

Rezoning Application: PD 23-0992

Zoning Hearing Master Date: February 20, 2024

BOCC Land Use Meeting Date: April 9, 2024



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Shree Kulkarni

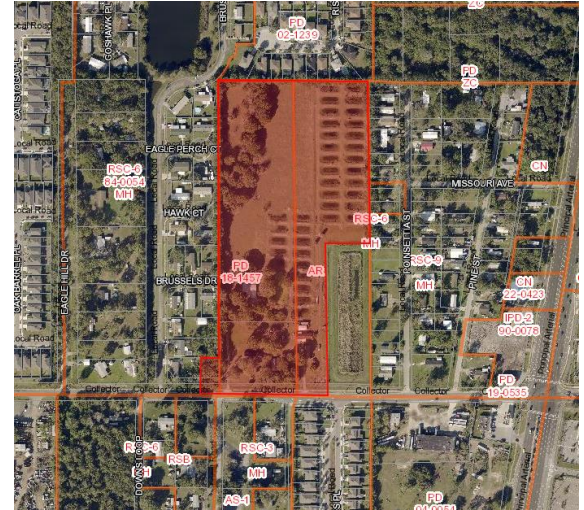
FLU Category: SMU-6

Service Area: Urban

Site Acreage: 17.04

Community Plan Area: Riverview

Overlay: None



Introduction Summary:

This is a request to rezone three parcels to Planned Development (PD) to develop multi-family housing on the property. Two development options with differing residential dwelling types are proposed in the request to give the applicant flexibility. Option one proposes townhome dwellings, each on their own platted lot and option two proposes Cottage-Style multifamily dwellings developed on a single lot. The applicant will utilize the Residential Infill Density Bonus described in Objective 23 of the Future Land Use Plan to allow for a total of 123 dwelling units.

Zoning:	Existing			Proposed
District(s)	AR	PD 18-1457	RSC-6 MH	PD 23-0992
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional/Mobile Home)	Multi-family residential
Acreage	~6.8	~9.6	~.50	~16.91
Density/Intensity	217,800sf / DU	5.93 DU/GA	7,000 sf / DU	7.21 DU/GA
Mathematical Maximum*	1 DU	57 DU	0 DU	122 DU

*number represents a pre-development approximation

Development Standards:	Existing			Proposed	
District(s)	AR	PD 18-1457	RSC-6 MH	PD 23-0992 Townhomes	PD 23-0992 Cottage Style Multi-Family
Lot Size / Lot Width	217,800sf / 150'	5,000 sf / 50'	7,000 sf	1,440 sf / 16'	N/A
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 20' Rear 5' Sides	25' Front 7.5' Side 25' Front	20' Front 15' Rear 5' Sides	20' Front 15' Rear 5' Sides
Height	50'	35'	35'	27'	20'

Additional Information:

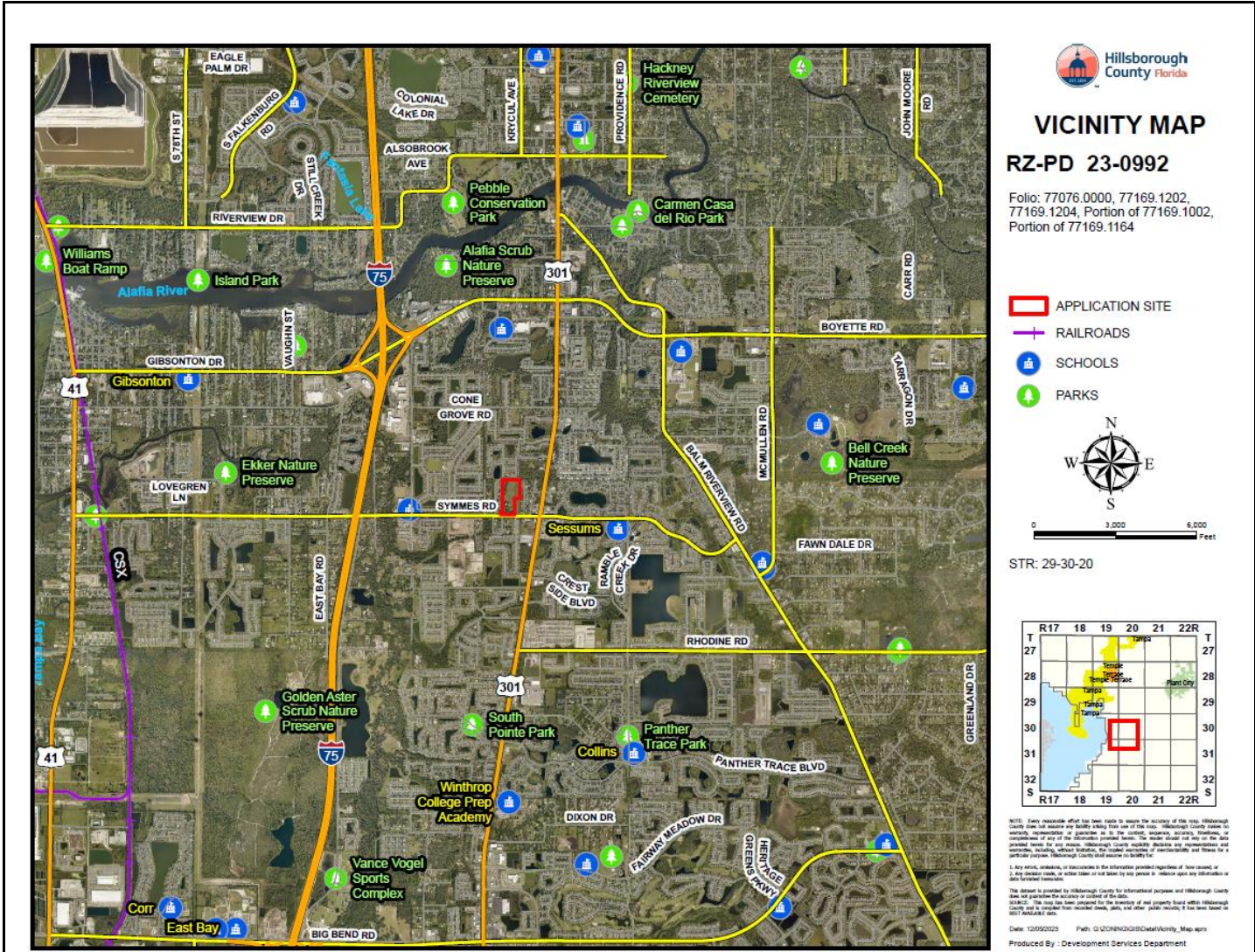
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

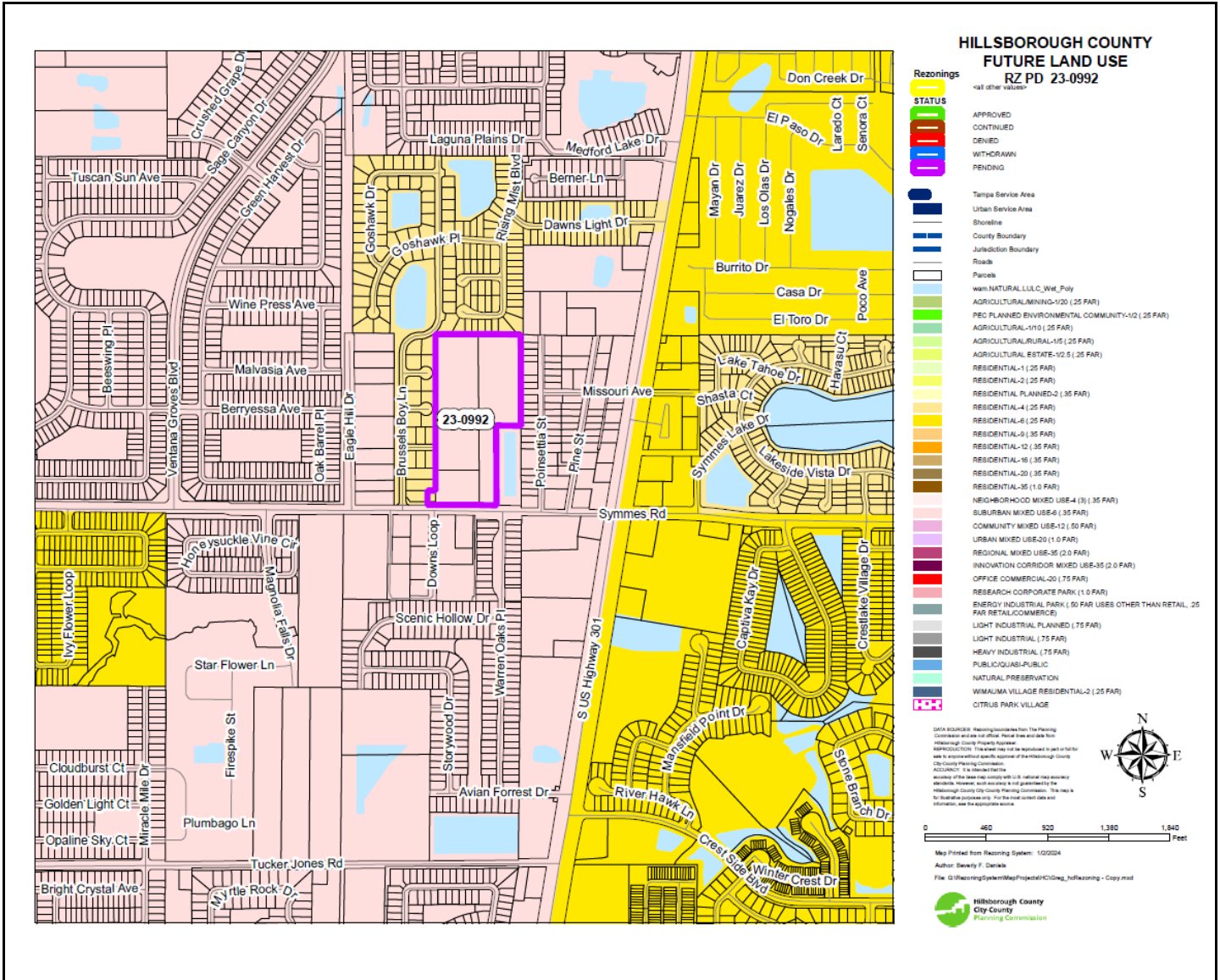


Context of Surrounding Area:

The 16.91 +/- acre site is located on the north side of Symmes Road and is approximately 820 feet to west of US Highway 301. The site is in the Urban Service Area and within the Riverview Community Planning Area. It is primarily surrounded by mobile homes, single-family homes, and commercial uses located at the intersection of Symmes and US Highway 301 to the east. Adjacent to the east lies a stormwater pond maintained by Florida Department of Transportation (FDOT).

2.0 LAND USE MAP SET AND SUMMARY DATA

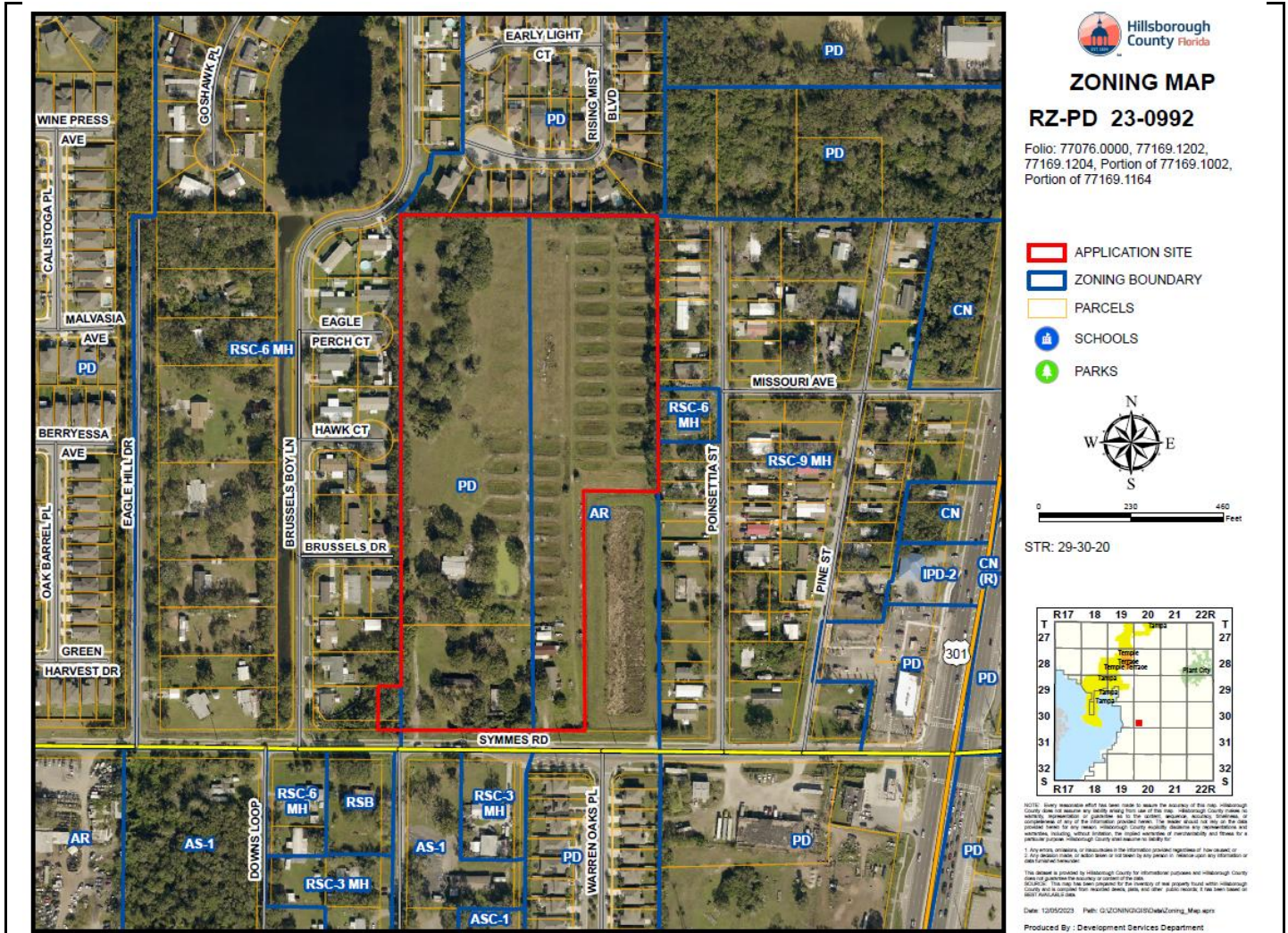
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use- 6 (SMU- 6)
Maximum Density/F.A.R.:	6.0 dwelling units per gross acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

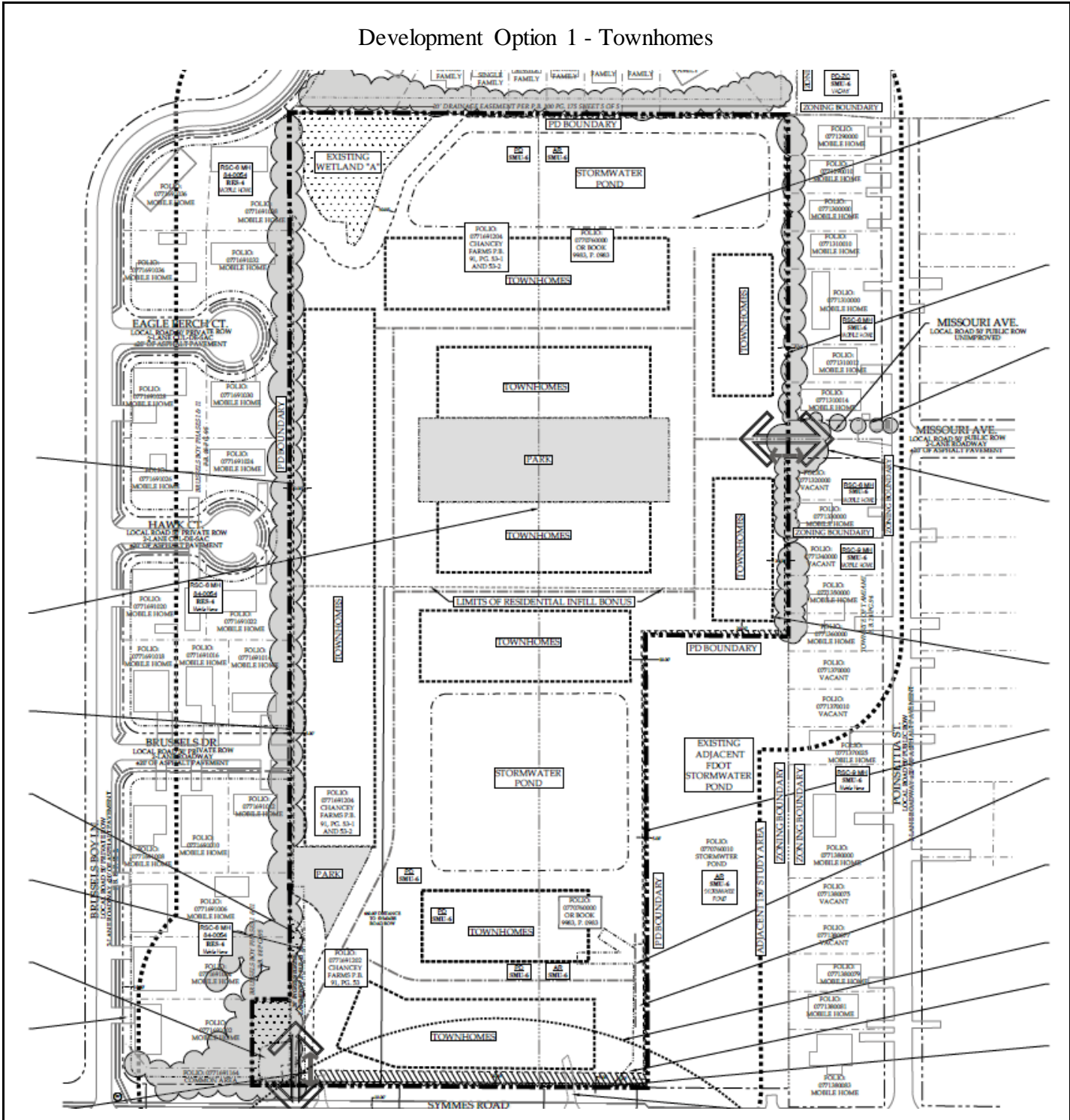


Adjacent Zonings and Uses

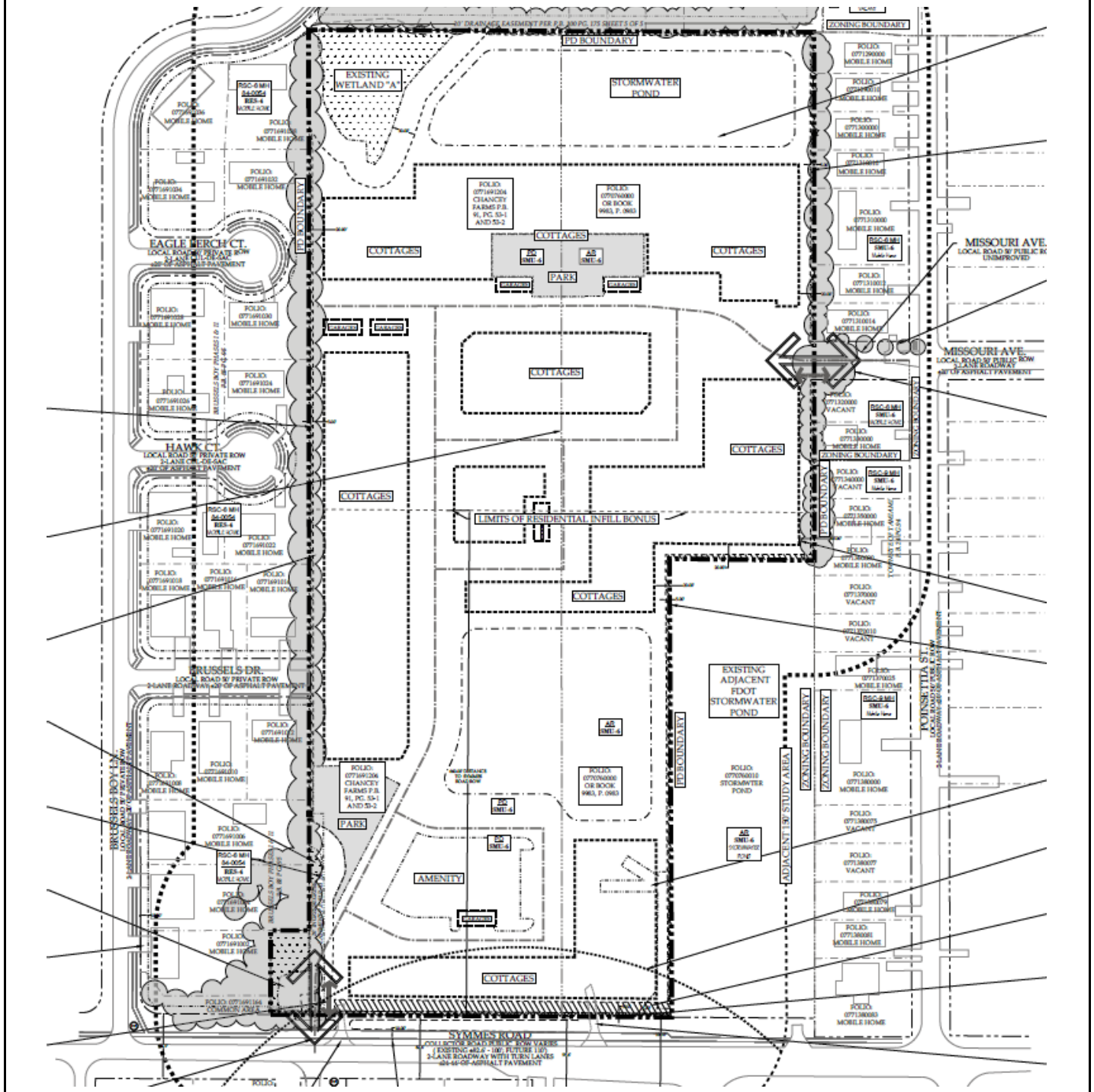
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 02-1239	90 dwelling units (3.81 du/acre)	Single-family conventional, mobile homes	single-family conventional
South	AS- 1, RSC- 3, PD 13-0121	1.0 du/acre .33 du/acre 188 dwelling units (4.28 du/acre)	Single-family conventional, mobile homes	Single-family conventional, mobile home, church
East	RSC-6 (MH) RSC-9 (MH) AR	.16 du/acre .11 du/acre .20 du/acre	Single-family conventional, mobile homes	Mobile Homes
West	RSC-6 (MH)	.16 du/acre	Single-family conventional, mobile homes	Mobile Homes

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)



Development Option 2 – Cottage-Style Homes



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Symmes Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Missouri Ave.	County Local - Rural	8 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	604	47	63
Proposed	887	59	70
Difference (+/1)	+283	+12	+7

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	x	None	None	Meets LDC
East	x	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
Symmes Rd./Substandard Roadway	Design Exception Requested	Approvable
Missouri Ave./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 Parks: \$1,957 School: \$7,027 Fire: \$249 Total per Townhouse: \$15,894 Multi-family (Fee estimate is based on a 1,200 s.f., 1-2 story) Mobility: \$6,661 Parks: \$1,555 School: \$3,891 Fire: \$249				

Total per unit Multi-family: \$12,356

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

Mobility: \$9,183

Parks: \$2,145

School: \$8,227

Fire: \$335

Total per House: \$19,890

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone a 17.04-acre tract from Planned Development 18-1457, Residential Single-Family Conventional-6 MH (RSC-6 MH), and Agricultural Rural (AR) to a Planned Development to allow the construction of a multi-family development. This application includes two development options to permit residential townhomes or cottage-style multi-family at 6.0 dwelling units per acre. The Residential Infill Density bonus has been applied to the project to allow up to 123 units or 7.2 dwelling units per acre.

The subject property is located at 10508 Symmes Road and is within the Riverview Community Plan. The surrounding area is primarily residential in nature consisting of single-family conventional homes and mobile home neighborhoods at various densities. Commercial uses lie nearby to the east along US Highway 301 which includes convenience stores, a supermarket, restaurants, and other commercial uses.

The property is located within the Urban Service Area.

The applicant's Planned Development proposes two development options for multi-family development at a maximum of 123 dwelling units. Option one would develop townhomes on the property with a maximum height of 27' or 2-stories. Townhome buildings would have up to 4 or 6 townhome units and would include garages. With this option, the property would be subdivided with a minimum lot size of 16' x 90'. Option two would be to develop Cottage-style homes. These would be free-standing structures and be either 1-, 2-, or 3-bedroom units at maximum building height of 20' or 1-story. Structures would include either one or two units, but the property would not be subdivided and would be developed as one property. Each cottage would have their own fenced backyard and be connected to sidewalks. For both options, a minimum 20' building setback will be required along each property line.

The buffer and screening requirements proposed for the development follow the typical code requirements for multi-family developments and no variations or waivers were requested. The north, east, and western boundaries will have a 5' Type A buffer and screening and the south boundary will have a 15' Type B buffer along Symmes Road.

The subject property is designated as SMU-6 on the Future Land Use Plan. The proposed zoning is consistent with the Future Land Use Plan and is being supported by Planning Commission. Development Services does not have any compatibility concerns with the proposed Planned Development. The proposed residential density is appropriate to the area and is supported by nearby commercial uses. We find the buffer yard and screening standards will protect the adjacent residential uses from the proposed higher density development and will negate any potential negative impacts. The proposed maximum height for Development Option 1 is 27'. While the 2:1 setback requirement is not being met with this development option, the height is less than all standard residential zoning districts and represents the max height of the roofline. The applicant states the eaves of the structures will be lower. This will ensure the surrounding uses are not impacted by towering structures. In addition, the 2:1 setback requirement is being met in Development Option 2, which will have a maximum height of 20'.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS

Requirements prior to Certification:

1. In the Lot Development Standards table, setbacks and building separations for corner lots shall be amended to match the front yard setback.
2. Prior to site plan certification, developer replace site plan call outs stating “+/-5.0’ RIGHT-OF-WAY CONVEYANCE AREA (SEE CONDITIONS OF APPROVAL)” to “+/-5.0’ RIGHT-OF-WAY CORRIDOR PERSERVATION AREA (SEE CONDCTIONS OF APPROVAL)”.

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 29th, 2024.

1. The site shall be permitted two development options. Option one is approved for 123 multi-family townhome units; Option two is approved for 123 cottage-style multi-family units. The site shall be developed in accordance with the following design standards:

a. Option One – Townhomes

Minimum Front Setback	20 feet
Minimum Side Setback	5 feet
Minimum Rear Setback	15 feet
Minimum Building Perimeter Setback	20 feet
Minimum Lot Size	1,440 square feet
Minimum Lot Width	16 feet
Maximum Building Height	27 feet

b. Option Two – Cottage-Style Multi-Family*

Minimum Front Building Separation	15 feet
Minimum Side Building Separation	10 feet
Minimum Rear Building Separation	20 feet
Minimum Building Perimeter Setback	20 feet
Minimum Lot Size	NA
Minimum Unit Size	550 square feet
Maximum Building Height	20 feet

**Cottage-Style Multi-Family shall be defined as free-standing units consisting of one, two, and three-bedroom units, with either one or two units attached. These cottages are not platted within individual lots and there is no minimum lot width or lot coverage standards; however, minimum building separation standards are included.*


2. The development shall adhere to the following buffer and screening standards:
 - a. A 5’ Type A buffer shall be provided along the perimeter of the site, except along the southern boundary. Buffer shall include a 6’ privacy fence.
 - b. A 15’ Type B Buffer shall be provided along Symmes Road
3. All setbacks and buffers along the southern boundary will be taken from the ROW preservation line, including the 15’ landscape buffer.
4. Buffers will not be platted as part of the lots and will be a separate tract owned and maintained by the HOA or similar entity.

5. The project shall be permitted one access connection on Symmes Rd and one access connection to Missouri Ave. as depicted on the PD site plan.
6. If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Missouri Ave. substandard road improvements. As Missouri Ave. is a substandard local roadway, the developer will be required to make the following improvements consistent with the approved Design Exception:
 - a. Construct a TS-3 urban local roadway section from the project entrance to Poinsettia St. with a 5-foot sidewalk along the south side.
 - b. Construct 5-foot sidewalk on the south side of the existing roadway section from Poinsettia St. to US Hwy 301.
7. If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Symmes Rd. substandard road improvements. As Symmes Rd. is a substandard collector roadway, the developer will be required to construct a 10-foot wide sidewalk along the project frontage.
8. The existing right of way in the vicinity of the project appears to be sufficient to accommodate the future 2-lane enhanced facility identified in the County Corridor Preservation Plan. However, at the time of site development, the developer will need to verify if there is sufficient right of way along the project's frontage. If sufficient right of way exists, no additional right of way will be required to be preserved.
9. The segment of unimproved Missouri Ave, between the project access point and the intersection with Poinsettia St., to be improved shall not be accepted for maintenance by the County. As such, the developer shall assume maintenance of said segment of roadway in perpetuity.
10. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
11. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/constructions plan submittal which indicates same.
12. The presence of the wetlands to the northwest will not allow screening to be placed within them. Existing vegetation can be used to meet screening requirements, or if no vegetation or insufficient vegetation, screening to be placed outside of the wetland setback.
13. The subject property shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
14. 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.
15. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
16. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
17. 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.
18. The construction and location of any proposed environmental impacts are not approved by this rezoning application but shall be reviewed by Natural Resources staff through the site and subdivision development

plan process pursuant to the Land Development Code.

- 19. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 20. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 21. Prior to the issuance of any building or land alteration permits or other development, the approved wetland/ other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 22. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 23. If the notes and/or graphics 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.
- 24. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 25. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



Brian Grady
Mon Feb 12 2024 11:25:04

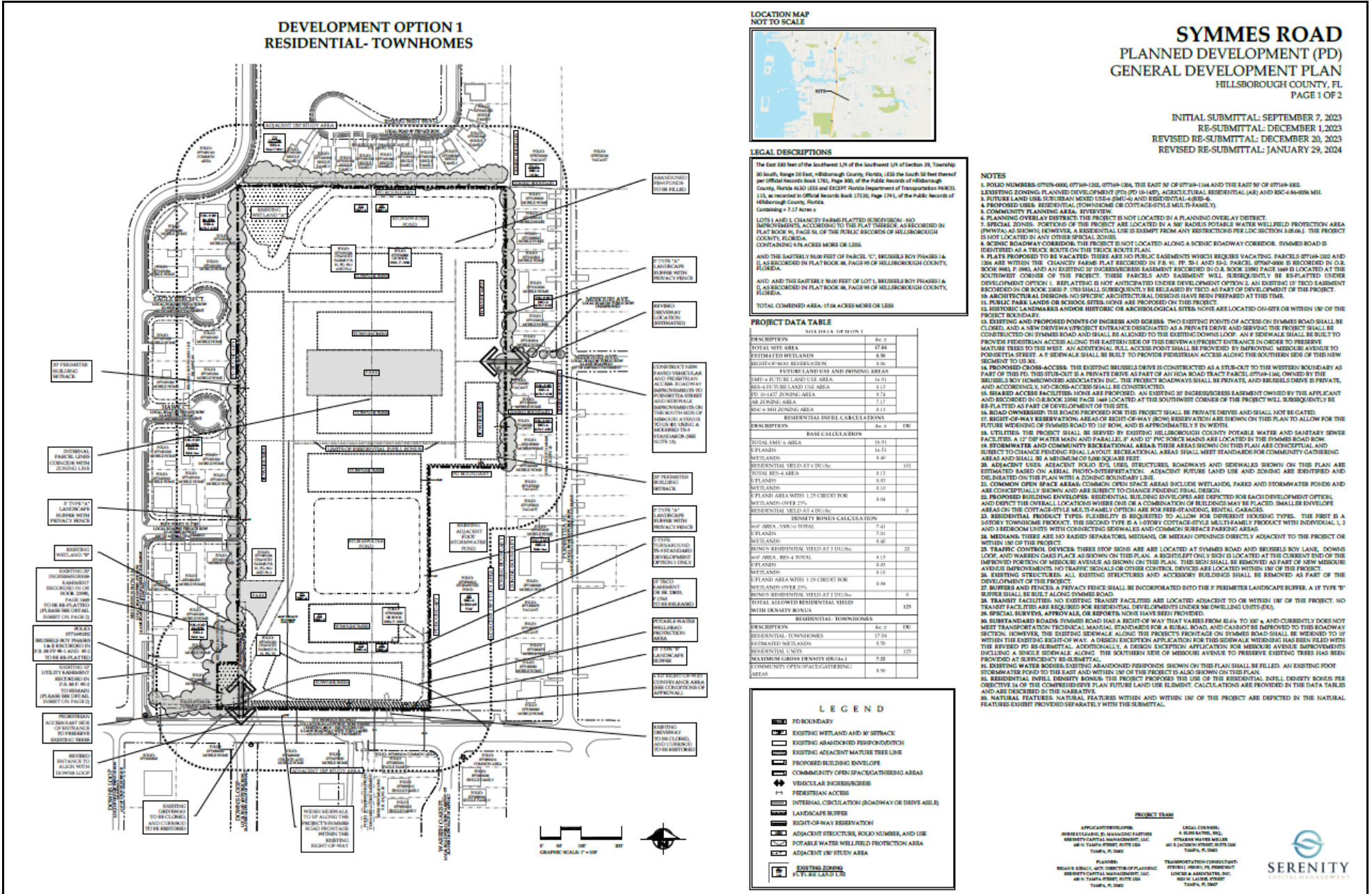
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL

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

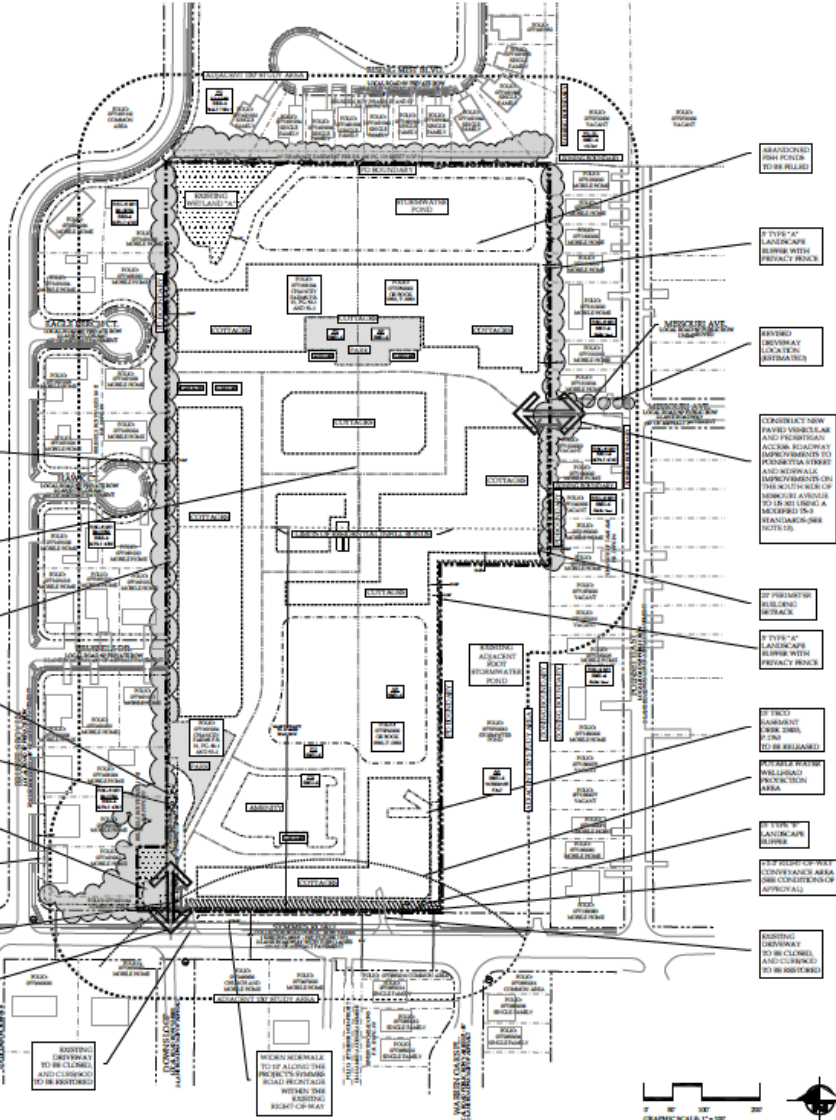
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

1. The development is utilizing the Residential Infill Density bonus described in the Future Land Use Plan. The density bonus will allow them to calculate the number of dwelling units at a higher density within the area that is 660' from the frontage of Symmes Road. Future Land Use designation SMU-6 allows up to 6 dwelling units per acre; however, the density bonus gives an additional 3 dwelling units per acre within the described area. This will allow them to add an additional 22 units to the project for a maximum 123 units.

8.0 PROPOSED SITE PLAN (FULL)



**DEVELOPMENT OPTION 2
RESIDENTIAL-
COTTAGE-STYLE MULTI-FAMILY**

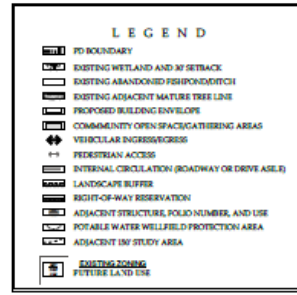


PROJECT DATA TABLE

SITE DATA, OPTION 2		
DESCRIPTION	Ac. ±	
TOTAL SITE AREA	27.04	
INTENDED WETLANDS	6.80	
BRIGHT-OF-WAY RESERVATION	0.00	
FUTURE LAND USE AND ZONING AREAS		
SMU-4 FUTURE LAND USE AREA	30.76	
RES-4 FUTURE LAND USE AREA	6.33	
PD 20-147 ZONING AREA	9.74	
RE ZONING AREA	7.17	
RES-4 MH AREA	0.15	
RESIDENTIAL IN-FLY AREA CALCULATIONS		
DESCRIPTION	Ac. ±	DU
BASE CALCULATION		
TOTAL SMU-4 AREA	30.76	
UPLANDS	26.16	
WETLANDS	0.40	
RESIDENTIAL YIELD AT 4 DU/AC		104
RES-4 AREA	0.15	
UPLANDS	0.05	
WETLANDS	0.30	
UPLAND AREA WITH 1.25 CREDIT FOR WETLANDS OVER 2%	0.04	
RESIDENTIAL YIELD AT 4 DU/AC		0
DENSITY BONUS CALCULATION		
UPLAND AREA (SMU-4)	7.41	
UPLANDS	7.41	
WETLANDS	0.40	
BONUS RESIDENTIAL YIELD AT 1 DU/AC		22
UPLANDS	0.15	
UPLANDS	0.05	
WETLANDS	0.30	
UPLAND AREA WITH 1.25 CREDIT FOR WETLANDS OVER 2%	0.03	
BONUS RESIDENTIAL YIELD AT 1 DU/AC	1.25	0
TOTAL ALLOWED RESIDENTIAL YIELD WITH DENSITY BONUS		125
RESIDENTIAL - COTTAGE-STYLE MULTI-FAMILY		
DESCRIPTION	Ac. ±	DU
RESIDENTIAL - COTTAGE-STYLE MULTI-FAMILY	17.04	
ESTIMATED WAYS AND	0.80	
RESIDENTIAL UNITS	123	
MAXIMUM GROUND DENSITY (DU/AC)	7.22	
COMMUNITY OPEN SPACE/GATHERING AREAS	0.74	
COMMUNITY AMENITY	0.41	
TOTAL OPEN SPACE	0.95	

LOT DEVELOPMENT STANDARDS

DESCRIPTION	YARD SETBACKS			
	FRONT	SIDE	CORNER/FRONT	REAR
STANDARD SETBACKS	TOWNHOME			
BUILDING PERIMETER SETBACK	20'	5'	15'	15'
MINIMUM LOT WIDTH	20'	20'	N/A	20'
MINIMUM LOT SIZE (SF)	16			
MINIMUM LOT SIZE (SF)	1,447			
MAXIMUM BUILDING HEIGHT (ft)	27			
MAXIMUM LOT COVERAGE	67%			
MAXIMUM ISI	67%			
MINIMUM BUILDING SEPARATION	10'			
		BUILDING SEPARATION		
		FRONT	SIDE	CORNER/FRONT REAR
COTTAGE-STYLE MULTI-FAMILY				
STANDARD BUILDING SEPARATION	15'	10'	N/A	20'
BUILDING PERIMETER SETBACK	20'	20'	N/A	20'
MINIMUM LOT WIDTH	N/A			
MINIMUM UNIT SIZE (SF)	550			
MAXIMUM BUILDING HEIGHT (ft)	20'			
MAXIMUM LOT COVERAGE	N/A			
MAXIMUM ISI	67%			
MINIMUM BUILDING SEPARATION	10'			
NOTE: (1) BUILDING HEIGHTS OVER 20' SHALL PROVIDE AN ADDITIONAL SETBACK PER SECTION 4-01.01 ENDOKE 6.				

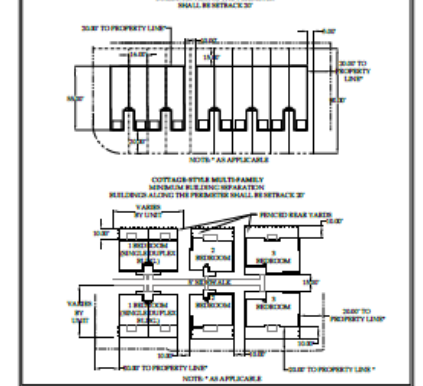


**SYMMES ROAD
PLANNED DEVELOPMENT (PD)
GENERAL DEVELOPMENT PLAN**
HILLSBOROUGH COUNTY, FL
PAGE 2 OF 2

INITIAL SUBMITTAL: SEPTEMBER 7, 2023
RE-SUBMITTAL: DECEMBER 1, 2023
REVISED RE-SUBMITTAL: DECEMBER 20, 2023
REVISED RE-SUBMITTAL: JANUARY 29, 2024

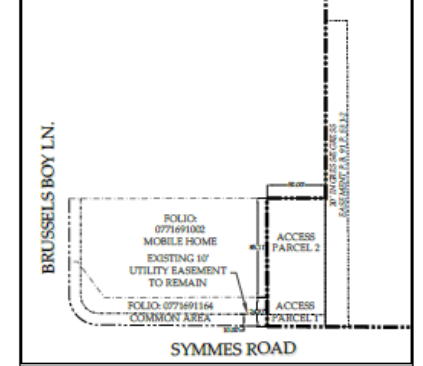
LOT LAYOUTS

SCALE: 1" = 30'



EASEMENT AND ACCESS PARCELS DETAIL

SCALE: 1" = 30'



PROJECT TEAM

APPLICANT DEVELOPER: SERENITY CAPITAL MANAGEMENT, LLC
 401 N. LALIBRE STREET, TAMPA, FL 33602

LEGAL COUNSEL: R. BUREN, RPL, ATTORNEY AT LAW
 401 N. LALIBRE STREET, TAMPA, FL 33602

PLANNER: BELVA LEBLANC, AICP, DIRECTOR OF PLANNING
 SERENITY CAPITAL MANAGEMENT, LLC
 401 N. LALIBRE STREET, TAMPA, FL 33602

TRANSPORTATION CONSULTANT: FIFTH HORIZON PLANNING & ASSOCIATES, INC.
 101 W. LALIBRE STREET, TAMPA, FL 33602

APPLICATION NUMBER: PD 23-0992

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Jared Follin

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/09/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/South

PETITION NO: PD 23-0992

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

CONDITIONS OF APPROVAL

- The project shall be permitted one access connection on Symmes Rd and one access connection to Missouri Ave. as depicted on the PD site plan.
- If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Missouri Ave. substandard road improvements. As Missouri Ave. is a substandard local roadway, the developer will be required to make the following improvements consistent with the approved Design Exception:
 - a. Construct a TS-3 urban local roadway section from the project entrance to Poinsettia St. with a 5-foot sidewalk along the south side.
 - b. Construct 5-foot sidewalk on the south side of the existing roadway section from Poinsettia St. to US Hwy 301.
- If PD 23-0992 is approved, the County Engineer will approve a Design Exception (dated February 8, 2024) which was found approvable by the County Engineer (on February 9, 2024) for Symmes Rd. substandard road improvements. As Symmes Rd. is a substandard collector roadway, the developer will be required to construct a 10-foot wide sidewalk along the project frontage.
- The existing right of way in the vicinity of the project appears to be sufficient to accommodate the future 2-lane enhanced facility identified in the County Corridor Preservation Plan. However, at the time of site development, the developer will need to verify if there is sufficient right of way along the project's frontage. If sufficient right of way exists, no additional right of way will be required to be preserved.
- The segment of unimproved Missouri Ave, between the project access point and the intersection with Poinsettia St., to be improved shall not be accepted for maintenance by the County. As such, the developer shall assume maintenance of said segment of roadway in perpetuity.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

OTHER CONDITIONS:

- Prior to site plan certification, developer replace site plan call outs stating “+/-5.0’ RIGHT-OF-WAY CONVEYANCE AREA (SEE CONDITIONS OF APPROVAL)” to “+/-5.0’ RIGHT-OF-WAY CORRIDOR PRESERVATION AREA (SEE CONDITIONS OF APPROVAL”.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone several parcels, totaling +/- 17.04 acres, from Planned Development (PD) 18-1457, Residential/Single-Family Conventional 6 (RSC-6), and Agricultural Residential (AR) to Planned Development to construct 123 multi-family or town home units. The site is located on the north side of Symes Rd., approximately 75 feet west of Warren Oaks Pl. The Future Land Use designation is Suburban Mixed Use 6 (SMU-6) and Residential 4 (RES-4).

Trip Generation Analysis

The applicant submitted a trip generation and site access analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the 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 Trip Generation Manual, 11th Edition.

Existing Zoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 57 Single-Family Dwelling Units (ITE LUC 210)	538	42	56
AR: 6 Single-Family Detached Units (ITE Code 210)	57	4	6
RSC: 1 Single-Family Dwelling Units (ITE LUC 210)	9	1	1
Subtotal:	604	47	63

Proposed Rezoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD:123 Town Home Units (ITE 215)	887	59	70

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)283	(+)12	(+)7

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development on the site by 283 average daily trips, 12 a.m. peak hour trips, and 7 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Symes Road is a 2-lane, undivided, collector roadway characterized by +/- 22 feet of pavement in average condition. The roadway lies within +/- 82 to 100 feet of right of way. There are no bicycle facilities or paved shoulders along Symmes Road in the vicinity of the proposed project. There are +/- 5 foot wide sidewalk along the north side of Symmes Road.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant has submitted a Section 6.04.02.B Administrative Variance request to waive improvements to the roadway. The proposed administrative variance is discussed in greater detail under the section titled Requested Administrative Variance herein.

Staff notes that the applicant's proposed PD site plan proffers a new 10-foot-wide sidewalk, approximately 520 feet in length, along the project's frontage on Symmes Rd.

Symmes Rd. is identified in the County Corridor Preservation Plan as a future 2-lane enhanced collector roadway. As such a minimum of 97 feet of right-of-way may be required to construct a future TS-5, Urban Collector Roadway plus an 11-foot enhancement.

Missouri Ave. is a 2-lane, substandard, local rural roadway. The segment of right of way from the project access to Poinsettia St. is unimproved. The segment of roadway, from Poinsettia St. to US Hwy 301, is characterized by 10-foot wide travel lanes with no curb or paved shoulders, lying within a +/-50 foot right-of-way width. There are no sidewalks.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a design exception to construct the unimproved segment to the TS-3, urban local roadway standard, and construct a sidewalk from the project entrance to US Hwy 301. The proposed design exception is discussed in greater detail under the section titled Requested Design Exception herein.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes primary access on Symmes Rd. and a secondary access on Missouri Ave.

The PD site plan indicates that the projects internal circulation between project access connection points and project residential units will be served by private drives as opposed to roadways. Staff notes that the proposed improvements to Missouri Ave., discussed in greater detail, herein include an approximately 160-foot segment of unimproved County right-of-way. Said improvements will allow the project to take access to Missouri Ave. However, pursuant to Hillsborough County Comprehensive Plan Mobility Plan Policy 4.1.4., the County cannot accept this segment of roadway improvement for maintenance as the improvement will only serve the project access and will not connect between two or more roadways defined as arterial, collector, or major local roads because the project's internal circulation will be served by private drives. As such a condition of approval that the developer shall be responsible for maintenance of the segment of roadway is proposed.

As demonstrated by the site access analysis submitted by the applicant's traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connections.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

REQUESTED DESIGN EXCEPTION: MISSOURI AVE.

As Missouri Ave. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for the roadway (February 8, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on February 9, 2024). The developer will be required to make the following improvements consistent with the approved Design Exception:

- a. Construct a TS-3 urban local roadway section from the project entrance to Poinsettia St. with a 5-foot sidewalk along the south side.
- b. Construct 5-foot sidewalk on the south side of the existing roadway section from Poinsettia St. to US Hwy 301.

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

REQUESTED DESIGN EXCEPTION: SYMMES RD.

As Symmes Rd. is a substandard local roadway, the applicant’s Engineer of Record (EOR) submitted a Design Exception request for the roadway (February 8, 2024) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on February 9, 2024). The developer will be required to construct a 10-foot-wide sidewalk along the project frontage on Symmes Rd. consistent with the approved Design Exception.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Missouri Ave. is not a regulated roadway in the Hillsborough County Level of Service (LOS) report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
SYMMES RD	US HWY 41	US HWY 301	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Friday, February 9, 2024 3:29 PM
To: Steven Henry [shenry@lincks.com]
CC: brian@serenitycm.com; Elise Batsel [ebatsel@stearnsweaver.com]; Suzanne Walker [swalker@stearnsweaver.com]; Follin, Jared [FollinJ@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 23-0992 - Design Exceptions Review
Attachments: 23-0992 DEAdd 02-08-24_2.pdf; 23-0992 DEAdd 02-08-24_1.pdf

Importance: High

Steve,

I have found the attached two Design Exceptions (DE) for PD 23-0992 APPROVABLE.

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

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

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

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

Mike

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

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Friday, February 9, 2024 1:28 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: De Leon, Eleonor <DeLeonE@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ PD 23-0992 - Design Exceptions Review
Importance: High

Hello Mike,

The attached DEs are approvable to me, please include the following people in your response.

shenry@lincks.com
brian@serenitycm.com
ebatsel@stearnsweaver.com
swalker@stearnsweaver.com
follinj@hcfl.gov
perezrl@hcfl.gov

Best Regards,

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

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

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road, Symmes Road <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Substandard Road, Symmes Road <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Symmes Road
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	077076.0000, 077169.1201, 077169.1204, 077169.1002, and 077169.1164
	<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Steven J. Henry, PE Lincks & Associates, Inc.
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	PD 18-1457, AR, RSC-6 MH
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	23-0992
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



LINCKS & ASSOCIATES, INC.

February 8, 2024

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Symmes - Serenity
PD23-0992
Folio 077076.0000
077169.1202
077169.1204
077169.1002
077169.1164
Lincks Project No. 23048

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Symmes Road from the project to US 301.

The developer proposes to rezone the property to Planned Development (PD) to allow up to 122 Townhomes.

Table 1 provides the trip generation for the proposed project. The proposed PD plan is included in the Appendix of this letter.

The access for the project is proposed to be as follows:

- One (1) full access to Symmes Road
- The extension of Symmes Road from Poinsettia Street to the project.

According to the Hillsborough County Roadway Functional Classification Map, Symmes Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Symmes Road. The segment of Symmes Road from the Project Access to US 301 currently has the following characteristics:

- Two (2) lane rural/urban roadway
- Eleven (11) foot lanes
- No paved shoulders or bike lanes

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

Mr. Mike Williams
February 8, 2024
Page 2

- Five (5) foot sidewalks on the north side of the road and five (5) foot sidewalks on a limited part of the south side.
- The right of way along the property frontage is 82 to 100 feet.

The following provides a summary of the existing road compared to the elements of TS-7 for the segment from the Project Access to US 301:

- 1) Lane Width – TS-7 has 12 foot lanes. The existing roadway has 11 foot lanes.
- 2) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has no paved shoulders, and part of the road has curb and gutter.
- 3) Sidewalk – TS-7 has 5 foot sidewalk on both sides of the road. There is sidewalk along the north side of the roadway.
- 4) Drainage Ditches – TS-7 has roadside ditches on both sides of the road. There are minimal to no ditches on the roadway.
- 5) Right of Way - TS-7 has 96 feet of right of way. The existing road has approximately 82 to 100 feet of right of way along the project frontage.

Due to limited right of way along the subject segment of the roadway, the following improvement is proposed for Symmes Road along the project frontage:

1. Sidewalk – Approximately 520 feet of 10 foot sidewalk is proposed to be constructed on the north side of Symmes Road along the project frontage.

Figure 1 illustrates the limits of the proposed sidewalk.

Mr. Mike Williams
February 8, 2024
Page 3

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

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

Best Regards,

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



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

- Disapproved**
- Approved**
- Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

TABLE 1
 ESTIMATED PROJECT TRIP ENDS (1)

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>		<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>		
			<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>	
Townhomes	215	122 DU's	879	15	43	58	41	28	69

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.



REVISED: 12/20/23



PINE ST.

POINSETTIA ST.

PROJECT

PROPOSED 10' SIDEWALK
(520 FT)

SYMMES RD.

DAWNS LOOP

U.S. 301

FIGURE 1
PROPOSED IMPROVEMENTS

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



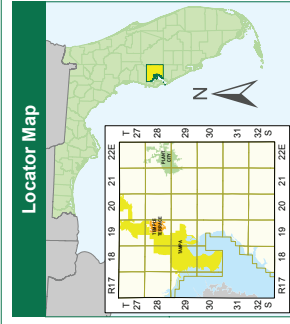
Legend

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

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

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 STATE-94 PLANNED DEVELOPMENT DISTRICTS
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 6.08.00 SIGNAGE AND SIGNAGE PLACEMENT
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

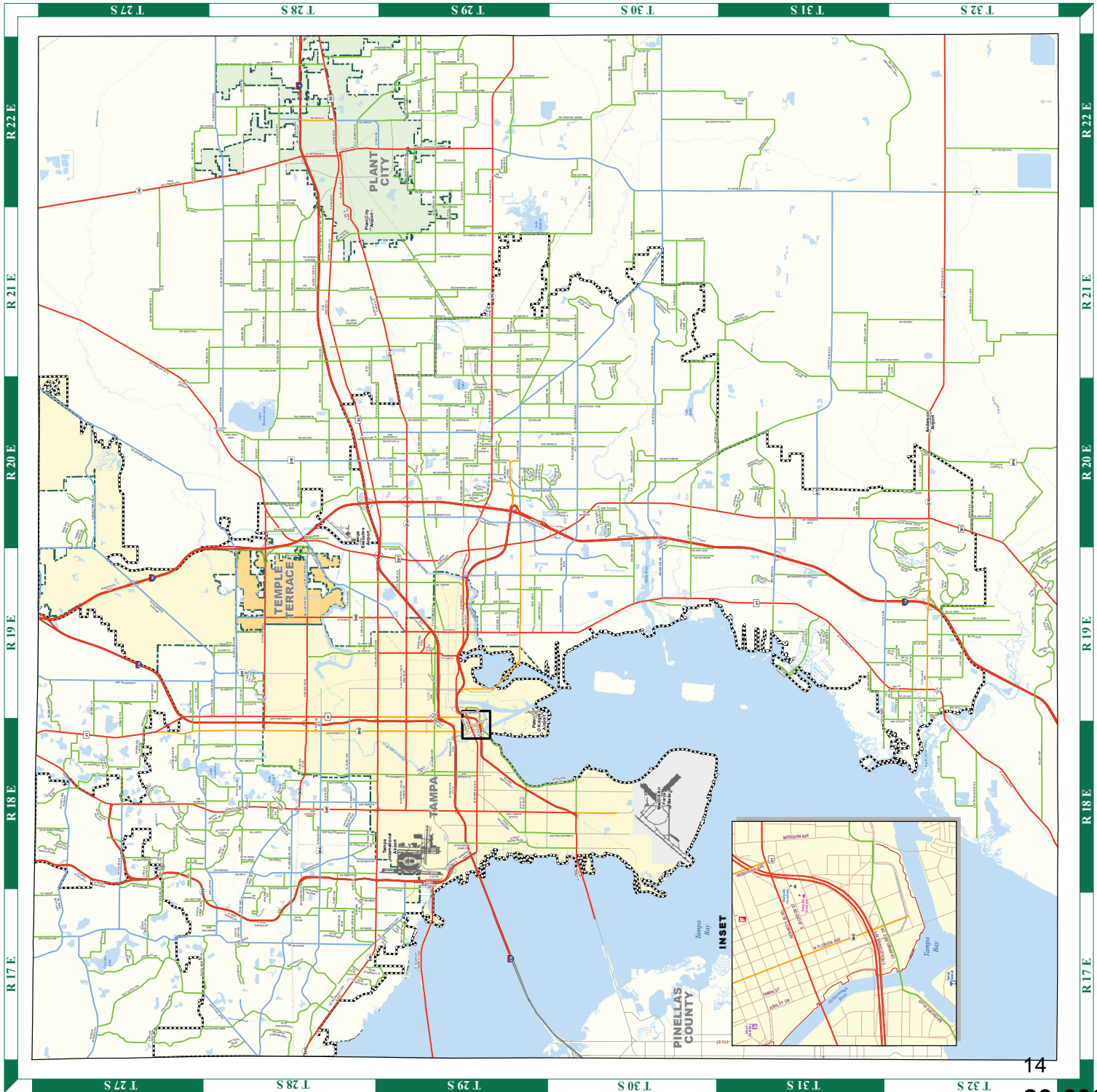
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map, and it is not intended to be used for any purpose other than that for which it was prepared. The map is not intended to be used for any purpose other than that for which it was prepared.

SOURCE: This map was prepared for the inventory of road property lines within Hillsborough County and is based on the most current available data. The map is not intended to be used for any purpose other than that for which it was prepared. For verification of the information contained on this map, please contact the Planning and Development Services Department.

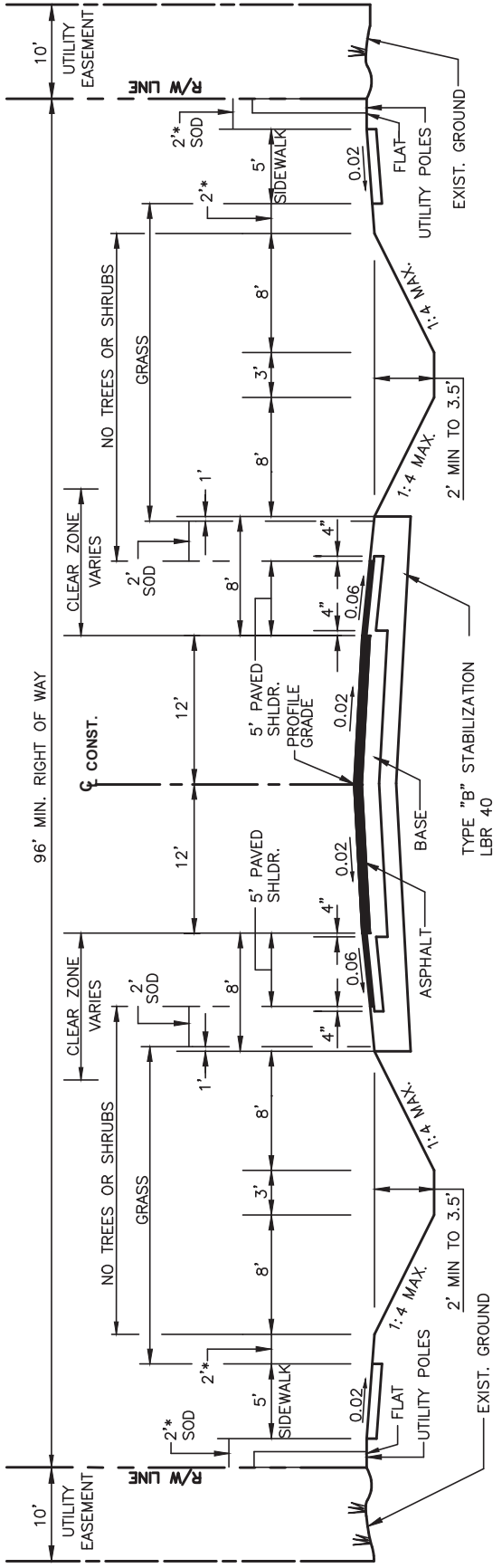
601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-7



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



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

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

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



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17



**Hillsborough
County Florida**
Development Services

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- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
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- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Substandard Road, Missouri Ave <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Substandard Road, Missouri Ave <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<i>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.</i>	
Project Name/ Phase	Symmec Road
<i>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</i>	
Folio Number(s)	077076.0000; 077169.1202; 077169.1204; 077169.1002; and 077169.1164 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<i>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").</i>	
Name of Person Submitting Request	Steven J. Henry, PE Lincks & Associates, Inc.
<i>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.</i>	
Current Property Zoning Designation	PD 18-1457, AR, and RSC-6 MH
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Pending Zoning Application Number	23-0992
<i>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</i>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<i>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".</i>	



LINCKS & ASSOCIATES, INC.

February 8, 2024

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Symmes - Serenity
PD23-0992
Folio 077076.0000
077169.1202
077169.1204
077169.1002
077169.1164
Lincks Project No. 23048

The purpose of this letter is to request a Design Exception to the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L for Missouri Avenue from the project to US 301.

The developer proposes to rezone the property to Planned Development (PD) to allow up to 122 Townhomes.

Table 1 provides the trip generation for the proposed project. The proposed PD plan is included in the Appendix of this letter.

The access for the project is proposed to be as follows:

- One (1) full access to Symmes Road
- The extension of Missouri Avenue from Poinsettia Street to the project.

According to the Hillsborough County Roadway Functional Classification Map, Missouri Avenue is classified as a local roadway. The subject site is within the Hillsborough County Urban Service Area.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Missouri Avenue. The segment of Missouri Avenue from Poinsettia Street to US 301 currently has the following characteristics:

- Two (2) lane rural roadway
- Ten (10) foot lanes
- No paved shoulders

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

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- No sidewalks
- Right of Way is 60 feet

It should be noted the segment from the project to Poinsettia Street is an unpaved rural roadway.

Segment 1

The following provides a summary of the existing road compared to the elements of TS-7 for the segment from Poinsettia Street to US 301:

- 1) Lane Width – TS-7 has 12 foot lanes. The existing roadway has 10 foot lanes.
- 2) Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. The existing roadway has no paved shoulders.
- 3) Sidewalk – TS-7 has 5 foot sidewalks on both sides of the road. There are no sidewalks along the subject segment of the roadway.
- 4) Drainage Ditches – TS-7 has roadside ditches on both sides of the road. There are minimal to no ditches on the roadway.
- 5) Right of Way - TS-7 has 96 feet of right of way. The existing road has 50 feet of right of way.

Due to limited right of way along the subject segment of the roadway, the following improvements are proposed for the segment from Poinsettia Street to US 301:

- 1) Sidewalk – Approximately 650 feet of 5 foot sidewalk is to be constructed on one side of the road from Poinsettia Street to US 301.

Figure 1 illustrates the limits of the proposed sidewalk.

Segment 2

The segment of Missouri Avenue from the project to Poinsettia Street is proposed to be constructed to TS-3 standards except for the sidewalk on the north side of the roadway. The sidewalk on the north side of the road is not proposed to be provided for the following reasons:

- 1) There is an existing home that has the access and improvements that would affect the ability to provide the sidewalk. This segment of the roadway is approximately 130 feet.

Mr. Mike Williams
February 8, 2024
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- 2) There are trees that would be in conflict with the sidewalk.
- 3) The sidewalk to be provided from Poinsettia Street to US 301 is proposed to be on the south side of the road. Therefore, this sidewalk will align with the proposed sidewalk to the east.

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

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

Mr. Mike Williams
February 8, 2024
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Best Regards,

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



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

- Disapproved**
- Approved**
- Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

TABLE 1
 ESTIMATED PROJECT TRIP ENDS (1)

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>		
				<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Townhomes	215	122 DU's	879	15	43	41	28	69

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.



REVISED: 01/08/24

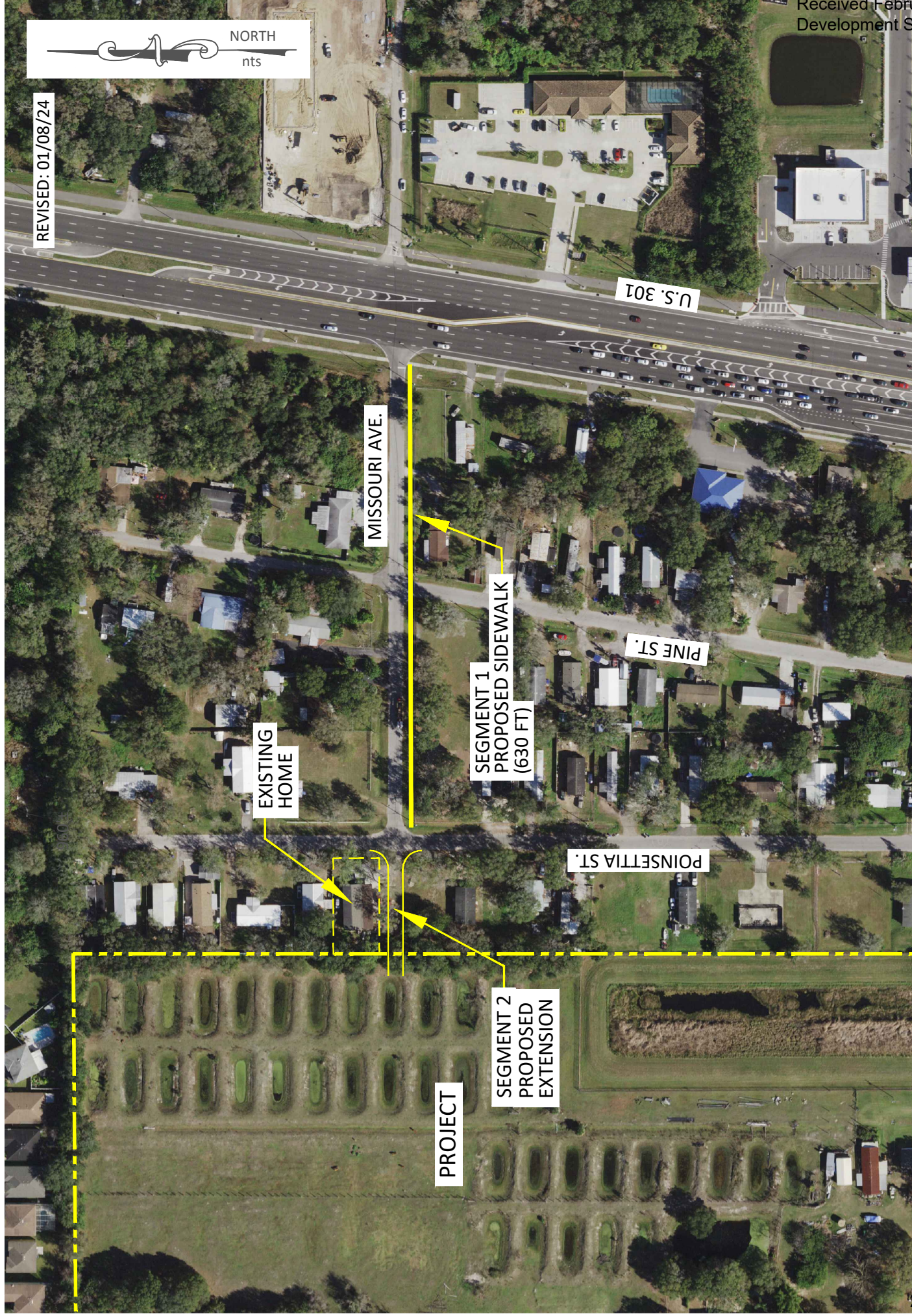


FIGURE 1
PROPOSED IMPROVEMENTS

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



**HILLSBOROUGH COUNTY
ROADWAYS
FUNCTIONAL CLASSIFICATION**
Infrastructure & Development Services



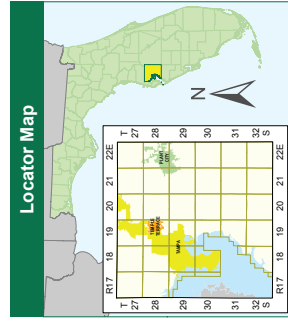
Legend

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

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

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 STATE-94 PLANNED DEVELOPMENT DISTRICTS
PART 5.03.00 PLANNED DEVELOPMENT DISTRICT STANDARDS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 12.01.00 DEFINITIONS AND SPECIAL USES
OTHER PARTS OF THE LDC NOT LISTED ABOVE.

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

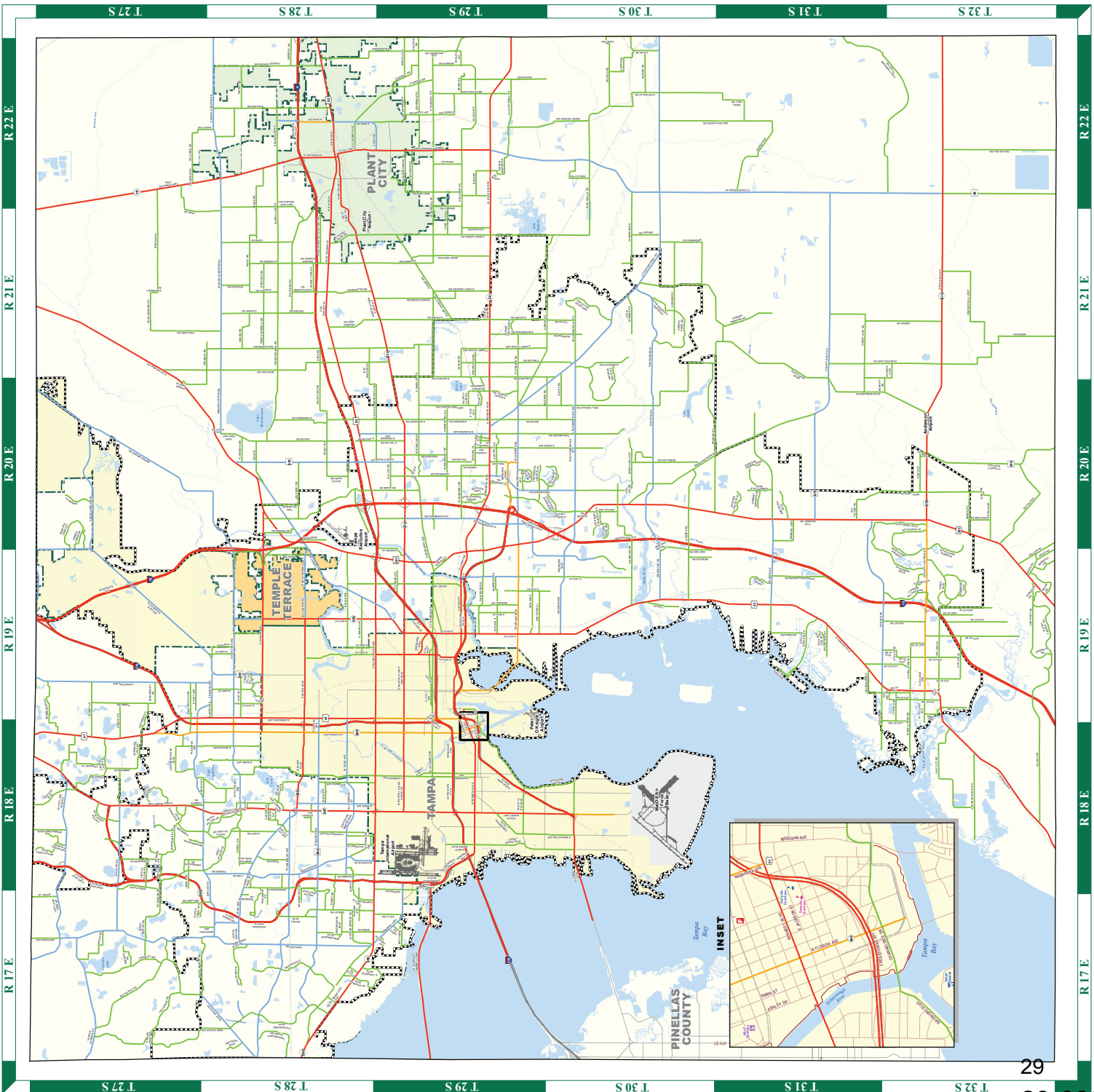


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the information shown on this map, and it is not intended to be used for any purpose other than that for which it was prepared. The map is not intended to be used for any purpose other than that for which it was prepared.

SOURCE: This map has been prepared for the inventory of road property lines within Hillsborough County and is not intended to be used for any purpose other than that for which it was prepared. The map is not intended to be used for any purpose other than that for which it was prepared.

For verification of the information contained on this map, please contact the Planning and Development Services Department at the following address:

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org

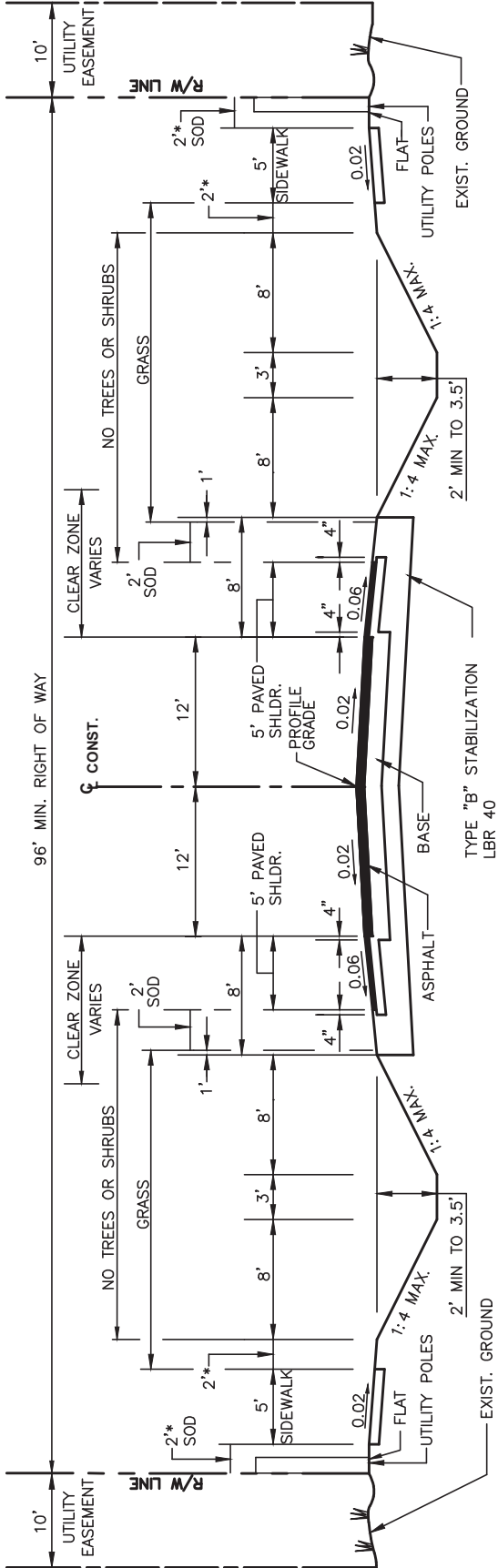


TS-7



DRAWING NO. TS-7

SHEET NO. 1 OF 1



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

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

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



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
31 10/17

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
Symmес Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Missouri Ave.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	604	47	63
Proposed	887	59	70
Difference (+/-)	+283	+12	+7

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

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

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Symmес Rd./Substandard Roadway	Design Exception Requested	Approvable
Missouri Ave./Substandard Roadway	Design Exception Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2024 Report Prepared: February 8, 2024	Petition: PD 23-0992 10498, 10502, 10508 Symmes Road, the east 50 feet of parcel 77169.1164 and the east 50 feet of parcel 77169.1002 <i>East of Brussels Boy Lane, North of Symmes Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga; 0.25/0.35/.050) FAR) & Residential-4 (4 du/ga; 0.25)
Service Area	Urban
Community Plan	Riverview and SouthShore Areawide Systems
Requested Rezoning	Agricultural Rural (AR) and Planned Development (PD) to a Planned Development for the maximum of 123 units with two development options: townhomes or cottage style multi-family
Parcel Size (Approx.)	17.04 +/- acres
Street Functional Classification	Symmes Road – Collector Brussels Boy Road – Local
Locational Criteria	N/A
Evacuation Zone	None



Context

- The subject 17.04 +/- acre site is located north of Symmes Road and east of Brussels Boy Lane. The site includes the east 50 feet of parcel 77169.1164 and the east 50 feet of parcel 77169.1002.
- The site is located within the Urban Service Area and the limits of the Riverview Community Plan and the South Shore Areawide Systems Plan.
- The subject property is designated as Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. Properties in the SMU-6 Future Land Use category can be considered for a maximum density of 6 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The SMU-6 Future Land Use category is intended for urban/suburban in intensity and density of uses. Typical uses of SMU-6 include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Office uses are not subject to locational criteria. Neighborhood Commercial uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- A portion of the subject property is also designated as Residential-4 (RES-4) on the Future Land Use Map. Properties in the RES-4 Future Land Use category can be considered for a maximum density of 4 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-4 Future Land Use category is intended for low density residential development. Typical uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- To the south and east is the SMU-6 Future Land Use category. To the north and west is the Residential-4 (RES-4) category. Further east is the Residential-6 (RES-6) category.
- The site is zoned Planned Development (PD) and Agricultural Rural (AR). To the south, north and southeast is PD zoning. Additionally, to the south is Residential - Single-Family Conventional (RSC-3), Agricultural - Single-Family (AS-1) and Agricultural - Single-Family Conventional (ASC-1) zoning. Residential - Single-Family Conventional (RSC-6) zoning is to the east and west. Additionally, to the west is Residential - Single-Family Conventional (RSC-9) zoning.
- Single-family residential surrounds the site on all sides. To the east is public institutional and vacant land. To the south is public institutional, HOA / Common Property and multi-family. To the west is HOA / Common Property.
- The applicant is proposing to rezone from Agricultural Rural (AR) and Planned Development (PD) to a Planned Development for the maximum of 122 units with two development options: townhomes or cottage style multi-family.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

Minimum Density

Policy 1.2: 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 1.3: Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be meet:

- Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;
- Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.
- Development would have an adverse impact on environmental features on the site or adjacent to the property.
- The site is located in the Coastal High Hazard Area.
- The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.

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 8.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Relationship to Land Development Regulations

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

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

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

Environmental Considerations

Objective 13: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

Policy 13.3: Environmentally Sensitive Land Credit

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

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

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

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 and protect neighborhoods and communities, all new development must conform to the following policies.*

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

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

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

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

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

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

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

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

Policy 16.15: *Single family detached, single family attached, and townhome residential development of 50 units or greater shall include gathering places in accordance with requirements of the Land Development Code. Community gathering places shall be provided in a proportionate manner based on the size of the project, density of dwelling units, amount of private open space in the project or other similar manner. A minimum square footage shall be established ensuring a functional gathering place for residential developments at or near the threshold of 50 units. Community gathering places shall not be required in residential subdivisions with platted lot sizes of 1/3 acre or greater. To ensure minimum density policies can be achieved or greater, minimum lot size reductions may be considered. Incentives for a higher quality of design of the gathering*

places should be provided. The Land Development Code should address the location of gathering places to ensure compatibility with adjacent uses. Most community gathering places that do not require parking should be within walking distance of residences. The Land Development Code should include a process such as but not limited to variances or waivers to consider reductions in the gathering place requirement.

Community Design Component

Goal 1: Plan a pattern of compact, livable and walkable neighborhoods and communities within the urban service area which are supported by locally-oriented employment, goods and services. (Continued)

Objective 1-2: Promote a variety of uses in order to create vitality and bring many activities of daily life within walking distances of homes.

Policy 1-2.2: Require a mix of housing types and lot sizes within mixed use neighborhoods, emphasizing harmonious design and building type.

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

Goal 12: Design neighborhoods which are related to the predominant character of the surroundings.

Objective 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

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

ENVIRONMENTAL & SUSTAINABILITY SECTION

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

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

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

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

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

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

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

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

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

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

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

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

Livable Communities Element – Southshore Areawide Systems Plan

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas:

1. Land Use/ Transportation

- a) Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)
- b) Recognize preferred development patterns as described in individual community plans and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.

- c) Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).
- d) Analyze potential new economic sites,(e.g. Port Redwing) based on development
- e) Support the potential Ferry Study and auxiliary services around Port Redwing
- f) Utilize Hillsborough County Post Disaster Redevelopment Plan

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW COMMUNITY PLAN

Vision Concept

Physically, Riverview is a diverse community sharing the characteristics of both suburban and rural areas, loosely defined by historical development patterns and predominant land uses. The Advisory Committee and the Planning Team addressed these issues and illustrated their vision graphically by developing the “Riverview District Concept Map”. See attached figure 10.

It identifies distinct visions for the Riverfront, Downtown, Highway 301, Residential, Industrial, Open Space, and Mixed Use districts. These unique districts reflect community assets and guide development.

1. Highway 301 Corridor District Vision

Visitors and residents know they have arrived in Riverview as they pass through gateway entrances. This is a mixed-use area with high densities and a variety of businesses. The gateways are the beginning of a pleasant drive or walk along well-maintained, tree lined streets with center medians, bike lanes, sidewalks, crosswalks, adequate lighting and traffic signals. Strict traffic laws are enforced to protect the pedestrian and bicycle-friendly environment. The retail and commercial businesses have benefited from the redesign of the US 301 corridor. The historical buildings have been marked and maintained to indicate their historical importance.

Goal 2: Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". (see Figure 10)

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

1. Hwy 301 Corridor – Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.

Goal 4: Provide safe, attractive, efficient multi-modal transportation, including vehicular, bicycle/pedestrian and transit.

Goal 11: Interconnect districts and public places with concepts for walkability, particularly schools and parks.

- Collaborate with private sector developers, government agencies and non-profit organizations to provide safe roadway, sidewalk and pathway connections, biking and equestrian linkages and other pedestrian amenities.
- Provide sidewalks, pathways and/or trails wide enough (wider than 5 feet) for people to easily pass each other or travel side-by-side.

Staff Analysis of Goals Objectives and Policies:

The 17.04 +/- acre subject site is located north of Symmes Road and east of Brussels Boy Lane. The site is located within the Urban Service Area and the limits of the Riverview Community Plan and the South Shore Areawide Systems Plan. The applicant is proposing a Planned Development for the maximum of 123 units with two development options: townhomes or cottage style multi-family. The updated site plan on January 29, 2024 shows that the proposed site includes the east 50 feet of parcel 77169.1164 and the east 50 feet of parcel 77169.1002.

The subject site is located 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 subject site is proposing 1-2 story townhomes or multi-family residential which is consistent with the surrounding area which mostly consists of single-family residential and public institutional uses.

The applicant is proposing to utilize the Residential Infill Density Bonus per Policy 23.5. The bonus would allow for the Future Land Use categories to be bumped up to the density of the next Future Land Use category. However, the underlying SMU-6 and RES-4 Future Land Use categories would not change on the site. The site qualifies for the Infill Density Bonus as it is within the Urban Service Area and along a collector roadway. There is commercial development to the west and south of the site along U.S. Highway 301. Utilizing an increase in density on site would result in a development pattern that is compatible to existing zoning or development patterns in the immediately surrounding area. Planning Commission staff recognizes there are a few large lots further south and west. However, the immediate properties to the north, west and east have smaller lot sizes and the requested infill density would be compatible. In addition, smaller residential lots are located further north, south and west. 75% of the property is over 900 feet from the Symmes Road and U.S. Highway 301 and would not meet Commercial Locational Criteria. Therefore, the site's proposed development options of townhomes or multi-family would provide a compatible transition moving west from the vacant and commercial uses at the Symmes Road and U.S. Highway 301 intersection.

The proposal meets the intent of Objective 8 and Policy 8.1. The subject property is designated Residential-4 (RES-4) and Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. The residential infill bonus only applies to 660 feet parallel from Symmes Road, which is shown on the site plan dated January 29, 2024. A condition of approval will require that the density bonus only applies to 660 ft of the subject site to meet the maximum length requirements of the bonus under Policy 23.5. This condition of approval is necessary for Planning Commissions staff's finding of consistency.

The total site is 17.04 acres. The SMU-6 portion makes up the majority of the site at 16.91 acres, less than 25% of the SMU-6 portion is wetlands, at 0.40 acres. Thus, the full 16.91 acres is eligible for density calculations. Out of the total acreage, 7.41 acres is within the 660 feet for the bonus allowing up to 66 units (7.41 x 9). The remaining 9.5 acres uses the based density for SMU-6 of 6 du/a for a total of 57 units (9.5 x 6). The 0.13 RES-4 portion of the site is over 25% wetlands at 0.10 acres. Per the Environmentally Sensitive Land Credit Policy 13.3, the upland acreage is multiple by 1.25 for density calculations. This would leave 0.03 acres of upland for a total of 0.15 units, which is 0 units allowed. (0.03 upland x

1.25 X 4). The total units allowed on site are 123 (66 + 57). The site plan lists the maximum 123 units that are being requested on site. As the site is within the Urban Service Area, 75% of the maximum density must be provided, 92 units, to meet the minimum density as stated in Policy 1.2.

The January 29, 2024 site plan and December 21, 2023 narrative have conflicting calculations for density using the residential infill bonus. The site plan has the correct calculations with the exception of the residential yield being broken down into 6 du/a and 3 du/a. The portion of the site that is requesting the 660 foot infill bonus is allowed up to 9 du/a and the remaining portions of the site are at the Future Land Use category densities of 4 du/a and 6 du/a (RES-4 and SMU-6 categories). Planning Commission staff have reviewed and the site plan total showing 123 units maximum for the entire site is correct with the breakdown of density calculations as shown above, per the Future Land Use Element.

0.50 acres of the site is wetlands; with 0.40 acres in the Residential-4 Future Land Use category of the site. The Environmental Protection Commission (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. The Natural Resources Department has reviewed and has no objections pending specific conditions of approval being met for the rezoning. Any impact to wetlands, other surface waters, Environmentally Sensitive Areas or essential wildlife habitat found during the site plan review process will not be supported per Objectives 3.5, 3.8 and 3.9 and Policies 3.5.1, 3.5.2, 3.5.4, 3.8.1, 3.8.2, 3.8.3, 3.8.4, 3.8.5 and 3.9.9 of the Environmental and Sustainability Section.

Objective 16 and its accompanying Policies 16.1, 16.2 and 16.3 seek to protect existing neighborhoods and development by ensuring compatibility with the surrounding area through various buffering requirements and mitigation techniques. The creation of townhomes or multi-family residential lots would be consistent with these policies as the use is similar and complementary to the surrounding residential and public institutional uses. Policy 16.8 specifically requires the density and lot sizes of the surrounding area to be compatible with new development. The existing uses in the area are low density single family large lot residential dwellings and public institutional uses. Policy 16.10 states that "any density increase shall be compatible with existing, proposed or planned surrounding development." The applicant is proposing a 5 foot type A buffer with a privacy fence on the east and west and a 15 foot type B buffer along the Symmes Road frontage. A stormwater pond and wetlands on the northern end provides a buffer for the residential uses to the north. In this case, the scale of development allowed by the SMU-6 and RES-4 categories in the Urban Service Area would be compatible with the surrounding area. The applicant is also meeting Policy 16.15 by providing a community gathering space of 0.50 acres on option 1 and 0.54 acres on option 2. The gathering spaces are marked as parks on the site plan.

Objective 9, Policy 9.1 and Policy 9.2 require that all development meet or exceed the land development regulations in Hillsborough County. The site will provide primary access to Symmes Road and secondary access to Missouri Avenue but will not provide a connection west to Brussels Road as this is a private road. The applicant is requesting an Administrative Variance and two Design Exceptions for Symmes Road and Missouri Avenues. 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.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The proposed use is compatible with the single-family, public institutional, vacant HOA /Common Property and multi-family uses in the area.

The subject site meets the intent of the Southshore Areawide Systems Community Plan that recognizes the preferred land development pattern of each of its Community Plan. The site is also located within the limits of the Riverview Community Plan, specifically within the Highway 301 corridor district which anticipates high density residential uses along with commercial uses in this area. The proposed townhome or multi-family uses, with the residential density bonus, meets the intent of the Community Plan. Goals 4 and 11 also have language on providing sidewalks, the proposed will widen the sidewalk to 10 feet along the project's frontage on Symmes Road. Pedestrian access on the east side will be provided to preserve existing trees, which meets the intent of Goal 11. Sidewalks and access are proposed on both development options.

Overall, the proposed rezoning would allow for the development of this property in a manner that is not only consistent with the goals and objectives of the *Unincorporated Hillsborough County Comprehensive Plan*, but that is also comparable to the existing and planned development pattern found within the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 23-0992
(all other values)

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- vain NATURAL LULC_We_Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (0) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (75 FAR)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

Map Printed from Rezoning System: 10/20/24
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\Map\Projects\HC\Reg_16\Rezoning - Copy.mxd

Map Scale: 0, 460, 920, 1,380, 1,840 Feet

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only. It is intended to be used for informational purposes only. It is not intended to be used for any legal or financial purposes. It is not intended to be used for any legal or financial purposes. It is not intended to be used for any legal or financial purposes.

