrated community

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 24-0679

APPROVED

CONTINUED WITHDRAWN PENDING DENIED

Tampa Service Area Urban Service Area County Boundary Shoreline

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

Jurisdiction Boundary

Major Roads

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.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-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE 1,840 920

Map Printed from Rezoning System: 5/13/2024 Author: Beverly F. Daniels



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Donna Cameron Cepeda Harry Cohen Ken Hagan Pat Kemp Christine Miller Gwendolyn "Gwen" Myers Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise
COUNTY ATTORNEY Christine
M. Beck

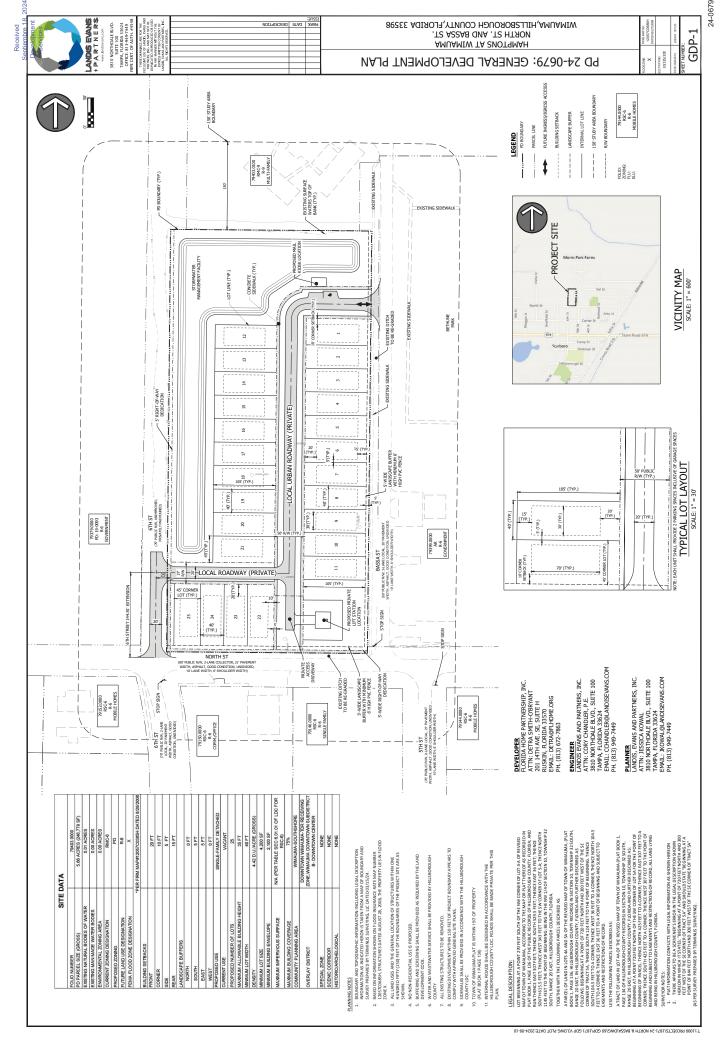
COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Hamptons at Wimauma		
Zoning File: <u>RZ-PD</u> (24-0679)	Modification: None	
Atlas Page: None	Submitted: 09/18/24	
To Planner for Review: 09/18/24		
Landis Evans and Partners Inc (Jessica Kowal) Contact Person:	Phone: 656-444012/jkowal@landisevans.com	
Right-Of-Way or Land Required for I	Dedication: Yes No 🗸	
The Development Services Departm	ent 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: Jared Follin Date: 10/18/2024		
Date Agent/Owner notified of Disapp	roval:	



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zo	TO: Zoning Technician, Development Services Department DATE: 9/10/2024		
REVIE	REVIEWER: James Ratliff, AICP, PTP, Principal Planner AGENCY/DEPT: Transportation		
PLANNING AREA/SECTOR: WM/ South PETITION NO: RZ 24-067		PETITION NO: RZ 24-0679	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to listed or attached conditions.		
	This agency objects for the reasons outlined below.		

CONDITIONS OF APPROVAL

- 1. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 2. The project shall be served by (and limited to) one (1) vehicular access connection to 6th St. and one (1) vehicular access connection to Bassa St. Individual lots shall not take access to (or have vehicular gates) to Bassa St. or North St. Pedestrian access connections to individual lots may be provided; however, such connections shall not permit vehicular access.
- 3. The developer shall construct an extension of 6th St. (north of North St.) in accordance with the Design Exception referenced in condition 13, below. That roadway extension, together with all internal project roadways, shall be privately owned and maintained by an HOA or similar entity.
- 4. Prior to the issuance Certificates of Occupancy (temporary or otherwise), the HOA or similar entity shall enter into a right-of-way maintenance agreement or any other agreement necessary to memorialize the private maintenance of those portions of the 6th St. Extension occurring within publicly owned right-of-way. The developer shall be required to install any signage required by Hillsborough County delineating end of County roadway maintenance.
- 5. All internal roadways shall be constructed to the Typical Section 3 (TS-3) Typical Section standard as found within the Transportation Technical Manual (TTM), except for a segment of east-west roadway lying within a 37-foot-wide right-of-way (as shown on the PD site plan), which shall be governed by the Design Exception referenced in condition 12, below.
- 6. Construction access shall be limited to those project access connections shown on the PD site which are approved for non-emergency vehicular access. The developer shall include a note in each site/construction plan submittal which indicates same.
- 7. The developer shall dedicate and convey to Hillsborough County sufficient right-of-way along the project's southern boundary as necessary to accommodate the proposed 5-foot-wide sidewalk along the project's North St. frontage. Notwithstanding the above, the minimum amount of right-of-way to be dedicated and conveyed shall be 5 feet.

- 8. Notwithstanding anything shown on the PD site plan to the contrary, the developer shall construct sidewalks in accordance with LDC Sec. 6.02.08 and other applicable rules and regulations, unless otherwise approved by a Design Exception reference herein these conditions.
- 9. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the Bassa St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Once approved, no substandard road improvements along Bassa St. shall be required to support the proposed project.
- 10. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the 5th St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Once approved, no substandard road improvements along 5th St. shall be required to support the proposed project.
- 11. If RZ 24-0679 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for the North St. substandard road improvements required pursuant to Sec. 6.04.03.L. of the LDC. Once approved, no substandard road improvements along North St. shall be required to support the proposed project.
- 12. If RZ 24-0679 is approved, the County Engineer will approve a Design Exception (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for a +/- 207-foot-long section of new roadway within the project (as shown on the PD site plan). Specifically, within this section the developer shall construct the roadway, with 10-foot-wide travel lanes and a 5-foot-wide sidewalk along the south side of the roadway, within a 37-foot-wide right-of-way, consistent with the Design Exception.
- 13. If RZ 24-0679 is approved, the County Engineer will approve a Design Exception (dated September 5, 2024) which was found approvable by the County Engineer (on September 6, 2024) for a new roadway segment (the 6th St. Extension) external to the project (as shown on the PD site plan). Specifically, within this section the developer shall construct a Typical Section 3 (TS-3) compliant roadway consistent with the Design Exception, which permits sidewalks to not be installed along the western side of the roadway.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 5.66 ac. parcel, from Agricultural Rural (AR) and Residential Multi-Family Conventional – 6 (RMC-6) to Planned Development (PD). The applicant is requesting approval of 25 single-family detached dwelling units. The proposed project is located within the Wimauma Downtown Overlay District (WDOD) Subdistrict B. The applicant has advised that they are constructing all single-family detached dwelling units, and opting out of the WDOD requirements consistent with LDC Sec. 3.23.02.B.1. As such, from Transportation Review Section's perspective, this project was reviewed as if it were located in unincorporated Hillsborough County but outside of the WDOD.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a letter indicating that the project falls below the threshold by which a trip generation and site access analysis was required. Staff has prepared a comparison of the number of trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's (ITE) <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
Land Use/Size	Way Volume	AM	PM
AR and RMC-6, 31 Single-Family Attached Dwelling Units (ITE LUC 215)	186	11	15

Proposed Zoning:

I I II /C:	24 Hour Two-	Total Peak Hour Trips	
Land Use/Size	Way Volume	AM	PM
PD, 25 Single-Family Detached Dwelling Units (ITE Code 210)	282	21	27

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Net Peak Hour Trips	
Land Ose/Size	Way Volume	AM	PM
Difference	(+) 96	(+) 10	(+) 12

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

North St. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 10-foot-wide travel lanes in average condition. The roadway lies within a +/- 80-foot-wide right-of-way in the vicinity of the project. There are +/- 5-foot-wide sidewalks along portions of the north side of the roadway in the vicinity of the proposed project. There are no bicycle facilities on the roadway in the vicinity of the proposed project.

Bassa St. is a 2-lane, undivided, substandard, local roadway. The roadway is characterized by \pm -20-feet of pavement in average condition, lying within a \pm -50-foot-wide right-of-way. There are no pavement markings. There is a \pm -4-foot-wide sidewalk along the west side of the roadway.

Unimproved right-of-way (for 6th St.) lies along the western boundary of the project. There is +/- 70-feet of right-of-way along the western project boundary. Staff notes that the applicant has proposed a Design Exception (see below for additional information) for the proposed 6th St. extension, to eliminate a sidewalk from the western side of the proposed extension. Staff notes that the land west of this extension and further to the north are County owned lands purchased through ELAPP (the Environmental Lands Acquisition and Protection Program). As such, staff notes that no development will occur on those areas.

SITE ACCESS AND CONNECTIVITY

The applicant is proposed access to Bassa St. and North St. (via a \pm -/- 150-foot-long extension of 6^{th} St. north of North St.) Although the extension of 6^{th} St. will lie in a publicly owned right-of-way, the developer is proposing to privately maintain that short segment of the extension (together with internal project roadways), since they would not otherwise qualify to be maintained by the County in accordance with Policy 4.1.4 of the Mobility Element of the Hillsborough County Comprehensive Plan.

REQUESTED ADMINISTRATIVE VARIANCE #1 – BASSA ST.

As Bassa St. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated September 5, 2024) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and the nearest roadway meeting an applicable standard, to current County standards.

Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on September 6, 2024).

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Administrative Variance.

REQUESTED ADMINISTRATIVE VARIANCE $#2 - 5^{TH}$ ST.

As 5th St. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated September 5, 2024) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and the nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on September 6, 2024).

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Administrative Variance.

REQUESTED ADMINISTRATIVE VARIANCE #3 -NORTH ST.

As North St. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance request (dated September 5, 2024) from the Section 6.04.03.L. requirement whereby an applicant is required to improve a substandard roadway, between its project access and the nearest roadway meeting an applicable standard, to current County standards. Based on factors presented in the Administrative Variance request, the County Engineer found the request approvable (on September 6, 2024).

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Administrative Variance.

REQUESTED DESIGN EXCEPTION #1 – NEW INTERNAL ROAD SEGMENT

The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated September 5, 2024) for a +/- 207-foot-long segment of new roadway within the project (as shown on the PD site plan), and which is proposed to lie within a 37-foot-wide right-of-way. The Design Exception (DE) proposed to deviate from the Transportation Technical Manual (TTM) requirements for Typical Section – 3 (TS-3) roadways (for 2-lane Urban Local Roadways). Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on September 6, 2024). The specific deviations requested include:

- 1. The developer shall be permitted to construct the roadway within a 37-foot-wide right-of-way, rather than the 50-feet wide required per TS-3;
- 2. The developer shall be permitted to construct 4-foot-wide sod/grass strips along both sides of the roadway in lieu of the 8-foot-wide grass/sod strips required per TS-3; and,
- 3. The developer shall be permitted to construct a sidewalk along only the south side of the roadway, rather than sidewalk along both sides as required per TS-3.

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Design Exception.

REQUESTED DESIGN EXCEPTION #2 – 6TH ST. EXTENSION

The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated September 5, 2024) for a +/- 150-foot-long extension of 6th St. (as shown on the PD site plan), and which is proposed to lie within an existing 70-foot-wide County owned right-of-way. The Design Exception (DE) proposed to deviate from the Transportation Technical Manual (TTM) requirements for Typical Section – 3 (TS-3) roadways (for 2-lane Urban Local Roadways). Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on September 6, 2024). Specifically, the EOR requested to not construct the required sidewalk along the west side of the roadway (i.e. the side adjacent to ELAPP lands). All other elements of the TS-3 section will remain unchanged.

Staff notes that given that this segment of roadway does not yet exist, the Design Exception process has been determined to be the appropriate process for seeking relief from the requirement to construct the sidewalk (rather than a Section 11.04 variance from the Sections 6.02.08 and/or 6.03.02. LDC requirements).

If PD 24-0679 is approved by the Hillsborough County BOCC, the County Engineer will approve the above referenced Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Information for North St. and Bassa St. were not included in the 2020 Hillsborough County LOS report. As such, LOS information for the facilities cannot be provided.

Ratliff, James

From: Williams, Michael

Sent: Friday, September 6, 2024 3:54 PM

To: Victor Huggins

Cc: Tirado, Sheida; Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf;

24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_4.pdf

Victor,

I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com jkowal@landisevans.com follinj@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	☐ New Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	× 1. North Street - Substandard Roads		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Hamptons at Wi	mauma		
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.		
Folio Number(s) 79403.0000	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Jessica Kowal		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation	RMC-6		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number RZ-PD 24-0679			
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



September 5, 2024

Mr. Michael J. Williams, P.E. Hillsborough County Engineer 601 E. Kennedy Boulevard Tampa, Florida 33602

Re: Hamptons at Wimauma

Administrative Variance Request – North St

Folio No. 79403.0000

Zoning Case No. RZ-PD 24-0679

Dear Mr. Williams;

The purpose of this letter is to request an Administrative Variance to the Hillsborough County Transportation Technical Manual Typical Section 7 (TS-7, residential variant; Figure 1) per section 6.04.02.B of the Hillsborough County Land Development Code (LDC) to meet LDC Section 6.04.03.L existing facilities. This is requested for North Street in association with the subject line rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North Street and Bassa Street. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE *Trip Generation Manual*, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

Average Daily Trips: 282

• AM Peak Hour Total Trips: 21

o AM Peak Hour Inbound Trips: 5

AM Peak Hour Outbound Trips: 16

PM Peak Hour Total Trips: 27

September 5, 2024 Hamptons at Wimauma Administrative Variance – North St

Page 2 of 4

PM Peak Hour Inbound Trips: 17PM Peak Hour Outbound Trips: 10

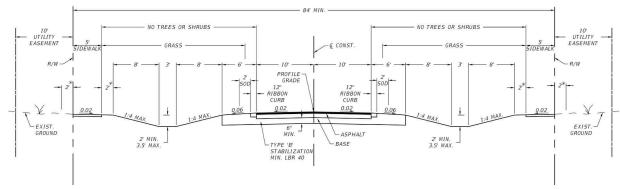


Figure 1 – Hillsborough County TTM TS-7

Below are variance criteria for the request to not upgrade North St to the TS-7, residential variant.

Section 6.04.02.B lists the following criteria to be evaluated in consideration of a variance request:

- A. There is an unreasonable burden on the applicant
- B. The variance would not be detrimental to the public health, safety, and welfare
- C. Without the variance, reasonable access cannot be provided

A. There is an unreasonable burden on the applicant

North St currently has 80 feet of right of way with no existing curbs, shoulders, or sidewalks. Complying with LDC Section 6.04.03.L would require installation of curb, shoulder, and sidewalk along North St. There is not sufficient right of way to conform to the TS-7, therefore we consider it infeasible to install ribbon curb and shoulders, particularly since it does not exist along the rest of North St and does not affect the functionality of the roadway.

The project proposes to install a 5-foot sidewalk along the front of the property on the north side of North St, which will allow for direct access from the site and connection to the 5th St and 6th St sidewalks as well as the Bassa St Sidewalk, which provides access to the park and community center. To maintain the existing alignment of North St, this 5-foot-wide sidewalk area will be dedicated to Hillsborough County.

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

A review of the last three years of crashes in Signal4Anlaytics (not included due to sensitive information, available upon request), showed four crashes occurring along North St. However,

T:\1000 Projects\1871-24 North & Bassa\Permitting\Hillsborough County\PD Rezoning\2024-09-05 DE.AV Comments & Revisions\Prep\North and Bassa Administrative Variance v02 - North St.docx

September 5, 2024 Hamptons at Wimauma Administrative Variance – North St

Page 3 of 4

upon review of the crash reports, they were all incorrectly geolocated, with three occurring on US 1 and the last occurring within the New Mauma Apartment Complex. There are therefore no crashes that would be prevented by the addition of ribbon curb as is required per TS-7 and none involving pedestrians.

Further, the appropriate typical section is TS-7, residential variant. The abutting roadways show sufficient pavement widths per this typical section and the clear zone is ~21 feet on the south side of North St., exceeding the 6-foot minimum requirement by the Florida Greenbook. The north side of North St currently has vegetation that is ~6 feet from the edge of pavement, which still meets the clear zone requirements, but it is anticipated that this vegetation will be remove during construction, providing more clear zone distance.

C. Without the variance, reasonable access cannot be provided

Without this variance, it unlikely that the applicant will be able to afford the improvements required to permit access to North St through the 6th St Extension or Bassa St. There is also no compliant roadway adjacent to the site that can be accessed directly. Therefore, no reasonable access can be provided without this variance.

September 5, 2024 Hamptons at Wimauma Administrative Variance – North St

Page 4 of 4

We respectfully request approval of an LDC Section 6.04.02.B Administrative Variance to LDC Section 6.04.03.L for the above referenced project. Please feel free to call me if you have any questions regarding this application.

Attachments list:

- 1. Site Plan
- 2. Crash Report Results not included due to sensitive information, available upon request



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

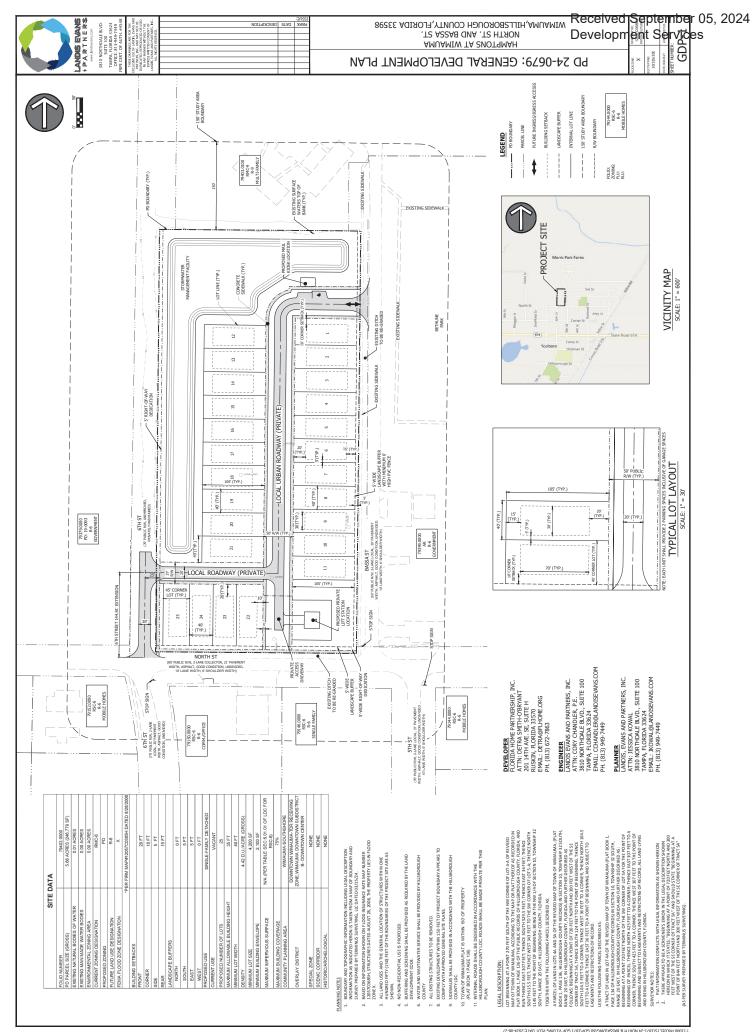
Based on the information provided by the applicant, this request is:

Approved

_____ Disapproved
_____ Approved with Conditions

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

Notice: Consistent with Section 6.04.02.B.8 of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.



Ratliff, James

From: Williams, Michael

Sent: Friday, September 6, 2024 3:54 PM

To: Victor Huggins

Cc: Tirado, Sheida; Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf;

24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_4.pdf

Victor,

I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com jkowal@landisevans.com follinj@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

<u>'</u>				
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 			
Submittal Type (check one)	☐ New Request ☐ Additional Information			
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	1. 4. 2. 5. 3. 5th Street - Substandard Roads6.			
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.				
Project Name/ Phase Hamptons at Wi	imauma			
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	ture communications and submittals of additional/revised information relating to this variance. list that phase.			
Folio Number(s) 79403.0000	☐ Check This Box If There Are More Than Five Folio Numbers			
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").				
Name of Person Submitting Request	Jessica Kowal			
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.				
Current Property Zoning Designation	RMC-6			
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.				
Pending Zoning Application Number	RZ-PD 24-0679			
	ter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not 1M for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A			

1 of 1

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



September 5, 2024

Mr. Michael J. Williams, P.E. Hillsborough County Engineer 601 E. Kennedy Boulevard 20th Floor Tampa, Florida 33602

Re: Hamptons at Wimauma
Administrative Variance Request – 5th Street
Folio 79403.0000
Zoning Case No. PRS 24-0679

Dear Mr. Williams;

The purpose of this letter is to request an Administrative Variance to the Hillsborough County Transportation Technical Manual Typical Section 7 (TS-7, residential variant; Figure 1) per section 6.04.02.B of the Hillsborough County Land Development Code (LDC) to meet LDC Section 6.04.03.L existing facilities. This is requested for 5th St in association with the subject line rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North Street and Bassa Street. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE *Trip Generation Manual*, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

Average Daily Trips: 282

• AM Peak Hour Total Trips: 21

 \circ AM Peak Hour Inbound Trips: 5

o AM Peak Hour Outbound Trips: 16

PM Peak Hour Total Trips: 27

o PM Peak Hour Inbound Trips: 17

o PM Peak Hour Outbound Trips: 10

September 5, 2024 Hamptons at Wimauma Administrative Variance – 5th St

Page **2** of **4**

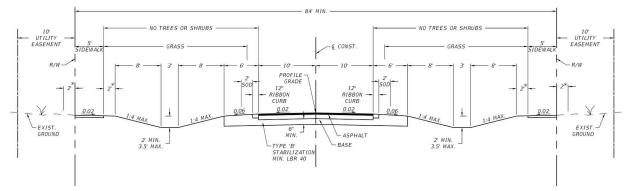


Figure 1 – Hillsborough County TTM TS-7

Below are variance criteria for the request to not upgrade Bassa St to the TS-7, residential variant.

Section 6.04.02.B lists the following criteria to be evaluated in consideration of a variance request:

- A. There is an unreasonable burden on the applicant
- B. The variance would not be detrimental to the public health, safety, and welfare
- C. Without the variance, reasonable access cannot be provided

A. There is an unreasonable burden on the applicant

Complying with LDC Section 6.04.03.L would require an additional 14 feet of right of way (5th St currently has 70 feet of right of way) and installation of curb, shoulders, and sidewalk along 5th St. The existing 4-foot sidewalk along the west side of 5th St is functional and provides adequate connections currently. Since there is not sufficient right of way to conform to the TS-7, we consider it infeasible to install ribbon curb and shoulders, particularly since they do not exist within any of the roadways in this network and do not affect the functionality of the roadway. The curb construction for approximately 1,160 feet of curb and sidewalk (580 feet on each side of the roadway) would also be expensive.

We believe that this presents an unreasonable burden to the applicant to be required to implement the TS-7, residential variant.

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

A review of the last three years of crashes in Signal4Anlaytics (not included due to the sensitive information, available upon request), showed four crashes occurring along 5th Street. However, upon review of the crash reports, they were all incorrectly geolocated, with three occurring on US 1 and the last occurring within the New Mauma Apartment Complex. There are therefore no

September 5, 2024 Hamptons at Wimauma Administrative Variance – 5th St

Page **3** of **4**

crashes that would be prevented by the addition of ribbon curb as is required per TS-7 and none involving pedestrians.

Further, the appropriate typical section is TS-7, residential variant. The abutting roadways show sufficient pavement widths per this typical section and the clear zone is nominally 19 feet on the west side and 21 feet on the east side of 5th St, based on field review, exceeding the 6-foot minimum requirement by the Florida Greenbook. Sidewalk is also present on at least one side of the roadway.

C. Without the variance, reasonable access cannot be provided

Without this variance, it unlikely that the applicant will be able to afford the improvements required to permit access to North St through the 6th St Extension or Bassa St. There is also no compliant roadway adjacent to the site that can be accessed directly. Therefore, no reasonable access can be provided without this variance.

September 5, 2024 Hamptons at Wimauma Administrative Variance – 5th St

Page **4** of **4**

We respectfully request approval of an LDC Section 6.04.02.B Administrative Variance to LDC Section 6.04.03.L for the above referenced project. Please feel free to call me if you have any questions regarding this application.

Attachments list:

- 1. Site Plan
- 2. Crash Report Results not included due to sensitive information, available upon request



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Victor Huggins, P.E.
VP of Land Development Production
PE #60882

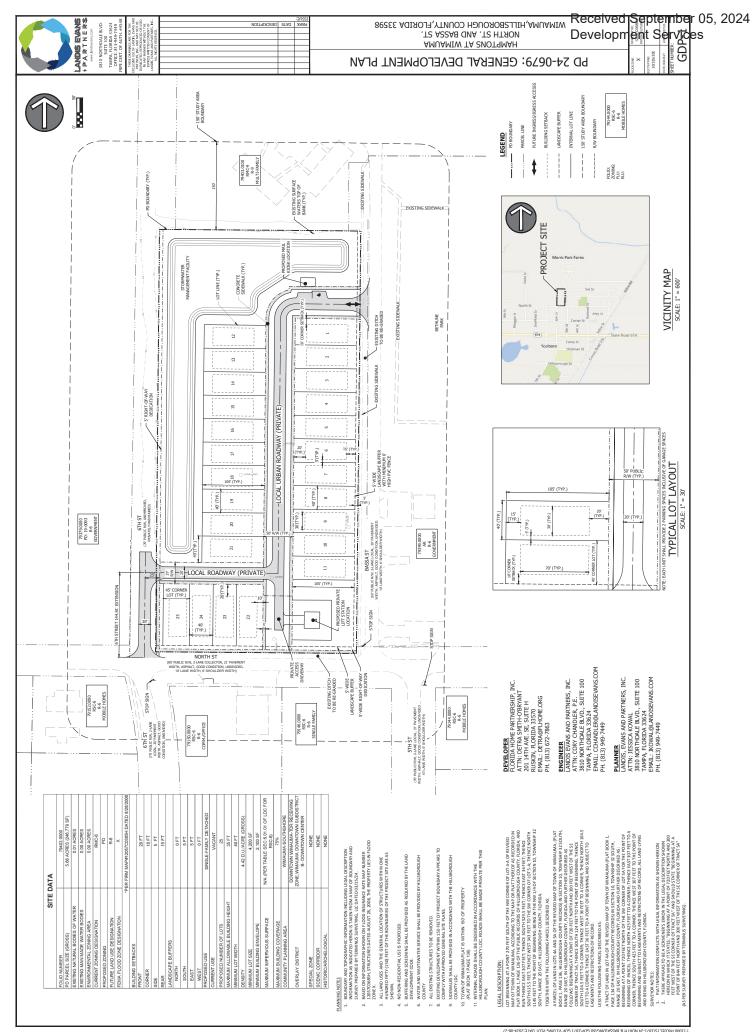
Based on the information provided by the applicant, this request is:

_______ Disapproved
______ Approved with Conditions
______ Approved

Michael J. Williams, P.E.

Hillsborough County Engineer

Notice: Consistent with Section 6.04.02.B.8 of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.



Ratliff, James

From: Williams, Michael

Sent: Friday, September 6, 2024 3:54 PM

To: Victor Huggins

Cc: Tirado, Sheida; Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf;

24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-05-24_4.pdf

Victor,

I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com jkowal@landisevans.com follinj@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Supplemental Information for Transportation Related Administrative Reviews

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- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

·			
Request Type (check one)	 ✓ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	☐ New Request ☐ Revised Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☐1. ☐4. ☐4. ☐5. ☐6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Hamptons at W	imauma		
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.		
Folio Number(s) Check This Box If There Are More Than Five Folio Numbers Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Jessica Kowal		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation	RMC-6		
Important: For Example, type "Residential Multi-Family Conventional -9 " or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	RZ-PD 24-0679		
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
	3 3 7 3 71		

1 of 1

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

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September 5, 2024

Mr. Michael J. Williams, P.E. Hillsborough County Engineer 601 E. Kennedy Boulevard 20th Floor Tampa, Florida 33602

Re: **Hamptons at Wimauma**

Administrative Variance Request – Bassa St

Folio No. 79403.0000

Zoning Case No. RZ-PD 24-0679

Dear Mr. Williams;

The purpose of this letter is to request an Administrative Variance to the Hillsborough County Transportation Technical Manual Typical Section 7 (TS-7, residential variant; Figure 1) per section 6.04.02.B of the Hillsborough County Land Development Code (LDC) to meet LDC Section 6.04.03.L existing facilities. This is requested for Bassa Street in association with the subject line rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North Street and Bassa Street. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE Trip Generation Manual, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

Average Daily Trips: 282

AM Peak Hour Total Trips: 21

 AM Peak Hour Inbound Trips: 5 AM Peak Hour Outbound Trips: 16

Landis Evans + Partners

September 5, 2024 Hamptons at Wimauma Administrative Variance – Bassa St

Page 2 of 4

• PM Peak Hour Total Trips: 27

PM Peak Hour Inbound Trips: 17PM Peak Hour Outbound Trips: 10

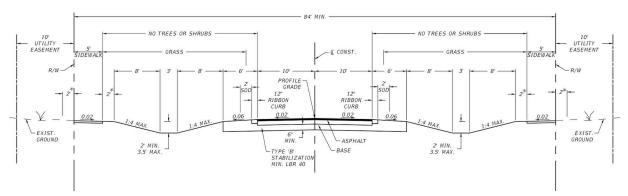


Figure 1 – Hillsborough County TTM TS-7

Below are variance criteria for the request to not upgrade Bassa St to the TS-7, residential variant.

Section 6.04.02.B lists the following criteria to be evaluated in consideration of a variance request:

- A. There is an unreasonable burden on the applicant
- B. The variance would not be detrimental to the public health, safety, and welfare
- C. Without the variance, reasonable access cannot be provided

A. There is an unreasonable burden on the applicant

Complying with LDC Section 6.04.03.L would require an additional 34 feet of right of way (Bassa St currently has 50 feet of right of way) and installation of curb, shoulders, and sidewalks along Bassa St. The existing 4-foot sidewalk along the west side of Bassa St is functional and provides adequate connections currently. Since there is not sufficient right of way to conform to the TS-7, we consider it infeasible to install ribbon curb and shoulders, particularly since they do not exist within any of the roadways in this network and do not affect the functionality of the roadway.

We believe that this presents an unreasonable burden to the applicant to be required to implement the TS-7, residential variant.

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

A review of the last three years of crashes in Signal4Anlaytics (not included due to the sensitive information, available upon request), showed one crash occurring along Bassa St. However, upon review of the crash reports, it was incorrectly geolocated, occurring within the New Mauma

T:\1000 Projects\1871-24 North & Bassa\Permitting\Hillsborough County\PD Rezoning\2024-09-05 DE.AV Comments & Revisions\Prep\North and Bassa Administrative Variance v02 - Bassa St.docx

September 5, 2024 Hamptons at Wimauma Administrative Variance – Bassa St

Page 3 of 4

Apartment Complex. There are therefore no crashes that would be prevented by the addition of ribbon curb as is required per TS-7 and none involving pedestrians.

Further, the appropriate typical section is TS-7, residential variant. The abutting roadways show sufficient pavement widths per this typical section and the clear zone is nominally 31 feet on the east side and 15 feet on the west side, based on field review, exceeding the 6-foot minimum requirement by the Florida Greenbook. Sidewalk is also present on at least one side of the roadway.

C. Without the variance, reasonable access cannot be provided

Without this variance, it unlikely that the applicant will be able to afford the improvements required to permit access to North St through the 6th St Extension or Bassa St. There is also no compliant roadway adjacent to the site that can be accessed directly. Therefore, no reasonable access can be provided without this variance.

September 5, 2024 Hamptons at Wimauma Administrative Variance – Bassa St

Page 4 of 4

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Attachments list:

- 1. Site Plan
- 2. Crash Report Results not included due to sensitive information, available upon request



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

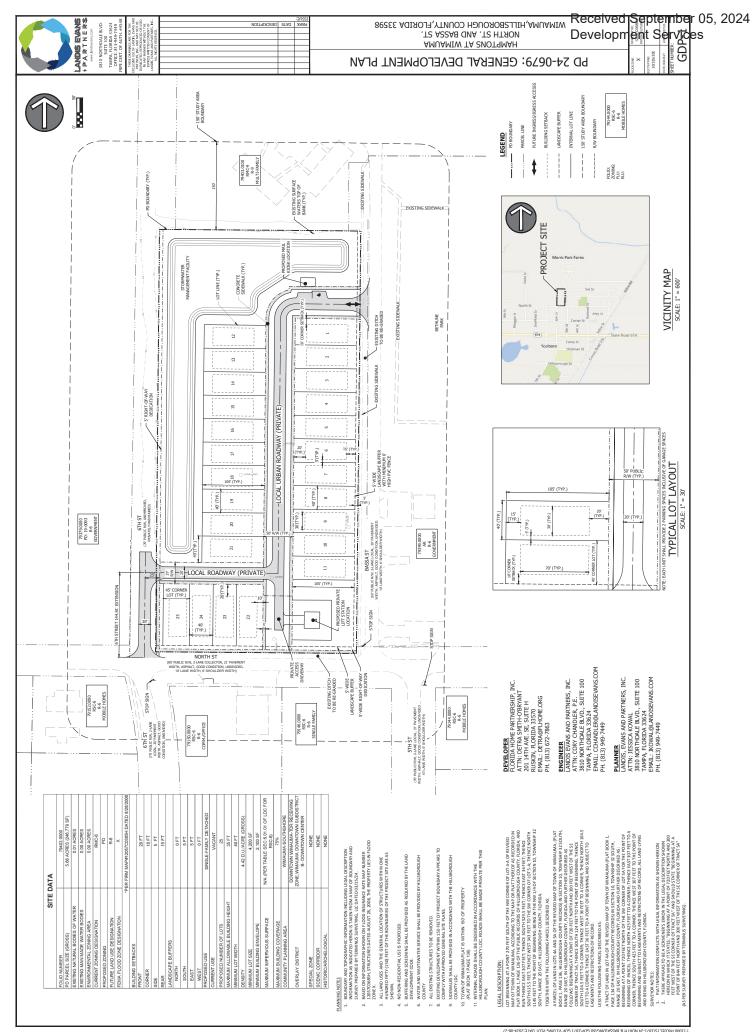
Disapproved

Approved with Conditions

Approved

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

Notice: Consistent with Section 6.04.02.B.8 of the LDC, the results of this variance application may be appealed, as further described in Section 10.05.01 of the LDC, to the Land Use Hearing Officer within 30 calendar days of the date of the above action.



Ratliff, James

From: Williams, Michael

Sent: Friday, September 6, 2024 3:54 PM

To: Victor Huggins

Cc: Tirado, Sheida; Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake

Subject: FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

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I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

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

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County Engineer

Development Services Department

P: (813) 307-1851 M: (813) 614-2190

E: Williamsm@HCFL.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com jkowal@landisevans.com follinj@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review ManagerDevelopment Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

to complete this form:		
Request Type (check one)	 Section 6.04.02.B. Administrative Variance ★ Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 	
Submittal Type (check one)	☐ New Request ☐ Additional Information	
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	□1. □4. □2. ×5. Internal Roadway □3. □6.	
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.		
Project Name/ Phase Hamptons at W	imauma	
Important: The name selected must be used on all full request is specific to a discrete phase, please also	uture communications and submittals of additional/revised information relating to this variance. list that phase.	
Folio Number(s) 79403.0000	Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").		
Name of Person Submitting Request	Jessica Kowal	
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.		
Current Property Zoning Designation	RMC-6	
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.		
Pending Zoning Application Number	RZ-PD 24-0679	
	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A	

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".

1 of 1



September 5, 2024

Mr. Michael J. Williams, P.E. Hillsborough County Engineer 601 E. Kennedy Boulevard 20th Floor Tampa, Florida 33602

Re: Hamptons at Wimauma

Design Exception – Internal Roadway

Folio No. 79403.0000

Zoning Case No. RZ-PD 24-0679

Dear Mr. Williams;

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM), Typical Section (TS) 3 (see Figure 1), as a part of LDC Section 6.04.03.L (existing facilities) for a portion of our development's internal roadway in association with the subject line development. This is being submitted as a part of a Planned Development Rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North Street and Bassa Street. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE *Trip Generation Manual*, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

Average Daily Trips: 282

AM Peak Hour Total Trips: 21

September 5, 2024 Hamptons at Wimauma Design Exception – Internal Roadway

Page 2 of 4

AM Peak Hour Inbound Trips: 5AM Peak Hour Outbound Trips: 16

• PM Peak Hour Total Trips: 27

PM Peak Hour Inbound Trips: 17PM Peak Hour Outbound Trips: 10

This Design Exception is to modify TS-3 for the installation of 207 linear feet of a segment of roadway internal to our development. Figure 2 displays the proposed TS-3 modification, and the following section outlines the exceptions requested.

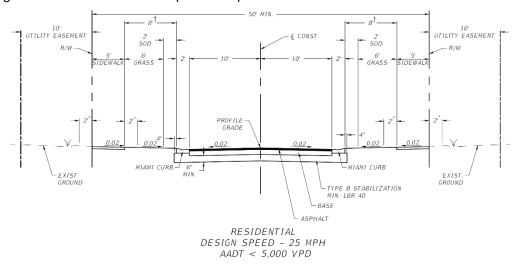


Figure 1 – Hillsborough County TTM TS-3

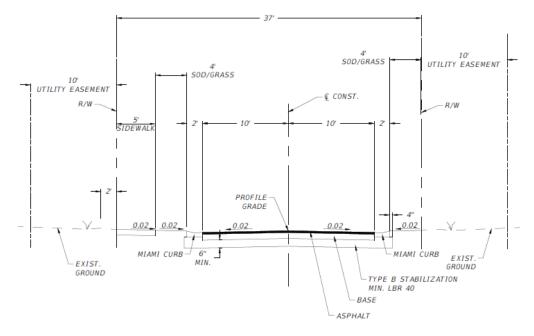


Figure 2 – Proposed Modification to Hillsborough County TTM TS-3

T:\1000 Projects\1871-24 North & Bassa\Permitting\Hillsborough County\PD Rezoning\2024-09-05 DE.AV Comments & Revisions\Prep\North and Bassa Design Exception v02 - Internal Street.docx

September 5, 2024 Hamptons at Wimauma Design Exception – Internal Roadway

Page 3 of 4

The following exceptions are requested for the proposed development roadway:

- 1. Reduce the required right of way width to 37 feet of right of way for 207 linear feet of our internal roadway TS-3 requires 50 feet of right of way.
- 2. Install a 5-foot sidewalk along the southern side of the proposed 37-foot right of way for 207 linear feet TS-3 requires 5 feet of sidewalk on both sides of the road.

The justification for this Design Exception is as follows:

- 1. Without the requested reduction in right of way for these 207 linear feet, the development will not be able to meet the minimum density requirements as required by being located within the Urban Service Area. The 207-foot linear section we are requesting a reduction in right of way for serves 4 units, which is more indicative of an alley way rather than a roadway. However, the development's connection to North St through the Scarboro St/6th St Extension, prevents this roadway from functioning as an alley way that only serves the 4 noted lots. The modified typical section and reduced right of way width will still adequately accommodate vehicular traffic and include pedestrian connectivity to the transportation network while providing proper separation for pedestrians from vehicles. Our internal roadways will be privately owned and maintained by the subsequently established homeowner's association (HOA).
- 2. There is not enough right of way proposed (per previous justification) to install sidewalks on both sides of the road. However, the proposed 5-foot sidewalk along the south side of this internal roadway connects to all adjacent sidewalks on Scarboro St/6th St Extension, North St, and the other internal sidewalks that subsequently connect to Bassa St. All lots within our proposed development will have pedestrian access and will provide pedestrian connections to complete the pedestrian network in the adjacent area.
- 3. As noted above, the proposed subdivision is an affordable housing community. In compliance with LDC Section 6.02.08.C sidewalks are to be constructed on each side of internal subdivision streets except as noted in Sec. 6.02.08.C.3 for affordable housing developments, "where sidewalks are required on only one side of the internal subdivision streets."

September 5, 2024 Hamptons at Wimauma Design Exception – Internal Roadway

Page 4 of 4

We respectfully request approval of this Design Exception. Please feel free to call me if you have any questions regarding this application.

Attachments list:

1. Site Plan

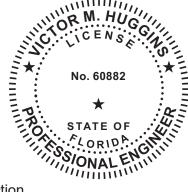
Sincerely,



Landis Evans + Partners, Inc.

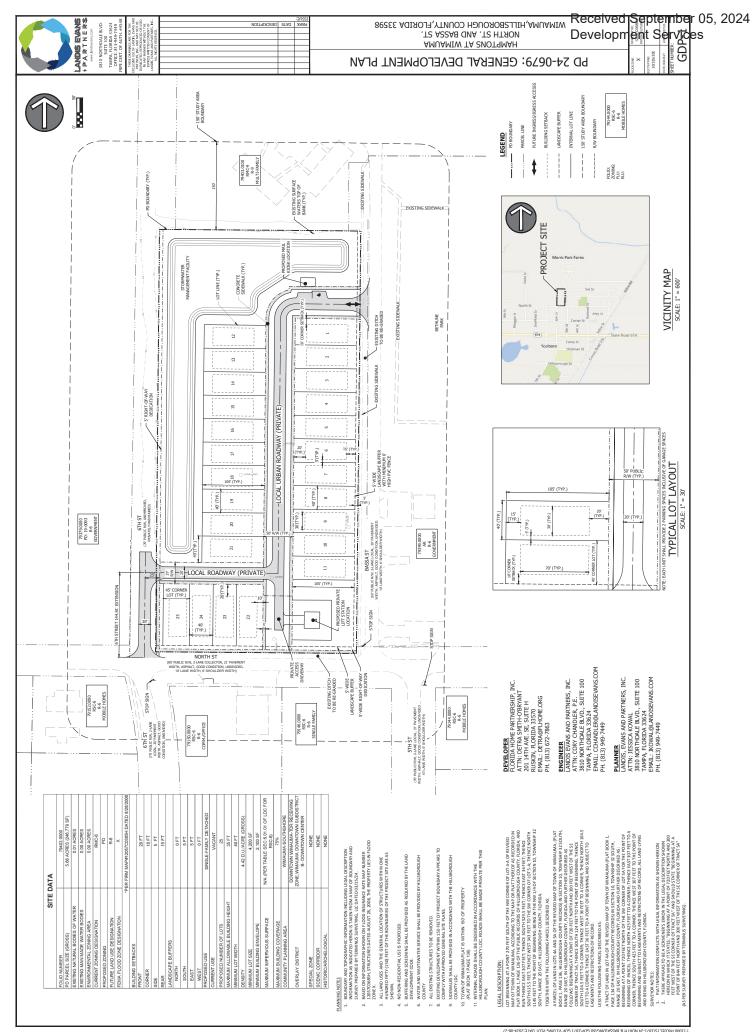
Victor Huggins, P.E. | PE #60882

VP of Land Development Production



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based on the information prov	ided by the applicant, this request is:
	Disapproved
	Approved with Conditions
	Approved
Michael J. Williams, P.E. Hillsborough County Engineer	



Ratliff, James

From: Tirado, Sheida

Sent: Tuesday, September 10, 2024 11:41 AM **To:** Victor Huggins; Williams, Michael

Cc: Jessica Kowal; Follin, Jared; Ratliff, James; De Leon, Eleonor; PW-CEIntake **Subject:** RE: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Attachments: 24-0679 AVAd 09-05-24_1.pdf; 24-0679 AVAd 09-05-24_2.pdf; 24-0679 AVAd 09-05-24_3.pdf;

24-0679 DEAd 09-05-24_3.pdf; 24-0679 DEAd 09-10-24_4.pdf

Hello Victor,

Resending Mr. Williams Approvable email to correct a clerical error with one of the files.

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

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

From: Williams, Michael <WilliamsM@hcfl.gov>

Sent: Friday, September 6, 2024 3:54 PM

To: Victor Huggins < vhuggins@landisevans.com>

Cc: Tirado, Sheida <TiradoS@hcfl.gov>; Jessica Kowal <jkowal@landisevans.com>; Follin, Jared <FollinJ@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>; PW-CEIntake <PW-CEIntake@hcfl.gov> **Subject:** FW: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Victor,

I have found the attached four Section 6.04.02.B. Administrative Variances (AV) and one Design Exception (DE) for PD 24-0679 APPROVABLE.

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

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I

will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

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

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

Mike

Michael J. Williams, P.E.

Director, Development Review County EngineerDevelopment Services Department

P: (813) 307-1851
M: (813) 614-2190
E: <u>Williamsm@HCFL.gov</u>

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 <<u>TiradoS@hcfl.gov</u>>
Sent: Thursday, September 5, 2024 8:20 PM
To: Williams, Michael <<u>WilliamsM@hcfl.gov</u>>
Cc: De Leon, Eleonor <<u>DeLeonE@hcfl.gov</u>>

Subject: RZ PD 24-0679 - Administrative Variances and Design Exception Reviews

Hello Mike,

Thea attached AVs and DEs are approvable to me, please include the following people in your response email:

vhuggins@landisevans.com jkowal@landisevans.com follinj@hcfl.gov ratliffja@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager Development Services Department

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at <u>deleone@HCFL.gov</u> or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	 Section 6.04.02.B. Administrative Variance ★ Technical Manual Design Exception Request Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) 		
Submittal Type (check one)	☐ New Request ☐ Additional Information		
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	1.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase Hamptons at W	imauma		
Important: The name selected must be used on all full frequest is specific to a discrete phase, please also	Iture communications and submittals of additional/revised information relating to this variance. list that phase.		
Folio Number(s) 79403.0000	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Jessica Kowal		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation	RMC-6		
Important: For Example, type "Residential Multi-Family Conventional -9 " or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	RZ-PD 24-0679		
	nter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not 101 M for major modifications, PRS for minor modifications/personal appearances.		
Related Project Identification Number (Site/Subdivision Application Number)	N/A		

1 of 1

Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision

Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".



September 5, 2024

Mr. Michael J. Williams, P.E. Hillsborough County Engineer 601 E. Kennedy Boulevard 20th Floor Tampa, Florida 33602

Re: Hamptons at Wimauma

Design Exception – Scarboro St/6th St Extension

Folio No. 79403.0000

Zoning Case No. RZ-PD 24-0679

Dear Mr. Williams;

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual (TTM), Typical Section (TS) 3 (see Figure 1), as a part of LDC Section 6.04.03.L (existing facilities) for the unimproved portion of 6th St, north of North St, in association with the subject development. This is being submitted as a part of a Planned Development Rezoning application.

The applicant proposes a twenty-five (25) unit affordable housing community on a 5.66 AC parcel located at the northwest corner of North St and Bassa St. North St is classified as a collector road and Bassa St as a local road. Access is proposed on Bassa St with a second access that will connect to a proposed extension of 6th St on the west side of the property.

The ITE TripGen Web-Based App (using the ITE *Trip Generation Manual*, 11th Edition as Data Source) generates the following estimates of trip generation for the proposed development (ITE Code 210 – Single-Family Detached Housing):

• Average Daily Trips: 282

• AM Peak Hour Total Trips: 21

AM Peak Hour Inbound Trips: 5AM Peak Hour Outbound Trips: 16

Page 2 of 4

- PM Peak Hour Total Trips: 27
 - o PM Peak Hour Inbound Trips: 17
 - PM Peak Hour Outbound Trips: 10

This Design Exception is to modify TS-3 for the improvement of the 6th Street Extension, identified as the continuation of a local roadway. Figure 2 displays the proposed TS-3 modification, and the following section outlines the exceptions requested.

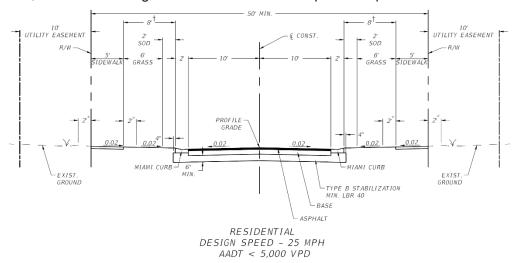


Figure 1 – Hillsborough County TTM TS-3

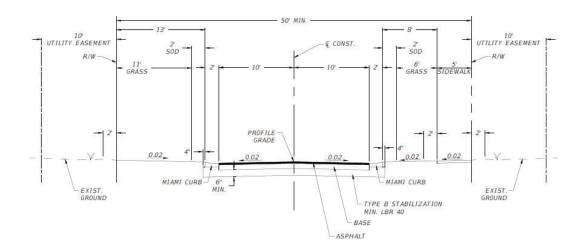


Figure 2 – Proposed Modification to Hillsborough County TTM TS-3

The following exceptions are requested for the proposed development roadway:

 Provide 5-foot sidewalk on east side along property frontage with no western sidewalk – TS-3 indicates 5-foot sidewalks required on both sides of the road. September 5, 2024 Hamptons at Wimauma Design Exception – Scarboro St/6th St Extension

Page 3 of 4

The justification for this Design Exception is as follows:

1. This segment of 6th St is currently unimproved with 70 feet of right of way and abuts conservation lands (ELAPP) to the west. As this ELAPP land will not be developed, the required sidewalk on the west would not serve as a pedestrian connection to public lands nor would it serve existing or proposed developments. Additionally, since this segment of 6th Street does not qualify for public maintenance according to Mobility Policy 4.1.4, this segment will be required to be maintained by the homeowner's association. To maintain the existing alignment of Scarboro St/6th St south of North St, this 5-footwide sidewalk area will be dedicated to Hillsborough County.

The existing sidewalks along Bassa St, 5th St, and 6th St together with this development's proposed sidewalks along North St (north) and this extension of 6th St (east), the pedestrian network is made complete for the surrounding area. See Figure 3 below. We consider this proposal meets the intent of the Code by providing for safe pedestrian circulation.



Figure 3 – Existing & Proposed Pedestrian Network Surrounding the Subject Site

September 5, 2024 Hamptons at Wimauma Design Exception – Scarboro St/6th St Extension

Page 4 of 4

We respectfully request approval of this Design Exception. Please feel free to call me if you have any questions regarding this application.

Attachments list:

- 1. Site Plan
- 2. Crash Report Results not included due to sensitive information, available upon request



Victor M Huggins State of Florida, Professional Engineer, License No. 60882 This item has been digitally signed and sealed by Victor M Huggins on the date indicated adjacent to the seal; Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Based on the information prov	ided by the applicant, this request is:
	Disapproved
	Approved with Conditions
	Approved
Michael J. Williams, P.E. Hillsborough County Engineer	

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
North St.	County Collector - Rural	2 Lanes ⊠Substandard Road ⊠Sufficient ROW Width (For Urban Section)	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other
Bassa St.	County Local - Rural	2 Lanes ⊠ Substandard Road ⊠ Sufficient ROW Width (For Urban Section)	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
6 th St. (Unimproved Right-of-Way)	County Unimproved	0 Lanes (Future 2 Lanes) ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other – New Road Extension
	Choose an item.	Choose an item. Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other

Project Trip Generation □Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	186	11	15
Proposed	282	21	27
Difference (+/-)	(+) 96	(+) 10	(+) 12

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

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

Design Exception/Administrative Variance □ Not applicable for this request		
Road Name/Nature of Request	Туре	Finding
Bassa St./ Substandard Road	Administrative Variance Requested	Approvable
5 th St./ Substandard Road	Administrative Variance Requested	Approvable
North St./ Substandard Road	Administrative Variance Requested	Approvable
New Internal Road Segment/ Typical Section	Design Exception Requested	Approvable
6 th St. Extension/ Typical Section	Design Exception Requested	Approvable
Notes:	·	·

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☑ Design Exception/Adm. Variance Requested☑ Off-Site Improvements Provided	☐ Yes ☐ N/A ⊠ No	⊠ Yes □ No	

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Donna Cameron Cepeda Ken Hagan Pat Kemp Michael Owen Joshua Wostal



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: 7/22/2024	COMMENT DATE: 04/18/2024	
PETITION NO.: 24-0679	PROPERTY ADDRESS: NW corner of North St and Bassa St, Wimauma, FL 33598	
EPC REVIEWER: Melissa Yañez	and bassa sty Windama, 12 33375	
CONTACT INFORMATION: (813) 627-2600 X 1360	FOLIO #: 0794030000	
CONTACT INFORMATION. (813) 027-2000 X 1300	STR: 10-32S-20E	
EMAIL: yanezm@epchc.org		

REQUESTED ZONING: From AR to PD

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	5/31/2023	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	No wet per site visit and desktop review	
SOILS SURVEY, EPC FILES)		

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:

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

On May 31, 2023, EPC staff visited 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.

 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.

My/cb

ec: Florida Home Partnership Inc - <u>Vanessa@FLHome.org</u> Landis Evans and Partners Inc - <u>jkowal@landisevans.com</u>

Environmental Excellence in a Changing World



Adequate Facilities Analysis: Rezoning

Date: 4/17/2024 **Acreage:** 5.66 (+/- acres)

Proposed Zoning: Planned Development Jurisdiction: Hillsborough County

Future Land Use: Case Number: 24-0679 R-6

HCPS #: RZ 611

Maximum Residential Units: 22

Address: Northwest corner of North and Bassa

Residential Type: Single Family Detached Street

Parcel Folio Number(s): 79403.0000

School Data	Wimauma Elementary	Shields Middle	Sumner High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	975	1557	3301
2023-24 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	485	1739	3738
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	50%	112%	113%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 4/16/2024	429	0	0
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	5	2	3
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	94%	112%	113%

Notes: At this time, adequate capacity exists at Wimauma Elementary School for the proposed rezoning. While Shields Middle and Sumner High Schools are projected to be over capacity, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). Currently, additional capacity exists in adjacent concurrency service areas at the high school level, however, there is no adjacent capacity available at the middle school level. The applicant is advised to contact the school district for more information.

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

andrea a Stingone

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

E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684



AGENCY REVIEW COMMENT SHEET

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: 08/29/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Florida Home Partnership Inc **PETITION NO:** 24-0679

LOCATION: NW corner of North and Bassa Streets

FOLIO NO: 79403.0000

Estimated Fees:

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: \$9,183 * 25 = \$229,575 (*see note below)

Parks: \$2,145 * 25 = \$53,625 School: \$8,227 * 25 = \$205,675

Fire: \$335 * 25 = \$8,375

Total per House: \$19,890 * 25 = \$497,250 (*see note below)

Project Summary/Description:

Urban Mobility, South Fire/Parks - 25 single family homes

*Note - potential affordable housing reduced mobility rates could apply if homes are less than 1,500 sq ft living area, depending on income of homeowners. Requires going through the Affordable Housing process and the Affordable Housing team to verify income levels.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management		agement	DATE: 23 Apr 2	2024		
REV	REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management					
APP	APPLICANT: Landis Evans PETITION NO: RZ-PD 24-0679					
LOC	ATION: Wimauma, FL 33598					
FOL	IO NO: <u>79403.0000</u>	SEC: <u>10</u> TWN: <u>3</u>	32 RNG: 20			
	This agency has no comments.					
	This agency has no objection.					
\boxtimes	This agency has no objection, subject to listed	or attached condition	ons.			
	This agency objects, based on the listed or atta	ached conditions.				
COM	MENTS: The subject application is adjacent to t	he Balm Scrub Add	lition Preserve 1	Per		

COMMENTS: The subject application is adjacent to the Balm Scrub Addition Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 24-0679 REVIEWED BY: Clay Walker, E.I. DATE: 4/26/2024 FOLIO NO.: 79403.0000					
OLIC	70100.000				
WATER					
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.				
\boxtimes	A <u>6</u> inch water main exists (adjacent to the site), (approximately <u>feet from the site)</u> and is located east of the subject property within the west Right-of-Way of <u>Bassa Street</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.				
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.				
WASTEWATER					
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.				
\boxtimes	A <u>4</u> inch wastewater forcemain exists [(adjacent to the site), [(approximately <u>25</u> feet from the site) and is located east of the subject property within the east Right-of-Way of Bassa Street. 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.				
COMM	ANTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not				
	have, but will have prior to placing the proposed project into operation, adequate				

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO: Zoning Review, Development Services REQUEST DATE: 4/17/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 4/24/2024

PROPERTY OWNER: Florida Home Partnership Inc. **PID:** 24-0679

APPLICANT: Florida Home Partnership Inc.

LOCATION: Northwest Corner of North Street and Bassa Street Wimauma, FL 33598

FOLIO NO.: 79403.0000

AGENCY REVIEW COMMENTS:

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

Hillsborough County EVSD has no objection to the request with regards to WRPAs, SWRPAs, and PWWPAs.

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: Reviewer: Carla Shelton Knight Date: April 23, 2024

Agency: Natural Resources **Petition #:** 24-0679

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
DOARD O	r COUNTI 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:	Monday, September 16, 2024	
TIME:	Commencing at 6:00 p.m. Concluding at 6:52 p.m.	
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33610	
Reported by: Brittany Bridges, AAERT No. 1607 Digital Reporter		

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1
              MS. HEINRICH: Or next application is Item D.1,
 2
    PD 24-0679. The applicant is requesting to rezone property
    zoned AR and RMC-6 to planned development. Jared Follin with
 3
    Development Services will provide staff findings after the
    applicant's presentation.
 6
              HEARING MASTER:
                               All right. Is the applicant here?
              Good evening.
              MS. KOWAL: Good evening. My name is Jessica Kowal.
 8
    I'm the land use planner with Landis Evans and Partners.
 9
    address is 3810 Northdale Boulevard, Suite 100, 33624 in Tampa.
10
11
              I'm here tonight on behalf of the applicant,
    Florida Home Partnership, an organization that provides quality
12
13
    affordable housing for families living below the median income
14
           The applicant is requesting a rezoning of the property
15
    to a planned development district.
16
              The subject site is 5.66 acres and is located within a
17
             At the northeast corner of North Street and Bassa
18
    Street.
             The property is currently vacant and is zoned RMC-6.
19
    The adjacent uses include apartments to the north and acquired
20
    environmental ELAPP site that will be perpetually undeveloped to
    the west, single-family detached and commercial uses to the
21
22
    south across North Street and the Wimauma Senior Center and
23
    Bethine Park to the east. The property is within the RES-6
    Future Land Use Category, as are all surrounding properties,
24
    with the exception of the R-9 Future Land Use to the north,
25
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which is again the ELAPP property. 1 The apartment complex to the north is zoned RMC-9 and the ELAPP land was dedicated through planned development zoning. 3 The zoning of the adjacent single-family residential properties is RSC-6 and the park and senior center are zoned the AR. The current request is to rezone the property from 6 RMC-6 residential multi-family conventional to planned development. This would allow the development up to 25 8 single-family detached units. The project will be served by Hillsborough County water and sewer. 10 There have been administrative variances and design 11 exceptions submitted along with this that the county engineer 12 13 has found approvable if this zoning is also approved. 14 summarize some of the key findings from the staff report, staff 15 has found the request compatible with the nearby development patterns. Planning Commission has found proposed development to 16 17 be consistent with the comprehensive plan. There are no objections from any reviewing agencies. And staff has found the 18 19 request to be approvable. 20 With that, I will conclude my presentation and 21 respectfully request your recommendation for approval. I'm here 22 to answer any questions you may have. 23 HEARING MASTER: No questions at this time, but thank you so much. If you could please sign in. 24 Development Services. Good evening. 25

MR. FOLLIN: Good evening, Jared Follin with 1 2 Development Services. So the applicant did a good job of explaining the 3 context of the area, what the project is going to be about. It's true, there are -- there is multi-family to the north. There's an ELAPP property to the west, which is undevelopable. And to the east, there's a large park with a senior center and a boys and girls club community center. To the south, there is a 8 nonconforming -- or a legal nonconforming use that has existed there since 1990. It is a record service. There's accessory 10 11 open storage for disabled vehicles. And there's also automobile repair that is conducted there. That was approved in 1990. 12 13 They're nonconforming status. 14 So one of the bigger issues we had, if you look at the 15 plan, I'll put it up on the screen here. So this is the -- this 16 is the south. My bad. 17 This is the south here and then this is the -- the 18 As you can see, the way they've designed the -- the 19 property, the lots, a lot of them are double frontage or through 20 lots. So one of the things that we had asked them to do is to provide a six-foot or some sort of six-foot type fence along 21 22 that edge along the backside of those lots to one, provide 23 safety and two, to give privacy and establish a rear yard backyard for those homes. So they are willing to provide that 24 along both of those frontages. And that will also help buffer 25

```
from the southern nonconformity use to the south.
 1
              The lot standards for the property, it's -- closely
    resembles RSC-10. The minimum lots will be 4,200 -- or the
 3
    minimum lot size will be 4,200 square feet with a 40-foot width.
    Other other than that, we have no compatibility concerns.
    area is mostly residential, single-family, besides the two
    outliers that are adjacent to this property. And with the
    nearby amenities, with the park, it's an appropriate place for a
 8
    single-family residential neighborhood and we find it
 9
    approvable.
10
11
              HEARING MASTER: Let me just ask you just for my own
    information. The staff report says that the standards of the
12
13
    Wimauma Subdistrict are not applicable.
14
              MR. FOLLIN: Yes.
                                 Sorry. Yes. I forgot to mention
15
    that.
              The -- there is an overlay and it is in the Wimauma
16
17
    District. But considering that it's strictly single-family
18
    that's going to be operating or that's the core of the
    development, they don't have to adhere to the standards.
19
20
              HEARING MASTER: All right. So if they have any
21
    nonresidential uses, then it would be applicable?
              MR. FOLLIN: Correct. Yes.
22
23
              HEARING MASTER: Okay. Understood.
                                                   Thank you so
           I appreciate it.
24
    much.
25
              MR. FOLLIN: Thank you.
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HEARING MASTER: Planning Commission. 1 MR. ROYAL: Good evening. Tyrek Roal, Planning 2 3 Commission staff. 4 The subject property is in the residential six Future Land Use Category. The site -- it's in the urban service area within the limits of the Wimauma Village Community Plan. planned development will compliment the surrounding area and meets the intent of Objective 1 and Policy 1.4 compatibility and 8 Objective 16 in its companion policies on neighborhood 9 protection. 10 The proposed planned development meets the intent of 11 the Wimauma Village Community Plan, specifically in the Downtown 12 Center District of the Community Plan. 13 The plan encourages 14 higher density residential development. Residential uses are 15 encouraged, including single-family attaching and detached homes 16 according to the liveable community Development. 17 Based upon these considerations, Planning Commission Staff finds the proposed planned development consistent with 18 Unincorporated Hillsborough County Comprehensive Plan subject to 19 the conditions of the Development Services Department. 20 21 HEARING MASTER: Thank you so much. I appreciate it. 22 Is there anyone in the room or online that would like 23 to speak in support? Anyone favor. I'm seeing no one. 2.4 Anyone in opposition to this request? All right, no 25 one.

1	Ms. Heinrich, anything else?
2	MS. HEINRICH: Nothing further, ma'am.
3	HEARING MASTER: All right. We'll go back to the
4	applicant. Ma'am, do you have anything you'd like to add?
5	MS. KOWAL: No, we do not.
6	HEARING MASTER: All right.
7	MS. KOWAL: Thank you.
8	HEARING MASTER: Thank you for that. I appreciate it.
9	Then we'll close Rezoning 24-0679 and go to the last
10	case.
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Zoning Hearing Master Hearing August 19, 2024

	OROUGH COUNTY, FLORIDA f County Commissioners	
 IN RE:	X)	
ZONE Hearing Master HEARINGS)))	
	X	
ZONING Hearing Master HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS		
BEFORE:	Pamela Jo Hatley Land Use Hearing Master	
DATE:	Monday, August 19, 2024	
TIME:	Commencing at 6:00 p.m. Concluding at 8:57 p.m.	
LOCATION:	Hillsborough County BOCC Development Services Department- Second Floor Boardroom 601 East Kennedy Boulevard Tampa, Florida 33601	
Reported by: Diane DeMarsh, AAERT No. Digital Reporter	1654	

Zoning Hearing Master Hearing August 19, 2024

Rezoning 24-0591. The application is out of order and is 1 2 continuing to October 15th, not the 16th, ZHM Hearing. And I can go over the published continuances and 3 withdrawals if you'd like. HEARING MASTER: Yes, please. MS. HEINRICH: Our first item is Item A.1, Major Mod 6 24-0397. This application is out of order to be heard and is being continue to the September 16, 2024 ZHM Hearing. 8 Item A.2, this app is PD Rezoning 24-0537. This 9 application is out of order to be heard and it being continued 10 11 to the September 16, 2024 ZHM Hearing. Item A.3, PD Rezoning 24-0591. This application is 12 13 out of order to be heard and it's being continued to the 14 October 15, 2024 ZHM Hearing. 15 Item A.4, Major Mod 24-0675. This application is out order to be heard and is being continued to be 16 September 16, 2024 ZHM Hearing. 17 18 Item A.5, Major Mod 24-0677. This application is being continued by the applicant to the September 16, 2024 ZHM 19 20 Hearing. 21 Item A.6, PD Rezoning 24-0679. This application is 22 out of order to be heard and is being continued to the 23 September 16, 2024 ZHM Hearing. Item A.7, Major Mod 24-0691. This application is out 24 of order to be heard and is being continued to the 25

	July 22, 2024
	BBOROUGH COUNTY, FLORIDA of County Commissioners
IN RE:	X)
ZONE HEARING MASTER HEARINGS))) X
	HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch
	Land IIca Hearing Magter

Land Use Hearing Master

DATE: Monday, July 22, 2024

TIME: Commencing at 6:00 p.m.

Concluding at 9:32 p.m.

LOCATION: Hillsborough County BOCC

601 East Kennedy Boulevard Second Floor Boardroom

Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. 1654 Digital Reporter

ZHM Meeting July 22, 2024

to be heard and is being continued to the August 16, 2024 ZHM 1 Hearing. Item A.11, Major Mod 24-0674. This application is out 3 of order to be heard and is being continued to the August 19, 2024 ZHM Hearing. Item A.12, Major Mod 24-0675. This application is out 6 of order to be heard and is being continued to the August 19, 2024 ZHM Hearing. 8 Item A.13, Major Mod 24-0677. This application is 9 being continued by the applicant to the August 19, 2024 ZHM 10 11 Hearing. Item A.14, PD 24-0679. This application is out of 12 13 order to be heard and is being continued to the August 19, 2024 14 ZHM hearing. 15 Item A.15, PD 24-0697. This application is out of order to be heard and is being continued to the August 19, 2024 16 17 ZHM Hearing. 18 Item A.16, Standard Rezoning 24-0725. application is -- this application is being continued by the 19 20 applicant to the August 19, 2024 ZHM Hearing. 21 Item A.17, Standard Rezoning 24-0732. 22 application has been withdrawn by the applicant from the hearing 23 process. Item A.18, Standard Rezoning 24-0862. 24

application is out of order to be heard and is being continued

25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

NONE